

Application for use of Section 106 Funds held by Durham County Council

This form is for use by those persons/organisations seeking to use funds held by the council obtained through Section 106 Agreements entered into as part of decision to grant planning permission for development.

Please complete the form in as much detail as possible. Please also refer to the notes on the reverse of the form. Should you require further advice please contact the council's Planning Development Manager, Stephen Reed, on 03000 263870 or stephen.reed@durham.gov.uk.

Notes

To ensure this application is valid upon receipt, please ensure the following have been undertaken:

- Please complete using block capitals and ink.
 - All sections of the form have been completed.
 - A location plan, preferably at scale 1:1250 or 1:2500 has been included, highlighting the location of the site the subject of the application.
 - At least one written quotation must be provided for works estimated at less than £5,000. At least three written quotations must be provided for works in excess of this figure.
 - Plans/specifications of the proposals, as appropriate, have been provided.
- Please note, failure to provide this information may invalidate your application.

1. Applicant Name and Address

Applicant Name:

West Rainton & Leamside Community Association

Organisation applicant acting on behalf of (if applicable):

NA

Address of Applicant:

Jubilee Hall , North Street, West Rainton, DH4 6NU Durham

Telephone

Mobile:

07721371626

Email:

jubileehall2025@gmail.com

2. Location of Proposal

Brief summary of proposal

Renovation and Refurbishment of the Jubilee Hall

Grid reference: Easting: 432006E Northing: 546819

Address of site/land to which proposal relates.

DU340238 Tittle doc NZ320468

Jubilee Hall , North Street, West Rainton, DH4 6NU Durham

Electoral
Division:

C

Parish:

West Rainton& Leamside

Area Action
Partnership:

West Rainton & Leamside Partnership

3. Description of Proposal

Please describe in full the proposal to which the funds would be put. Attach plans/specifications if appropriate.

WRLCA (Jubilee Hall) is a vibrant community hub that offers a range of activities and opportunities for local people. However the building is in need of a major refurbishment to enable it to continue its important work. The building does generate enough income to sustain its current activities but major funding is needed to make the necessary improvements to the building needed to ensure it can continue to be a safe and welcoming environment. Some short-term funding has been secured for immediate repairs but these are short term fixes.

Consultation has been carried out with the local community to gauge interest and generate ideas of what local people would like to see the hall used for. This has been considered by the trustees who secured some development funding which allowed them to engage an architect who has come up with designs and outline costs. Outline plans were shared with the local community and changes have been applied following their suggestions.

Q3 - I forward an attachment which is a copy of Section of the draft Buisness Plan identified as 6.4.1 A table identifying opportunities for additional community users: Table 4. Community centre users.

In the past year and historically we have had several sporting/ recreational activities undertaken in the hall , such as Weekly Zumba and Zumba Gold, Studio Burn Fitness Classes, Irish Dance Group, Pilates, Durham Area Youth weekly sessions with multi sports Taekwondo, Dance evening, Ballroom dancing.

We have also previously been approached by other fitness class providers, dancing groups for children and adults, boxing and judo clubs to hire the space. However, due to the lack of a designed space for physical activity, poor toilet and changing facilities and issues with access and heating the possible clients have decided to look elsewhere and not hire from our limited space.

We are confident that with investment the improved variety and flexibility of spaces for larger and smaller sport and physical activity we could attract additional new classes to our community centre.

These would attract a range of ages from children to older adults with improved disabled access and give us the option to hire the space during the day, evenings and weekends.

The community gym has also attracted a regular and consistent number of attendees who wish to continue using the space. Therefore, a fitness circuit design has been discussed that would be able to be packed away into the improved storage facilities and then brought out to create a fitness circuit with multiple stages and intensity. This could be in the area where the current History room wall is removed adjacent to and Youth room but separated with a Bifold door to retain two hire spaces as required.

The Building rebuilding and refurbishment works identified would include,

- Demolition of the front flat roof area of the building and replacing the flat roof at the front of the building with a pitched roof.
- Refurbishing of male and female toilets
- Renovation of meeting and social spaces
- Installing an internal corridor that would separate the main hall from the other rooms allowing for multiple rooms to be used at the same time
- New ceiling in the main hall
- Replacing the main roof of the building and installing solar panels roof lighting and roof insulation.
- Refurbish the Kitchen area and instal a new Café with direct external disabled access and egress along with motor scooter covered parking.

