

## **Management Summary**

The Gables has a long history of providing essential Community services in Willand both privately and latterly via local government. It started life as a doctor's surgery and, after the doctor's death, was sold to Devon County Council to be used initially as a children's home, (as the family believed they were selling for the benefit of the village in line with the doctors wishes). Many people in the village have had their lives affected by the work of the Gables and there is a strong undercurrent of support that Community services should be continued from this site and as much of the building(s) and heritage be secured for future generations.

In 1972 the village plan was created which included that addition of around 1200 extra houses. Devon County Council outlined the requirements were for Health and Community services and these were added to the plan. Although land was allocated for these facilities, the requirements were dropped and the land released for residential development.

The opportunity has been presented to allow the Parish Council to acquire the part of the Gables site including the stables block used previously for staff accommodation and administration. The developer has given us the costs for the land, refurbishment of the stables and the extension shell build.

We have carried out a consultation within the village and from a 10% return rate from the residents, all support the delivery of community services from this site. We have had no negative responses. We are now looking to hold public meetings in order to identify the specific areas of community services and their priorities.

The services described below also have a bearing on neighbouring villages of Halberton and Uffculme plus a number of other villages. In all these areas their residents are very close to us, and Willand, by providing these community services, will benefit all villages as outlined by the requirements of the TAP funding.

As part of the planning application for the development of the Gables site (14 houses), a Section 106 agreement has been made with the developer to transfer part of the site to the Parish Council. We will make a contribution of around £5,200 towards this. The agreement is now going through the legal conveyancing system.

We have had a donation of £15,000 from our County Councillor, Ray Radford, from his locality budget. This will allow us to pay our contribution towards the transfer, commission architects to produce the plans for the extension and cover the legal and planning costs. We then need to consider the costs of refurbishment of the existing buildings and the erection of the extension.

After completion, the facilities will be capable of providing a wide range of health and community services for the foreseeable future as well as providing a focal point for the village which will, in conjunction with the Village Hall, Youth Club, Primary School and Preschool become the new village centre.

## **The need for community services**

DCC full statement

Willand village has been extensively developed over a number of years which has resulted in a fourfold increase in size and the loss of a village centre – a focal point for the village. We have a high proportion of the population (around 30%) aged 65 or over and there are few jobs within the village. During this high growth, there has been virtually no addition to the community infrastructure.

In the 1972 plan for the village which described the development, Devon County Council set down the infrastructure requirements as follows:

*(f) a site of approximately one acre for the development of shops at Willand, so located to assist in the formation of a central place for shopping and community activities. Vehicular access to the shops could be from a new access off Gables Road*

*(m) County Council and Police Authority site requirements which have been established and which will need to be met, including:-*

*(i) provision of a police house at Willand (no specific site recommendation).*

*(ii) a branch library at Willand (preferably located within the proposed shopping centre).*

*(iii) a health centre at Willand (also preferably located near the proposed shopping centre).*

During the development, there were no additions made to the community infrastructure as the land allocated for that purpose was released for further residential housing.

With the advent of localism, we are keen to move forward with our vision of a village which takes more responsibility in defining its own future and working to provide support to residents where needed. We believe that the voluntary sector is extremely important in contributing to this future and would want to build on an existing strong volunteering culture within the village.

Recognising the current financial difficulties in all aspects of public service provision, we would want to develop programmes to reduce the impact on those services. Examples of this would be supporting young unemployed in finding jobs, helping the elderly and those who need carers by providing local day care support to help them stay in their homes for longer and providing local services to reduce the amount of travel required to access services in adjoining towns and villages. Significant improvement in medical facilities in the village

## **Community services philosophy**

Community services take two forms:

Support for organisations in the village.

We have a large number of organisations in the village and the recognised meeting point for most of these is the village hall. Built in 1954 the facilities consist of a large hall with a capacity for about 300 people and three smaller rooms together with kitchen facilities. Whilst the facilities are adequate, there is ongoing programme of significant refurbishment. The Village hall is a registered charity

#### Support for residents

There are virtually no services available in this category and we believe that we need

- A general community meeting place
- Appropriate medical facilities
- Healthy living services
- Information services
- Support for disadvantaged to keep them independent as possible
- Heritage services
- Learning services

The acquisition of part of the Gable site provides the village with the opportunity to build a framework for providing general community services. Approximately 40%-50% of the site will house a surgery, the village pharmacy and a drop-in coffee shop which will generate sufficient rental or lease incomes to cover the basic running costs for the site. The rest of the site will provide other services, some of which will generate income. Many of the services will be provided by volunteers which will reduce the costs whilst building a stronger community. The overall financial ambition will be to run these services on a not-for-profit basis and any surpluses generated will be used for the benefit of the village.

Whilst the Parish Council is seeking to bring community services to the village it should not attempt to manage this facility directly. It is felt that a not for profit company (known as a Community Interest Company -CIC) should be formed to manage the delivery of services with the shareholders being the Parish Council and other organisations. The Gables would be owned by the Parish Council on behalf of the village. The shareholders will appoint and oversee a board of directors who will have full responsibility for service delivery.

### **Services to be provided**

#### Meeting Place

The focal point for these services will be a drop-in coffee shop. We would expect to see residents have access to the Parish Council, Police and other agencies and would seek to have a wide range of advice and support available to residents. We would like to build a book swap centre to supplement the library services.

