



Report to: Cabinet Meeting: 20 January 2026

Portfolio Holder: Councillor Paul Taylor, Public Protection & Community Relations

Director Lead: Suzanne Shead – Housing, Health and Wellbeing

Lead Officer: Cara Clarkson, Business Manager Healthy Places, x9523

| <b>Report Summary</b>                 |   |
|---------------------------------------|---|
| <b>Late Item</b>                      | In accordance with Section 100(B)(4)(b) of the Local Government Act 1972, the Chair has agreed to take this item as a late item of business to enable the Bilsthorpe Village Hall Complex to progress without delay.  |
| <b>Type of Report</b>                 | Open Report / Key Decision  |
| <b>Report Title</b>                   | Bilsthorpe Village Hall Complex – Capital Contribution  |
| <b>Purpose of Report</b>              | To approve a capital contribution towards the delivery of Bilsthorpe Village Hall Complex   |
| <b>Recommendations</b>                | <p>That Cabinet:</p> <ul style="list-style-type: none"><li>a) approve the creation of capital budget within the capital programme 2026-27 of up to £1,299,097.16 financed by £1,000,000 from the Change Management Reserve and £299,097.16 S106 Contributions listed in the table at paragraph 2.4 of the report; and</li><li>b) approve that grant be released following the approval of a business case to be submitted by Bilsthorpe Parish Council.</li></ul> |
| <b>Alternative Options Considered</b> | The option to not support Bilsthorpe Parish Council with a capital contribution has been discounted, reflecting the project's priority with the District Council's Community Plan, and the opportunity to improve outcomes for the residents of Bilsthorpe through the provision of a village hall complex that meets needs now and in the future.  |
| <b>Reason for Recommendations</b>     | The community plan has a specific action within the portfolio for public protection and community relations:<br>"Work alongside Bilsthorpe Parish Council and other partners, to continue to support the development of the Bilsthorpe Community Hub".  |

## **1.0 Background**

- 1.1 The District Council was first approached in 2022 by Bilsthorpe Parish Council for support to improve the condition of their existing community assets and address the lack of leisure facilities in the village.
- 1.2 The existing condition of the current Village Hall is such that it would require either major renovation or demolition. The condition of the Heritage Museum is also poor; in addition, the site is restrictive and limits future development options. The Parish Council wish to create a modern facility for a growing and expanding Bilsthorpe.
- 1.3 The parish council secured UK Shared Prosperity Fund grant in 2022-23 which was used to undertake a community asset report. The outcome of this report was a recommendation for a new community hub, rationalising the existing community assets (the Miners Welfare, museum, and village hall) into one central, fit for purpose, asset.
- 1.4 The parish council then commissioned LK2 Architects to develop a proposal for a community village which has been shared with residents as part of a consultation process.
- 1.5 This work has culminated in a planning submission under planning application 25/0049/FUL for the construction of a new Parish Hall, new multi-use games area outdoor court, new phased playground, bin and bicycle store and new car park.
- 1.6 As part of the April 2025 revision, the District Council added support for delivery of the Bilsthorpe Community Hub as a key action within the community plan: *“Work alongside Bilsthorpe Parish Council and other partners, to continue to support the development of the Bilsthorpe Community Hub”*
- 1.7 Like any major scheme, it is anticipated that the costs of the project will be funded from a variety of sources.

|                    | <b>Funding Source</b>   | <b>Anticipated Value</b> |
|--------------------|-------------------------|--------------------------|
|                    | UKSPF                   | £55,000                  |
|                    | Public Works Loan Board | £147,000                 |
|                    | Parish Council Reserves | £8,000                   |
|                    | S106 contribution       | £299,097.16              |
|                    | Sale of Cross Street -  | £110,000-£450,000*       |
| Identified Funding |                         | £619,097- £959,097       |
| Project Estimate   |                         | £1,992,000**             |
|                    |                         |                          |
| Project Shortfall  |                         | £1,032,903 - £1,372,903  |

\* The lower estimate is a current valuation of the site. The higher figure is a value assuming planning permission has been secured for demolition of existing structures and for residential dwellings to be built.

