

CIL Expenditure Application Form

Bids over £10,000

1. Organisation(s) proposing the project

If this is a joint project, who will be leading on delivery?

The Befriending Scheme (reg. charity 1074800)
(Abv Northcroft Social Club)
1, The Croft
Sudbury Suffolk.
CO10 1HN

2. Project name

Red Rose Friends Community Farm

3. Project location

Address:

Red Rose Field,
Lindsey, Suffolk
Post code: IP7 6PP

4. Description of proposed Infrastructure

What do you want to provide for the community?

Building on our recent success with our Community care farm in Assington, we would now like to increase our ability to provide more services for vulnerable people and the wider community by moving to a much larger site. Our project is to move to and develop further a Community Care Farm in Lindsey Suffolk on farm land that has been offered to us by a local landowner. The Red Rose Friends Community Farm will be located in the village of Lindsey near Hadleigh Suffolk. The farm will not only benefit the community in the immediate area but also the surrounding villages and at least the two market towns, Sudbury and Hadleigh. The Farm will provide the community with a venue for vulnerable people to learn transferable skills such as team work and increased confidence in a 'real life' context. As well as space for practising new skills and making friends, vulnerable people will be able to participate in the 'Farmer for the Day' and take part in animal care and gardening activities. This will be the only Community Care Farm in Babergh.

There is evidence of the positive relationship between exposure to nature and an individual's health. The successful combination of natural landscapes contact with animals and a meaningful workplace means that the Friends Community Farm can offer much variety to participants. Mental health benefits consist of improved self-esteem, improved well-being and improvement of mood with other benefits including an increase in self-confidence, enhanced trust in other people and calmness. We already have case study evidence that those attending the farm have improved physical fitness and better mental health.

Increasing support for and access to a wide range of care farming activities for vulnerable and excluded groups in the community will produce substantial economic and public health benefits and reducing pressure on statutory services.

We anticipate the space being used by other local community groups, schools and voluntary organisations, therefore reaching a larger amount of people within the community.

The community will have access to a wide range of volunteering opportunities within the farm, including feeding and caring for the animals and working with vulnerable people. As well as providing job and volunteering opportunities for the community there will also be the opportunity to work with other local businesses to offer their services from the farm, for e.g- carpentry, pottery, art classes.

We will be growing and selling our own fruit and vegetables which will be sold to the local community.

5. Project Aims

What is the purpose of the project? What are the community benefits that you want to provide?

The main purpose of the project is to provide daytime services for vulnerable people, including those with a learning disability and /or autism, those with ill mental health, dementia patients and others who may benefit from short term placements on their road to recovery from ill health. It will also offer opportunities for local schools to take part in a Forest Schools project, daytime sessions for families and housing tenants living in the Babergh district. The Farm will provide a safe and welcoming place where people will have close contact with animals, benefit from the therapeutic nature of gardening, animal welfare and the outdoors. Our specialist training programme centered around this project enable beneficiaries to gain skills in a wide range of subjects. We will provide training in market gardening, livestock handling, catering, retail and hospitality. We will invite local interested members of the community including representatives from the parish council, local primary school, local residents and businesses to engage with us. We already have a presence at Sudbury farmer's market selling the produce that members have grown or made. plants, herbs, bird boxes etc. The income gained from this small social enterprise project has enabled us to provide special trips out for members and volunteers to thank them for their contribution. We hope that with a much larger site that other such projects will emerge from the project. We think that these will include flower and vegetable growing areas, growing specialist herbs, vegetables and flowers for sale and the supply of eggs to the local community, but as with all our work this will be determined by those involved in shaping and driving. We are delighted to have been chosen by a local hotel and restaurant to supply herbs for their meal preparation. (Angel -stoke by Nayland) This and other social enterprises will create a new income stream whilst delivering training and employment opportunities for vulnerable adults.

