

Decision under Delegated Powers

Officer Making the Decision

Head of Neighbourhood Services

Recommendation

That the sum of £6000 of section 106 monies that has been received as a contribution towards the provision of youth / adult recreation in Loughborough is paid to Grange Park Centre Charity towards the cost of a community centre.

Reason


To enable section 106 monies that have been received for the provision of a youth / adult recreation in Loughborough 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
17/9/18

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 Loughborough there are a number of section 106 agreements that have been negotiated, with contributions for Children's Play, Youth and Adult Recreation, community facility provision and Public Art.

Grange Park Centre Charity have been working with the community and the Borough Council on providing a community centre on land allocated within the Grange Park Development for some considerable time and have undertaken a range of consultation.

Grange Park Centre was registered as a charity in 2014. A feasibility study and assessment of community need, and a consultation in Loughborough Shelthorpe South and Loughborough Woodthorpe consisting of questionnaires to household and public events, highlighted that there are limited community spaces within the locality and that this has limited community cohesion and contributed to issues over the years.

The Grange Park Centre Project Group is made up of representatives of two local residents associations, the Shelthorpe Community Association and the Haddon Way Residents Association. These groups have been established for many years. The two associations are working together as part of the Grange Park Centre Project Group to build a community centre which can run services to meet local needs and affect positive change. The Project Group has been awarded a £50,000 development fund from the Big Lottery towards the cost of putting together the plans and costings for delivery of the centre and associated project. They have also been successful in securing £500,000 from the Big Lottery Reaching Community Buildings grant fund.

It is anticipated that activities that will be run from the community centre will include: Youth groups, Skills/Training, Health and Fitness Activities, Counselling sessions, Parent and baby groups, Homework Club, Room hire for community groups, Private/corporate events etc

The total scheme costs are in the region of £640,926. The current proposal is an estimate from their Employers Agent, based on the current version of drawings provided by their architects. The organisation are currently reviewing the design and looking to reduce costs and are in the process of applying for additional monies towards the scheme.

Planning permission has been granted for the scheme 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 Grange Park

Centre Charity until appropriate invoices have been received to ensure verification that the money has been spent.

Grange Park Centre Charity 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/02/2109/2	Land at corner of Woodbrook Rd	£6000 – youth / adult recreation
		Total - £6000

These monies were previously allocated through Delegated Decision D066 – however this scheme did not progress and therefore the monies are being reallocated.

Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to Grange Park Centre Charity.

Payment will be made on receipt of invoices and confirmation that the scheme is completed or is in process.

The monies will be paid from revenue, as they are below the £10,000 threshold.

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: Yes
 Background Papers Section 106 proforma, designs and copies of information provided.
 Evidence re Security of Tenure

