

Decision under Delegated Powers

Officer Making the Decision

Head of Contracts (Leisure, Waste and Environment)

Recommendation

That the sum of £90,896.80 of section 106 monies that has been received as a contribution towards the provision of Youth/Adult Recreation Facilities in Anstey is paid to Anstey Parish Council to provide match funding for the extension and redevelopment of Jubilee Hall, Staddon Road, Anstey.

Reason

To enable Section 106 monies that have been received for the provision of youth/adult recreation facilities in Anstey 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 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 S106 agreement and have written confirmation from the relevant body that the monies will be used for their intended purpose).

Decision and Date

Approved 15th May 2023



Matt Bradford
Head of Contracts (Leisure, Waste and Environment)

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 Anstey there are a number of Section 106 agreements that have been negotiated, with contributions for children's play, open space, youth and adult recreation.

Anstey Parish Council have been working on several schemes to improve community facilities, including the strategic provision of additional youth and adult recreational facilities within the village to meet an identified local need.

Anstey Parish Council have completed a Feasibility Study and consulted widely on the proposals for a community building. A steering group has been set up in the community and there is strong support for the project. Ward Councillors have been consulted and are supportive.

The Parish Council propose to redevelop Jubilee Hall to extend the current building, doubling the size of the existing hall and provide a new second multi-functional hall. The extension will also create additional storage and office space for community use. The works include reconfiguration of the existing building layout to maximise space and functionality. The scheme will benefit a wide range of users and community groups who use the building for a variety of activities and meetings. The additional capacity created will accommodate twice current usage and bookings.

Anstey Parish Council have been successful in securing £524,000 from the UK Shared Prosperity Fund towards the project. The overall estimated project costs are in the region of £800,000. Cost estimates have been provided by a Quantity Surveyor and the works are currently in the process of being tendered. The Parish Council has allocated £200,000 of its reserves to the project and has secured £15,000 from the Scouts. Following receipt of tenders the budget will be reviewed and other sources of funding sought if required e.g. Public Works Loan.

Officers are satisfied that the scheme meets the criteria for the use of the section 106 monies. The money will not be released to Anstey Parish Council until invoices have been received to ensure verification that the money has been spent.

Anstey Parish Council has provided information in relation to this project including s106 proforma, details of Planning Application, confirmation of funding and the management arrangements for the facility.

Section 106 Monies

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

PA No	Location	Contribution
P/13/2510/2 & P/14/0198/2	Land adj to Gynsill Court, Gynsill Lane, Anstey.	£47,817.70 – Youth/Adult Recreation contribution
P/18/0284/2	Gynsill Court Gynsill Lane Anstey	£43,079.10 – Youth/Adult Recreation contribution
		Total - £90,896.80

Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to Anstey Parish Council.

Payment will be made on receipt of invoices and confirmation that works have been completed.

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

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
All funding not in place	Low	Medium	All s106 monies received. Confirmation of match funding.
Scheme is over budget	Low	Medium	Fixed price contract. Contingency sums included.

Key Decision: No
Background Papers Section 106 proforma