

Report of the Head of Planning and Local Development and the Head of Finance

Town and Country Planning Act Section 106 – Project Amendments

1 Purpose of report

- 1.1 The purpose of this report is to agree an amendment to a previously identified S106 project in Irchester and approval to proceed with three further S106 projects.
- 1.2 The report relates to the council's priorities for promoting high quality growth, reducing crime and anti-social behaviour, improving life chances for young people, delivering efficient and responsive services and enhancing the environment.

2 Executive summary

- 2.1 S106 developer contributions are collected as part of the contribution a development makes to mitigate its impact on its location.
- 2.2 The council, as planning authority, has a duty to ensure the money collected is properly allocated for the purpose it had been obtained. These S106 monies are held in trust and are outside of all current budgets and not included in the medium term financial plan.
- 2.3 This report directly relates to the previous approved report presented at the October 2013 resources committee detailing the allocation of available funds to nine projects across the borough.

3 Appendices

Appendix 1 – S106 Updated Funds – February 2014

Appendix 2 – S106 Amended Irchester Parish Project (Irchester Austin Close Skate Park Project)

Appendix 3 – S106 Wilby Parish Project (Wilby Playing Fields Trust)

Appendix 4 – S106 Hedgerow Removal Project – Redwell Leisure Centre (RLC)

Appendix 5 – S106 Friends of Croyland Gardens Project

Proposed action:

4 The Committee is invited to RESOLVE to:

- 4.1 Agree the amendment to the Irchester Parish Council project for a change of use of £30,587 to a new skate park as opposed to new play and fitness equipment at Austin Close play area, to be managed and maintained by Irchester Parish Council.**
- 4.2 Approve that £8,950 from the S106 agreement WP/2011//0345/FM be used to finance new recreation equipment in Wilby, to be managed and maintained by the Wilby Playing Fields Trust.**
- 4.3 Approve that £3,386 from the S106 agreement WP/2011//0345/FM and £454 from WP/2009/0013/F be used to finance the hedgerow removal at Redwell Leisure Centre (RLC).**
- 4.4 Approve that £3,053 from the S106 agreement WP/2012/0208/FM (2 Avon House, Tithe Barn Road, £9,000 for environmental improvements) be used to finance the installation of picnic tables and bat/bird boxes in Croyland Park.**

5. Background

- 5.1 The July 2013 Resources Committee approved five spending categories to which the S106 monies would be allocated which are:
 - 1) Wellingborough Park and Open Space Improvements
 - 2) Sports Changing Facilities and Playing Pitch Improvements
 - 3) Town Centre Improvements
 - 4) Rural Projects
 - 5) Affordable Housing Projects
- 5.2 Specific projects have been identified by Ward Councillors, Parish Councils and officers responsible for managing parks and open spaces, sports and play, town centre regeneration and affordable housing services. Projects have been identified to ensure they contribute to the mitigation of the impact of a number of developments completed throughout the borough over a number of years. If these funds are not allocated and if not spent in the time specified in the S106 agreement, they would have to be returned to the developer who made the contribution.
- 5.3 The S106 monitoring group are satisfied that the Irchester Recreation Project, Wilby Playing Fields, hedgerow removal at RLC, and improvements to Croyland Park meet the criteria agreed at July Resources Committee and fulfil the obligations required of them as stated in each s106 agreement.
- 5.4 Section 106 monies are held in trust, and are outside the council's revenue and capital budgets and therefore are not included in the Medium Term Financial Plan. This, however, does not prevent S106 contributions being spent on projects identified in the medium term financial strategy, capital programme or revenue budget.

6 Discussion

- 6.1 This report seeks approval for a change of use of S106 monies in Irchester, a new project at Wilby, Hedgerow removal at RLC and improvements in Croyland Park by the Friends of Croyland Park community group.

Irchester Recreation Project

- 6.2 Irchester Parish Council has submitted a bid (Appendix 2) to seek approval for a change in the way they use the S106 funds allocated to them.
- 6.3 One of the projects agreed at October 2013 Resources Committee for Irchester Parish Council has now been amended and the Parish Council would like a change of use to be considered by committee.
- 6.4 At the previous committee, it was agreed that the parish council could use £30,587 of S106 funds from agreement WP/2007/0744/F to provide new recreation and fitness equipment at the Austin Close play area. However, the Parish Council have now advised that they would like this contribution put towards a new skate park as this is a priority for the community.
- 6.5 The Parish Council have confirmed in their submission in Appendix 2 that the management and maintenance of this facility will be undertaken by them.
- 6.6 The S106 Monitoring Group are in support of the funding being used for a skate park subject to the Parish Council securing the external funding to complete this project.
- 6.7 The Parish have also advised that they have received 24 letters from residents in support of the scheme with just 1 objection letter. They have confirmed that the Police and Neighbourhood plan are also in favour of the project and the youths in the village are in the process of organising several fundraising events to help support and raise awareness of the project.

