



# NEWARK & SHERWOOD DISTRICT COUNCIL

Report to: Strategy, Performance and Finance Portfolio  
Decision Date: 18<sup>th</sup> October 2024  
Portfolio Holder: Cllr. Paul Peacock  
Director Lead: Matt Lamb - Director of Planning and Growth  
Lead Officer: Cara Clarkson – Business Manager - Regeneration and Housing Strategy

| <b>Report Summary</b>                 |  |
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| <b>Type of Report</b>                 | Non-key decision   |
| <b>Report Title</b>                   | Use of Section 106 Community Facilities contribution for building improvements at Clipstone Village Hall.  |
| <b>Purpose of Report</b>              | To secure Portfolio Holder approval to use Section 106 contributions held by the District Council for building improvements at Clipstone Village Hall, Church Road, Clipstone.   |
| <b>Recommendations</b>                | <p>That part of a Section 106 contribution of £77,156.61 secured through agreement AG939 for community facilities for the benefit of and use of the people of Clipstone is de-committed from the Clipstone Regeneration Project and approved for payment to Clipstone Parish Council for priority improvements at the village hall to ensure the building remains ‘fit for purpose’, health and safety compliant and sustainable as a valuable community asset.</p> <p>That the Council’s Capital Programme is increased by £77,156.61, financed by Section 106 Agreement AG939 Community Facilities Contribution.</p>   |
| <b>Alternative Options Considered</b> | <p>The Section 106 receipts held under this agreement have to be spent on communal facilities in Clipstone in accordance with the S106 Agreement AG939. Furthermore, the contribution must be expended not later than 20<sup>th</sup> January 2025.</p> <p>Although this receipt was previously allocated to the former Clipstone Colliery site sports regeneration project as agreed by Cabinet at its 4<sup>th</sup> June 2024 as part of the wider Levelling Up project, it cannot be expended within the necessary timeframe determined by the Section 106 agreement and therefore, subject to approval, should be re-allocated to the Parish Council to deliver improvements that are deemed appropriate at the village hall.</p> |

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|                                  | <p>Accordingly, it is proposed that the District Council transfers the contribution to Clipstone Parish Council as owner of the village hall in order that the proposed works can be delivered in a timely manner in accordance with the Section 106 agreement.</p> <p>The Clipstone Colliery project remains an important part of the Levelling Up Fund 3 proposals, an update on which will be brought before a future Cabinet subject to Government announcements and project updates. This will include funding and any gaps and risks associated with delivery.</p> |
| <b>Reason for Recommendation</b> | To enable Clipstone Parish Council to deliver improvements at Clipstone Village Hall for the benefit of the local community.   |
| <b>Decision Taken</b>            | Complete at the time of decision.  |

## 1.0 Background

1.1 Newark and Sherwood District Council is currently holding a Section 106 contribution for community facilities through AG939 specifically for community facilities for the benefit of and use of the people of Clipstone. The Clipstone village hall is owned and managed by Clipstone Parish Council which has now requested financial support from the District Council to deliver a portfolio of priority improvements projects at the hall from S106 receipts held by the District Council.

1.2 The planned improvements at the village hall include:-

- Upgrading the toilet / washroom facilities,
- Upgrade all remaining lighting to LED and electrical distribution board,
- Replace internal and external fire doors,
- Kitchen and meeting room upgrade,
- ICT upgrades and new signage.

1.3 The works can be delivered within the agreed expenditure timescale of the S106 agreement and will make significant improvements to the building which is well used by a wide range of local community groups.

1.4 The transfer of S106 receipts to the Parish Council for the proposed improvements will:-

- Support health and wellbeing of the local community through providing an attractive meeting place to host social, health and fitness groups, and providing facilities for outreach services including Citizens Advice and DWP services which support residents from the age of 18 months through to pensioner age,
- Improve the village halls carbon footprint and green credentials,
- Futureproof the village hall, thus retaining a well utilised community facility,
- Reduce energy charges and allow hall hire rates to be kept at an affordable level for local community groups,

- Improve health and safety compliance requirements in relation to electrical and fire safety regulations.

## **2.0 Proposal**

2.1 It is proposed that part of the Community Facilities contribution of £77,156.61 currently held by the District Council, be transferred to Clipstone Parish Council to deliver the proposed improvement works at the village hall to deliver the benefits highlighted above and contribute to the Council's Community Plan Objective 1 'Improve Health and Wellbeing', Objective 6 'Reduce the impact of climate change' and Objective 7 'Celebrate and invigorate community spirit, pride of place and a sense of belonging'. It is further proposed that the Council's Capital Programme be increased by £77,156.61, financed by Section 106 AG939 Community Facilities Contribution.

## **3.0 Implications**

In writing this report and in putting forward recommendations officers have considered the following implications; Data Protection, Digital and Cyber Security, Equality and Diversity, Human Resources, Human Rights, Legal, Safeguarding and Sustainability, and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

### **3.1 Financial Implications – (FIN24-25/3911)**

3.1.1 The Community Facilities contribution with reference to the legal agreement AG939 has a balance of £80,956.61. This was previously committed to Clipstone Regeneration project at the Cabinet meeting of 4<sup>th</sup> June 2024. This cannot be expended within the necessary timeframe determined by the Section 106 agreement and therefore, subject to approval, should be re-allocated to the Parish Council to deliver improvements that are deemed appropriate at the village hall at a value of £77,156.61.

3.1.2 Due to the expenditure being Capital in nature, the budget and the expenditure for appropriate proposals and projects will be added to the Capital Programme, financed by the S106 receipts.

3.1.3 This will leave a balance of £3,800 which will be spent by the deadline on a scheme due to go to the S106 working group and will be covered under the S106 scheme of delegation.

### **3.2 Legal Implications**

3.2.1 The expenditure of the Community Facilities Contribution as outlined in this report complies with the requirements of the s106 Agreement dated 10 December 2014 (reference AG939).

3.2.2 Any transfer of funds to the Parish Council should be following the completion of a side agreement confirming the requirements of expending the money and requirements for repayment.

**Background Papers and Published Documents**

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972. Any documents that contain confidential information or personal information about individuals should not be included in this list.

None