

CAPITAL PROJECT – CENTRE FOR RESEARCH AND ENGAGEMENT IN ARTS, TECHNOLOGY AND EDUCATION (CREATE)

To: Assets and Investments Committee

Meeting Date: 31st March 2017

From: Wendi Ogle-Welbourn, Executive Director – Children Families and Adults

Electoral division(s): All (and specific to Arbury Ward)

Forward Plan ref: N/a Key decision: No

Purpose: To advise Assets and Investment committee on work to date and obtain views and the confirmation of the release of the site to support the General Purposes Committee decisions for a project to convert a Council-owned community arts building in North Cambridge into a state-of-the-art National Centre for Research and Engagement in Arts, Technology and Education (CREATE) facility from which to develop and promote innovation in arts education, arts therapy, talent development, research and community participation.

- Recommendation:**
- a) Agree the use of the site and building known as St Luke's Barn, within the site of St Luke's Primary School, French's Road, Arbury for the development of the project under the provisions and approvals given by General Purposes Committee on 21st March 2016**
 - b) Confirm the continuation of the cultural centres approach developed by Cambridgeshire Music following options appraisal for provision of its services and other cultural education across the three target locations in North Huntingdon, North Cambridge and Wisbech.**

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1.0 BACKGROUND

- 1.1 On 21st March 2017 the attached paper and appendices were considered by General Purposes Committee.
- 1.2 General Purposes Committee resolved the following:
- 1.3 Support a non-repayable commitment of capital investment of between £250,000 and £500,000, to support and unlock other application processes to trusts and national funding, subject to ongoing scrutiny on business case and the securing of the external funding.
- 1.4 Support a request for an additional 10 year repayable Council loan of £500,000 as part of the £3.6 million fundraising from multiple streams. This might not be required if external sources of funding were able to support the development to the level expected.
- 1.5 Agree the use of a traded reserves by Cambridgeshire Music towards the project at £80K per year for up to 5 years.
- 1.6 Agree no draw down unless full funding identified from external sources.
- 1.7 Agree finances as a), b) and c) (1.3, 1.4, 1.5) above which reflected the maximum commitment from the County Council.
- 1.8 Report back progress to General Purposes Committee in September.
- 1.9 Agree to establish a Member Working Group to oversee progress and act as a steering group driving outcomes.
- 1.10 Agree subject to approval of release of site by Assets and Investments Committee.

2.0 MAIN ISSUES

2.1 Site release for potential conversion (ref: 1.10)

- 2.1.1 In 2014 Cambridgeshire Music was asked if it could make use of the recently acquired building towards the storage and operational space for its work. This had been identified as needed as part of non-financial options appraisals undertaken from 2010 onwards and the service was trying to identify an appropriate site in Cambridge as this is a principle market place for trading and therefore creating financial resilience.
- 2.1.2 On viewing the building it was suggested that although spaces could be used in the current state, clearly in the long-term a greater opportunity to provide better financial security, partnership working and new opportunities to share cultural education could be made through developing the site. A feasibility study was requested to consider how necessary spaces could be developed.
- 2.1.3 Following feasibility processes and to enable the service to build funding investment towards the potential project, Cambridgeshire Music was assigned management of the site by property board in 2016 and it is not considered “surplus” to requirements. The service intends to provide

activities and traded services on site from April 2017 as part of development work in the area.

- 2.1.4 Ongoing discussion with the school and current users, local councillors, city council cultural team and internal estates colleagues indicates that the location of the site does not lend itself to a more commercial development such as residential or commercial units. The building is not surplus to requirements so estates team have not carried out formal evaluation. It has been indicated that the following will be constraints on releasing any “market” value of land in Cambridge:
- 2.1.5 The Barn is situated in the middle of an operational school site. This is not a usual situation and requires additional consideration of access controls and safeguarding.
- 2.1.6 Due to its location, St Luke’s Barn is currently only accessible through St Luke’s C of E Primary School Site. The main area of the school site is owned, freehold, by the Trustees of the Old Schools of Cambridge. CCC has no formal documented rights of access over the land held by Trustees of the Old Schools of Cambridge to our retained land. The County Council’s access rights therefore are more limited and scope for redevelopment would rely on negotiation with the Old Schools Trust. The Trust, School and Diocese are supportive of the current proposal.
- 2.1.7 Alternative access might be created over a private road which abuts the school site and St Luke’s Barn. Again, however, CCC has no formal rights of access over this private road. If CCC did wish to access St Luke’s Barn via the private road, a formal right of way would need to be negotiated and the freeholder may wish to charge for this right, particularly if CCC was to try to develop St Luke’s Barn commercially i.e. a ransom situation. Additionally any erosion of the green field land used by the school for sports activities would potentially require approval under the Sports Fields legislation protection.
- 2.1.8 Cambridge City Council Planning Policy opposes the loss of community assets. Any development for alternative use would be subject to planning and the potential risk would be factored into the valuation process.
- 2.1.9 The cost of works and timeframe would be dependent on the nature and type of development proposed.

2.2 Site Condition

- 2.2.1 The existing building will require financial investment to improve, sustain or demolish and restore the original site, probably within 5 years. Cambridge City Council carried out an appraisal of the roof condition which indicated major repair was required. Further surveys of the site have been carried out by the school including the Barn.

2.3 Proposal Build Options

- 2.3.1 The conversion costs of the building are £3.6m, a demolish and rebuild option would be £4.5m.

- 2.3.2 The benefits of new build in terms of energy efficiency, sustainability and maintenance are a consideration. Equally any design will require planning approval and it might be necessary to keep aspects of the look and feel of the current building e.g. arch shape. This would need to be discussed further with planning officers.

2.4 Risk management for Capital Project and Programme

- 2.4.1 Existing standards for management of capital project risk will be applied through the design and build process. Programme risk has been assessed as part of the ACE application and mitigation measures identified.

3.0 ALIGNMENT WITH CORPORATE PRIORITIES

- 3.1 Please see the attached GPC paper

4.0 SIGNIFICANT IMPLICATIONS

- 4.1 Please see the attached GPC paper

Source Documents	Location
<i>GPC Appendices</i>	Attached