Wilby Playing Fields, Hedgerow Removal at Redwell Leisure Centre (RLC) and Improvements to Croyland Park undertaken by the Friends of Croyland Gardens.

- 6.8 Wilby Parish Council, Wellingborough Norse (in conjunction with RLC) and the Friends of Croyland Gardens have also submitted bids (Appendices 3, 4 and 5) to request S106 monies for their projects.
- 6.9 Wilby Parish Council has submitted a bid for £8,950 for play equipment and have confirmed in their submission in Appendix 3 that the management and maintenance of this facility will be undertaken by the Wilby Playing Field Trust.
- 6.10 Wellingborough Norse (in conjunction with RLC) has submitted a bid for £3,840 for the removal of hedgerow at Redwell Leisure Centre their submission is included at Appendix 4.
- 6.11 Friends of Croyland Gardens have submitted a bid for £3,053 for the installation of picnic benches and bird/bat boxes in Croyland Park, their submission is included in Appendix 5. This work would be carried out with Wellingborough NORSE to agree the locations and ensure the work is undertaken safely.

- 6.12 The S106 Monitoring Group have reviewed the S106 monies available and are in support of the below two agreements being utilised by Wilby Parish Council, Wellingborough Norse (in conjunction with RLC) and the Friends of Croyland Gardens to finance three much needed projects in the Borough:

WP/2011/0354/FM

Calendar Pub, Swinburne Road

£12,336

Criteria: For Community Projects and Facilities – Borough Wide

WP/2012/0208/FM

2 Avon House, Tithe Barn Road,

£9,000 (of which £2,778 is being requested)

Criteria: for environmental improvements

- 6.13 In the report to October 2013 Resources Committee the S106 monies from the WP/2012/0208/FM Calendar Pub development was identified as a potential pot for spending on improvements to the Olympic Way Shops. Further work needs to be done to work up a project and there is now a future development in the locality of the Olympic Way shops which could enable improvements to be made if negotiations are successful.

- 6.13 In addition to this, a further £454 is required to cover the hedgerow removal at RLC. It is therefore proposed that this is taken from Queensway Open Space project (funded by the John Lea contribution WP/2009/0013/F). This will leave £16,222 for this project.

7 Legal powers

- 7.1 Section 106 of the **Town & Country Planning Act**, in conjunction with Department of Environment Circular 5/05, allows for Local Planning Authorities and persons interested in land to agree contributions, arrangements and restrictions as Planning Agreements or Planning Obligations. Applicants can offer such agreements unilaterally or negotiate and agree them as support for their application to make it accord with local planning requirements, but without some of the rigorous controls of Planning Conditions under s 70(1).
- 7.2 It can also relate to monies paid by developers to Local Planning Authorities in order to offset the costs of the external effects of development. A Section 106 agreement is part of the granting of planning permission.
- 7.3 Section 106 arrangements are currently being reviewed with it being changed and supplemented by a Community Infrastructure levy.
- 7.4 Section 1 of the **Localism Act 2011** gives the Council a general power of competence. The general power gives local authorities the same power to act that an individual generally has, including the power to do things for a commercial purpose subject to certain constraints set out in sections 2-4 of the Act.

8 Financial and value for money implications

- 8.1 No further costs will be incurred by the council if we follow this proposed action as the S106 monies have been received and are waiting to be spent on appropriate schemes. These projects will not incur any additional revenue costs to the Council.
- 8.2 Should these S106 monies remain unspent or uncommitted after the prescribed time limit, they would need to be returned to the developers.

9 Risk analysis

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Do nothing - S106 monies remain unspent and returned to developers.	Contributions returned to developer Poor use of resources Loss of reputation	High	Resources Committee agree process of S106 spend criteria Resources Committee agree project which utilise S106 contributions correctly S106 monitoring group continue to review agreed projects and ensure they are progressed in line with a project plan Regular monitoring report to this committee outlining progress.

10 Implications for resources

- 10.1 Officers' time would be required to manage any projects and oversee any improvements works. Legitimate costs incurred by the council in delivering projects will be met out of S106 monies.

