



COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

Applications are invited for strategic infrastructure projects to be considered for Community Infrastructure Levy (CIL) funding.

To bid for CIL funding, you will need to fill out the following application form and submit relevant supporting material, as necessary. Please ensure the information you provide is correct and complete to the best of your knowledge.

Please send your completed application to:

Email: cil@threerivers.gov.uk

Address: Community Infrastructure Levy Officer, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, Herts. WD3 1RL

Please Note

Failure to answer all the questions on this form could impact upon the success of your application.

ORIGINALLY SUBMITTED TO TRDC ON 13 FEBRUARY 2023 – NOW UPDATED IN JUNE 2023 TO REFLECT PROGRESS SINCE THAT DATE

Section A: Applicant Contact Information	
Name and address of your organisation	Sarratt Parish Council (SPC) Parish Office, Village Hall, The Green, Sarratt, Rickmansworth, WD3 6AS
Name and position of main contact(s)	Sarah Dobson, Chair, Sarratt Parish Council Michael Lowry, Lead Councillor for Policy & Resources, Sarratt Parish Council
Applicant contact details (phone number, email and address)	Sarah.Dobson@sarrattparishcouncil.gov.uk 07881 500488 Michael.Lowry@sarrattparishcouncil.gov.uk 07917 262263 Parish Office, Village Hall, The Green, Sarratt, Rickmansworth, WD3 6AS
Type of organisation (If a charity, please provide registration number)	Parish Council. SPC is also the Custodian Trustee of King George's Field, Sarratt, which is a registered charity. Charity Number 266708. As such SPC holds the legal title to the playing fields, and the pavilion and playground located there, which this application relates to.
Describe your organisation's main purpose and regular activities	Sarratt Parish includes the village of Sarratt and the neighbouring hamlets of Sarratt Bottom, Belsize, Buck's Hill, Chandler's Cross and Micklefield Green. SPC comprises of 9 volunteer Councillors and 2 employees – the Parish Clerk and Parish Warden, both of whom are part-time. SPC has a long-established tradition of opting to be independent of any political party affiliation. The Council's objective is to make the best decisions for the Parish to ensure the community continues to thrive and meet the needs of its residents, including the KGV recreation & sports field and children's play area. SPC receives an annual budget (Precept) from Three Rivers District Council (TRDC) of ca. £100K. This is used to fund the Council's activities to maintain the environment (woodlands, common land, greens, footpaths and allotments); sustainability initiatives; support the administration of the Parish Office, its policies and procedures; and the Council's work on planning and highway matters. No other funding is received from TRDC.
Is the organisation able to reclaim VAT?	Yes

Section B: Project Overview

Project Title	Replacement of the existing play equipment and surfaces in the KGV playground.
Summary of the project proposal	<p>The project is to replace the majority of the existing play equipment in the playground at the KGV Playing Fields in Sarratt, which is owned and maintained by SPC. This is a mixture of equipment installed in: 1992 (log climbing frame with slide); 1999 (swings); 2009 (galleon activity frame); and 2020 (new climbing frame). Pictures of the equipment are included at the end of this document. The equipment installed in 1992 and 2009 was part funded by TRDC. This equipment together with the swings installed in 1999 is now in a poor state of repair. As is the surface of the playground installed in 1999. A ROSPA inspection is commissioned each year, the latest report being May 2023. For the last few years ROSPA has reported failings in the equipment. This has necessitated increasing levels of annual maintenance / repairs and the associated cost which SPC has funded. Furthermore, ROSPA has advised the climbing frame installed in 1992 and the swings installed in 1999 are no longer compliant with current safety standards.</p> <p>In addition, the existing playground equipment is very much geared towards primary school children, not older secondary school children. In late 2020, SPC received a letter from a 14 year old boy in the Parish asking for a small skate park to be added to the existing playground to provide something for teenagers to do in the village. He cited in his letter that at present there were no facilities for teenagers in the village, and with only a limited bus service to Croxley and no bus service to Chorleywood, parents needed to drive their teenagers to facilities outside of the Parish and it would be great if teenagers had a facility in Sarratt village they could walk to.</p> <p>SPC therefore undertook a tender process with 3 playground equipment suppliers and conducted a public consultation in the Parish on the idea of a skate park for teenagers in 2021. As a result of the public feedback received, combined with the findings of the annual ROSPA reports, SPC concluded that actually the best solution was to replace the playground equipment installed from 1992 – 2009 with more modern and safe equipment that appealed to children of all ages (from toddlers through to teenagers). The new climbing frame installed in 2020 would remain and be incorporated into the new playground. This would create a new and exciting play area for children aged 2-18 that children could walk to, saving their parents having to drive them to other facilities in Chorleywood, Croxley and Watford, with the added benefit of reducing transport and emissions. We also have a 100+ strong Sarratt Rebels youth football team that has members from across the District, with parents bringing them and other siblings to the KGV Playing Fields on a Saturday and Sunday who use the playground while their brother / sister is playing football.</p>

