

Decision under Delegated Powers**Officer Requesting Decision**

Developer Contributions Monitoring Officer

Officer Making the Decision

Head of Planning and Growth

Recommendation

That the sum of £10,845.71 of section 106 monies that has been received as a contribution towards the provision of providing, extending, or adapting premises to support policing purposes. The contribution will be paid to Leicestershire Police as a contribution towards reimbursing costs for the ongoing extension and refurbishments to the Firearms Building located at Leicestershire Police Headquarters, Enderby.

Reason

To enable section 106 monies that have been received for the provision of providing, extending, or adapting premises to support policing purposes in Charnwood to be spent.

Authority for Decision

There is a delegation in the Constitution to all Heads of Service “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 by the Head of Finance and Property Services” (Item 8 on Page 8-15)

For all Heads of Service to approve the release of funds they must be satisfied that the works to be carried out fulfil the requirement as set out in the section 106 agreement and have written confirmation for the relevant body that the monies are used for their intended purpose. Any unspent monies after 5 years of receipt by the Borough Council shall be returned to the developer as per the relevant clause within the section 106 agreement.

Decision and Date

22 April 2024

Background

Planning permission was granted for up to 270 dwellings at land off Hathern Road, Shepshed (P/14/1687/2) including a Section 106 agreement that made provision for a police contribution of £112,178.00 + indexation towards the provision of measures to help reduce crime in the vicinity of the Development.

The contribution is solely for the purposes of extending existing premises at Syston, Loughborough or Enderby and towards obtaining or improving existing policing infrastructure the need for which arises from the Development and for no other reason.

The Officer's report considered comments made by Leicestershire Police who requested £112,178 towards the upgrade of premises and equipment to ensure the costs of servicing the development whilst maintaining current levels of service do not divert current policing resources.

The Police assert that without the necessary contributions the developments will be unacceptable in planning terms. The lack of capacity in existing infrastructure to accommodate the population growth and associated demands occasioned by the development means that it is necessary for the developer of the site to provide a contribution so the situation can be remedied.

Subsequent to the above planning permission, Leicestershire Police have undertaken works to extend and refurbish the Firearms Building at Leicestershire Police Headquarters in Enderby. The extensions are to provide additional capacity to meet current policing needs for a growing population. In particular, the Firearms Building provides the operational and training elements of the forces armed response unit which is critical to the 24/7 response function. The building also houses the welfare facilities which are currently not sufficient to manage the number of staff currently employed and extension is necessary to accommodate additional policing requirements. Senior Trained Officers, Training management and administration have expanded to reflect the increase in trained staff and force demand. Staff involved in these functions are based within the armed policing building which cannot meet the current capacity demand and the extension and refurbishment is necessary to provide the nationally required standard of policing to support the development of the site.

Phase 1 of the extension and refurbishment project included creating a new larger office area for staff, phase 2 entailed the creation of a larger rest room and the renovation of the kitchen area to accommodate the growing number of officers.

The total cost of the project, as tendered, amounts to £278,000, with the police force seeking a contribution of £112,073.28 from Charnwood Borough Council. An initial payment of £41,698.32 has been disbursed for the completion of phase 1, with a subsequent payment for £70,374.96 to finalise phase 2.

A final contribution of £10,845.71 is now requested and will be allocated towards Phase 3 of the project, focusing on alterations to the locker areas. This phase will involve removing the old substandard lockers and replace them with new, improved standard mechanical digital lock with key override lockers. Additionally, there will be additional lockers installed to serve the needs of additional staff. This investment aims to enhance the functionality and security of the locker areas for the benefit of the police force.

Application	Purpose	Amount	Expiry date
P/14/1687/2 – Land at Hathern Road, Shepshed	Apply the Police Contribution solely for the purpose of extending existing premises at Syston, Loughborough or Enderby and towards obtaining or improving existing policing infrastructure the need for which arises from the Development and for no other reason whatsoever;	£10,845.71	25/11/2024
	Total	£10,845.71	

Financial Implications

The money has been received and there are no financial implications for Charnwood Borough Council.

The existing capital scheme, Z886 - Firearms Building - Leicestershire Headquarters, Enderby, will be increased by £10,845.71 and added to the Capital plan in 2024/25.

Risk Management

Risk Identified	Likelihood	Impact	Overall Risk	Risk Management Actions Planned
			Very Low (1 - 2)	

Key Decision

No

Background Papers

All contained on planning files P/14/1687/2