**i. Executive Summary**

Since the year 2000, the people of Cranbrook have repeatedly expressed their consensus that the town urgently requires a new community centre. Successive Parish Councils have tried to advance this project – see Appendix 1.

Finally, in 2019, land was donated for this purpose, and an adjacent strip of land purchased by the council, enabling a substantial development on council land. (Appendix 2)

This outline business case results from extensive community engagement in which varying views both for and against a development have been expressed.

The preferred case in this OBC recommends that:

- The new facility houses both a community centre, public toilets, a new library and also a multi-GP medical centre, all leading on to the green space of the Crane Valley.

- This becomes a high footfall focal point for the community, accessible to all, close to the main car parks and green space in the centre of the town.

- A group of local people and organisations is brought together as a trust to run the building through a charity.

- All building designs remain subject to public comment as the project progresses, to ensure parishioners continue to be consulted.

- The Parish accommodates GP primary care services in the form of a multi-GP medical centre on the site. The NHS would double as a provider of essential services to parishioners and a key financial contributor as an ‘anchor tenant’.

- The building would use the latest green technologies to minimise the environmental cost of running and construction of the building.

- Critically, whilst the Parish Council would take out a loan to enable construction, the total building costs must not involve any further rise in the current Parish Precept.

- Whilst this is a community project that does not seek commercial returns, it must at be at least cash neutral over its lifetime.

The project draws on current building costs of similar centres, rents, parish precept expectations to show a financially feasible model.