DCC planning department have been consulted and they have responded positively. A planning application has been submitted follow extensive community discussion and input from our appointed Architect.

The project is supported by multiple partners such as hall trustees, hall users, West Rainton Village Partnership, West Rainton and Leamside Parish Council, Durham County Council, Durham Area Youth and local residents. Local DCC elected members have also been involved in discussions.

Various options are being explored in terms of funding the whole project. Ideally all of the funding would be raised together, however a phased development is being looked at with aspects of the work being prioritised. If successful this funding would be used for

Break down for phase approach	Total Project	PHASE 1A 106 proposal
		199339.47
Demolition and Alterations	42600	42600
Substructures	10800	10800
Superstructure		
Upper Floors	2500	
Roof	89100	17820
Roof Community Chest funding secured		-25000
Stairs	1800	
Ext walls	26500	26500
Windows and Ext doors	29400	29400
Internal walls and partitions	47700	10000
Internal doors	26200	6000
Finishes	85800	10000
Fittings	37000	500
Services		
Toilets Community Chest funding secured		-20000
Application Community Chest 14/11/2025		-20389
Sanitary	14300	14300
Mechanical	54000	13500
Electrical	78200	27370
Solar	43800	
Builders Connection	9800	5880
External works	8100	
Incoming services	500	500
Prelim	129400	32350
Contractor Margin	36900	12915
Professional fees	54500	21250
Community Chest Professional funding secured		-15561
Application Community Chest 14/11/2025		-9072
other Project costs	8150	2046
Contingency	84000	4200
Inflation	28600	1430
Sub total	£ 949,650.00	£ 199,339

4. Total Capital Cost of Scheme (to include project management fees)

Please include any estimates obtained.

£949,650 no vat Attachment of Budget Cost Estimate Version1 17th October

5. Details of Match Funding

Please include copies of any letters of confirmation/minutes of meeting which confirms other funders commitments to the proposal.

The first building stage identified as Front Extension Rebuild has been estimated at £283,402

This is broken down -

106 Funding request £199,339

Community Chest Funding Secured £ 54,602

Community Chest Funding applied for and currently being evaluate £29,461

By 8th December 2025, we will submit a funding request for the Kitchen / Community Cafe refurbishment to UKSPF for an estimated £65,000 working with Sarah Billingham.

We are looking at a number of Funding opportunities and awaiting a meeting date with the North East National Lottery representative. (Awaiting confirmation week of 12th January 2026)

We are in discussion with the Energy Saving Trust for the energy element which is Roof work linked to Solar, Battery storage, heating, lighting, insulation elements of the project. Community Chest Funding in place £60,560

6. Section 106 Agreement from which Funds Sought

Please identify the Section 106 Agreement from which you propose the funds to come.

DM/17/03214/FPA £27,601.15 , £29,380.66, £50,987.66 (£107,748.47) and 8/CMA/4/112 £91,591

7. Amount of Funding Sought

Please state amount of Section 106 funding sought.

£199,339.47

VAT is not paid as part of the funding if the organisation is able to reclaim this. Therefore, please take this into account when considering the amount of funding required and indicate below if your organisation is VAT registered

Not registered at this time

8. Projected Start/Completion Date

Please advise when the project is planned to start and finish.

Start date: 01/09/2026

Completion date: 01/05/2027

9. Revenue Implications

Please advise how your proposals have been funded for ongoing maintenance of the scheme proposed to be funded. It is proposed that the County Council will maintain the scheme please provide details of the relevant officer who has approved this.

10 years etc. The ongoing maintenance and servicing to comply with Health and Safety Regulation are currently being assessed and they would include for example Electrical testing and PAT compliance testing of community assets and regular hirer equipment, Fire control equipment and inspection for safe access and egress, fire doors, first aid requirements including onsite defibrillator.

The Trustees have started to review Health and Safety documentation, Risk Assessment

Durham Community Action Health and Safety training for Trustees 17/10/2025 was most recent communication.

