



# Paper 8 – CIL Bids Submitted

Thurston Parish Council

**Paper:** Paper 8 – Agenda Item 11h

**Reason:** To consider the bid received against the NCIL Grant Policy

**Period covered:** 1<sup>st</sup> April 2026 to 31<sup>st</sup> March 2027

**Presented to Council:** Full Council Meeting 1<sup>st</sup> July 2026

**Date:** 01.07.26

**Author:** Responsible Financial Officer (RFO)

Summary

By the due date of 31<sup>st</sup> May 2026, Council received an application for CIL funding from Pakenham Village Hall and Playing Field Association for consideration against the Council’s CIL Bid Round 1 for 2026-2027.

## Considerations

The Parish Council has a duty to spend CIL income on providing, improving, replacing, operating or maintaining infrastructure that supports the development of the parish council area or anything else concerned with addressing the demands that development places on the area. The CIL Regulations 2010 as amended state that the parish council must spend the CIL income they received from the District on either:

- The provision, improvement, replacement, operation or maintenance of infrastructure;
- Anything else that is concerned with addressing the demands that development places on an area.

Providing CIL is spent in accordance with the above, CIL monies may be used to provide seed or match funding with other income streams and / or may be spent collaboratively with other parish councils, community interest companies or other providers to make the most efficient use of funding to benefit the community.

## Who can apply

Applications may be made either by:

- a) Thurston Parish Council Committees.
- b) External applications from “not-for-profit” organisations.
- c) Applicants may include statutory infrastructure providers, state schools, community groups and registered charities.
- d) Applications by membership organisations must be able to demonstrate a wider community benefit.
- e) Given that CIL is public funding, any new or improved facilities should be accessible to a range of people within the community.
- f) Applications must be received from the delivery organisation, rather than an individual.

## Timeline for determination of CIL bids

The application process will be centred upon a bidding round with consideration on a twice-yearly basis, with submission (preferably by email) of bids by applicants using the form below. The twice-yearly bid round cycle will be as follows:

Bid Round 1 for the year 2026-2027	By 31 <sup>st</sup> May - Applications for CIL to be submitted By 30 <sup>th</sup> June - Bids to be validated and assessed against policy criteria 1 <sup>st</sup> July - Bids to be considered by Council at Parish Council Meeting August - Letters to be issued confirming outcome of bids to applicants
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## Bid received

<b>1. Applicant organisation</b>	Pakenham Village Hall & Playing Field Association
<b>2. Name and position of main contact</b>	Paul Harris Trustee Chairman

<b>3. Applicant contact details (phone number, email and address)</b>	Redacted Email: <a href="mailto:pakenhamvillage@gmail.com">pakenhamvillage@gmail.com</a> Pakenham Village Hall, The Street Pakenham IP31 2JU
<b>4. Type of organisation</b>	Charity 1081815
<b>5. Is the organisation able to reclaim VAT?</b>	No
<b>6. Location of project</b>	Pakenham Pavilion, IP31 2LE
<b>7. Summary of the project proposal</b>	<p>A modern pavilion to replace the existing 50-year-old structure, which will be 75% larger. Our current pavilion has no insulation, so it has limited use in colder weather, and the heat source is expensive to run electric panel heaters.</p> <p>The new pavilion will also have a Veranda which will have an aesthetic appeal and provide weather protection whilst increasing the practical use of the pavilion</p> <p>The new building will be fully insulated and will incorporate sustainable features such as 29 Solar Panels, Air Source Heat Pump, Storage Batteries, Under Floor Water Heating and a Rainwater Harvesting System for our adjacent allotments.</p> <p><a href="https://www.pakenhamvillage.co.uk/new-pavilion">https://www.pakenhamvillage.co.uk/new-pavilion</a></p>
<b>8. Estimated project cost (ex VAT)</b>	<p>£325,000</p> <p><i>Note : As a new build VAT is Zero though many ancillary costs are VAT applicable and VAT is included in above figure as we are not registered for VAT.</i></p> <p>Full costings are attached</p>
<b>9. Amount of CIL funding sought</b>	£35,000
<b>10. Detail of additional sources of funding available</b>	<p>We started active fundraising funding once we received Planning Permission in January 2025 . Our total funding to date is £95,897.12 and a detailed analysis is attached.</p> <p>PVH&amp;PFA started the fund with £35,000</p>

