

POLICY & FINANCE COMMITTEE

24 SEPTEMBER 2020

CLIPSTONE WELFARE REFURBISHMENT PROPOSALS - SECTION 106 FUNDING REQUEST

1.0 Purpose of Report

- 1.1 To seek approval to allocate a financial contribution to the refurbishment of the Clipstone Welfare from Section 106 (S106) monies held for the purposes of community facilities provision in Clipstone.

2.0 Background Information

- 2.1 At its meeting of 22 February 2017 the Councillors' Commission agreed that the remit of the Policy & Finance Committee should be amended to make clear that the determination of how S106 monies should be applied or obligations fulfilled, falls within the remit of that Committee rather than the Planning Committee.
- 2.2 The Commission further agreed that the scheme of officer delegation be extended to give the Chief Executive and all Chief Officers delegated powers to determine how S106 monies should be applied or obligations fulfilled where the terms of the S106 Agreement are sufficiently precise or where the amount of the proposed expenditure does not exceed £50,000. However, in cases where the amount of money in question is significant it was agreed that there should be some Member input into this process.
- 2.3 The Clipstone Welfare building situated on Mansfield Road is currently under-utilised with only half of the premise being actively used by the community. The Clipstone Welfare Trust, which owns and operates the building, along with a number of other community assets has been working with Clipstone Parish Council for some time on proposals to develop the Welfare building as a Community Hub. This project will see further investment in refurbishment of the asset to enable the Parish Council to move in to it and develop a wider offer to the local community in partnership with the Welfare Trust. This will be achieved through collaborations with a number of community partners such as Inspire Culture, Learning and Libraries, which will establish a Community Led Public Library from the hub building.
- 2.4 As part of the development of the project the Parish Council in conjunction with the Welfare Trust has engaged consultants to develop options around the future use of this asset and various options are currently being considered. In essence there is an intention for the Parish Council to lease half of the building from the Welfare Trust and secure additional investment to safeguard this important local asset and to improve the services that each partner organisation can offer to the local community which are aligned to the District Council's Community Plan objectives.
- 2.5 The contribution would come from S106 monies received from developments in the Clipstone area and secured for the delivery of improved community facilities in Clipstone. The works currently proposed are phase 1 of the larger scheme and are necessary to enable the Clipstone Welfare Trust to consolidate its activities into a designated space within the building. Once phase 1 work has been concluded, the Parish Council will be able to progress its plans to occupy the newly vacated space and bring forward various elements of the wider proposals. This will include small business incubation units, which will generate an income to support the long-term sustainability of the building and the Community Hub intention.

2.6 The Welfare Trust is now keen to conclude phase 1 and have requested that the District Council support the overall project and release a S106 payment of £66,385 to enable the planned works to be completed as a matter of urgency.

3.0 Proposal

3.1 That Policy & Finance Committee supports the request from Clipstone Welfare Trust (working in partnership with Clipstone Parish Council) to contribute S106 monies currently held to the proposed scheme as highlighted above to the value of £66,385 in order that phase 1 of the project can proceed as planned.

3.2 That appropriate provision be made in the Council's capital programme for this scheme.

4.0 Equalities Implications

4.1 There are no equality implications in respect of the various protected characteristic groups in connection with this proposal. If approvals are secured as requested the local community facilities will be enhanced for the benefit of the whole community. Clipstone Welfare Trust continues to operate a wide range of community and sporting facilities providing much needed access to opportunities which are accessible to the whole community and it is anticipated that the improvement to the building will have a positive impact in this regard.

5.0 Impact on Budget/Policy Framework

5.1 The contribution if approved will be allocated from S106 receipts held for the purpose of 'the provision, enhancement or maintenance of community facilities in Clipstone' and will not have an impact on the Council's revenue budget.

6.0 Community Plan – Alignment to Objectives

6.1 The proposals if approved will primarily contribute to the achievement of Objective 9 'Improve the health and wellbeing of local residents, with a particular focus on developing the best use of community facilities in order to narrow the gap in healthy life expectancy and other health outcomes' in a priority area for the Council.

6.2 Investment in the proposal will enable wider community engagement and access to facilities, advice and support across a number of services that can be accommodated in the Hub.

7.0 Financial Implications (FIN20-21/3652)

7.1 A capital budget will need to be created for £66,385 for payment to Clipstone Welfare, financed by S106 receipts.

7.2 S106 receipts available for Community Facilities in Clipstone are as follows:

No.	AG Number	Development	Time Limit	Amount Available
1	AG1123	Land at Cavendish Way –	13/12/2023	16,216.61

		Persimmons		
2	AG833	Land North of Cavendish Way, Retail Ventures	15/05/2023	17,891.74
3	AG833	Land North of Cavendish Way, Taylor Wimpey	02/07/2023	17,720.78
4	AG955	Land at Cavendish Way	30/05/2023	14,556.34
5	AG939	Land West of Waterfield Way, Klyppr Village	None	135,646.15

7.3 The intention is to utilise receipts 1-4 above to finance the £66,385 payment to Clipstone Welfare. This is subject to confirmation from Legal to ensure correct use of the receipt. Should any not be suitable, some of the funds available against AG939 will be used.

7.4 In addition to this, there are further funds to be received in relation to community facilities in Clipstone.

8.0 RECOMMENDATION

That the creation of a £66,385 capital budget within the 2020/21 capital programme, all to be financed from Section 106 Agreements held for the purpose of community facility infrastructure improvements in Clipstone, be approved.

Reason for Recommendation

To enable the proposed project to proceed in a timely manner in order to enhance the community facilities offer in the Clipstone locality.

Background Papers

Nil

For further information please contact Andy Hardy, Health Improvement & Community Relations Manager on 01636 655708.

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