11 Implications for stronger and safer communities

- 11.1 Any improvements to facilities will stimulate social pride and reduce the impact of anti-social behaviour around the borough as well as promote value in the area, and therefore encourage social cohesion.

12 Implications for equalities

- 12.1 None directly arising from this report, however an Equalities Impact Assessment

(EqIA) will be completed on each project as they progress.

13 Author and contact officer

Victoria Phillipson, Principal Policy and Regeneration Manager

14 Consultees

Julie Thomas, Interim Head of Planning and Local Development
Liz Elliot, Head of Finance
Samantha Knowles, Principal Accountancy Manager
Nina Taylor, Project Coordinator
Quintin Allen, Sports Development Officer, Northamptonshire Sport
Paul Burnett, Principal Property and Facilities Manager
Mike Kilpin, Principal Development Control Officer
Gill Chapman, Principal Community Support Manager
Tracey Cave, Service Accountant
Carol Wilson, S106 Officer/Technical Officer
Jennifer Bell, Project Coordinator
Amanda Johnson, Project Coordinator
Felicity Webber, Landscape Officer
Nicola Holden, General Manager, Norse
Vicki Jessop, Principal Housing Manager

15 Background papers

None

S106 Funds - February 2014

S106 Committed Spend 13/14						
Planning Application Ref:	Amount:	Spent on:	Spent/Committed Spend/ Unspent (to be submitted for approval)	Project:	Date Funds Received:	Deadline for Spend:
WP/2003/0780 <i>Stanley Road, Wellingborough</i>	£1,262	Improvement in recreation and open space	Committed Spend - approved at October 13 Resources Committee	Pavilion and Parks Projects: Eastfield Park	Not known	Not specified
WP/2005/0177/F <i>Wellingborough Road, Finedon</i>	£853	Play Facilities - Finedon	Committed Spend - approved at October 13 Resources Committee	Recreation and Community Facility Project	Not known	Before the 5th anniversary of the agreement - URGENT
WP/2005/0422/F <i>Great Park Street & Park Road (flats)</i>	£15,950	Open Space - Within the vicinity of the development	Committed Spend - approved at October 13 Resources Committee	Pavilion and Parks Projects: Bassetts Park	Not known	Not specified
WP/2005/0444 <i>1-9 Newcomen Road</i>	£15,030	To encourage cycling/walking in the area	Committed Spend - approved at October 13 Resources Committee	Pavilion and Parks Projects: Specifically improvements to Croyland Park footpath	06/04/2011	Not specified
WP/2005/0782/F <i>Cromer Court, Cromer Road, Finedon</i>	£5,260	Play/Youth Facilities - Finedon	Committed Spend - approved at October 13 Resources Committee	Recreation and Community Facility Project	Not known	Not specified
WP/2006/0048/F <i>The Lindens, Midland Road</i>	£13,834	Recreation/Open Space	Committed Spend	Castle Fields Bandstand Project	Not known	By 2018
WP/2007/0744/F <i>Biscay Close & Station Road, Irchester</i>	£30,587	Open Space/Play Facilities - Borough wide	Proposed Spend - for approval by committee	Proposed for spend on Skate Park at Autin Clsoe rather than recreation	09/07/2010	Unilateral undertaking - no deadline
WP/2008/0023/FM <i>101 Croyland Road (land adjacent)</i>	£4,000	Open Space Commuted Sum	Committed Spend	Committed Commuted Sum - Swanspool	27/04/2010	Unilateral undertaking - no deadline
WP/2008/0186/F <i>Tower Boot Co Ltd, Finedon</i>	£25,000	Open Space (enhancing nearby play equipment) - Finedon	Committed Spend - approved at October 13 Resources Committee	Recreation and Community Facility Project	23/03/2010	Unilateral undertaking - no deadline
WP/2009/0013/F <i>John Lea Site</i>	£268,658	Community Projects and Facilities - Borough wide	Committed Spend - approved at October 13 Resources Committee	Castle Fields Pavilion and Park Project	29/08/2006	By 2017 - URGENT
WP/2009/0013/F <i>John Lea Site</i>	£82,315	Community Projects and Facilities - Borough wide	Committed Spend - approved at October 13 Resources Committee	Pavilion and Parks Projects: Castle Fields, Eastfield Park, Croyland Park, Bassetts Park, Queensway Open Space, Swanspool Gardens (£2,014 spent) and Stanwell Open Space (£6,810 spent)	30/08/2007	By 2016 - URGENT
WP/2009/0176/F <i>Wellingborough School</i>	£595	Tree Maintenance	Committed Spend	To offset the costs of s106 monitoring	Not known	Within 10 years of receiving the funds
WP/2009/0338/F <i>Shelton's Yard, Wollaston</i>	£834	Monitoring Fee	Committed Spend	To offset the costs of s106 monitoring	22/11/2011	By 2016 - URGENT
WP/2009/0447/FM <i>11+13 Castle Street</i>	£778	Monitoring Fee	Committed Spend	To offset the costs of s106 monitoring	09/03/2012	By 2022
WP/2009/0447/FM <i>11+13 Castle Street</i>	£87	Community and Amenity Facilities	Committed Spend - approved at October 13 Resources Committee	Castle Fields Pavilion and Park Project	09/03/2012	By 2022
WP/2010/0265/FM <i>Whitworth Mill, Little Irchester</i>	£85,000	Green Infrastructure and Environmental Improvements	Committed Spend	Footpath scheme involving the NCC	09/11/2010	Unilateral undertaking - no deadline
WP/2010/0372/FM <i>Nest Lane (Kingfisher Close)</i>	£12,225	Open Space - Boroughwide	Committed Spend	Pavilion and Parks Projects: Eastfield Park - commuted sum for maintenance	07/03/2012	Unilateral undertaking - no deadline
WP/2010/0372/FM <i>Nest Lane (Kingfisher Close)</i>	£10,147	Open Space - Boroughwide	Committed Spend - approved at October 13 Resources Committee	Pavilion and Parks Projects: Eastfield Park.	07/03/2012	Unilateral undertaking - no deadline
WP/2011/0354/FM <i>Calendar Pub, Swinburne Road</i>	£12,336	Community Projects and Facilities - Borough wide	Proposed Spend - for approval by committee	Proposed for new play equipmewnt for Children Aged 6-11 at Wilby and hedge removal at Redwell Leisure Centre for consideration at March 2014 Resources Committee	16/08/2012	Unilateral undertaking - no deadline
WP/2012/0065/FM <i>Land adjacent to Northampton Road</i>	£3,768	Management and Supervision Fee	Committed Spend	Management and supervision fee	06/07/2012	Unilateral undertaking - no deadline
WP/2012/0065/FM <i>Land adjacent to Northampton Road</i>	£4,106	£894 spent on Glamis Local Nature Reserve to compensate for the loss of unimproved grassland	Committed Spend	The remaining sum committed for future work	06/07/2012	Unilateral undertaking - no deadline
Total	£592,625					

