

Committee:	Cabinet	Date:
Title:	S106, Priors Green, Takeley	Wednesday, 4 April 2018
Portfolio Holder:	Cllr Susan Barker and Cllr Vic Ranger	
Report Author:	Angela Knight, Assistant Director - Resources aknight@uttlesford.gov.uk	Key decision: Y

Summary

1. Takeley Parish Council is planning the refurbishment of the Old School House at Brewers End in Takeley.
2. The refurbished buildings once completed will provide a central hub for various community activities.
3. A substantial amount of funding for this project has been secured but there is a current shortfall of £271,838, the Parish is requesting a release of S106 funds to reduce this shortfall.

Recommendations

4. The Cabinet is recommended to approve the release of £86,490.44 from S106 monies for the refurbishment of the Old School House at Takeley.
 - a. £79,830.67 – Community Facilities equipment funding
 - b. £6,659.77 – Community Enhancement Fund, subject to the agreement of the contributing developers

Financial Implications

5. 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

6. 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.

None

Impact

7.

Communication/Consultation	N/A
Community Safety	N/A
Equalities	N/A
Health and Safety	N/A
Human Rights/Legal Implications	The S106 agreement sets out the council's obligations
Sustainability	N/A
Ward-specific impacts	New community facilities at the Old School House in Takeley
Workforce/Workplace	N/A

Situation

The Old School House

8. Takeley Parish Council bought the Old School House from Essex County Council in 2017.
9. The Old School House will provide a venue for the following activities;
 - a. Community Hub for Uttlesford's satellite food bank
 - b. Community Café (run by volunteers)
 - c. Outreach Citizens Advice Centre
 - d. Mobile Library
 - e. Youth Club
 - f. Office space for the Parish Council
10. The building has stood empty for a number of years and is in need of substantial work to turn it into the desired community facility. The Parish Council tendered the works and received three quotes, which were reviewed by their Quantity Surveyor and a successful bidder was identified.

11. The total cost of the project is £421,838, of which the Parish Council has secured the following funding.

Source of Funding	Amount (£)
Takeley Parish Council Reserves	30,000
Increased Precept in 2018/19	50,000
Fundraising events	5,000
Private Donation (subject to confirmation of remaining funds being secured)	50,000
CIF Funding (unconfirmed)	15,000
Total Local Funding	150,000

12. The cost of the project of £421,838 less the funding as detailed in the table above will leave a shortfall of £271,838. Takeley Parish Council has requested the release of the remaining S106 monies relating to the Priors Green development. The Parish Council will then look into the option of a loan from the Public Works Loan Board to fund the remaining shortfall.

13. The total S106 pot of remaining funds relating to Priors Green is £162,555.31, and is made up of 11 separate contributions.

14. The £162,555.31 is split between Takeley and Little Canfield and the following sums relate to Takeley;

- a. Community Facilities Enhancement Sum of £6,659.77 (to be used solely for furnishing, equipping and fitting out the community hall)
- b. Community Facilities Equipment Sum of £79,830.67 (to be used for local sports and/or community facilities)

15. The Old School House once refurbished will provide a venue for various community functions and facilities and as such would meet the criteria of the S106 conditions as detailed in 14b above.

16. It should be noted that any unexpended sums of the Community Facilities Equipment and Enhancement Sums held by the Council after 10 years from the date of receipt from the Developer, has to be returned to the Developer. The sums cannot be retained indefinitely.

17. It is therefore proposed that the sum of £79,830.67 is released to Takeley Parish Council.

18. The sum of £6,659.77 is considered for release to the Old School House subject to gaining the contributing developers agreement.

Risk Analysis

19.

Risk	Likelihood	Impact	Mitigating actions
Allocation of the funding to the Old School is challenged by the contributing developers	2. The community facilities enhancement sum was provided for specific purposes	2 The contributing developers may not agree to the adjustment in the way the funding is used.	Consult with the contributing developers to seek confirmation of no objections

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.