

Decision under Delegated Powers

Officer Making the Decision

Head of Cleansing and Open Spaces

Recommendation

That the sum of £22,300.88 of Section 106 monies that has been received as a contribution towards Environmental Improvements in Syston under Planning Permission P/04/3552/2 be paid to Syston Volunteer Centre towards the creation of a Community Garden at Glebe Way, Syston.

Reason

To enable Section 106 monies that have been received towards Environmental Improvements in Syston 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

APPROVED

 6/8/18

MATT BRADFORD - HEAD OF CLEANSING AND OPEN SPACES.

Background

Under the provisions of the Corporate Plan 2016 - 2020, there is a commitment to ensure that a growth in homes and infrastructure benefits residents through improved community facilities, affordable housing and superfast broadband. In addition the Corporate Plan makes a commitment to protect and enhance green and open spaces and support the creation of open spaces, encouraging healthy lifestyles through the delivery and promotion of sporting and recreational facilities.

Land at Glebe Way, Syston was adopted by the Borough Council on 15th June 2018. Adoption of the land and its subsequent lease to Syston Volunteer Centre provides an opportunity to secure and enhance this part of the Watermead Regeneration Corridor, creating links between existing areas of natural open space and enhancing the area for local residents.

The Council is currently finalising a 15 year lease of the land (at a peppercorn rent) with Syston Volunteer Centre. On completion of the Lease Agreement Syston Volunteer Centre will create a community garden and manage and maintain the land with the support of volunteers.

Detail

Syston Volunteer Centre has been working on the provision of a Community Garden in Syston for some time. The land at Glebe Way was identified as a suitable site and the Council has worked with the Volunteer Centre to agree its adoption (to the Council from David Wilson Homes) and lease (to Syston Volunteer Centre).

Syston Volunteer Centre is in the process of tendering the works. The total project costs are in the region of £173,000. The Volunteer Centre have secured £50,000 towards the project and employed a fundraiser to secure additional resources. The nature of the project means that works can be phased according to funds available.

The £22,300.88 of Section 106 monies will be used to fund the creation of the Community Garden and wildlife meadow at the site. The £22,300.88 contribution shall be used towards:

- The cost of constructing the Community Garden, including raised bed allotments, sensory garden, wildflower meadow, area for socialising and associated landscaping works;
- The cost of securing the land and boundary treatments i.e. hedgelaying, tree works, fencing and entrance improvements;
- The cost of infrastructure and access improvements, including paths and hard landscaping works;

Officers are satisfied that the scheme meets the criteria for the use of the Section 106 monies. The money will not be released to Syston Volunteer Centre until appropriate invoices have been received to ensure verification that the money has been spent. It is anticipated that phased payments will be made.

Section 106 Monies

PA No.	Location	Contribution
P/04/3552/2	Glebe Way - Syston	£22,300.88 – Environmental Improvements
		Total - £22,300.88

Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to Syston Volunteer Centre.

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

There is currently a scheme in the Capital Plan for £22,300.88 for Syston Community Garden.

Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
All funding not in place.	Low	Medium	<p>Syston Volunteer Centre is a well-established group with a good track record of securing funding.</p> <p>A phased project plan is proposed with works carried out as funding becomes available.</p> <p>A lot of the work will be completed by volunteers.</p>
Syston Volunteer Centre unable to fulfil obligations of 15 year lease	Low	High	<p>Formal agreement by Syston Volunteer Centre to take on 15 year lease of land prior to adoption.</p> <p>Syston Volunteer Centre is a well-established group with existing community assets and good track record of delivering projects.</p> <p>The Council will work to support the Volunteer Centre to secure funding and deliver elements of the project, supporting volunteer programmes through existing groups and contacts e.g. TCV, Wildlife Trust, Parish Council.</p>

Key Decision:
Background Papers

No
Section 106 Proforma, Syston Volunteer Centre
Community Garden Design Proposals