There are two extremely busy times in this area – school starting and school ending and this would be an ideal opportunity to encourage parents to meet up in the centre whilst waiting for the children.

#### Appropriate medical facilities

Surgery

At present the village surgery consist of a house in the village with extremely limited availability of medical staff and inadequate facilities. The village has a population of around 4000 which should require a full time medical presence. Whilst there are significant medical facilities available in Cullompton, access to these involve travel for patients which is not always possible for some of our elderly residents. Additionally, Cullompton is undergoing significant growth which will increase the demand on their medical facilities. We believe that the better long term solution is to build local facilities within our large community and therefore reduce the pressure on other services whilst reducing travel and therefore the high level carbon footprint.

#### Pharmacy

We have a Village Pharmacy and the owners have expressed an interest in being part of the project and are looking to expand the services they offer. Having the surgery and pharmacy co-located is clearly a benefit to the community in bringing residents to the site.

#### Therapy services

There are a number of independent therapists in the area and experience from the Hemyock Healthy Living centre shows that they would wish to rent therapy rooms for client activities.

#### Healthy living services

We would want to provide professional help and advice for residents wishing to improve their lifestyles. Services will include access to a learning centre where the concepts of healthy living can be explored. There will be other activities associated with healthy living, such as a walking club, healthy cooking sessions and a Gymnasium.

#### Support for disadvantaged residents

This area covers a wide range of services for all ages which include a Memory Café, Day Care services and support to the unemployed in their search for work. The intention is to increase the independence of residents wherever possible

#### Heritage services

Willand has a significant history and is supported by a local history group. We would allocate a quiet area for residents to explore the history of the village either by displays or by presentations.

#### Learning services

The learning centre will be used for a wide range of activities ranging from the use of IT for new internet users to preparation for the workplace and healthy living concepts.

Additionally, Willand Primary School has a medium to long term capacity problem as a result of continuing development in the village with no planning for the increase in local facilities at the school. It is probable that some community centre facilities, including the learning centre, could be available to the school whilst consideration is made for expansion of the school and extra facilities are added

#### **Volunteer Recruitment**

Where possible, we would like to see a strong volunteer group providing services to their community. We will be looking for volunteers with appropriate skills as well as providing opportunities for work experience. Their activities will be carried out potentially within or outside of the centre.

All volunteers screened and validated to ensure conformance with duty of care requirements

### **Financial overview**

The costs of acquisition for the site include the purchase of the land, the refurbishment and fit-out of the existing buildings and the erection of an extension shell. We will be seeking grants from a wide range of organisations to cover the building and fitout work..

Whilst the Parish Council would provide some on-going limited finance from the precept, the intention is to rent or lease the surgery, pharmacy and drop in café areas and use the resulting income to cover the basic running costs of the centre.

Sources of finance for the acquisition include rework

- Mid Devon District Council have allowed the use of S106 obligations as a major contribution to start the project.
- Our County Councillor has committed some of his discretionary funds toward the project
- We have been granted support from the TAPS fund 2012 and applied for 2013
- The Parish Council has allocated some very limited funds and over time will be prepared to make small donations towards the costs of providing services. However, we would not want to borrow funds, leaving the village with a legacy of debt. The Parish Council funds will be used for initial running costs until the income from tenants becomes available.
- The developer has indicated that any work on the project will be carried out on a not-for-profit basis
- Donations from residents – equivalent to ‘buy a brick’ used for the village hall.
- Funding sources who will consider grants for projects of this nature

We are investigating other funding sources that may provide grants towards the refurbishment and extension costs

The chart below summarises the current financial picture. This breaks the project into two phases:

1. Acquisition of the land and stables building and the refurbishment of the current building to make them usable. This phase would initially house the Surgery, pharmacy and small cafe.
2. Construction of an extension to current buildings. This phase would accommodate a larger surgery, memory café, day care facilities(including catering), therapy rooms, gymnasium and a heritage centre. It would also allow the addition of a full drop in café/meeting place to be added to phase 1

## **Financial assumptions**

### Income

- Memory café – based on referrals
- Pharmacy/Surgery/Café will be rented or leased at commercial rates. This represents 432 sq meters at an estimated income of approx £15.00p per sq meter with additional contribution to:
  - Ground Rent
  - Landlord Services (e.g. Waste collections)
  - Sink fund.
- Learning centre. When not in use this facility will be available as meeting facilities for local businesses. This will be charged at commercial rates.
- Therapy rooms 2-3 rooms – rented by the hour to local therapists – may also be used as overflow by the surgery when carrying out projects, e.g., screening programmes. Also used by the school
- Gymnasium – It will be all age and will be charged commercially where the user is able to pay or subsidised for individuals who have been referred.
- Day care – Social services will be approached for contributions to the costs of providing this service to referred residents.
- Events. The day care facilities which include catering will be used for small events which will be charged at commercial rates

### Expenditure

- Facilities, lighting, heating communications, maintenance, accountancy, legal etc
- Management and administration Salaries/NI/Pensions etc
- Administration – Accountancy, legal, etc

Appendix 1 – Growth of the village

Appendix 2 – Initial designs of the community centre

Appendix 3 – Project setup outline costs

Appendix 4 – Legal structure – The Community Interest Company