<p><b>11. Why is CIL funding being sought? Please provide details of sources of funding already considered or applications made for funding?</b></p>	<p>We are always looking for funding opportunities and successful grants / donations in excess of £2,000 are summarised as follows  PVH PFA £35,000  Bernard Sunley Foundation £20,000  West Suffolk Council £15,000  Pakenham Social Club £7,000  Havebury Housing Association £5,000  West Suffolk Council £3,983.65  Pakenham Parish Council £3,000</p> <p>We are currently applying to Persimmon for £6000 and Suffolk Community Foundation for £2500 plus local businesses who are likely suppliers of items used for the Pavilion build</p>
<p><b>12. Please indicate whether the organisation has previously received CIL or other funding sources from Thurston Parish Council and/or Mid Suffolk District Council. If yes, please provide details.</b></p>	<p>No</p>
<p><b>13. How does the project help address the demands of development in the area. What evidence is there to support this?</b></p>	<p>Over the past five years, more than a dozen new housing developments have been built or approved within a six-mile radius of Pakenham, particularly in Thurston, Woolpit, Badwell Ash, Ixworth, and Great Barton. These developments have added hundreds of new homes with residents looking for recreational or community facilities.</p> <p>Pakenham itself cannot expand due to unsuitable fenland ground conditions, yet its open spaces and playing field are used by residents from across the area. The existing pavilion is outdated and no longer adequate to support this increased demand. A new, accessible pavilion is essential to provide sport, wellbeing, youth activities, and community programmes for both Pakenham residents and the wider rural population who rely on the village's facilities.</p> <p>Thurston is now less than 1 mile away and we are seeing increasing usage of our facilities mainly for the new Children's Play Area.  <a href="https://www.pakenhamvillage.co.uk/new-play-area">https://www.pakenhamvillage.co.uk/new-play-area</a></p> <p>We have adequate seating for these family groups and with and we envisage a pop-up cafe, child play activities when the new pavilion is built.</p>

**14. What evidence is there of support from the community**

1) In October 23 we held an open day to show the plans for the New Pavilion and attendance was close to 60 and we were able to discuss and answer questions. We only received positive feedback and collected feedback forms - To date we have received 54 feedback forms again all positive with suggested possible uses including pop up cafe, children's activities, parties, child care, youth club, warm hub, men's shed, craft clubs, social club, business meetings, catering facilities for sports and social events held on the playing field.

2) We applied for a grant from Havebury for £5,000 in August 25 and after eligibility confirmation the project went out to a public vote. We received 132 positive , 2 negative and 2 unsure so 97% in favour. The grant application was successful

3) Our Village Hall in the centre of the village is very busy, and we are turning away bookings - Since 2023 we have a year-on-year increase of 10%, and to assist our voluntary staff we now use an online booking system which is available at <https://www.pakenhamvillage.co.uk/events-calendar>

4) Over the years our Pavilion has seen every window and door smashed due to acts of vandalism. The flat roof has been damaged with youths climbing up and jumping. In September 23 after a serious incident when youths smeared dog poo over windows and doors we ( PVH &PFA ) decided enough was enough and some of our members revived the Pakenham Social Club and cleaned up and gave the building a facelift and removed all the shuttering and from 9 members they now have 60 members who use the Pavilion on a weekly basis . The only other regular user has a weekly band practice and in the Summer, we do get the odd children's party. We have had initial discussions with a local football club and once we can offer the facilities of a new Pavilion, we are very confident they will "adopt" us.

We received a grant from our District Councillor for CCTV for the New Children's Play Area and Pavilion, and we now only have the odd incident . The last one being fly tipping dumping food waste into our St Nicholas Clothing bin.

