

**EVESHAM TOWN COUNCIL**

TOWN COUNCIL meeting 12th SEPTEMBER 2022 at 6.30 p.m. in the Council Chamber at the Town Hall

Item 7 – NHB Funding for A Changing Place

In April '21, the Town Council applied for a NHB grant to fund the installation of a Changing Places toilet as part of the new Baptist church and community centre at Offenham Road. A Changing Places toilet is a larger accessible toilet for severely disabled people, with equipment such as hoists, curtains, adult-sized changing benches and space for carers.

Derek Markie of Evesham Baptist Church has been in touch with Wychavon District Council about reallocating the funds, but the Town Council also needs to give its approval as the original applicant for the NHB funds.

A letter from Mr Markie is attached, setting out the reasons why the Changing Places part of the project is no longer going ahead and Evesham Baptist Church's proposed alternative use of the NHB funding. The original application for funding is also attached.

If the Town Council is supportive of the funding being put towards another part of the wider project, then the request will be taken back to the Wychavon Communities and Funding Advisory Panel on the 31st October meeting for consideration.

The Council is asked if it supports the use of the NHB funding to be changed as requested.

Jo Adams
Town Clerk

Unit 6 Ground Floor
Abbey Lane Court
Evesham, WR11 4BY

01386 565700

townclerk@eveshamtowncouncil.gov.uk



EVESHAM BAPTIST CHURCH

Please reply to: Derek Markie, 71 Broadway Rd

EVESHAM WR11 3NE

d.markie@outlook.com 07778 772176

Tuesday, 23 August 2022

**Jo Adams
Town Clerk
Evesham Town Council**

Dear Town Clerk

Reallocation Request – Evesham Baptist Church Community Centre Changing Place Scheme – Community Legacy Grant April 2021 £40,000

This award was made and ratified by the Wychavon Communities Advisory and Funding Panel and the District Executive on the basis of a presentation by the then Town Clerk, Stuart Carter, and me following a community survey which also supported the scheme.

The award was given to a specific part of the building to accommodate a Changing Place disabled facility which we would fit out and make available as extensively as possible. It would have been the second such facility in the town although at the time neither the Town Council nor us were aware of the other one. The share of the building footprint, costed at that point at £2.1m was £40,000.

Since that date several things have changed.

- Wychavon District Council has almost completed a further Changing Place at the junction of Port St and Waterside which is accessible to more users than ours could have been
- A design issue increased the cost of our building
- This combined with inflationary pressures which accelerated through the latter half of 2021 and pushed the overall cost of the Church Community Centre to £2.9m excluding furnishings
- As a result we advised the Town Council and other funders at the end of December 2021 that we would undertake a radical redesign in January 2022. This reduced the overall footprint of the building by about a third, and the cost back down to £2.1m. Now, as we approach tender responses our guide price is £2.35.... only just within our grasp.
- To accommodate the essentials which we believe are required for the major community benefits to be maintained, we are no longer able to fit in the large area required for the Changing Place

What remains however is a high-quality building designed for flexible use by the church and the community around us. It is well equipped with solar electricity generation and underfloor heating making it an attractive place to meet. Rooms and equipment are all general purpose including the space that the church fellowship will use for worship which will be available for secular uses at

Evesham Baptist Church
Cowl Street, Evesham
WR11 4PN
01386 423421
www.eveshambaptistchurch.org

Minister: Rev Dr Edward Pillar
10 Croft Road, Evesham
WR11 4NE
01386 446368
minister@eveshambaptistchurch.org

Secretary: c/o 71 Broadway Rd
Evesham
WR11 3NE
07778 772176
secretary@eveshambaptistchurch.org

Treasurer: Andy Foster
134 Cheltenham Road
Evesham WR11 2LJ
01386 442966
treasurer@eveshambaptistchurch.org

other times.

A key feature of the welcome area is a café space with a well-equipped kitchen. Other rooms and external areas will provide for children and young people from 0-18 as well as adults. This will allow us to welcome groups already using our premises in Cowl St for Baby Welfare, Parent and Toddler, choral and general meetings. We look forward to welcoming new groups which we hope will form from within the community around us as well as those we would like to start or expand.

We have been exercised as to how best to relate your contribution to specific facilities. None will be exclusively for church or non-church use. The café and kitchen will perhaps be the most obviously open to all and will cost £4,900 per square meter as a share of the whole, equating to around £245,000 for the kitchen and café area. (Kitchen fittings alone are estimated at £30,000).

We would very much appreciate it if you could reallocate your £40,000 contribution towards this element which would be a valuable contribution to a community which has no other public facility. Its position in the main entrance area means it will be rarely closed to the wider public and we will serve coffee and more for individuals and groups whenever there is a reasonable demand. You will be pleased to know, I'm sure, that electric vehicle charging will be available on site although for most of the immediate community, access on foot or bike will be the most convenient.