6. The type of proposed Infrastructure (please tick):

| | |
|---|---|
| Provision of health facilities | X |
| Provision of leisure and community facilities - | X |
| Provision of 'off-site' open space | |

| | |
|--|--|
| Strategic Green Infrastructure (Bids for EV charging points will be declined, as these will be provided by the District Council) | |
| Maintenance of new and existing open space/strategic green infrastructure | |
| Strategic flooding | |
| Provision of waste infrastructure | |
| Public transport improvements | |
| Provision of library facilities | |
| Provision of additional pre-school places at existing establishments | |
| Provision of primary school places at existing schools | |
| Provision of secondary, sixth form and further education places | |
| Church Bids – Will only be considered if evidence is provided detailing need in regards to community use. | |

7. Who will benefit from the proposed Infrastructure?

Those benefitting from the project include:

- Adults with a learning disability
- Vulnerable people and their families
- People with mild mental health problems
- Young people, particularly those who struggle with mainstream education placements
- Those suffering from early stages of dementia and life limiting illnesses and their families
- Pre school age children and their families.
- Local schools
- Community groups
- Volunteers, supported volunteers and the local community
- Local businesses in the Babergh area

8. How have you identified need and support?

Please provide details of any community consultation that has taken place and any additional documentation that supports the project e.g. Village / Parish/ Neighbourhood Plan, letters of support from the Parish Council and/or Ward Member. Does the project support growth and/or mitigate existing infrastructure inadequacies?

We pride ourselves on listening to our members and all of our current services have been developed as a result of engaging with those who benefit, giving them opportunities to shape the services. We completed a comprehensive survey /questionnaire with all our members and the overwhelming evidence was that a Community Farm was something that held huge appeal.

The Chief Executive Officer of TBS is also the Chair of Hive, which is a local charity providing services to local voluntary sector organisations. Through this avenue we have been able to ask local groups their views about this project and whether there was a need. Overwhelmingly the feedback was that this project would benefit a multitude of people in the local area. We already engage with the local High and Primary schools in and around Sudbury providing food parcels to two primary schools to help feed families who are living in poverty; two special schools, a local farmer, local residents and parent carers .

We have also attracted interest from our existing volunteers. We have an excellent record of volunteer recruitment. In the course of our usual volunteer recruitment we canvassed interest in a Community farm and the response was very positive, with a number of people already offering their expertise, including retired professionals offering to pass on their skills. All our volunteers are excited about a move to Lindsey, seeing so much more potential on a larger site. As an established organisation we have always encouraged feedback from all those using and or benefiting from our services. We have volunteer and member forums every six weeks in all our community Hubs to invite feedback and suggestions for improvement, or new services to consider.

We are looking at setting up a new group of representatives from varied local communities. e.g a member from the Parish council, a local Primary School and the local MP who is already familiar with our work and fully supports this project .The landowner has already engaged with the Parish Council and local residents and has received positive feedback. We will contact local businesses, prospective volunteers and anyone else who would like to be involved in the shaping of the new Red Rose Friends Community Farm Hub.

We have the backing of the Mental Health team who have praised our work with women suffering with their mental health.

We had over 40 letters of support from local people and other organisations for the community for our farm in Assington. (Please see samples attached). Those members and volunteers who are attending Assington will move with us to Lindsey One local business was so impressed with our work at the Community farm that they

made us their Charity of the Year this year and are raising funds for small pieces of equipment.

9. Existing Infrastructure

Ownership - If your application is successful you may need to be able to provide a copy of the land ownership documents.

How do you hold the land or buildings at present?

Freehold Leasehold Do not own the land

If you have a leasehold or do not own the land please state the name and address of the owner and the date of expiry of the lease (if applicable).

The land is owned by Heathpatch limited, (company number 03381606) Dairy farm Office, Semer, Ipswich, Suffolk, IP7 6RA. We have just signed a 25-year lease for the site. (attached) The lease expires on 30th May 2047.

If you do not own the land, do you have permission from the landowner to implement your project? If so, please provide evidence.

Yes, the owner is James Buckle of Heathpatch ltd, see lease attached. James has been extremely supportive of our work.

What is the area (size in square meters (m²) or hectares (Ha))of the land?

1.78062 Ha

What is the existing Infrastructure constructed from and what is the approximate age?

The site is an agricultural field that is currently being used as a smallholding.