<p><b>15. Approximately how many of those who will benefit from the project are Thurston parishioners?</b></p>	<p>It's difficult to estimate where our users come from though with Thurston being just 1 mile away and from local knowledge of users, we feel 30% is not unrealistic.</p> <p>After 3 years of opening the new pavilion, our forecast footfall is 5620 per year from 179 sessions. A session covers a period of 4hrs minimum up to a day which is up to 10hrs.</p> <p>We prefer a conservative approach to forecasting and for info our Village Hall hosts over 500 sessions per year with footfall close to 9000 so the Pavilion could achieve 400 sessions per year.</p> <p>Our online software can easily cope with the extra bookings / invoicing &amp; payments. We have attached our footfall forecast analysis</p>
<p><b>16. Proposed timescales for the project</b></p>	<p>We are working with Cherrytree Construction for the build and they are the only contractor - This is our preferred option as our trustees don't have the time or expertise to manage this project. We chose this single contractor approach when we replaced our Children's Play Area which is adjacent to the Pavilion. The project funding was raised within 8 months and was delivered on time and on budget. This project cost £90,000</p> <p><a href="https://www.pakenhamvillage.co.uk/new-play-area">https://www.pakenhamvillage.co.uk/new-play-area</a></p> <p>The largest funder being the Postcode Lottery with £25,000 and we can apply again assuming the funding meets their criteria.</p> <p>As to timescale for funding this is difficult to forecast though it's possible that a start next Summer and the build will take 6 months.</p>
<p><b>17. Is there a related revenue spend (i.e. day-to- day running costs) associated with the project? How will this be addressed?</b></p>	<p>The New Pavilion will always show a surplus</p> <p><a href="https://www.pakenhamvillage.co.uk/new-pavilion">https://www.pakenhamvillage.co.uk/new-pavilion</a></p> <p>We are all unpaid volunteers with only a part time cleaner on the payroll. With a net zero build we expect our energy costs to be close to zero and hopefully provide a revenue stream by exporting to the grid. As with our Village Hall we provide the facilities and charge for use like other local amenities. The current charge for our village hall is approx.£7 per hour and we manage a surplus every year. The difference being our village hall has significant energy costs close to £7,000 per year plus expensive repairs and renewals of £6,000. Our Village Hall is close to full and with parking spaces for just 12 cars so parking is always an issue especially having the Fox Pub across the road.</p> <p>The Pavilion has a car park for 40 cars and for larger events we can open the gates to our 3-acre playing field . Last Saturday the Pakenham Social Club hosted the Annual Beer &amp; Music Festival with parking for 250 cars and 1500 visitors. The event benefits St Nicholas Hospice and last year's event raised</p>

	<p>£17,000 for the hospice.</p> <p>We run an online booking system &amp; keyless entry which is linked to our Quickbooks accounting software for both the Village Hall and Pavilion, and it can easily cope with more bookings from the Pavilion. <a href="https://www.pakenhamvillage.co.uk/events-calendar">https://www.pakenhamvillage.co.uk/events-calendar</a></p> <p>Our next project will be to replicate the pavilion heating system at the Village Hall with 44 Solar Panels , Storage Batteries &amp; Airsource Heat Pumps replacing our oil-fired boilers.</p>
<p><b>18. If the organisation is not in the public sector please provide details of the organisation's finances.</b></p>	<p>Our audited accounts for year ending 31<sup>st</sup> December 2025 are attached plus Management Accounts up to and including April 26.</p>
<p><b>19. Do you need planning permission to carry out the works? If planning permission is required is it in place to carry out the works?</b></p>	<p><b>DC/24/1330/FUL</b>  <a href="https://planning.westsuffolk.gov.uk/online-applications/applicationDetail">https://planning.westsuffolk.gov.uk/online-applications/applicationDetail</a></p>

**Recommendation for the meeting of 1<sup>st</sup> July 2026**

Council is asked to consider the validated bid received by 31<sup>st</sup> May 2026.