

Decision under Delegated Powers

Officer Making the Decision

Head of Neighbourhood Services

Recommendation

That the sum of £31,740.64 of section 106 monies that has been received as a contribution towards the provision or enhancement of children's / youth / adult recreation facilities and public art in Woodhouse Eaves is paid to Woodhouse Parish Council for improvements to Woodhouse Eaves Village Hall.

Reason

To enable section 106 monies that have been received for the provision or enhancement of children's / youth / adult recreation facilities and public art in Woodhouse Eaves to be spent.

Authority for Decision

Authority to pay over Section 106 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 on page 8-15)

(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

Julie Robinson 17.6.15

Background

Under the provisions of the Corporate Plan to 2012 - 16, there is a commitment to promoting physical and economic growth and promote development across the Borough including new homes and supporting infrastructure. In addition the Corporate Plan makes a commitment to protect

and enhance green and open spaces and support the creation of play facilities / improved community 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 reasonably related in scale and kind to the development proposed and necessary to discharge fully the policy expectations of the Development Plan.

Detail

During the past couple of years there have been several housing developments within Woodhouse Eaves, with a number of section 106 agreements having been negotiated, with contributions for Children's and Youth and Adult Recreation provision and for public art provision within the area.

Officers have been working in partnership with Woodhouse Parish Council to identify projects that the identified section 106 monies could be used towards. One of the identified projects is for an extension and improvements to Woodhouse Eaves Village Hall. The project will erect an extension to the village hall, following demolition of the old wooden hut.

A condition survey of the wooden hut identified significant deterioration and the need to replace it. There has been significant community consultation and fund raising towards the project.

Woodhouse Eaves Village Hall is well used on a daily basis including preschool group, a playgroup, dance groups and a range of community groups and also is used as the local Scouts' home.

The Parish Council has been out to tender. Tenders have been received. The Parish Council propose to accept a tender of £179,000. The Parish Council propose to include the public art element into the tender of the building. Planning permission has been granted for the scheme.

The site is on the King George's Field (Charity no. 1087237) for which the Parish Council is the sole trustee as landowner.

The cost of the overall scheme is £179,000 plus VAT, which is to be funded from £31,740.64 of section 106 Monies and various other external funding grants along with Parish Council funding and monies that have been raised locally. The Parish Council have committed to providing any shortfall if required.

Officers are satisfied that the scheme meets the criteria for the use of the section 106 monies. The money will not be released to the Parish Council until the scheme has been completed and appropriate invoices have been received to ensure verification that the money has been spent on the intended purpose. Payments may be made in instalments subject to the Parish Council proving expenditure and depending on cash flow of the project.

Woodhouse Parish Council has provided information in relation to this project, including confirmation that they will be responsible for ongoing maintenance.

Section 106 Monies

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

PA No	Location	Contribution
P/11/0764/2	Land at Forest Road, Woodhouse Eaves	£11,726 – Children’s Recreation provision
P/11/0764/2	Land at Forest Road, Woodhouse Eaves	£12,254.64 – Public Art
P/11/0764/2	Land at Forest Road, Woodhouse Eaves	£7,760 - Youth / Adult Recreation
		Total - £31,740.64

Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to Woodhouse Parish Council and the monies have been received from the developers listed above.

Payments will be paid on receipt of invoices and confirmation that the scheme is completed. Payments may be made in instalments on proof of expenditure and depending on cash flow.

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	Confirmation received that all funding in place
Scheme is over budget	Low	Medium	Tenders received, Resources already received. Contingency included

Key Decision:
Background Papers

No
Woodhouse Parish Council, Scheme details and Tender Documents Appraisal
Letter & e-mails from Woodhouse Parish Council
Copies of Planning Permission
Budget Breakdown

