

Annex 3 - Project Assessment Summary

Supporting development in the borough: Assessment of the extent to which the project bid would support the borough's development

Benefit to borough; its environment, economy and communities: Assessment of the overall benefit of the project to borough its environment, economy and communities

Deliverability: Assessment of the stage of the project and likelihood of timely delivery within the SIP(2) period

Value for Money and Match Funding: Assessment of the "value for money" and the other "match funding" that the CIL could lever in for the project "adding value" to the strategic CIL spending

Also four qualitative considerations applied in assessment of each bid:

1. Would the project provide a 'quick win' in terms of deliverability taking account of strategic CIL already collected, the amount of CIL requested, and potential impact of the project?
2. Is the project's CIL request too large for the amount of funding available and the anticipated delivery the year CIL would be required?
3. If the project bid is for a large amount of the total anticipated funding available in the 5-year SIP period, how does the potential impact of the project compare to the potential cumulative impact of many other smaller projects, and would allocation of the required amount of CIL prevent support being allocated to other high-scoring projects, which require less CIL funding?

NOTE: some project names were amended from the submitted names (listed in Annex 1) to remove the screened out elements from the assessment and / or to more fully reflect the bid project proposal

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SIP(2)-01	Creation of a new outdoor Multi Use Games Area (MUGA) at Battlebridge Sports Centre Club, Redhill	12	7	13	10	42	
SIP(2)-02	Horley Community Centre refurbishment and modernisation, Regent House, Albert Way	10	14	15	9	48	
SIP(2)-03	Improvements to Horley Central Car Park, Consort Way	7	11	15	7	40	

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SIP(2)-04	Small business and community temporary space ("Container Park") at Horley's High Street car park	0	0	0	0	0	The bid was not assessed as it was "screened out" as it is not a type of "Infrastructure" on the Council's Infrastructure List (it is not a bid for "Community Buildings" as stated on the form; "green infrastructure" is on the list but only small an incidental element of the project, it is not the key project infrastructure.
SIP(2)-05	3G Pitch at Merstham Park School, Taynton Drive	15	18	11	11	55	
SIP(2)-06	New outdoor Multi Use Games Area (MUGA) pitch, new Sports Hall, and access road with car parking areas at Beacon School, Banstead	9	12	8	8	37	The amount of CIL funding required as a proportion of that available in 2023-2027 is disproportionate to the benefits of the project to the borough. The sports hall is costly for its benefits relative to funding available, and although a MUGA could potentially be funded from CIL, the bid says without CIL funding the bidder could deliver the MUGA in the short term.
SIP(2)-07	Improvement of the YMCA East Surrey, Sports and Community Centre, Princes Road, Redhill	11	11	12	9	43	
SIP(2)-08	Energy and carbon emissions reduction measures (to improve energy efficiency and energy management) at two of R&B Council's Community Centres at Banstead and Woodhatch	7	15	18	9	49	Proposals for Horley Community Centre proposals were not assessed due to overlap with project bid SIP-02; this bid was reduced by the relevant amount of funding
SIP(2)-09	Energy and Carbon Emissions Reduction Measures at three R&B Council's small sites: the pavilion at Priory Park, Reigate;	7	15	18	9	49	

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	the pavilion at Tattenham Recreation Ground; and Redstone Cemetery Mess Room, Redhill						
SIP(2)-10	Renewable (Solar) Energy infrastructure at nine of R&B Council's buildings	7	13	12	7	39	
SIP(2)-11	Redhill Memorial Park upgrade to play area and outdoor gym equipment	15	7	15	8	45	
SIP(2)-12	Holmesdale Hedgerows Biodiversity Opportunity Area (BOA) 3-year project to restore, protect and create 2km length of hedgerows between Redhill and Godstone (Reigate & Banstead Borough section only).	0	0	0	0	0	The bid was withdrawn by bidder 25 January 2023, due to changes in resourcing of the bidding organisation. Annual Reviews of SIP(2) can re-consider the project's delivery and funding position.
SIP(2)-13	Improvement of Horley Young People and Family Centre, The Old Fire Station, Albert Road, Horley through the provision of a new outdoor recreational area on part of the adjoining surface car park, with buggy and cycle storage, games markings, soft landscaping and outdoor seating, access ramp to the building, and installation of an electric vehicle charging point in the remaining car park area.	13	18	17	9	57	
SIP(2)-14	Improvements to the "Listed" air raid shelters at St Johns Primary School, Pendleton Road, Redhill to enable visits for educational, recreational and heritage purposes.	9	10	16	8	43	

