

LOCAL CIL FUNDING ALLOCATION APPLICATION FORM

Project ref: *(To be filled in by Camden officer)*

Please submit to: CIL@camden.gov.uk .	
NAME OF PROJECT	Renovation and structural repairs to the exterior of The Armoury
PROJECT ADDRESS (please provide a full address and plan/map identifying the location)	The Armoury, 25 Pond Street, Hampstead, London NW3 2PN
WARD(S)	Hampstead Town - Camden
NAME OF PROPOSING COUNCILLOR(S)	Hampstead Town Ward councillors
WHO WILL BE RESPONSIBLE FOR MANAGING / IMPLEMENTING THIS PROJECT Please give a named contact, address, phone number and email	Lenny Stephens – Club Manager The Armoury, 25 Pond Street, Hampstead, London NW3 2PN thearmoury@jubileehalltrust.org 02074312263
Part A Project description/ information	
1. Please describe the project and its purpose	
<p>The Armoury Gym is a not-for-profit fitness facility run by Jubilee Hall Trust, (registered charity no. 273562). It provides affordable fitness for all, and subsidised memberships and exercise sessions for the most disadvantaged members of our local community.</p> <p>The Armoury currently has almost 2000 registered users, of whom 85% are Camden residents and 76% live within one mile. 41% of those members receive a concessionary discount of between 50-70% because they are over 60, students, unemployed people, disabled people, juniors and patients referred by their GPs for exercise.</p>	

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The front of the iconic building – which is public facing – is in need of some significant repairs and renovation. This will include repairs to the windows and window surrounds, as well as renovation and redecoration of the main façade.

This will ensure that the building is once more watertight and prevent continuing damage to the internal structure, as well as significantly improving the aspect which faces Pond Street and the Royal Free Hospital.

2. Do all ward members support the proposal?

To be confirmed

3. It is very important that confidence is maintained in the Council's decision making processes with transparency and public perception being important considerations in this context. So, having regard to that together with the member Code of Conduct, are you aware of any financial or non-financial interest you or any other members in your ward have in the organisation to which this application relates which you wish to declare to comply with the Members' code of conduct? Please give details.

None

4. Who has a legal interest in or responsibility over the land / buildings where the project will be undertaken? Does every party agree to it taking place?

The freeholders of The Armoury are the Royal Free Charity (RFC) and they lease the building (on a fully repairing lease) to the Jubilee Hall Trust charity. The RFC are fully supportive of the project.

5. Please state the amount of CIL funds that you would like to allocate (there will need to be sufficient funds available for an allocation to be agreed)

£10,000

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6. How much will the overall project cost? Please provide a breakdown including any project management costs. Projects where the funds are being transferred to a third party to spend on a good/service that costs in excess of £5000 will be required to provide three quotes to demonstrate the project is value for money. In other cases an explanation of how good value has been achieved will be required.

The overall project was initially cost at £72,000 inclusive of VAT. We are have requested further quotes and are awaiting to hear back. We have prioritized some areas over others, such as ensuring that the front of the building is watertight and eliminating lower priority costs. We are hopeful that the resultant quotes will be considerably less and will be available upon request once received

7. Is the project receiving funding from elsewhere? Please state where.

Jubilee Hall Trust reinvests some of their profits back into the fitness centres it operates, so the additional funding will come from there. However, there are currently no extra resources available for something that is desperately needed

8. Who will deliver the project? Please give the name of the organisation, the name or role of the person who will ensure that the project is carried out; and a brief explanation of how they will do it.

The work will be carried out by the most cost-effective and competent contractor which will be determined when all quotes are received. This information will be available upon request once received

The project will be overseen and coordinated by the Club Manager, Lenny Stephens.

9. Please indicate the timetable for the delivery of this project?

We would hope to have work start on the building as soon as funds become available

If funds could be secured soon we would aim to get the highest priority issues resolved before the end of summer 2018

10. The default period for spending the funds to be allocated is three years. Please state here

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if you consider that a different timescale should apply.

No

11. Will the delivery party be able to meet the standard Camden terms and conditions for the release of CIL funds?

Yes

Part B: Project explanation and justification

12. CIL is collected from new development coming forward in an area and is intended to support the development of an area. Please explain how this project would address the impact of new development in the area and support growth.

Practically speaking, a safer, dryer and more welcoming building will help to attract more people from the local community to engage in healthy activities through joining our club. It will also ensure that the current members and users are encouraged to stay with us

From an aesthetic standpoint, the front of the building is a focal point along Pond Street and improvements made here will improve the appearance of the entire area

This will benefit current residents as well as new people moving into the area as a result of the new developments

13. Who will benefit from the project and how does it reduce or tackle inequality? For facilities and services how does the proposal promote equality of access?

The Armoury is situated on the border with Gospel Oak Ward, described as *'the most deprived Ward in Camden and among the 7% most deprived in England'* (Camden JSNA 2011). The least active people in Camden are those in the lower income groups and the over 55's, and women are less active than men (*Sport England APS 2012*).

- The Armoury currently has almost 2000 registered users, of whom 85% are Camden residents and 76% live within one mile.
- 41% of those members receive a concessionary discount of between 50-70% because they are over 60, students, unemployed people, disabled people, juniors and patients referred by their GPs for exercise.

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- 57% of members are women.

In addition to discounted memberships, The Armoury has delivered numerous health and wellbeing programmes for disadvantaged Camden residents, often working in partnership with Camden council's own Sport and Physical Activity team through the Proactive Camden network. Since 2007, these have included:

- Give It A Go! (free memberships for almost 600 Camden residents on benefits)
- Outdoor Gyms (free supervised exercise sessions attended by 2563 local people)
- MEND (free child weight management programmes for more than 100 families)
- Cardiac Rehabilitation classes (free regular sessions for thousands of recovering cardiac patients every year)
- GP Exercise on Referral with local surgeries (40 patients per annum enrolled)
- Gymnastics club (for 71 children aged from 3-12 participating every week)

Through The Armoury's mandate to provide affordable fitness, we ensure that we serve the communities physical and mental well-being by supporting and facilitating numerous healthy activities.

We also cater for a large senior community that undertake regular group sessions here which provides them with structure, promotes longevity and combats loneliness.

14. Is there an on-going revenue cost (to Camden or otherwise) which has not been met through the project funding, and how will this be addressed?

There is no ongoing revenue cost to Camden. The general upkeep and day-to-day maintenance of the building is paid for by Jubilee Hall Trust from its own funds.

15. Will the project affect Camden service provision or impose other costs on the Council? Has a feasibility study been undertaken and is the project deliverable within a defined timescale?

There will only be a positive impact on service provision for Camden residents, and there will be no other costs imposed on the council. The project has been scoped and we believe it can be delivered within a one-year timescale

16. Does the project meet an identified CIL spending priority for the ward? If so which one?

As far as we're aware we meet all of the spending priorities.

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**17. Is it the project part of a Camden adopted plan or strategy or a Neighbourhood Plan?
Please state which if applicable.**

Yes, the neighbourhood Forum plan. Specifically design & heritage, housing & community, natural environment