It is also important for council members to realise that if we do not have enough money to proceed when the tenders are submitted, there is no guarantee that church members will approve the alternative of loan finance. It would inevitably cost them more to service the debt when our revenue accounts are also under increasing pressure. We want to have robust finances to enable us to serve the community we will be working alongside. If we haven't got that revenue the community will be the loser. Your support is therefore vital at this key stage.

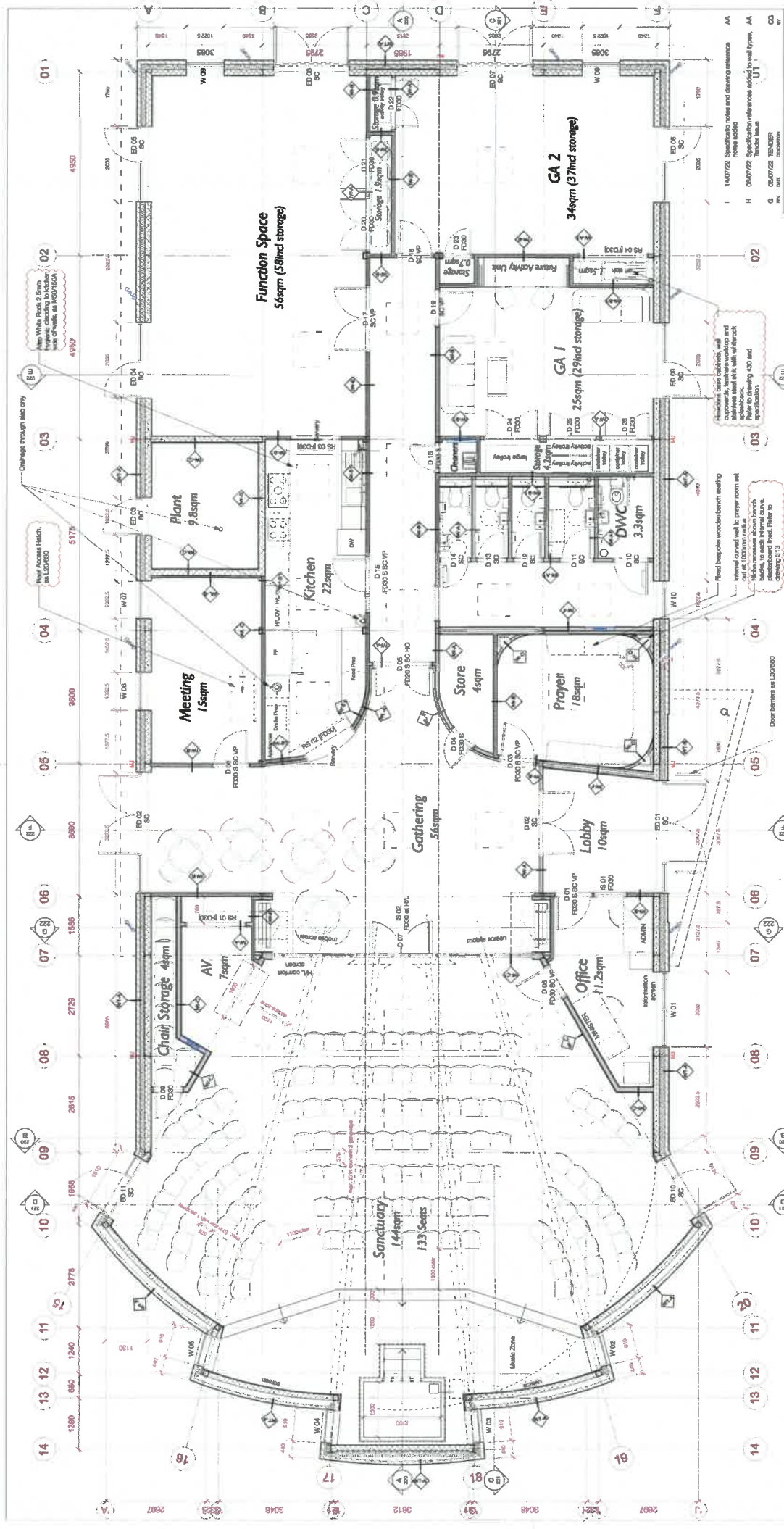
Needless to say we would also welcome any allocation of other funds within your control as well and we were encouraged to ask you to investigate this by Wychavon Council officers as referred to in my earlier emails.

Please do contact me by phone or email if you would like any further information to support your members' deliberations or application to Wychavon District Council and its advisory panel.