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SIP(2)-15	Replacement or refurbishment and extension of Howard Close Sports Pavilion, Walton on the Hill	6	11	10	10	37	
SIP(2)-16	80 Solar Powered "Big Belly" compaction litter bins in various locations in the borough to replace existing standard street waste bins	8	12	15	7	42	
SIP(2)-17	Community safety improvements at Horley Recreation Ground by: 1) replacing the railings and extending them around the children's play area; 2) converting 10 street lamp heads in Horley Recreation Ground to LED lighting to improve energy efficiency, less environmental impact and cost -savings; and 3) installing a CCTV Tower to connect existing cameras to one central system controlled by Horley Town Council.	13	11	17	9	50	
SIP(2)-18	Sustainability improvements to Horley Town Council offices at The Albert Rooms, consisting of two electric vehicle charging points in the car park and building energy efficiency measures including double glazing, loft insulation and solar panels with battery storage, and construction of a ramp and side extension to provide more office space at Horley Town Council offices.	12	12	12	7	43	

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SIP(2)-19	Improvements to Michael Crescent Centenary Park, Horley by upgrading of the children's playground equipment, and replacement of existing derelict community building with a new community building and car park, and installation of CCTV inside the new community building and around the site.	9	11	15	9	44	The whole project was assessed, although funding is to be offered only for the playground element, but not for demolition of existing community building, professional fees, a replacement community building and car park with a larger footprint on land designated as Urban Open Space by DMP Policy OSR1.
SIP(2)-20	Resurfacing the car park at Church Road allotments, Sangers Drive; and resurfacing the service road at Langshott allotments, Ladbroke Road, Horley	10	10	16	8	44	
SIP(2)-21	Providing disability access to the rear of the building and improving the outdoor area at the rear of Salfords & Sidlow Parish Village Hall, Honeycrook Lane to increase its use.	7	9	18	8	42	
SIP(2)-22	Horley subway improvement consisting of hard landscaping, drainage improvements, electrical installations, and soft landscaping to improve the connectivity across Horley town Centre.	17	14	16	9	56	
SIP(2)-23	Expansion of the specialist unit for children with SEND at Dovers Green School (Academy), Rushetts Road, Reigate, to provide 8 additional provision for children with SEND.	12	8	14	14	48	
SIP(2)-24	Expansion of the specialist unit for children with SEND at St	13	8	14	14	49	

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	Matthews CofE Primary School (Academy), Linkfield Lane, Redhill to provide 13 additional provision for Children with SEND.						
SIP(2)-25	Expansion of Carrington School, Redhill, to provide to provide 40 additional SEND places for children on the school roll at Woodfield Secondary SEND School, Redhill	12	8	9	13	42	
SIP(2)-26	Expansion of Reigate Valley College, 82 Allingham Road, Redhill to provide 35 additional SEND school places on the school roll at Brooklands Primary SEND School, Alexander Road, Reigate.	12	8	9	13	42	
SIP(2)-27	Redhill Library Refurbishment Scheme, specifically for: - provision of two new meeting rooms (each accommodating 6 to 8 people) for councillor surgeries, to host pop ups of support organisations, and for business hire; - creation of flexible events space; - redesign of the reception area; - new flexible shelving; new IT work /study areas; and - increase in size of the children's library.	19	14	12	12	57	
SIP(2)-28	Shelvers Way Tadworth - Flood Alleviation and Public Realm Enhancement Scheme at	12	17	12	13	54	

