

Decision under Delegated Powers

Officer Making the Decision

Head of Neighbourhood Services

Recommendation

That the sum of up to £50,000 of section 106 monies that has been received as a contribution towards the provision or enhancement of children's play / youth / adult recreational facilities in Syston is paid to Syston Town Council for the redevelopment of Archdale Street Play Area, Syston. Payments will be paid on receipt of invoices and confirmation that the scheme is progressing and completed.

Reason

To enable section 106 monies that have been received for the provision or enhancement of children's play / youth / adult recreational 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 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



25.06.2014

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 / 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 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 costed and is currently due to go out to tender. The budget estimate for the scheme is circa £55,000, which includes for all professional fees, consultation costs, provision and installation of equipment and allocation of a 10% contingency budget.

The cost of the overall scheme is £55,000 plus VAT, which is to be funded from £50,000 of Section 106 Monies, with a £5000 contribution from the Town Council. In addition the Town Council have paid £3219 for design and consultation costs.

Approval is therefore sought for up to £50,000 of section 106 monies to be allocated and paid to the Town Council for this scheme.

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 Parish 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.

The scheme above utilises up to £50,000 of section 106 monies and meets the requirements of the section 106 agreements and a written statement has been obtained from the Parish Council that the money will be used for this purpose as stated in the authority and that the Parish Council will be responsible for the ongoing maintenance of the play area.

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

PA No	Location	Contribution
P/04/3552/2	Land at Barkby Lane	£45,400 Provision or enhancement of public open space (leaves balance of £771.67)
P/03/1995/2	Land at Brook St	£4600 – Childrens Play
		Total - £50,000 received

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. 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 external funding not in place	Low	High	Confirmation received that all funding in place
Scheme is over budget	Low	Medium	Quotes received, Resources already received

Key Decision: No
 Background Papers Syston Town Council Archdale Street Play Area Proposals and Proforma
 Archdale Street Play Area Consultation Information
 Archdale Street Play Area Design and Budget Estimates