S106 Unspent Contributions 13/14						
Planning Application Ref:	Amount	Spent on:	Spent/Committed Spend/ Unspent (to be submitted for approval)	Project:	Date Funds Received:	Deadline for Spend:
WP/1995/0396/0 <i>Doddington Road, Croudacre</i>	£11,138	Open Space - improvements at Butterfields	Unspent (to be submitted for approval)	Improvements at Butterfields - Further report to be provided on this	Not known	Within 5 years of receiving funds - URGENT
WP/2000/0051/FM <i>Land East of Wilby Way</i>	£3,200	Affordable Housing	Unspent (to be submitted for approval)	Affordable Housing Scheme - Further report to be provided on this	Not known	Within 5 years of receiving funds - URGENT
WP/2000/0051/FM <i>Land East of Wilby Way (Windsor Rd/Hampton Brook Cycle Way)</i>	£27,200	Cycleway	Unspent (to be submitted for approval)	Cycleway at Windsor Way - Further report to be provided on this	Not known	Within 5 years of receiving funds - URGENT
WP/2003/0796 <i>The Pyghtles, 12 Briarwood Way, Wollaston</i>	£6,000	Affordable Housing - Wollaston	Unspent (to be submitted for approval)	Affordable Housing Scheme - Further report to be provided on this	Not known	5 years from date of implementation or 2 years after completion of the development
WP/2004/0416 <i>4 Grant Road</i>	£13,398	Recreation/Open Space	Unspent (to be submitted for approval)	Improvements to local allotments - Further report to be provided on this	07/06/2012	By 2017 - URGENT
WP/2007/0744/F <i>Biscay Close & Station Road, Irchester</i>	£52,727	Affordable Housing - Irchester	Unspent (to be submitted for approval)	Affordable Housing Scheme - Further report to be provided on this	09/07/2010	Unilateral undertaking - no deadline
WP/2008/0023/FM <i>101 Croyland Road (land adjacent)</i>	£3,165	Open Space Commuted Sum	Unspent - Uncommitted Funds	For Opens Space Development	27/04/2010	Unilateral undertaking - no deadline
WP/2008/0050/F <i>Eastfield Road</i>	£10,000	Monitoring Fee	Unspent - Uncommitted Funds	Commuted Sum to Maintain The Open Space Development	20/08/2012	By 2017 - URGENT
WP/2012/0208/FM <i>2 Avon House, Tithe Barn Road</i>	£5,000	Town Centre Improvements	Unspent (to be submitted for approval)	Burystead Place/Croyland Gardens Improvements - Further report to be provided on this	02/05/2012	By 2022
WP/2012/0208/FM <i>2 Avon House, Tithe Barn Road</i>	£9,000	Town Centre Environmental Impact	Proposed spend - for approval by committee	Proposed project by The Friends of Croyland Gardens - £3,053 for installation of new picnic tables and bird/bat boxes.	02/05/2012	By 2022
Total	£140,828					

