

Committee: Cabinet

Agenda Item

Date: 2 August 2012

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Title: S106 sports funding Saffron Walden

Portfolio Holder: Cllr Barker and Cllr Chambers

Key decision: No

Summary

1. The Council has approved the residential development of land at Bell College, Saffron Walden under UTT/0385/08/FUL. As part of this approval a S106 legal obligation was entered into by the developers. This has provided, amongst other things, financial contributions which are intended to be used for 'the provision of formal open space and sports pitches in Saffron Walden'. The money can either be spent in the provision of new playing fields or for the improvement of existing playing fields. The distribution of the funds needs to be formulated in consultation with Sport England.
2. The District Council holds these funds from the developers and needs to ensure that they are spent in accordance with the legal agreement.
3. There has been considerable discussion over the years between UDC, Saffron Walden Town Council and Sport England

Recommendation

4. That the urgent decision taken by the Leader of the Council to agree the distribution suggested by Saffron Walden Town Council be noted. The distribution is as follows:
 - Saffron Walden Town Football Club £91,500
 - Saffron Walden Town Football Club Junior Section £29,600
 - Crabtrees facility £30,000
 - Herberts Farm £100,000.
5. That the balance of the money is retained by Uttlesford District Council until formal proposals have been received and considered.

Financial Implications

6. The funding requested will be drawn from ring fenced funds available for this purpose. There are no other financial implications arising from this report.

Background Papers

7. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

- Application UTT/0385/08/FUL
- S106 agreement relating to the above application
- Submission papers and justification from Saffron Walden Town Council.

Impact

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| | |
|---------------------------------|---|
| Communication/Consultation | The projects have been developed following consultation with Saffron Walden Town Council and Sport England. |
| Community Safety | There will be improvements to the safety and security of the sites. |
| Equalities | None |
| Health and Safety | None |
| Human Rights/Legal Implications | None |
| Sustainability | None |
| Ward-specific impacts | Improvements to Saffron Walden Shire and Castle. |
| Workforce/Workplace | None |

Situation

9. The Council holds substantial funds currently totalling some £315,836 which are provided by the developers to mitigate the impact of the new development and to provide the necessary formal open space and sports pitches in Saffron Walden.

10. The distribution has been considered carefully and endorsed by the Town Council and Sport England. The Council has received detailed funding requests for a total of 4 projects.

- Saffron Walden Town Football Club £91,500: This would provide for new toilet block, new boiler, new and refurbished lighting, refurbishments to changing rooms, physio room, officials changing, repairs to fencing, main stand, car parking and landscaping.

- Saffron Walden Town Football Club Junior Section £29,600: This would provide for an additional two sports pitches next to the existing facility. The cost involves levelling land and making ready for playing.
- Crabtrees facility £30,000: This would provide for resurfacing the pitch as well as works to the clubhouse.
- Herberts Farm £100,000: This project would see the revitalisation of the clubhouse, changing facilities and grounds. The total project cost is some £340,000. The proposal is that £100,000 be made available to support this work.

Conclusion

13. All four projects are considered to have beneficial characteristics and will meet the tests of the S106 agreement and would provide viable and demonstrable benefits to the residents of the area.
14. Following a number of requests and evidence of repeated bouts of vandalism the Leader of the Council determined that it was urgent that the money was made available to the Town Council to allow for urgent security measures to be put in place.

Risk Analysis

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| Risk | Likelihood | Impact | Mitigating actions |
|---|--|---------------------------------------|---|
| Design and further investigation work on projects may reveal scheme is not feasible/viable. | 2 Sites are constrained by limited area or distance to services; depends on multi agency support and approval. | 3 Scope may need to be reviewed. | A detailed submission has been received based on estimates of the work. |
| Requested funding may be insufficient to ensure delivery. | 1 Estimates based on information provided by bidders. | 3 Schemes may need to be scaled back. | A detailed submission has been received based on estimates of the work. |

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.