

Decision under Delegated Powers

Officer Making the Decision

Head of Neighbourhood Services

Recommendation

That a further sum of £5,800 of section 106 monies that has been received as a contribution towards the provision or enhancement of children's play / youth / adult recreation facilities in Syston is paid to Syston Town Council for the redevelopment of Archdale Street Play Area.

Reason

To enable section 106 monies that have been received for the provision or enhancement of children's play / youth / adult recreation facilities in Syston 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 on page 8-15 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



18/8/14

Background

Under the provisions of the Corporate Plan to 2012 - 16, there is a commitment to promoting physical and economic growth and promote development across the Borough including new homes and supporting infrastructure. In addition the Corporate Plan makes a commitment to protect

and enhance green and open spaces and support the creation of play 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 reasonably related in scale and kind to the development proposed and necessary to discharge fully the policy expectations of the Development Plan.

Detail

During the past couple of years there have been several housing developments within Syston, with a number of section 106 agreements having been negotiated, with contributions for Children's Play facilities, Youth and Adult Recreation provision and for provision of and contribution to enhancement of open space within the area.

Officers have been working in partnership with Syston Town Council to identify projects that the identified section 106 monies could be used towards.

The following project has been identified locally and local consultation has been undertaken in relation to the scheme and feedback incorporated where practical and reasonable.

Redevelopment of Archdale Street Play Area

The provision of upgraded children's play facilities at Archdale Street has been identified as part of local consultation with young people and will enhance the range of play provision for local young people in the vicinity.

The proposals for the upgraded children's play area at the site have been designed following consultation with local children and young people by landscape architects and include new play equipment, a free play space, an adventure area and balance trail.

The scheme has been approved by Syston Town Council. The scheme has been cost estimated and is has been out to tender. The budget estimate for the scheme was circa £55,000, which includes for all professional fees, consultation costs, provision and installation of equipment and allocation of a 10% contingency budget.

DD25 14/15 was approved in June 2014 and allocated £50,000 of section 106 monies towards the project. The project costs at that time were approximately £55,000. Since that time the tenders have been received and range in price from £75,000 to £123,000. Some further work and cost reduction work has been undertaken and the final tender price is £65,600.

Archdale Street Play Area is owned, managed and maintained by Syston Town Council, who will maintain the play area going forward.

Syston Town Council own the freehold of Archdale Street Play Area.

The cost of the overall scheme is now £65,600 plus VAT. DD25 14/15 previously committed £50,000 from Section 106 Monies, this DD will increase this by an additional £5800 taking the section 106 contribution to £55,800. The Town Council have committed to fund their increased additional monies and have also committed to pay the design and consultation costs.

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 Town Council until the scheme has been completed and appropriate invoices have been received to ensure verification that the money has been spent on the intended purpose.

Syston Town Council has provided information in relation to this project, including confirmation that they will be responsible for ongoing maintenance.

Section 106 Monies

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

PA No	Location	Contribution
P/04/3552/2	Land at Barkby Lane	£771.67 Provision or enhancement of public open space – Recreation
P/04/3552	Land at Barkby Lane	£5028.33 Community & Recreation contribution (leaves balance of £61,874.32)
		Total £5800

Financial Implications

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

Payments will be paid 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.

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	Quotes received, Resources already received. Contingency

			included
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Key Decision:

Background Papers

No

Syston Town Council Archdale Street Play Area
Proposals and Proforma

Archdale Street Play Area Consultation
Information

Archdale Street Play Area Design and Budget
Estimates

Tender Analysis Documents