S106 NCC Committed Funds 13/14						
Planning Application Ref:	Amount	Spent on:	Spent/Committed Spend/ Unspent (to be submitted for approval)	Project:	Date Funds Received:	Deadline for Spend:
WP/2002/0665/FM <i>Claudius Way, Irchester</i>	£42,413	Sustainable Transport Contributions	NCC Committed Spend	Waiting for NCC to claim the funding and evidence their intended expenditure	Not known	N/A
WP/2005/0372/F <i>Swaminarayan Hindu Mission</i>	£4,544	Highways Improvement	NCC Committed Spend	Waiting for NCC to claim the funding and evidence their intended expenditure	Not known	N/A
WP/2008/0186/F <i>Tower Boot Co Ltd, Finedon</i>	£5,000	NCC- Education	NCC Committed Spend	Waiting for NCC to claim the funding and evidence their intended expenditure	23/03/2010	N/A
Total	£51,957					

S106 CONTRIBUTIONS TOTAL: £785,410

Total Breakdown:
 BCW Proposed/Committed Spend £592,625
 BCW Unspent Funds £140,828
 NCC Committed Spend £51,957

Projects for committee approval

**Appendix 2 - Irchester Austin Close Skate Park Project
Borough Council of Wellingborough Capital Project Form
Capital Programme 2013-14**

Scheme Title Austin Close Play Area Irchester Code _____
 _____ Version _____

Corporate Director Terry Wright Head of Service Steven Wood

Estimated project start and finish date Start October 2013 Budget Manager Nina Taylor

Project Purpose - Describe the main objectives which are to be met by the achievement of the project and provide a description of the work

Irchester Parish Council are proposing to use any potential S106 monies that may be available to them to improve recreation in Irchester. The aim of the project is to provide imaginative play and exercise for local children specifically in the Austin Close play area in Irchester. Unfortunately, the play equipment that used to be at Austin Close had to be removed when it became too dangerous to use and no equipment has been reinstated. The area is popular for children and dog walkers and also houses the Scout Hut, however the only means of play the children currently have is football with no other play equipment to accommodate the children from the nearby housing estates. The proposed project is to install a skate park in the area to provide fun, interactive and stimulating facilities for the local young residents. This has long been requested by some of the youths of the village and a consultation with residents is taking place.

Explain the nature of the works and how it meets the criteria for capital expenditure - Identify what is being purchased built or developed eg equipment, machinery - see notes on capital nature

The primary objective is to ensure that S106 contributions are spent in such a way that benefits the local community by providing additional or enhanced facilities within the vicinity of the development. This particular contribution (WP/2007/0744/F) can be spent borough-wide, however since the development was in Irchester, it was felt by the S106 monitoring group that a project within the parish would be given priority if they could come up with a suitable scheme. Having suggested the Austin Close project that meets the criteria, it will enable the local community to benefit greatly from the childrens request for a skate park and improved open space. Exercise has been established as a key vehicle for improving lifelong health, combating crime, promoting inclusion and supporting education and training. A lifetime of exercise often begins with imaginative play as children and by spending the S106 contributions in this way, the benefits to the community will be notable.

State (in specific and measurable outputs) how the project will contribute to the delivery of the councils PRIDE objectives

Promoting high quality growth	
Reducing crime and anti-social behaviour	The Austin Close play area has become a focal point for anti-social behaviour and crime. By investing in the facilities and creating a skate park that the youths can design it is hoped that it will encourage 'ownership' and pride in the play area and encourage social cohesion.
Improving life chances for young people	Through play children can develop social and cognitive skills, mature emotionally, and gain the self-confidence required to engage in new experiences and environments which is the ultimate aim of providing better facilities at Austin Close.
Delivering efficient and responsive services	The Council have responded efficiently to the recreational needs of the parish.
Enhancing the environment	The Austin Close play area has become neglected and overgrown in parts and is no longer used by the children from the local estates due to a lack of facilities. By installing a skate park the play area we will create a much needed space for these children which can be utilised by all the local

Disadvantages and risks of running the project

There is always the risk that money will be spent on upgrades and improvements and the anti-social behaviour and vandalism will continue. However, it is hoped that the establishment of new facilities would be successful in creating a sense of 'ownership' which will in turn increase monitoring of the park area, thus reducing the number of anti-social behaviour incidents.