Yours sincerely



Derek Markie
Deacon, Development Group and Funding Co-ordinator
Evesham Baptist Church CIO



AJA
 Allen Joyce Architects Ltd
 Architects, Landscape & Interior Design
 10110 Brixton Road, London SW9 6DF
 T: 020 8748 1000
 E: info@ajalondon.com

Client: Evesham Baptist Church

Project: NEW Church and Community Facilities

Phase: Ground Floor GA

Revision: 200

Date: 06/07/22

Author: TENDER

Scale: 1:50

Sheet: CG

Project No: 15623

Client No: 001

Client Name: Evesham Baptist Church

Client Address: 15623, Mar 22

Client Contact: TENDER

Client Phone: 020 8748 1000

Client Email: info@ajalondon.com

Client Website: www.ajalondon.com

Client Logo: [Logo]

- Notes**
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 - 2. All dimensions are to the face of the work unless otherwise stated.
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Proposal form

This form is for any proposals for spending all or part of the New Homes Bonus allocation for your area. Please read our guidance notes before you start filling in the form. Please type your proposal form; the boxes will expand to accommodate more text. Please email your completed form and any supporting evidence to tracy.perkins@wychavon.gov.uk. We will not accept handwritten forms.

1. Organisation name*

Evesham Town Council

Project information

2. Project name

for Evesham – A Changing Place

3. Project description

When Evesham Baptist Church was given a site on Offenham Rd it was on the edge of 40+ year old homes. 10 years later it is adjacent to over 1000 new homes and within a mile of 10,000 of Evesham's 28,000 residents (*Source: ONS 2019 Est*). We accepted the challenge of that gift to serve those communities and move our base by building a new centre for the church and community. We have raised over £2.2m partly from that original gift and partly from the church community, and now we are ready to give, as we have received, in time, effort and use of the Centre.

Our plan is to supply, maintain and facilitate provision of a fully rated Changing Place as a service to the area and to Evesham. It will serve local people and visitors to the town, easily entered, with disabled parking and EV connections, just 20 metres of level route away. Accessed through remotely controlled means and with emergency alarms, it can be used (by prior arrangement at least) 24/7 and we will work with the local authorities and user groups to ensure it is publicised, secure and safe.

The scheme is scheduled to cost £15000 to equip and the space for it within the building is estimated at £40,000. **This application is for that £40,000 contribution to the build cost from the New Homes Bonus fund.** We will fund the equipment by other means as part of the overall scheme. However without the space provision it is unlikely that we would be able to make that standard of disabled facility available to all.

4. Who is the project aimed at?

Disabled people in the area, including visitors to Evesham from its surroundings and further afield, including the severely disabled.

As Evesham looks to build its reputation as a great place to visit and live, first rate provision for the increasing number of disabled people seeking to live full active lives will be a real plus. The Changing Place will appear on national maps alongside less than 1600 other locations in the UK (as at February 2021) and only about a dozen in Worcestershire.

5. Please tell us what permissions (if any) your project requires and whether you have already received approval? For example, planning permission, change of use, highways approval, etc

Permission required

Planning Permission

Approval gained?

Application 19-01508-FUL was approved by the committee subject to one detail on 12th November 2020

6. Proposed start date

It is hoped building will commence in Autumn 2021

Proposed end date

The facility will be available soon after completion of the building expected in Autumn 2022

* If you are not a Town or Parish Council, please talk to us before filling out this form.

Project need, community consultation and support

7. Why is this project needed?

Around 16% of our neighbours will have activity limiting disabilities (*Source: Nomis*) and, of these, about 1 in 40 will have profound disabilities. We seek to be as inclusive as possible, welcoming all to enjoy our centre. So we need more than a disabled WC (which many able people find useful at times), more than a shower, more than a baby change or care room. We aim to provide a... **Changing place... to change the lives and those residents and others amongst the 13000 visitors to Evesham each year.**

8. Have you consulted the community about how New Homes Bonus allocations for your area should be spent?

We expect you to inform the community about how much New Homes Bonus is available for your area and to invite their views on how it is spent. You may put forward ideas about how it could be spent, but you also need to invite other suggestions.

We have consulted on the whole Church & Community Centre project in respect of the planning application. There will be a further detailed survey organised by Evesham Town Council (Survey Monkey Consultation) in March 2021

Yes No

If yes, please go to Q9.

If no, please explain why not. We will not consider any proposals for spending years 4 and 5 New Homes Bonus allocations unless there is clear evidence that you have consulted the community on how your New Homes Bonus allocations should be spent.

9. If yes, please tell us how you consulted with the community about your New Homes Bonus. For allocations of over £10,000 we expect a greater level of consultation.