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	Shelvers Way and surrounding streets						
SIP(2)-29	A240 Shared Footway / Cycleway north of junction with B2221 Great Tattenhams / Tattenham Way and provision of a toucan crossing on two arms of the junction of A240 and B2221 Great Tattenhams, Burgh Heath.	14	7	16	11	48	
SIP(2)-30	A23 Brighton Road northbound bus lane between junction with Church Road, Earlswood and Mill Street, Redhill	14	13	10	14	51	
SIP(2)-31	A23 Bonehurst Road southbound bus lane between junction with Salbrook Road and Cross Oak Lane, Salfords	12	12	10	14	48	
SIP(2)-32	A23 Brighton Road Bus Priority Infrastructure between junction with Brook Road and Mill Street / Hooley Lane	14	11	10	14	49	
SIP(2)-33	Cycle Corridor between Redhill and Reigate: Phase 1 - Redhill station to A25 Station Road / Linkfield Lane roundabout (LCWIP Cycle Corridor 8)	13	13	9	12	47	
SIP(2)-34	Active Travel Corridor (cycling and walking) between Horley station and Westvale Park: Phase 1 - Horley railway station to junction of Vicarage Lane and Lee Street (LCWIP Cycle Corridor 18 sections 1-8 / Walking Corridor 16 sections 1-13).	15	13	10	12	50	

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SIP(2)-35	Two all-weather sports pitches, a MUGA pitch, hard play area with netball court, car park, a new internal access road with vehicle access from A217 Cockshot Hill, and pedestrian access from Hornbeam Road, with hard and soft landscaping and off-site highways works as part of the relocation of Reigate Priory Junior School to land at Woodhatch Place, 11 Cockshot Hill, Reigate, to provide a 5-form entry junior school.	10	4	10	7	31	The amount of CIL funding required as a proportion of that available in 2023-2027 (over one quarter) is disproportionate to the benefits of the project to the borough.
SIP(2)-36	Improvements to A23 junction with Three Arch Road and Maple Road, South Earlswood	18	18	16	13	65	
SIP(2)-37	Improvements to the junction of A217 Cockshot Hill / Dovers Green Road with Woodhatch Road (A2044) and Prices Lane, Reigate	12	11	9	4	36	<p>The amount of CIL funding required as a proportion of that available in 2023-2027 (over one quarter) is disproportionate to the benefits of the project to the borough. RBBC considers it should not fund the majority of this scheme's cost.</p> <p>Whilst RBBC supports the principle of improving this junction, and a limited amount of strategic CIL funding was offered (subject to match funding) in the first SIP to improve walking, cycling and junction infrastructure as part of a wider project (Greater Redhill Sustainable Transport Project Phase 2), this junction improvement project has increase significantly in scope and cost over the past year.</p>

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							<p>The current project design option preferred by the bidder, SCC, involves a significant land take, and supports the relocation of Reigate Priory School to the north of this junction.</p> <p>The current proposed design option is at a relatively early stage in design, and has not been subject to initial public consultation.</p> <p>Any junction improvement scheme design to benefit from CIL funding would need to focus on improving highways safety and capacity, including to support the allocated urban extension development sites close by.</p> <p>RBBC and SCC will continue to work together to improve this junction, and in future a design solution may be suitable to support with CIL funding.</p>
SIP(2)-38	Signage and Wayfinding for Horley High Street and surrounding town centre streets	6	12	11	13	42	
SIP(2)-39	Horley High Street Public Realm Improvements	6	15	12	14	47	
SIP(2)-40	Merstham Recreation Ground refurbishment	12	20	13	10	55	
SIP(2)-41	Mobile midwifery hub To be stationed at East Surrey Hospital (RH1 5RH) will be where the unit is stationed when not out in the community	12	12	20	10	54	

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SIP(2)-42	Refurbishment of the backstage area at Harlequin Theatre, Redhill	10	11	15	8	44	
SIP(2)-43	Creation of a Community Gallery Space at Harlequin Theatre, Redhill	10	10	15	8	43	
SIP(2)-44	Creation of dance studio for hire at Harlequin Theatre, Redhill	10	9	15	7	41	
SIP(2)-45	Creation of a recording studio for hire at Harlequin Theatre, Redhill	10	9	15	8	42	
SIP(2)-46	Refurbishment of the Lower Foyer at Harlequin Theatre, Redhill	10	10	15	8	43	
SIP(2)-47	Harlequin Theatre digital signage and lighting upgrade	8	6	15	6	35	
SIP(2)-48*	Refurbishment of Council-owned tennis courts across the borough, including lockable gates and booking requirement (Option with funding from the Lawn Tennis Association's Tennis Parks Renovation Fund)	12	13	13	14	52	
SIP(2)-49*	Refurbishment of Council-owned tennis courts across the borough (Option with RBBC-funding only)	12	16	19	8	55	Bids 48 and 49 are for the same sites, and are "either / or" bids, so both bids are not needed.
SIP(2)-50	Pond de-silting of five Council-owned watercourses across the borough at: Priory Park Pond, Reigate; Frenches Pond, Redhill; Earlswood Lakes, lower lake, Earlswood; Earlswood Common, upper lake, Earlswood; and Mere Pond, Walton-On-The-Hill.	7	11	16	9	43	

