

CABINET SPOKESPERSON FOR PLACE

Record of a decision taken on

Wombwell Main Recreation Ground Pavilion**Subject**

This report seeks approval for the allocation of Section 106 monies as set out in the recommendations section of this report.

Key Risks Associated with the Proposed Action

The proposed scheme is considered to be viable from a delivery perspective. The approval report does identify risks which may arise during the delivery phase of the project. It is however anticipated that identified risks can be effectively mitigated through the formal project management arrangements established in relation to delivery. Risk areas include:

Risk Description	Solution/ Mitigation	Risk Level
There is a risk that developers may request the return of monies if the proposals contained within this report are not progressed.	The proposals contained within this report will directly mitigate this risk through the establishment of deliverable schemes.	Low

Recommendation

It is recommended that:

- £10,000 of S106 monies is allocated as a contribution to the replacement of the pavilion at Wombwell Main Recreation Ground. It is envisaged that this allocation will provide the following:
 - Compliment £108,150 investment to the project provided by the Sport England and WREN.
 - Ensure the retention of a much used community recreation facility
- The proposed allocation has a direct contribution to the current sports and active lifestyle strategy through:
 - To increase the number of people being physically active year on year.
 - To target under active and underrepresented groups to increase sports and physical activity participation.

- Provide pathways to personal success.
- Improve access to the opportunities to being active.
- The proposed allocation supports the Playing Pitches Strategy through improving and maintaining a valued, oversubscribed local facility
- The proposed allocation will ultimately provide a direct contribution to the following Corporate performance measures
 - Increase the percentage of physically active adults
 - Decrease the percentage of inactive adults
 - Increase participation of children and young people

Decision / Comments of the Cabinet Spokesperson

Recommendation Approved by Cabinet Spokesperson

PR Miller
.....
(Signed) Cabinet Spokesperson

5/4/07
.....
Date

BARNSLEY METROPOLITAN BOROUGH COUNCIL

This matter is not a Key Decision within the council's definition and has not been included in the relevant Forward Plan

Report of Executive
Director, Place

Section 106 Allocations Wombwell Main FC

1. Purpose of report

- 1.1 This report seeks approval for the allocation of Section 106 monies as set out in the recommendations section of this report.

2. Recommendations

2.1 It is recommended that:

- **£10,000 of S106 monies is allocated as a contribution to the replacement of the pavilion at Wombwell Main Recreation Ground. It is envisaged that this allocation will provide the following:**
 - **Compliment £108,150 investment to the project provided by the Sport England and WREN.**
 - **Ensure the retention of a much used community recreation facility**
- **The proposed allocation has a direct contribution to the current sports and active lifestyle strategy through:**
 - **To increase the number of people being physically active year on year.**
 - **To target under active and underrepresented groups to increase sports and physical activity participation.**
 - **Provide pathways to personal success.**
 - **Improve access to the opportunities to being active.**
- **The proposed allocation supports the Playing Pitches Strategy through improving and maintaining a valued, oversubscribed local facility**

- **The proposed allocation will ultimately provide a direct contribution to the following Corporate performance measures**
 - **Increase the percentage of physically active adults**
 - **Decrease the percentage of inactive adults**
 - **Increase participation of children and young people**

3. Introduction

- 3.1** This report relates to monies totalling £124,059,000 in the form of a Public Open Space Contribution which have been received from the S106 Legal Agreement relating to planning application 2015/1302 Former Highfield Grange, Wombwell and planning application 2013/0866 Barnsley Rd, Wombwell. The defined spend condition contained within this legal agreement is specified as:

“the provision of and/or improvement to public open space in Wombwell or Darfield” (2015/1302)

“The provision of sports or recreation facilities within Wombwell” (2013/0866).

- 3.2** The proposed allocation will enhance and provide long term sustainability of a much used community asset within the local area. The proposal is therefore deemed to be compliant with the terms of the legal agreement.
- 3.3** The proposals contained within this report are also deemed to compliant with the CIL Regulations to be adopted 1st April 2015 where no more than 5 legal agreements can be pooled to fund site infrastructure. S106 allocations to the site contained within this report on or after 6th April 2010 are shown in Appendix B of this report.

4. Consideration of alternative approaches

- 4.1** This report has been prepared within the agreed protocols established for the progression of S106 related projects within the Council.

5. Proposal and justification

- 5.1** This project is to contribute to the build of a new changing facility to replace the existing building that is in desperate need of repair, is too small and has no direct access to toilets or disabled access. The new changing facility will provide more/larger changing rooms with disability access and toilet facilities. By improving these facilities it will:

- Support the creation of new football and cricket teams
- Increase community and sports usage
- Ensure our existing teams can play at the highest standard
- It will also enable the group to continue to develop and offer opportunities to more local people to get involved and play sport.