Implications - if do nothing

These facilities are urgently needed in this area for this age group both recreationally and educationally as well as to promote social cohesion. If nothing is done the children from the local housing estates will suffer through a lack of play opportunities and may resort to filling their time through other potentially anti-social activities. If the S106 contributions are not spent then the funds will have to be returned to the developers of the schemes mentioned. The perceived harm the developments have had on the community will not be adequately mitigated.

Legal requirements, Health and Safety related issues, DDA met by the project,

Has there been any options appraisals or feasibility studies undertaken/or to be completed

Although no feasibility study has been completed the youths have given a presentation to the parish council and a community group supporting the project has been established. The Chairman of the Neighbourhood Plan Steering Group has also written to the pc stating that this project was highlighted at the events day that was held in April 2013.

Has any other work previously commenced on this project

No

Do any of assets in the project not belong to the council

The land on which the play park exists.

If yes please provide further information below

Additional Information and Corporate Risk Addressed

Irchester Parish Council were contacted at the start of the year asking them to identify their three top priorities for possible expenditure for S106 contributions that may be owing to them. They provided the following three priorities for consideration: resurfacing of the Village Hall car park, upgrades and improvements to Austin Close play area and formal facilities within informal open spaces. It was deemed that their first priority to resurface the Village Hall car park was not eligible under the terms of the S106 agreement (WP/2007/0744/F), however their second priority for improvements to Austin Close have met the criteria and is therefore the project that is hoping to be taken forward. The parish have been advised by contractors that the skate park itself could cost between £65 and £85k and would therefore need external funding to complete the project but can complete the project in stages if necessary.

Capital Expenditure	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Acquisition of land & buildings						0
New construction, conversion & renovation						0
Materials/Equipment	85,000					85,000
Vehicles						0
Plant, Machinery & Equipment						0
Grants						0
Professional Fees						0
Salary Charge						0
Total Capital Expenditure	85,000	0	0	0	0	85,000

Please state any limitations in your costing

Capital Funding	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Capital Reserves						0
Grants*	TBC					0
Third Party Contribution (eg S106)*	30,587					30,587
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*	30,000					30,000
Total Funding	60,587	0	0	0	0	60,587

***Funding Source** Part funded by S106 contributions (£30,587).
Part funded by Irchester parish council reserves (£30,000).
Other funding is also being applied for however if requested the park can be built in stages.

***Funding arrangement** Funding from one S106 agreement, WP/2007/0744/F (£30,587)
The remainder of the costs will be funded by the Parish and by external funding sources.

Future Capital Costs N/A -The pc will have responsibility for ongoing inspections and maintenance.

Are there any revenue costs associated with the project	No
Are there and revenue savings or income generation associated with the project	No

Revenue Budget implications (savings to be shown in negative numbers)	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Employees						0
Running Costs						0
Income						0
Total revenue budget	0	0	0	0	0	0

Details supporting revenue implications (Cost Centre)

Budget manager approval and date:-

Project Sponsor approval and date:-

**Appendix 3 - WPFA Project
Borough Council of Wellingborough Capital Project Form
Capital Programme 2013-14**

Scheme Title	Wilby Parish Council re Wilby Playing Fields Trust for Wilby Park Climbing Equipment	Code	NEW
		Version	
Corporate Director		Head of Service	
Parish Council Chair	Peter Warwick	Parish Clerk	Jackie Atkins
Estimated project start and finish date		Budget Manager	
	Autumn 2013 to start and finish		Stephen Borrett Parish Council Vice Chair

Project Purpose - Describe the main objectives which are to be met by the achievement of the project and provide a description of the work
To remove dangerous climbing frame and safety surface and replace with low peril play equipment for children of ages 6 - 11 which can be placed on grass rather than a safety surface. This will encourage low risk play, balancing skills, imaginative play in a safe environment. The play equipment will be of wood and therefore will suit the environment of our park as well.

Explain the nature of the works and how it meets the criteria for capital expenditure - Identify what is being purchased built or developed eg equipment, machinery - see notes on capital nature
Twin house activity centre to be purchased and installed for max £9,000.

