

Schedule 24
Community Facilities

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The Community Facilities will be provided on the north-west corner of the Regeneration Site fronting onto Mays Lane.

The Community Facilities will provide the following community space, unless varied by Planning Permission:

Community centre	190 m ²
Retail/community space	79 m ²
Nursery	200 m ² plus playground

Floor Areas

The floor areas of the Community Centre and Retail/community space (as set out above) may only be changed with the consent of the Council (such consent may be withheld at the Council's absolute discretion).

The floor area of the Nursery (as set out above) may only be changed with the Consent of the Council (such consent is not to be unreasonably withheld or delayed).

Design

The Partner and RP will consult with local community groups, user groups and residents through the design development stage to understand their aspirations for the Community Facilities. Where appropriate these aspirations will be incorporated into the design of the Community Facilities to provide a multi-functional space for the whole community. The Partner will submit the proposals to the Council for approval.

For security, teaching and practical reasons it is proposed that the nursery will be completely separate from the remainder of the building, with a separate entrance and welfare facilities. The Partner will fit out this part of the building in accordance with the DFES standards, circulars and guidelines.

The Partner will fit out the community centre to include a WC compliant with the requirements of the Equality Act 2010, together with a kitchen for tea / coffee making and light snacks, and dividing acoustic screens (to enable the main area to be sub-divided for multi purpose use) and storage facilities (to allow the secure storage of equipment for youth clubs etc. and societies using the community centre)

The Community Facilities are designed so that should they cease to be required for any reason they can be converted into residential accommodation (subject to the necessary planning consents being obtained).

Specification

The Community Facilities will meet the following standards:

- BREEAM – "Very Good" Rating
- DDA compliance
- DFES – Design Standards and Circulars for Children Under 5
- Secure by Design compliance

The brief to the design team will be to provide a functional high quality facility. The form of construction and detailing will minimise noise transference to the adjacent and surrounding residential accommodation. The specification for the internal finishings and fittings will provide a durable high quality building.

The Community Facilities will have gas boiler central heating with surface mounted radiators will be specified to maximise the flexibility of the room and data, phone and satellite connections will be

installed for internet clubs and IT training. All external windows and doors will be fitted with electrically operated shutters and will be alarmed.

COMMUNITY CENTRE - SPECIFICATION DATA SHEET

The following is the minimum outline specification required for the community centre.

Element	Description
External Doors and Windows	To match elevations
Internal Doors	Communal doors fully glazed with chrome ironmongery, pull handles, kick plates and lock
	Doors to w.c's, stores, kitchen etc to be solid core timber veneered doors with chrome ironmongery.
Flooring	Non-slip vinyl to kitchen and WCs, Marley Safetread 2.5mm.
	Vinyl sheet flooring to all other areas.
	Mat and matwell to full width of entrance lobby and 1.5 mm deep.
Skirting	150 x 19 mm rounded softwood skirting painted
Walls	Emulsion paint to plastered finish
	Tiled splashback to kitchen worktops and wash hand basin.
Ceilings	Emulsion paint to plastered finish
Lighting	Recessed light fittings
Electrics	16 nr double sockets to main hall
	12 nr data points of which 8 to be clustered
	6 nr phone sockets
	4 nr TV/Satellite connections
	Blade hand dryer to male, female and disabled WC
	Burglar Alarm
	Fire Alarm
Mechanical	Gas fired boiler with surface mounted radiators heating to all areas. Mechanical ventilation to w.c's and kitchen.
WCs	"Venesta" wc cubicles.
	Concealed WC cisterns with proprietary "venesta" ductwork
Kitchens	Kitchenette facilities with stainless steel worktop to enable tea and coffee making / microwave / fridge

NURSERY - SPECIFICATION DATA SHEET

The following is the minimum outline specification required for the nursery.

Element	Description
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External Doors and Windows	To match elevations
Internal Doors	Communal doors fully glazed with chrome ironmongery, pull handles, kick plates and lock
	Doors to w.c's, stores, kitchen etc to be solid core timber veneered doors with chrome ironmongery.
Flooring	Non-slip vinyl to kitchen and WCs, Marley Safetread 2.5mm.
	Carpet/Vinyl sheet flooring to all other areas.
	Mat and matwell to full width of entrance lobby and 1.5 mm deep.
Skirting	150 x 19 mm rounded softwood skirting painted
Walls	Emulsion paint to plastered finish
	Tiled splashback to kitchen worktops and wash hand basin.
Ceilings	Emulsion paint to plastered finish
Lighting	Recessed light fittings
Electrics	16 nr double sockets to nursery area
	4 nr data point
	2 nr phone sockets
	1 nr TV/Satellite connection
	Blade hand dryer to male, female and disabled WC
	Burglar Alarm
	Fire Alarm
Mechanical	Gas fired boiler with surface mounted radiators heating to all areas. Mechanical ventilation to w.c's and kitchen.
WCs/Male/Female and Children's w.c's	"Venesta" wc cubicles.
	Concealed WC cisterns with proprietary "venesta" ductwork
	Baby change facilities.
Fixtures and Fittings	4mm Pinboards/4mm Noticeboards
	4mm Wipeboards.
Kitchens	Kitchen facilities to enable food preparation including all white goods.

Management of the Community Facilities

The RP will be granted a lease of the community centre, retail/community space and nursery.

The Council shall provide the Ground Rents to the RP in accordance with clause 32.2.

The Ground Rent Receipts will be applied by the RP to subsidise the maintenance and operation of the Community Facilities pursuant to Clause 33.3 of the Regeneration Agreement.

Community centre - The RP will either manage the facility directly or engage a community group. The parties acknowledge that the Community Facilities will need to be financially viable without cross subsidy from the Affordable Homes.

Retail/Community space - This unit will be an extension to the main community centre and provide an outlet for a social enterprise business that may generate income to support the operation of the community centre. In the event that this is not required then it will be let by the RP on a commercial basis.

Nursery – The RP will let the nursery to The Valley Pre-School, or in the event that the nursery is not required by them or is not financially viable, the RP will let the nursery to another provider/user consistent with the Planning Use Class D1/2 under the Town and Country Planning (Use Classes Order) 1987.