- 5.2 The current changing rooms are old, run-down, too small, cold and mouldy making the facility unattractive/uninviting for users. Temporary fixes have been implemented but this is unsustainable and the current state of these facilities is a significant factor holding back the development of the clubs. For example, the football team has been demoted from the top division due to the changing rooms not having direct access to toilet facilities - Problems with size, hygiene and safety make the facility unsuitable for visiting clubs, home players and officials. This makes changing before and after the game difficult.
- 5.3 WMCSA is a focal point of the community due to there being no community facilities other than those provided by the club. Because of this there is a need to accommodate the increasing demand of existing clubs who wish to hire our ground or use our facilities for matches/training. There is also a need to accommodate lapsed players from local clubs that have folded as well as a wider community need to improve and update these facilities for existing/future groups so they can use the facilities all-year round. Historically the group have always ploughed its profits back into the facilities maintenance/continual improvements, however, due to the size of this project this is no longer an option.
- 5.4 The current demand for playing pitches within the area exceeds current provision. The current pitch is included in the total provision for the southern area as detailed in the current play pitch strategy. The loss of the changing facility would necessitate provision elsewhere in the locality to fulfil Sport England and Football Association requirements.

6. Implications for local people / service users

- 6.1 The proposals contained in this report will deliver significant benefits for local residents through the retention of much used community facility.

7. Financial implications

- 7.1 Consultations on the financial implications have taken place with representatives of the Director of Finance, Property & Information Services.
- 7.2 Section 106 monies totalling £10,000 as a Public Open Space contribution are available to fund the provision of the scheme identified within this report through the S106 legal agreement established through planning permission planning application 2015/1302 Former Highfield Grange, Wombwell and planning application 2013/0866 Barnsley Rd, Wombwell.
- 7.3 There is no time limit associated within the monies that have been received.
- 7.4 Expenditure identified within this scheme will be managed within the resources available.
- 7.5 The financial implications relating to this proposal are shown in Appendix A of this document.

8. Employee implications

8.1 There are no employee implications arising through this proposal.

9. Communications implications

9.1 There are no communications implications.

10. Consultations

10.1 Consultations have taken place with colleagues within Finance, Public Health, Economic Development, Culture Housing & Regulation, Communities Highways and Legal Services.

10.2 Local Councillors within the Wombwell ward have been consulted and are supportive of the proposal.

11. Community Strategy and the Council's Performance Management Framework

11.1 The proposals contained within this report will have a direct contribution to the Council priority Outcome 9 - People are healthier, happier, independent and active through the provision, improvement and enhancement of sporting facilities and public open space. The proposal will specifically contribute to the following areas:

- o Increase the percentage of physically active adults
- o Decrease the percentage of inactive adults
- o Increase participation of children and young people

12. Tackling Health Inequalities

12.1 The proposals contained within this report will have a positive contribution to tackling health inequalities through the provision, improvement and enhancement of sporting facilities and public open space.

13. Risk Management Issues

13.1 A high level analysis of risks assessment has been carried out and can be found below. The overall risk assessment of this proposal is low. Formal risk management arrangements will be established and managed through the delivery project.

Risk Description	Solution/ Mitigation	Risk Level
There is a risk that developers may request the return of monies if the proposals contained within this report are not progressed.	The proposals contained within this report will directly mitigate this risk through the establishment of deliverable schemes.	Low

14. Promoting Equality & Diversity and Social Inclusion

14.1 Equality and Diversity requirements will be factored into the design of the individual delivery schemes.

15. List of Appendices

Appendix A - Financial Implications

Appendix B - CIL Regulation Assessment

16. Glossary

BMBC - Barnsley Metropolitan Borough Council

Office Contact: Andrew Shorthouse Telephone No: 3419 Date: 22/02/2017

Financial Implications / Consultation Date:

Consultations have taken place with representatives of the Acting Executive Director, Finance

Appendix B – CIL Regulation Assessments

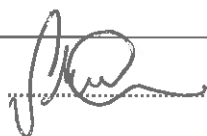
Greenspace Reference Wombwell recreation Ground		
Infrastructure	Spend	S106 Legal Agreement
Traditional park infrastructure (paths, boundary treatments, bins, signage, gateway improvements, benches etc)	£0	None
Child and Youth Facilities	£0	None
Sports Provision/Formal Recreation	£0	None
Biodiversity Improvements	£0	None

Report of the Executive Director Development, Environment and Culture

FINANCIAL IMPLICATIONS

i) <u>Capital Expenditure</u>	<u>2016/17</u> £	<u>2017/18</u> £	<u>2018/19</u> £	<u>2020/21</u> £
Contribution to replace the Pavilion at Wombwell Main Recreation Ground.		10,000		
	<u>0</u>	<u>10,000</u>	<u>0</u>	<u>0</u>
To be financed from:				
Section 106 planning permission 2015/1302 Former Highfield Grange		3,921		
Section 106 planning permission 2013/0866 Barnsley Rd, Wombwell		6,079		
	<u>0</u>	<u>10,000</u>	<u>0</u>	<u>0</u>
ii) <u>Revenue Effects</u>	<u>2016/17</u> (£)	<u>2017/18</u> (£)	<u>2018/19</u> (£)	<u>2020/21</u> £
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
To be financed from:				
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

<p><u>Impact on Medium Term Financial Strategy</u></p> <p>Not applicable in this report</p>
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<p>Agreed by: On behalf of the Director-Finance, Assets & IT Services</p>
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