<p>Estimated project cost (including breakdown of the overall cost and what the CIL funding requested will cover)</p>	<p>The project capital costs for the first year are estimated at £180,000. A breakdown of the first year capital investment, and the maintenance costs for the following 4 years has been outlined in Section D at the end of this document. On-going annual maintenance costs will be reviewed each year, and at the end of this period.</p> <p>The capital investment for the purchase and installation of the new playground and play equipment is based on a quote from Caloo dated September 2022 and used for this CIL application which was originally submitted in February 2023. As it is now June 2023, we have updated this application following a meeting with Kimberley Rowley and Debbie Wilson, to include progress since February and other relevant information. In particular we are conscious that Caloo will more than likely need to revise their estimate and the 'like for like' cost may well have increased since they provided their quotation last September. We have asked Caloo if their original quotation still stands, or whether they will need to apply an increase and we kindly request TRDC take this into consideration when reviewing this funding application.</p>
<p>Full address of project location</p>	<p>King George V Playing Fields, George V Way, Sarratt, Rickmansworth, WD3 6AU</p>
<p>Project partner (if applicable)</p>	<p>Caloo – playground equipment supplier and installer. New playground and new play equipment proposals and a draft quotation was received in September 2022. https://www.caloo.co.uk</p> <p>Caloo work with many District and Parish Councils including Three Rivers – Cassiobridge Play Area (2019).</p>

Section C: Strategic Case	
How does the project help address the demands of development in the area. What evidence is there to support this?	The KGV playing fields where the playground is located is in the heart of Sarratt Village and the only recreation area in the Parish. It is used by residents, as a communal space to meet and play, and by others from across the District visiting Sarratt, or attending sporting activities and other events on the playing fields. A new multi-activity playground would meet the current need for a leisure facility for children of all ages, including teenagers, for whom there is currently no provision in the Parish, with the older style and limited range of the existing playground equipment geared towards younger primary school aged children. The lack of leisure facilities for teenagers in Sarratt was highlighted by Parishioners in the Sarratt Parish Survey in 2018 and referenced in the Sarratt Neighbourhood Plan. New play equipment will also address the risk areas and non-compliance to current safety standards highlighted in the recent ROSPA reports. The newer, safer equipment will also reduce the annual costs currently incurred by SPC to maintain this play equipment and ensure it remains safe to use.
Do you have planning permission in place to carry out the works? If so, please provide the application number	We intend to check with the TRDC Planning Officers if the proposed footprint and layout of the new playground requires planning permission once we know we have sufficient funding for the project to go ahead. We would also appreciate the advice of the TRDC Leisure Team on the designs and plans for the new playground proposals.
Why is CIL funding being sought and who are the likely beneficiaries of the project?	Replacement of the children's play area is outside the capital budget of SPC. SPC's annual budget (Precept) is only ca. £100k - £106,213 for 2023/24. Beneficiaries of the new playground will include local Sarratt children from toddlers to teenagers, and their families, and visiting children from surrounding areas. It also reduces the need for parents to drive their children, particularly teenagers for whom there is no leisure facility in the Parish, to playgrounds in Croxley and Chorleywood with the added benefit of reducing transport and emissions. New equipment will also be less costly for SPC to maintain going forwards.
Would the community support the project?	Feedback from parishioners via the 2018 Parish Survey and the skate park consultation in 2021 demonstrated the community is supportive of a new playground, that in addition includes facilities for teenagers. SPC is working with both the Sarratt and Chipperfield Community Foundation and the KGV Management Trustees on community engagement. We are planning to consult residents again, once funding is secured, on the proposed design for the playground, and the play equipment it contains for their feedback on whether the type of play equipment proposed will appeal to children in the Parish. A copy of the initial design concept has been submitted to TRDC.
Would the project lead to any income generation?	There will be no increase of income generated from the project, other than potentially indirect income to the Village Shop (a CIC) and local pubs by families using the new playground. The primary purpose of the new playground is to address a social and leisure facility need within the Sarratt local community.

<p>Please provide details of any supporting policy from the Local Plan</p>	<p>Extract from Sarratt's draft Neighbourhood plan: "Community facilities provide an integral role in the maintenance of a small community, the loss of which could trigger the decline of such a community".</p> <p>SPC has a long history of providing and sustaining community facilities, including the Holy Cross church built in the 12th century, the KGV Playing Fields established as a charity in the early 20th century, that include a pavilion and the existing playground, plus a large Village Green, along with three extensive woodland areas all owned and managed by the Parish Council and funded solely from the Precept.</p> <p>Sarratt Neighbourhood Plan will shortly go out for consultation at the District level before submission to the External Examiner.</p>
---	---

Section D: Financial information

Please show in the table below the amount of CIL funding being sought and any other contributions that may have been allocated for this Scheme. See also the detailed table in Section F below.

