

Decision under Delegated Powers

Officer Making the Decision

Head of Cleansing and Open Spaces

Recommendation

That the sum of up to £50,197.04 of section 106 monies that has been received as a contribution towards the provision of youth / adult recreation facilities in Hathern is committed to provide funding towards the creation of additional community space at Hathern Village Hall. The monies will either be paid to the Parish Council or directly to the Village Hall Management Committee.

Reason

To enable section 106 monies that has been received for the provision of youth / adult recreation facilities in Hathern to be spent.

Authority for Decision

Authority to pay over Section106 monies in respect of non-housing items received by the Borough Council as the responsible authority, but which will not result in expenditure by the Council and where the Head of Service has been determined to be the relevant Head of Service by the Head of Finance and Property Services. (item 8 of the delegations to Heads of Service in section 8.3 of the Constitution)

(For the Head of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirements set out in the S 106 agreement and have written confirmation from the relevant body that the monies will be used for their intended purpose).

Decision and Date

Approved



Matt Bradford – Head of Cleansing and Open Spaces
21st January 2022

Background

Under the provisions of the Corporate Plan to 2020 - 24, there is a commitment to ensure that a growth in homes and infrastructure benefits residents through improved services and facilities.

Planning agreements negotiated with developers and land owners under Section 106 of the Town and Country Planning Act 1990 (as amended) provide a vehicle for the delivery of contributions towards infrastructure, facilities and amenities which should be:

- Necessary to make the development acceptable in planning terms
- Directly related to the development
- Fairly and reasonable related in scale and kind to the development

Detail

Within Hathern there are a number of section 106 agreements that have been negotiated, with contributions for Children's Play and Youth and Adult Recreation and Community Facilities Contributions.

Hathern Parish Council, in conjunction with the Hathern Village Hall Committee have been working on a scheme to create additional community space on the first floor of the Hathern Village Hall, recognising that the population of Hathern is expanding and there is additional demand / request for use of space at the existing facility.

The Hathern Recreation Association (HRA) is a long standing village community organisation with charitable status. It owns and manages Hathern Village Hall. Its constitution commits the HRA to running the Village Hall for the benefit of local residents providing "amenities for social, athletic and academic pursuits". The Parish Council, along with others, have formal representation on its managing committee and these organisations work together in developing this facility for wider community use.

The Village Hall is widely used by a range of community groups and organisations for a wide range of activities, including mother and baby classes, aerobics classes, self defence, line dancing, yoga, singing group, Bridge Club, Gardening Group and the WI. The Village Hall Committee recognise the growing demand for space and the need to make as effective use of all the space as possible.

The Village Hall Committee and the Parish Council have been in dialogue with the Borough Council about this project for some time. The estimated costs of the scheme are in the region of £50 – 60,000 and will be finalised as part of the seeking quotes process.

Officers are satisfied that the scheme meets the criteria for the use of the section 106 monies. The money will not be released until invoices have been received to ensure verification that the money has been spent. It is anticipated that phased payments will be made which will also cover project management and technical costs and construction costs.

Some information has been provided in relation to this project, but further information will be provided before any monies are released including draft

business plan, various technical reports, evidence of security of tenure, confirmation of the management arrangements for the facility.

Section 106 Monies

The following section 106 monies will be utilised towards the schemes :

PA No	Location	Contribution
P/13/1343/2	Land off Derby Road	£50,197.04 – youth / adult recreation
		Total - £50,197.04

Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to either Hathern Parish Council or the Hathern Village Hall Committee.

It is anticipated that the payments will be made in instalments. Payment will be made on receipt of invoices and confirmation that the scheme is progressing.

The additional monies towards the scheme will need to be added to the Capital Plan and will be included in the next Capital Amendment Plan.

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
All funding not in place	Low	High	Monies will not be released until all funding in place and scheme is affordable
Scheme is over budget	Low	Medium	Tenders to be received, Value engineering to be undertaken

Key Decision: No
 Background Papers Draft Section 106 proforma
 Evidence re Security of Tenure