State (in specific and measurable outputs) how the project will contribute to the delivery of the councils PRIDE objectives

Promoting high quality growth	
Reducing crime and anti-social behaviour	
Improving life chances for young people	Provide a play experience that enhances imagination, develops skills in play and risk taking
Delivering efficient and responsive services	
Enhancing the environment	Improving the play equipment and safety to children playing in the park, with play equipment in keeping with the country nature of our park.

Disadvantages and risks of running the project
No disadvantages. The Trust will need to ensure the area is cordoned off whilst the work is undertaken, or close the park if there is heavy moving equipment present.

Implications - if do nothing
If the Trust do not replace the current climbing frame they will need to remove it completely thereby reducing the equipment available to the children of Wilby, the users of the pre school, the primary school and others who visit our park. The safety flooring (square tiles) are also in need of urgent replacement as they have moved over the years and are a trip hazard as they are.

Legal requirements, Health and Safety related issues, DDA met by the project,
The equipment will be low with additional features that are accessible at all levels. The Trust would ensure the contractors carry out the work safely and take precautions to ensure the area is cordoned off.

Has there been any options appraisals or feasibility studies undertaken/or to be completed
The Trust have had the current equipment assessed for repair - this will involve dismantling the old climbing frame, sandblasting and repainting. This cost would be £3K and the replacement flooring would be £5K + vat. It is not considered financially viable to do this given the cost of the replacement equipment and the life expectancy of the new equipment. As the new equipment would be on grass, the Trust would not have the on going maintenance of the safety flooring.

Has any other work previously commenced on this project	No
Do any of assets in the project not belong to the council	No

If yes please provide further information below
The existing play equipment is maintained by the Trust having been purchased using previously awarded Borough Council grant funding. Any new grant now provided will be utilised in exactly the same way.

Additional Information and Corporate Risk Addressed
The Trust would not undertake this project without full funding. As a charity without sufficient funds to replace the equipment they would have to remove the current equipment and flooring as they do not have the financial resources to repair this.

Capital Expenditure	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Acquisition of land & buildings						0
New construction, conversion & renovation	8,950					8,950
Materials/Equipment						0
Vehicles						0
Plant, Machinery & Equipment						0
Grants						0
Professional Fees						0
Salary Charge						0
Total Capital Expenditure	8,950	0	0	0	0	8,950

Please state any limitations in your costing

Capital Funding	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Capital Reserves	8,950					8,950
Grants*						0
Third Party Contribution (eg S106)*						0
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*						0
Total Funding	8,950	0	0	0	0	8,950

***Funding Source**

***Funding arrangement**

Future Capital Costs

Are there any revenue costs associated with the project
 Are there and revenue savings or income generation associated with the project

Revenue Budget implications (savings to be shown in negative numbers)	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Employees						0
Running Costs						0
Income						0
Total revenue budget	0	0	0	0	0	0

Details supporting revenue implications (Cost Centre)

Budget manager approval and date:-
 Project Sponsor approval and date:-

**Borough Council of Wellingborough Capital Project Form
Capital Programme 2013-14**

Scheme Title Removal of Leylandii Hedge at Redwell Code _____
Leisure Centre Version _____ 1

Corporate Director Bridget Lawrence Head of Service Bridget Lawrence

Estimated project start and finish date tbc Budget Manager S106 Monitoring Group

Project Purpose - Describe the main objectives which are to be met by the achievement of the project and provide a description of the work
 As part of the improvement project for Redwell Leisure centre tennis courts it was proposed that the Leylandii hedge was removed to allow light and prevent moss build up on the tennis court surface. Redwell LC have asked that the project to remove the hedge be hastened, even though the tennis court improvement works (estimated cost £60K) is on hold until funding is available.

Explain the nature of the works and how it meets the criteria for capital expenditure - Identify what is being purchased built or developed eg equipment, machinery - see notes on capital nature
 Removal of 3m high Leylandii Hedge that runs between the tennis courts/ Redwell Leisure centre boundary and Waterworks lane

State (in specific and measurable outputs) how the project will contribute to the delivery of the councils PRIDE objectives	
Promoting high quality growth	
Reducing crime and anti-social behaviour	Allowing more open, safe feel to Waterworks Lane
Improving life chances for young people	Promoting sport for young people
Delivering efficient and responsive services	
Enhancing the environment	Enhancing the tennis courts

Disadvantages and risks of running the project

Opening up the area may lead to complaints from neighbouring residents.