Please include details of each of the communications methods you used below and submit evidence of your consultation activity with your form, this could include flyers, articles, posters, surveys.

Communication channels	Methods used	Number of households /residents reached
Printed	Leaflet delivered	1000 households
	Public Notices	Unknown – standard Planning application
Digital	As above on church web-site plus WDC Planning Portal and social media (e.g. NextDoor)	As above 500 or so Wider area households
Face to face/telephone & email		several local and district councillors, a community activist and the chair of the school governors.
<p>Summarise the outcomes of your consultation including the number of responses received.</p> <p>Town Council consultation details to be added shortly.</p> <p>The planning process received 29 responses mostly technical in nature.</p> <p>Face to face, email and on-line correspondents have been almost entirely supportive and positive.</p> <p>The Survey Monkey Responses are awaited</p>		

Project finances

10. Total project cost £55000 + ongoing operating costs	Amount required from New Homes Bonus (exclude any VAT that you can reclaim) £40,000	
11. Other sources of funding	Amount	Already secured?
The following sources support the Church & Community Centre Capital Project as a whole		Around 72%
Land Sale	1,500,000	Yes
Donations	797,000	Yes
Various Grant Applications	Balance incl £15000 capital as above	
Ongoing operating costs/activities	In kind, general supplies and upkeep revenue	Yes- a committment by the church.
12. When will you be ready to spend the money?	Late 2021	

Project outcomes

13. What difference will this project make to your local area and community? Please also say how it will benefit people living close to any new development that has generated the New Homes Bonus for your area.

“Sometimes you just need to change one thing to open up a world of possibility... Over a 1/4 million people in the UK NEED Changing Places toilets to enable them to get out and about and enjoy the day-to-day activities many of us take for granted.

This includes people with profound and multiple learning disabilities, motor neurone disease, multiple sclerosis, cerebral palsy, as well as older people. A Changing Place offers more space and the right equipment, including a height adjustable changing bench and a hoist.” *(Adapted from ChangingPlaces.org web-site)*

..., and many others benefit, including for those with less profound disabilities, friends and families.

14. How will you measure the success of the project?

We will monitor its use. Technical details are not set yet but we anticipate:

- Total number of uses
- Out of hours access
- Origins of enquirers/users
- User feedback
- Supplies consumption

District councillor involvement

15. Have you discussed your proposals with the district councillor(s) for your area?

Yes No

If no, please explain why not.

Contact information

We will hold, process and store your information in accordance with Data Protection Law. For more information please see our privacy notices on our website.

Name of main contact	Stuart Carter
Position in your organisation	Town Clerk
Phone	01386 565700
Email	townclerk@eveshamtowncouncil.gov.uk

Tick here if you want us to redact your phone number and email address before sharing your proposal form with the Communities and Funding Advisory Panel and publishing it on our website with the meeting agenda and papers.

Please redact my details

For Evesham - A Changing Place

When Evesham Baptist Church was given a site on Offenham Rd it was on the edge of 40+ year old homes. 10 years later it was adjacent to over 1000 new homes and within a mile of 10,000 of Evesham's 28,000 residents (Source: ONS 2019 Est). We accepted the challenge of that gift to serve those communities and move our base. We have raised over £2m partly from that original gift and partly from the church community and now we are ready to give, as we have received, in time, effort and use of the Centre which we are building for community and church use.

Around 16% of our neighbours will have activity limiting disabilities (Source: Nomis) and, of these, about 1 in 40 will have profound disabilities. We seek to be as inclusive as possible, welcoming all to enjoy our centre. So we need more than a disabled WC (which many able people find useful at times), more than a shower, more than a baby change or care room. We aim to provide a... **Changing place... to change the lives and those residents and others amongst the 13000 visitors to Evesham each year. Changing Places.org describe these facilities as follows:**

"Sometimes you just need to change one thing to open up a world of possibility... Over a 1/4 million people NEED Changing Places toilets to enable them to get out and about and enjoy the day-to-day activities many of us take for granted, and many others benefit.



This includes people with profound and multiple learning disabilities, motor neurone disease, multiple sclerosis, cerebral palsy, as well as older people. A Changing Place offers more space and the right equipment, including a height adjustable changing bench and a hoist."

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connections just 20 metres of level route away. Accessed through remotely controlled means and with emergency alarms, it can be used (by prior arrangement at least) 24/7 and we will work with the local authorities and user groups to ensure it is publicised, secure and safe.

As Evesham looks to build its reputation as a great place to visit and live, first rate provision for the increasing number of disabled people seeking to live full active lives will be a real plus. It will appear on national maps alongside less than 1600 other locations in the UK (as at February 2021) and only about a dozen in Worcestershire.

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