	Amount	Detail
Please indicate total cost of project	£184,000	This comprises Capital Expenditure of £180,000 FY23/24 and Revenue Expenditure for maintaining the play area of £4,000 in total over 4 years.
Please provide a detailed breakdown of the costs for the project	Year 1 - £180,000 Years 2 to 5 - £4,000	Capital Expenditure in the first year is estimated at £180,000 for the purchase and installation of the new playground and play equipment. Thereafter there is an allowance for maintenance costs of £1,000 per annum, for the next 4 years (£4,000).
Please provide a detailed summary of the total CIL funding required, including phasing	£170,000,	Total CIL Capital expenditure in the 1st year of £170,000 is requested from TRDC. We also kindly request TRDC take into consideration the fact the 'like for like' cost for the project may have increased since the original quotation was received in September 2022.
How much funding does the project currently have?	£10,000	The balance of £10,000 for purchase and installation of the new playground and play equipment will come from SPC's CIL monies held in reserves, which currently stand at £10,277.
Are there any revenue costs (i.e. day-today running costs, maintenance cost) associated with the project and if so how will they be funded and has that funding been secured?	Maintenance costs for 4 years will be £4,000	Annual Revenue expenditure for maintenance costs of £1,000 for the new playground's equipment upkeep will be included SPC's annual budget from 24/25 onwards.

Please indicate in the table below the source of additional funding that has been secured/ is being sought.				
Source	Amount	Conditions Attached	Use by Date	Funding Confirmed
Sarratt Parish Council	£10,000	Use of retained CIL funds	March 2024	Yes
National Lottery	£10,000	Not yet known	30 September 2024	No – we expect to hear the outcome of our application by end September 2023

Additional notes on funding:

Since originally submitting this application in February, SPC has been researching additional funding sources. This has included:

- Applying for a larger sum from the National Lottery Fund. However, this takes many, many months to secure, with no guarantee of success, we therefore decided to apply to their <£10K Community Fund.
- Cemex (owners of the land fill site at Chandlers Cross, within the Parish) – whilst they do make grants to local community projects these need to demonstrate the project will reduce carbon emissions, improve energy efficiency etc, which we cannot claim a new playground achieves.
- HS2 – to apply to HS2 for a Community Grant we need to evidence residents are impacted by HS2, which we cannot justify in Sarratt, unlike Maple Cross and parts of Chorleywood.
- Sports England / PlayQuest – unfortunately they do not fund replacement equipment which this project is seeking to do.
- Garfield Weston Foundation – applicants need to be a Registered Charity which SPC is not, the same is true of several other funding bodies.
- A variety of other funding bodies such as Tescos, Morrisons – unfortunately they only offer grants for much smaller sums, typically less than £1,500. So, to apply for these would result in multiple applications which is not feasible in terms of time and effort.

Does the CIL funding help secure the release of additional funding?	Yes	Yes
	No	

Section E: Delivery Timescales

What is the delivery timescale for the project?

It is anticipated that if CIL funding can be confirmed this project will commence in Autumn 2023 and be finished by Spring 2024. Once installed SPC will install a plaque in the playground to thank those organisations that helped fund the project. This is the case with the climbing frame installed in December 2020, which is not being replaced and will be incorporated into the new play area. This was made possible by a donation from a local resident whose daughter died in her early 20's and a plaque is mounted on the climbing frame in her memory.

Maintenance will be carried out by the Parish Warden and community volunteers (as is the case today), where the work is small and within their capabilities. More substantial maintenance work will be carried out by SPC's contractors or specialist suppliers.

Section F: Additional Information

Is there any additional information that may support the application? Analysis of estimated project costs.

Capital Implication	Current Year 2023/2024		Future Years per annum over 4 years
King George V (KGV)	£'s		£'s
Capital Expenditure			
KGV Grounds			KGV Grounds annual maintenance
Replacement of playground and play equipment	£180,000.00*		undertaken by SPC budget
	£180,000		
TRDC Contribution	£170,000		
Sarratt Parish Council Contribution	£10,000 (uses the entire SPC CIL funds)		
Revenue Expenditure			
TRDC Contribution	£0.00	4 yrs	£0.00
Sarratt Parish Council Contribution (Annual Maintenance)		4 yrs	£4,000.00
Net Capital Commitment			
TRDC Contribution	£170,000.00		£0.00
Sarratt Parish Council Contribution	£10,000.00		£4,000.00
Totals	£180,000.00		£4,000.00
Total Project Costs	£184,000		

* Detailed analysis of the type of playground equipment and costs of installation can be provided from Caloo that SPC are currently working with.

