

Decision under Delegated Powers

Officer Making the Decision

Head of Neighbourhood Services

Recommendation

That the sum of £40,000 of section 106 monies that has been received as a contribution towards the provision of youth / adult recreation play is paid to Queniborough Parish Council to build a new community / scout hall.

Reason

To enable section 106 monies that has been received for the provision of children's / youth recreation and children's play in Queniborough 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 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 16/7/19

Background

Under the provisions of the Corporate Plan to 2016 - 20, there is a commitment to ensure that a growth in homes and infrastructure benefits residents through 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 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 Queniborough there has been a number of section 106 agreements that have been negotiated over time, with contributions for Children's Play, Youth and Adult Recreation, and community facility provision.

Queniborough Parish Council has been working with the local scout group to look at providing a new scout / community hall for some time and have undertaken a range of consultation. The Parish Council have identified the need for additional community facilities to enable local groups to take part in a range of activities. The current Scout building is at the end of its useful life and it the provision of a joint building seemed to fit both needs.

The Scouts / Queniborough Parish Council have been out for a range of quotes for various options.

The cost of the new building is in the region of £125,700, although a current value engineering / revised quote exercise is in process. The building is to be funded by section 106 monies, £50,000 from The Bailey Will Trust, local fund raising, contributions from local business and any shortfall will be underwritten by the Scout Association.

A Community use Agreement has been drafted and signed between the Queniborough Scouts and the Parish Council regarding community access to the building which is secured for a minimum of 20 years including for clawback if the agreement is reneged on.

Planning permission has been obtained and copies of the proposed scheme and quotes have also been provided.

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 Queniborough Parish Council until appropriate invoices have been received to ensure verification that the money has been spent.

Queniborough Parish Council have provided information in relation to this project including design drawings, evidence of security of tenure and associated costings.

Section 106 Monies

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

PA No	Location	Contribution
P/14/0393/2	Land at Millstone Lane	£40,000 – youth / adult recreation (£31,306 balance remains)
		Total - £40,000

Financial Implications

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

Payment will be made on receipt of invoices and confirmation that the scheme is 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	High	Monies will not be released until all funding in place and scheme is affordable
Scheme is over budget	Low	Medium	Quotes received and within budget

Key Decision:
Background Papers

No
Section 106 proforma, designs and copies of information provided
Evidence re Security of Tenure & planning permission