\*\* Figure excludes enhanced Football Foundation “Play Zone” but includes £75,000 play area equipment.

1.7 As detailed in 1.6, there remains an anticipated shortfall in funding between £1,032,903 - £1,372,903 depending on the value secured from the sale of the parish councils existing asset at Cross Street.

## 2.0 Proposal

2.1 The proposed development of a modern multi-use community hub at Crompton Road, meets the needs of a growing and expanding community. This project will create a social and recreational hub that enhances community engagement, improves access to services, and provides much-needed space for local events and activities.

2.2 The addition of a café and meeting rooms are expected to generate revenue, supporting the financial sustainability of the village hall.

2.3 It is proposed that the District Council provides a capital contribution of £1m from reserves towards the delivery of the Village Hall Complex. It is further proposed that this capital contribution is made available from 2026-27, with a schedule for draw down, spend by dates and outputs and outcome delivery to be contractually agreed through an agreed business case and programme.

2.4 The capital contribution is in addition to the allocation of the existing S106 contributions for Bilsthorpe, which are also proposed to be allocated to the scheme, specifically:

|                      | Planning Application | Developer | Parish     | Location      | Balance to Spend £ | Restrictions  |
|----------------------|----------------------|-----------|------------|---------------|--------------------|---|
| Community Facilities | 20/00873/FULM        | Keepmoat  | Bilsthorpe | Eakring Road  | 135,067.07         | Village Hall Complex, Bilsthorpe  |
|                      | 20/00873/FULM        | Keepmoat  | Bilsthorpe | Eakring Road  | 92,958.78          | Village Hall Complex, Bilsthorpe  |
| Open Space           | 20/00642/FULM        | Gleesons  | Bilsthorpe | Oldbridge Way | 10,010.00          | For the provision and/or maintenance of off-site outdoor sports facilities                              |
|                      | 20/00873/FULM        | Keepmoat  | Bilsthorpe | Eakring Road  | 61,061.31          | Towards the provision, maintenance, repair or enhancement of Play Parks in the Vicinity of the Property |
|                      |                      |           |            | Total         | <b>299,097.16</b>  |   |
|                      |                      |           |            |               |                    |   |

### **3.0 Implications**

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

| <b>Implications Considered</b><br><b>Yes – relevant and included / NA – not applicable</b> |     |                      |    |
|--|-----|----------------------|----|
| Financial  | Yes | Equality & Diversity | NA |
| Human Resources  | NA  | Human Rights         | NA |
| Legal  | Yes | Data Protection      | NA |
| Digital & Cyber Security   | NA  | Safeguarding         | NA |
| Sustainability   | NA  | Crime & Disorder     | NA |
| LGR  | NA  | Tenant Consultation  | NA |

#### Financial Implications - FIN25-26/1571

- 3.1 As outlined in paragraph 1.6, the Parish Council's proposed capital scheme currently faces a financing shortfall estimated between £1,032,903 and £1,372,903, depending on the eventual sale value of a Parish Council-owned asset.
- 3.2 To support this scheme, it is proposed that the District Council contributes through two funding sources:
  - A Section 106 contribution of £299,097.16 from existing, eligible funds (listed at paragraph 2.4) with various spend by dates between 2027 and 2035.
  - A maximum allocation of £1,000,000 from the Change Management Reserve.
- 3.3 It is important to note that the final reserve contribution of up to £1,000,000 will act as a balancing figure. This amount may be reduced if Bilshorpe Parish Council achieves a higher sale value for its asset or secures additional external funding, thereby lowering the overall shortfall.

#### Legal Implications - LEG2526/8887

- 3.4 Legal will need to be instructed to draft a contractual agreement in accordance with 2.3.
- 3.5 The Council will need to ensure that each S106 contribution be spent in accordance with its defined purpose and not be used for another purpose via a legal agreement.
- 3.6 Cabinet is the appropriate body to consider the content of this report.

#### **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.

None.