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SIP(2)-51	High Voltage cable at East Surrey Hospital	12	5	9	3	29	
SIP(2)-52	Children's (paediatric) Emergency Department (ED) development at East Surrey Hospital	12	7	12	8	39	The amount of CIL funding required as a proportion of that available in 2023-2027 is disproportionate to the benefits of the to the borough.
SIP(2)-53	Switch over from analogue to digital to provide continued Warden Call system and landlines, as well as free wi-fi connection at Raven HT's elderly people's homes across the borough including Banstead, Tadworth, Merstham, Redhill, Reigate, and Horley.	0	0	0	0	0	The bid was " screened out ", as although the introduction of digital infrastructure in these existing homes would be suitable infrastructure for spending strategic CIL funding on, as digital infrastructure is on the Councils "Infrastructure List" in its published Annual Infrastructure Funding Statement (AFIS), the project would not "support development" in the area as the homes exist already, and improving them in this way would not support development. The project is considered to have great benefits to the residents, but CIL is not suitable funding for this.
SIP(2)-54	a) Installation of 247 Electric Vehicle (EV) Chargers for residents and 20 rapid Chargers for Raven's operatives, and Increase in the number of off-street parking spaces where needed at approximately 30 sites, including installing flood mitigation measures where needed at Raven Housing Trust blocks in the Borough that have at least 6 dwellings.	12	7	14	8	41	The main element of the bid was " screened out " – as although providing electric charging vehicle points in off-street car parks of flats is "infrastructure" included on the Council's "Infrastructure List", as the EV Chargers are proposed for existing homes, the project would not "support development" (the existing flats are not themselves infrastructure).

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							However, providing additional off-street parking spaces for existing flats which currently have insufficient parking will reduce on- street parking, so supporting development, and it was this element of the bid only that was assessed.
SIP(2)-55	Photovoltaic (PV) Panels and Battery Storage installation at various locations across the Borough at 180 of Raven's poorest performing energy efficiency properties	0	0	0	0	0	This bid was "screened out" , as although a type of infrastructure – installation of solar panels (sustainably and climate change) is on the Council's "Infrastructure List", the proposal is to install these at existing homes, where they would not support development of the area. Despite the bid form including "to lower the electricity demand in the area" as one of the project's aims, which it contends "supports development", we consider this to be too indirect and marginal to support development.
SIP(2)-56	Redhill High Street Public Realm improvements	13	14	5	8	40	
SIP(2)-57	Wall House Surgery, Yorke Road, Reigate - reconfiguration to provide two additional clinical rooms	10	3	0	0	13	
SIP(2)-58	Banstead Horseshoe Development	8	0	0	0	8	

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SIP(2)-59	Upgrading of the Mix Kitchen at The Merstham Mix Cafe, The Hub Community Centre, Portland Drive	12	12	17	10	51	
SIP(2)-60	A new community hub at the Westvale "Faith Site", Killick Road, Westvale Park, Horley	11	6	8	5	30	
SIP(2)-61	Conversion of one of the four outdoor 3G football pitches to a Multi-Use Games Area (MUGA) with new fencing, and replacement of floodlights with LEDs on the four outdoor pitches at Tadworth Leisure and Community Centre.	9	10	10	8	37	
SIP(2)-62	Re-instatement of all-weather paths on Earlswood Common – <u>Phase 1</u> - Reinstatement of three footpaths on Earlswood Common (total of approximately 1.43km length and 1.5m wide) with porous all-weather surfaces, and provision of 6 "Sheffield" style cycle stands at Abinger Drive car park and 6 at the Lower Lake car park. <u>Phase 2</u> - Changes to the Byelaws of Earlswood Common and related new signage to permit cycling across Earlswood Common subject to agreement from RBBC (as land owner) and Earlswood Common Management Steering Group and inclusion in Earlswood Common Management Plan.	9	7	10	7	33	

