

## Decision under Delegated Powers

### Officer Making the Decision

Head of Neighbourhood Services

### Recommendation

That the sum of £25,878 of section 106 monies that has been received as contributions towards youth and adult recreation in Loughborough is paid to Thorpe Acre Residents Association (TARA) towards the provision of a community hub building.

### Reason

To enable section 106 monies that have been received for the provision or enhancement of 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 22/8/16*

### 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. In addition the Corporate Plan makes a commitment to encourage healthy lifestyles for all our residents through physical activity opportunities and the provision of sports facilities and open spaces.

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 reasonably related in scale and kind to the development proposed and necessary to discharge fully the policy expectations of the Development Plan.

## **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.

TARA have been working in partnership with the Council and Thorpe Acre Scouts Association to provide a community hub facility for the benefit of the community and will provide a space for the development local activities and a meeting place for voluntary organisations. The gaps in service provision in the locality are activities for children and young people and the elderly living in the neighbourhood. There is a lack of such facility in an area which has significant issues linked to deprivation, low income and high levels of debt, poor health outcomes and economic activity.

TARA was set up in 2009 and is a non-political organisation made up of residents living in the Thorpe Acre ward in Loughborough. The main role of the Association is to deal with local problems, organise regular meetings, activities and events and identify ways the area can be improved to make it a better place to live. The group are properly constituted VCS organisation who has support from the Council to deliver in the community.

The Association seeks to ensure the views and interests of all residents are well represented and local needs are met. To achieve this they work to make improvements to:

- Local housing conditions
- Services in the community
- The local environment
- The quality of life of residents

The proposal is to purchase and install a modular building on land owned by Charnwood Borough Council and currently leased to Thorpe Acre Scouts Association. The proposal has been to the Council's Asset Management group on the 4<sup>th</sup> April 2016 and been approved. The anticipated cost of the building is £60,000. Quotes are currently being sought. TARA have already secured £20,000 Community Facility Grant from the Council and £15,000 from the Loughborough University Special Project Fund.

The estimated annual running costs for the Hub would be in the region of £6,500 (based on costs of Altogether Place and Marios Tinenti Centre), this would include any rent charges made by the Scouts for use of the land, utility bills and insurance and maintenance. The Council has allocated £6,500 to cover these running costs as part of the 2016/17 budget setting process.

## Section 106 Monies

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

PA No	Location	Contribution
P/08/0857/2	Land between Goods Yard Close and Station Ave	£25,878 – youth / adult recreation (leaves balance of £8,324.42)
		Total – 25,878

## Financial Implications

There are no financial implications for the Borough Council, the monies will be paid directly to Thorpe Acre Residents Association and the monies have been received from the developers listed above.

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

## Risk Management

Risk Identified	Likelihood	Impact	Risk Management Actions Planned
All funding not in place	Low	High	Confirmation received that all funding in place
Scheme is over budget	Low	Medium	Some quotes received, Resources already received.

Key Decision: No  
Background Papers Section 106 proforma  
Evidence re Security of Tenure