The proposal for the Treasurer in the January 2025, 4.5 year budget was identified as £3,000 year 2025, then accrue year two following building works £3,000 then year three £4,000 year four £5,000 /annum to be reviewed annually following the completion of audit accounts.

10. Community Views

Please state any known support to the proposal from a community organisation including for example: County Councillors, AAPs, Town or Parish Council, Residents Associations. Any letters of support should be attached to the application. You should also use this section to explain how the community may have been engaged in preparing the scheme/project to be supported by the application.

See attached Community Consultation presentation.

In addition discussion with Parish Council January and February 2025 with 2 Parish Councillors elected as Trustees.

Village publicity through Village Newsletter issued quarterly throughout the year

Village publicity to galvanise support March 2025

Four immediate neighbours given detailed information and personal home visits during the design stage of the project. Comments made included in final design and confirmed to individuals concerned.

Community publication and display of Hoot Architect design criteria and considerations identifying improvements identified throughout the consultation process over the past 18 months.

Community View IS AN EXCELLENT SCHEME TO REJUVINATE THE JUBILEE HALL AFTER MAJOR WORKS DONE SOME 50 YEARS AGO.

The Hall is identified as the Village Community Emergency Hub for the Village School and also is the base hub for the wider Emergency Response Plan for the Parish.

11. Conformity with Relevant Policy

Please advise how you feel the proposal complies with relevant policy for the locality (for example the County Durham Sustainable Communities Strategy, the Council's Plan, Planning Policy, Council's Leisure Strategy or Town or Parish Plan).

Thank you for your payment for application PP-14394429

The approach links to the Sustainable Community Strategy:

- Altogether better place – working with/for the local community in developing a safe and clean environment for recreational use.
- Altogether better for people – working in partnership to keep people safe, through awareness raising and providing access to buildings and services that they need.
- Altogether better for children and young people – working the children & young people improve of their surroundings and provide more opportunities. The project also links to the Health & Wellbeing Strategy – isolation being a major factor in this. Improving the facilities will enable more activities and opportunities to social to be created

The Jubille Hall at present offers space for many activities and a Diary sheet for October is attached. The proposed plans identify rather than a one space hire option a 5 space hire option with various size rooms with a range of hire prices to attract a much wider group of potential hirers. The improved toilets, building access and egress is designed to attract visitors and it is anticipated the use for activities morning afternoon and evening and Tea Dancing group and private hire, Bingo evenings and group social events in the main hall or smaller rooms plus classes for Boxing, Judo. Karate, Taekwondo and other sporting activities. The opportunity is very exciting and community discussion does confirm the need for something different but local and at a cost which everyone can participate.

12. Landowner Consent

Please provide details of landowners' agreement for the use of the land for the intended purpose. If the proposal relates to County Council owned land please provide details of the relevant officer who has approved this.

Land for the Jubilee Hall is owned by the Community Association
Attached is the Land Registry Property Register identifying the Free Hold Title to the West Rainton & Leamside Community Association
The Planning application has been submitted and the land to the front of the building falls under the Parish Council land registration.
The Parish Council have been involved in every step forward with this project and we believe following consultation and due process they will confirm agreement to allow the project to go ahead. Access across this land has been used since 1881 when the property was built and the Community Association has had no limitations placed on them to prevent access.

13. Declaration

I/We hereby apply for the use of Section 106 funding for the purposes described in this application and confirm that the statements made in the application are true to the best of our knowledge. In making the application I agree to participate in any publicity in relation to the project deemed appropriate by DCC

Signed:

Allan Langford

Date:

07/11/2025

On behalf
of:

West Rainton & Leamside Community Association

14. Further Information

Any further information you feel relevant to this application:

Community Consultation presentation, Full Budget Cost statement,
Current View of Jubilee Hall
New proposal front Elevation
Current internal site plan
New Proposal internal site plan
Roof elevation identifying Solar panels, roof light and Air conditioning proposals

Notes:

- Please ensure this form is completed in full and thereafter submitted to the address at the top of the page.
- Upon receipt of the application you will receive an acknowledgement letter within 5 working days.
- You will be notified in writing of the decision made in respect of your application. Decisions are normally made within 8 weeks of a valid application being made.