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SIP(2)-63	Segregated showers and new water heaters at Reigate Rugby Club, Colley Lane	8	6	16	3	33	
SIP(2)-64	Drainage improvements to Pitch 1 and Pitch 2 at Reigate Rugby Club Grounds, Eric Hodgkins Memorial Ground, Colley Lane, Reigate	10	13	17	10	50	
SIP(2)-65	Development of Club House at Reigate Priory Lawn Tennis Club, Green Lane	0	0	0	0	0	Bid was withdrawn by the bidder 25 Oct 2022, due to lack of match funding from other bids.
SIP(2)-66	To build either one Padel tennis court or 2 Pickleball Courts at Chipstead Tennis Club, High Road	8	7	14	6	35	
SIP(2)-67	To install a Full Size Floodlit 3G Artificial Turf Pitch at Oakwood School, Horley	16	15	19	13	63	
SIP(2)-68	Solar energy and battery backup for Smallfield Surgery energy requirements at Smallfield Surgery, Wheelers Lane, Smallfield	10	5	10	6	31	
SIP(2)-69	New security fencing, and a new car park to be located between the existing car park and tennis court to provide for increased use by the club and local community, associated with the conversion of the grass football pitch into a 3G synthetic turf pitch at South Park Sports Association, Whitehall Lane, Reigate	12	11	15	9	47	

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SIP(2)-70	Building a New Scouting Home for Earlswood 2nd Reigate Scout Group at Woodlands Road, Earlswood	10	18	11	12	51	<p>Provision of housing, a new scouting headquarters and car parking are proposed to be built on land designated as Urban Open Space (under DMP Policy OSR1) in order for the landowner to release the land needed for re-development of a Scout Headquarters.</p> <p>CIL cannot be used to re-provide the existing community building to encourage the landowner to "give" the land to the Scouts subject to planning permission for a new community building and new access road and houses on the remaining land designated as Urban Open Space.</p>
SIP(2)-71	Resurfacing of the cinder athletics track at Battlebridge Recreation Ground, Battlebridge Lane, Merstham with a synthetic surface.	10	17	10	10	47	<p>Battlebridge Recreation Ground and the running track are owned by RBBC, and the bidding organisation uses the track under licence two evenings a week.</p> <p>However, due to the open nature of the site and maintenance liabilities, it has not been possible to agree the required level of maintenance of the track if it is re-surfaced (even if the funding required for maintenance for the whole of this SIP period is offered from CIL funding), due to potential for accidental damage and / or vandalism. The track cannot be fenced in unless a code control gate is installed with entrance codes given by an App, as it is within a public recreation ground.</p>

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							Potential through annual SIP Reviews to consider a workable solution.
SIP(2)-72*	Replacement of floodlights at Battlebridge Recreation Ground, Battlebridge Lane, Merstham (Phase 2 - only when / if the running track has been re-surfaced, as Phase 1 already completed)	10	11	15	7	43	This would have been included in SIP(2) had 71 been included. The bidder will only undertake and maintain (at their expense) this project if bid SI(2)-71 is successful. Should a solution be found to the maintenance issue, allowing SIP(2)-71 to be funded through an Annual SIP Review, this related project could also be re-considered.
SIP(2)-73	Replacement of existing Salfords cricket club pavilion at Petridgewood Common, Woodhatch Road, Redhill with a new single storey timber cricket pavilion clubhouse (Project Phoenix)	9	9	11	11	40	
SIP(2)-74	Investment in a new Advanced Skills Technology Centre at East Surrey College, Gatton Point South, Redhill for the delivery of advanced and higher technology skills	14	15	6	7	42	The amount of CIL funding required as a proportion of that available in 2023-2027 is disproportionate to the benefits of the to the borough.
SIP(2)-75	Modular operating theatre at East Surrey Hospital	12	9	15	8	44	The amount of CIL funding required as a proportion of that available in 2023-2027 is disproportionate to the benefits of the project to the borough.