
Title:	Matterdale Community and Educational Centre
Date:	14 May 2020
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Unit / Directorate:	Corporate, Customer and Community Services
Audience:	Eden Local Committee

1. Purpose

- 1.1 To update Eden Local Committee on the development of a project to build a community and education centre, of sustainable and sensitive environmental design, providing a local and regional community benefit.
- 1.2 To seek support from Eden Local Committee and approval of funding, to contribute to the initial feasibility phase of the project.

2. Background

- 2.1 The Old Village Hall: Matterdale has had a village hall since the 1940`s located in The Old School. It was a thriving community hub and focal point for the valley, renowned for its variety of music, drama and cultural events. The fabric of the building unfortunately deteriorated and the building was sold by Cumbria County Council in 2016. The site has now been identified as an area for much needed local housing development, currently awaiting planning approval.
- 2.2 Matterdale Educational Field Centre: The field centre was run from The New School after it`s closure in the 1960`s. The site provided a space for schools, scout and guiding groups from across Cumbria to meet and engage in activities. After the spread of Foot and Mouth in 2001, costly health and safety improvements were required and lack of funds led to it`s closure.
- 2.3 Matterdale Community Association: Set up in 2013 to continue the organisation of community activities in the area. No longer with a permanent venue, they have sought to use pop-up and alternative meeting spaces, but most presenting limitations in terms of access and facilities. The association has since worked with Matterdale Parish Council and Matterdale School Foundation to ensure a replacement community and education centre is provided, sufficient to deliver a full programme of education and leisure activities.
- 2.4 New Community Centre Location: The proposed development site for the new multi-functional centre is Matterdale Recreation Field located in Dockray approximately 0.5 km from the Parish Church. Matterdale Parish Council own the freehold on the 2.5 acre site and have agreed to provide this land for the development of the new centre.

3.0 The Project

- 3.1 The project will provide a multi-purpose community and education building with meeting rooms, kitchen and WC/shower facilities, outdoor sports, bicycle and car parking, wildlife and camping area. The building will be highly sustainable, powered by renewable energy. The approach to the build will be based on the "Living Building Challenge" (www.living-future.org/lbc) combined with a sensitive environmental design to compliment it`s rural surroundings.

- 3.2 The centre will provide a multi-purpose social and educational facility for communities and visitors, and be open and accessible to all. The centre will play a key role in strengthening communities, and bring people together from all areas to learn, train and participate in activities and celebrations.
- 3.3 Activities at the centre will include a full programme of social and leisure opportunities including: Pilates, Yoga, Dance, Badminton, Table Tennis, Bowls, Football, Cricket, Croquet, Film Club, Music and Quiz Nights. Building on the previous educational sessions provided by Matterdale Community Association, planned educational activities will include: school/college field trips, environmental studies and talks, arts and craft clubs, skills sharing workshops, heritage and cultural activities.

The grounds will be landscaped to enhance the biodiversity of the area including wetland, community orchard, allotments and hedging, also providing a learning resource for habitats and wildlife. In addition a small camping area will enable groups to stay and use the centre for overnight activities and longer durations.

- 3.4 Project Partnership: The project will be overseen by a partnership of three organisations: Matterdale School Foundation (MSF), Matterdale Parish Council (MPC) and Matterdale Community Association (MCA). The group has invested in developing the scheme to RIBA Stage 2 – Concept Design and preliminary planning advice.
- 3.5 Project Stages:
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|---------------------|--------------|-------------------------------------|
| Apr 2020 – Sep 2020 | Stage One: | Feasibility and Planning Permission |
| Oct 2020 – Mar 2021 | Stage Two: | Detailed Design and Tendering |
| Mar 2021 – Nov 2021 | Stage Three: | Construction |

3. Evidence of Need;

The group have worked hard over the last six years to capture the priorities, needs and aspirations of the local community. Four consultations have been carried out commissioned by The Parish Council and School Foundation between 2013 – 2019. All aspects of the project have been inspired by the outcome of the consultations and considering the needs and aspirations of the community. A communication strategy has been developed to ensure engagement with the community continues through the development of the project.

All previous user groups and communities have been supportive of the development and agreements in principle are in place to ensure the facility is utilised as soon as it opens.

Ullswater is a popular visitor destination, and the Ullswater Way attracts many who come to the area. Matterdale Community Centre will have the potential to offer services, facilities and events to those staying in the area, making a positive contribution to the local visitor economy.

Research into other Village Halls in the area has been undertaken by the group, it concluded that that all village halls are distinct in what they provide, and are geographically distant. They don't meet the needs of the local community.

4. Budget and Funding;

Stage One:	Pre-planning feasibility work	Cost: £12,150
Stage Two:	Detailed Design and Tendering	Cost: £34,440
Stage Three:	Construction	Cost: £671,409
Total Project Cost:		£717,999

Total Funds Secured for the project (including reclaimable VAT);	£486,873
Current Shortfall for the project	£231,126

Funding Strategy: Funds raised from the sale of The New School to the value of £400,000 have been contributed to the project by Matterdale School Foundation. Matterdale Parish Council have contributed accumulated reserves of £50,000. The remaining shortfall of £231,126 will be raised through funding applications from a range of organisations and trusts including: Cumbria County Council, Eden District Council, Cumbria Community Foundation, The National Lottery Community Fund, Garfield Weston, Hadfield Trust, Frieda Scott Trust, Nature Save Trust, Handley Trust and Sport England.

Planning permission is required before several large funders will consider a grant application for the building's construction. The group will continue to contribute to the costs of the feasibility and planning stage. They are seeking funding support for the feasibility and planning stage from local funders to help them to secure planning permission, and enable them to unlock funding for the construction of the project in 2021.

6. Recommendation

Members of Eden Local Committee to support the Matterdale Community and Educational Centre Project and provide £5000 of funding to contribute to stage one of the project: Feasibility and Planning Permission.