10. Usage of the existing Infrastructure

please give details of the current use (if applicable)

| Group/Organisation Name | Number of users per week/month |
|-------------------------|--------------------------------|
| Small holding | NIL |
| | |

(Please continue on a separate sheet if necessary)

What will be the expected increase in users/ new usage after the scheme has been completed?

| Group/Organisation Name | Number of users per week/month |
|--|---|
| The Befriending Scheme | 75 users per week |
| Local special schools including Hillside, Douchcroft | 30 pupils per month |
| Local schools | 4 class visits per year |
| Local residents and volunteers | 15-20 per week |
| Community groups e.g Beavers, Brownies, Scouts | Several Pack visits throughout the year |
| SEND students | 10 per week |

11. General Information

Have you liaised with Building Control and Planning regarding this project?

Please state the name of the officer dealing with this Owen Fayers

If you have Planning Permission please give the reference number Planning application being submitted week commencing 30/5/22

If you have Building Regulations please give the Council Building Control reference number or Approved Inspector Details

CIL Expenditure Application Form

Please ensure you seek independent advice as to whether planning permission is required before embarking on your project.

Have quotations been sought in respect of the proposed works/equipment? Please note it is recommended that a minimum of three quotes using a common specification should be obtained.

Please submit your Business Plan with this application detailing your tender process and financial information, including three quotes for each element of the project. Please note application forms not accompanied by a business plan will be deemed invalid until one is supplied.

Quotes within the business plan should be provided on the basis of the quote being held static for a 6-month period.

I have attached the Business Plan for the project X

12. Please provide a summary of the project costs

(including quotes to substantiate your figures where possible)

| Type of cost | £ |
|---|---|
| Utility installation, electricity, water and sewage (Klargester) | £42,000 + VAT £ 7950 + VAT £ 3232 +VAT |
| Disabled ramps Disabled paths Car park | £ 2880 (nil VAT) £11,080 (Nil VAT) £ 9716 + partial VAT |
| Portacabin building | £16,500 (nil VAT) |
| Secure Farm Gate | £1970 (NIL VAT) |
| Fully compliant disabled bathroom | £6950 (NIL VAT) |
| | |
| | Net Cost |
| | £102,278 |
| Many of the quotes received do not include VAT or are zero rated . | VAT |
| VAT on items 1, 2, 3 and 6 | £ 10,786. |
| | Total Cost |
| | £ 113, 064 |

13. Funding for this project

(it is very important that you can demonstrate that the funding you are seeking covers the total cost of the project)

| Funding Source | Secured Yes/No | If not secured – when will you know | Amount £ |
|--|----------------|-------------------------------------|----------|
| Portacabin Grant funding | yes | | £16,500 |
| Colchester Catalyst | yes | | £10,000 |
| Fundraising | yes | | £ 7500 |
| Amount being applied for from CIL Fund | | | £79,064 |
| Total Funding | | | £113,064 |

Has any State Aid been received or offered to your organisation from other Government organisations or other BMSDC funding sources in the last three years? If so, how much? E.g. Local Authority Grants, SCC Locality funds

Grant from Babergh District Council 3 years ago of £12K
Power to Change business renewal fund 2021 £17k

Are you receiving any Voluntary or free services and/or labour to support this project? If so, please provide details:

We are blessed with a number of dedicated volunteers who have already agreed to volunteer at our new farm. We are also fortunate to have been offered some help to get the site ready by the owner James Buckle who has a farm staff team. A local tradesman has also offered his time at weekends to help us set up. Once the farm is up and running, we anticipate that many of the local people who already expressed an interest will become regular volunteers.

14. Predicted timescale for commencement and completion

When do you expect the project to start and finish? Are there any key milestones or payment stages in which the work will be completed?

Start: August 2022 - end December 2022

Key Milestones/Payment Stages: - Payment needed as soon as grant and planning approved – August/September?

July-September 2022-initial site preparation

August/September subject to planning approval - klargester and utilities installed

September-December Portacabins and containers sited – opening of Community farm

December 2022

Celebration day for local residents and invited guests

15. How do you expect the proposed Infrastructure to be maintained/funded in the years following completion of the project?

Currently we sell our leisure placements by way of membership fees and by spot purchasing of day places from Suffolk County Council.