Section G: Declaration

When you have completed the application, please sign this declaration and submit the application form as directed

To the best of my knowledge the information I have provided on this application form is correct.

If Three Rivers District Council agrees to release funds for the specified project, these funds will be used exclusively for the purposes described. In such an event, I agree to inform the Council's Infrastructure Delivery Coordinator of any material changes to the proposals set out above. When requested, I agree to provide the Council with all necessary information required for the purposes of reporting on the progress or otherwise of the identified project. I recognise the Council's statutory rights as the designated CIL Charging Authority, which includes provisions to reclaim unspent or misappropriated funds. Privacy Notice: By signing this form, the applicant agrees to Three Rivers District Council checking all supplied information for the purposes of informing decision making. The information on this form will be stored in the Council's Infrastructure Spending Board manual filling system and summarised in the Council's ICT system for the sole purpose of fund processing, analysis and accounting. Information about the project may be publicised on the Council website and in public material for publicity purposes. Personal data will not be disclosed without any prior agreement of those concerned, unless required by law. For further information on the Council's privacy policy, please see: <https://www.threerivers.gov.uk/egcl-page/privacy-notice>

Signed: Michael Leary (Lead Councillor Policy + Resources)

Organisation: Surrey Parish Council

Date: 13th February 2023

All organisations involved with the application will need to sign and date the form.

Signed: _____

Organisation: _____

Date: _____

Photographs attached for additional information below from latest ROSPA Report 2023;

Sarratt King George V playground equipment; ROSPA Report photographs

Climbing Frame and slide installed in 1992:



Galleon installed in 2009:



Swings installed in 1999:



New climbing frame installed in December 2020 – will be retained and incorporated into the new playground.



Original surface from 1999:



Section H: Officer Comments/Recommendation April 2023

King George V Playing Fields

Regulation 59 (1) of the CIL Regulations state that CIL can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure/ to increase the capacity of existing infrastructure or to repair failing infrastructure if that is necessary to support development.

The Regulation 123 List (which was approved by Council following the independent examination of the CIL Charging Schedule) sets out the types of infrastructure that CIL will be spent on and includes open spaces, play areas, and sports and leisure facilities. Although the Regulation 123 List was superseded (in 2020) by the Infrastructure Funding Statement it still provides the Council's approach.

Strategic CIL can be spent anywhere within the district, it is not bound by the area of development where funds are received. CIL receipts for the Sarratt area are limited, however, King George V Playing Fields is visited by the wider community making this an important recreational site. It is the only public open space with children's play equipment within the Sarratt area and the equipment was originally erected in 1975. Although there has been various upgrades since then it only caters for primary school aged children. The current equipment is failing and requires increased levels of maintenance each year to ensure the apparatus is safe to use. This is in effect false economy.

The Open Space Sport and Recreation Study (2018) is part of the evidence for the Local Plan which identifies areas for improvement/provision to support development in the District.

The most up to date OSSR 2018 identifies the quality criteria for open space of which two points are:

- Equipment and facilities, e.g. adequacy and maintenance of provision such as seating, bins, toilets, etc.
- Maintenance and cleanliness, e.g. condition of general landscape & features

and the value criteria for open space:

- Amenity benefits and a sense of place, e.g., attractive places that are safe and well maintained; helping to create specific neighbourhoods and landmarks

The quality and value threshold for open space provision for children and young people is set to a minimum of 65%, however, King George V Playing Fields score was 51% back in 2018 so will undoubtedly be lower now. (Table 7.4 of the report refers)

Additionally, Section 7.5 of the report (Value) states:

- It is also important to recognise the benefits of play in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value. The importance of play and of children's rights to play in their local communities is essential.

The Corporate Framework 2023-26 identifies the need for sustainable communities. To support and enable sustainable communities Three Rivers DC will:

- Improve the wellbeing of our residents by reducing Health Inequalities and bringing health services into the heart of the communities
- Maintain and, where possible expand our leisure and cultural offer

The equipment has served its purpose and it's now time to reinvest with a new multi-activity playground for children of all ages and younger teenagers within and around Sarratt. The replacement and upgrade would be in keeping with the high standard set by TRDC.

Recommendation:

The total cost of the project is stated as being £184,000. Sarratt Parish Council are to provide £14,000. from their CIL receipts leaving the balance of £170,000. to be provided from Three Rivers DC.

The infrastructure meets the legal definition and new/improved facilities relate to the development within TRDC.

CIL monies of £170,000. can be used for the following:

- Replacement of existing children's play equipment with new multi activity playground for children of all ages and younger teenagers.