The new Red Rose Friends Community Farm will increase trading by offering day places and memberships, paid for training places, Forest School fees, sale of produce . Ultimately, we will run Bee keeping and ceramic classes.

We will also increase income by the sale of food and other products.

Based on our extensive experience of over 32 years of operating as a charity in Suffolk, we anticipate that week day places, activity days e.g be a farmer for the day and sales will cover the running costs.

We hope that possibly, eventually short-term accommodation in the portacabins on the farm for vulnerable adults to gain a level of independence will attract additional income. We also plan to use the classroom portacabins to teach hospitality skills to those members who wish to gain a qualification on their day placements. We think that the input from the local community and steering group may better determine how to and what projects are likely to be piloted to increase income. The land has been provided by a local Farmer who is charging a minimal annual rent and who is fully supportive of The Befriending Scheme and of the Friends Community Farm project.

16. Prioritisation Criteria – Please indicate how your project meets the following criteria

| Criteria | Comments |
|---|---|
| Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable | Please see separate document to address question 16 |
| Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into | |
| It represents key infrastructure (essential) | |
| Value for money | |
| Clear benefits | |
| Community support | |
| Deliverability | |
| Affordability (from CIL funds) | |
| Timeliness | |
| By releasing CIL money can you achieve infrastructure provision through collaborative spend? (i.e Infrastructure providers PC/TCs BMSDC infrastructure provision or LEP/Government funding) | |
| Supports housing and employment growth | |
| Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured | |
| Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise | |

| | |
|--|--|
| Does the provision of this infrastructure address a current inadequacy in infrastructure terms | |
| By releasing CIL funds, it would allow infrastructure to be realised such that CIL funds are like the last piece of the jigsaw puzzle | |
| Will the infrastructure be capable of being used by the wider community | |
| By provision of infrastructure it would unlock further opportunities within the District for housing and employment growth | |
| How does this project address green principles (natural/ biodiversity considerations) | |
| How does this project address sustainability principles(sustainable modes of transport including connectivity to cycle paths footpaths) | |
| How does the project address issues of community safety | |
| What funding measures are necessary with this project to address state aid implications | |

17. Declaration

I declare that I have given notice of this proposal to the owner and occupiers of the land and prior to authorisation will produce Title Documentation if required. I confirm that I have advised the Parish/Town Council and Ward Member of this proposal and attach copies of all written comments that they have made.

I declare that I will ensure any funds not spent once the project is complete or if the project fails to be completed will be repaid to the District Councils.

I declare that I am authorised to make this application and that the information given in this application is correct.

| | |
|---|--|
| Signed  | Name Shirley Moore |
| Position Chief Executive Officer | Date 31/5/22 |
| Telephone 07841523062 | Email Shirley.moore@thefriendingscheme.org.uk |

Have you remembered to include the following:

| | | |
|---|---|--------------------------|
| Application Form | y | <input type="checkbox"/> |
| Copies of any consultation documents (relating to Question 8) | y | <input type="checkbox"/> |
| Estimates/quotes | y | <input type="checkbox"/> |
| Letter of support from Parish/Town Council and/or Ward Member | y | <input type="checkbox"/> |
| Site or Location Plan | y | <input type="checkbox"/> |
| Business Plan | y | <input type="checkbox"/> |

NOTE: Dependent on the proposal, some applications may require additional information to support the application

Submitting your application

Please return the completed forms and supporting documents to:-

CILExpenditure@baberghmidsuffolk.gov.uk

The Infrastructure Team
Babergh and Mid Suffolk District Councils
Endeavour House
8 Russell Road
Ipswich IP1 2BX

Data Protection Notice

Babergh District Council and Mid Suffolk District Council are Data Controllers for the purposes of the General Data Protection Regulations. Any personal information supplied on this form will be processed in accordance with the principles of the Regulations.

The information may be sent to other Council Departments and other local and government authorities in order to check the information and assess and determine your application.

We may also need to check the information with private sector organisations at a later stage of the application process.

We may also use the information to notify you of relevant council initiatives.

Please see our Privacy Policy for further information www.babergh.gov.uk and www.midsuffolk.gov.uk