Implications - if do nothing

Redwell LC will have to close the tennis courts for safety reasons, potentially losing revenue. This work will be started as soon as possible in March to try to avoid to the start of the nesting season.

Legal requirements, Health and Safety related issues, DDA met by the project,

Tennis courts will be closed due to health and safety as the paying surface is damp and slippery making it unsafe to open for play.

Has there been any options appraisals or feasibility studies undertaken/or to be completed

As BCW amentiy services and Wellingboeugh Norse we have attempted to remove the moss mechanically but the darkness and damp caused by the dense high hedge causes it to regrow quickly and it rarely dries out and becomes a safe playing surface.

Has any other work previously commenced on this project

no

Do any of assets in the project not belong to the council

no

If yes please provide further information below

Additional Information and Corporate Risk Addressed

Capital Expenditure	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Acquisition of land & buildings						0
New construction, conversion & renovation						0
Materials/Equipment						0
Vehicles						0
Plant, Machinery & Equipment						0
Grants						0
Professional Fees	3,840					3,840
Salary Charge						0
Total Capital Expenditure	3,840	0	0	0	0	3,840

Please state any limitations in your costing

Capital Funding	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Capital Reserves						0
Grants*						0
Third Party Contribution (eg S106)*	3,840					3,840
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*						0
Total Funding	3,840	0	0	0	0	3,840

***Funding Source** S106 agreement - Calendar Pub contribution (WP/2011/0354/FM) - £3,386
S106 agreement - John Lea contribution (WP/2009/0013/F) - £454

***Funding arrangement**

Future Capital Costs

Are there any revenue costs associated with the project no
Are there and revenue savings or income generation associated with the project

Revenue Budget implications (savings to be shown in negative numbers)	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Employees						0
Running Costs						0
Income						0
Total revenue budget	0	0	0	0	0	0

Details supporting revenue implications (Cost Centre)
I am not informed of the income from the tennis courts or the arrangement with DC Leisure and BCW, but the reinstatement of the tennis courts will increase income for DC Leisure/ BCW/ Both

Budget manager approval and date:-
Project Sponsor approval and date:-

**Borough Council of Wellingborough Capital Project Form
Capital Programme 2013-14**

Scheme Title	The Friends of Croyland Gardens and the Lost Zoo	Code	
		Version	

Corporate Director	Head of Service

Estimated project start and finish date	Budget Manager
Summer (Jun-Sep) 2014	

Project Purpose - Describe the main objectives which are to be met by the achievement of the project and provide a description of the work

To enable the area to be used by the general public by the provision of picnic tables in the 'picnic area' of the gardens. To facilitate the introduction to the area of native birds and bats by providing nesting boxes for garden birds, owls and bats.

Explain the nature of the works and how it meets the criteria for capital expenditure - Identify what is being purchased built or developed eg equipment, machinery - see notes on capital nature

5 recycled plastic picnic benches to be purchased (including 2 with wheelchair access) to be placed and fixed into place using concrete fixing posts buried in the ground. Providing and installing 10 bird boxes of various types and 4 bat boxes. Equipment to be supplied by British Recycled Plastic (picnic tables and fixings) and RSPB (nesting boxes) - Please see separate sheet for break down of costs. All groundwork and installation will be undertaken by volunteers from 'The Friends of Croyland Gardens and The Lost Zoo'.

State (in specific and measurable outputs) how the project will contribute to the delivery of the councils PRIDE objectives

Promoting high quality growth	Making the area more attractive will encourage a new community spirit and business to invest in the area.
Reducing crime and anti-social behaviour	Reduction of crime and anti social behaviour is inevitable. The area will be more exposed and less likely to be used as a haven for illegal activity. Safer for the local community and vigilance will be improved.
Improving life chances for young people	Engaging younger people via school/youth groups will enable them to learn key skills. Giving the young people a outlet for nurturing and a sense of value and purpose within the wider community.
Delivering efficient and responsive services	The project is volunteer led, will be able to respond to any need within the area as and when. No monetary impact on resources and allows the maintenance team (Local Authority) to concentrate on other areas of the borough.
Enhancing the environment	The once lost area will become a focal point of the whole community. A safe area for natural flora and fauna. A way to keep, maintain and celebrate local history.

Disadvantages and risks of running the project

A lack of adequate funding to allow the project to grow. Maintenance of the area once project has finished, motivation may be lost. All interested stakeholders sharing the same vision and agendas.

Implications - if do nothing

Area will remain unused and overgrown, continue to be an unsafe place with various illegal activities taking place. Reputation will grow and be seen as a "bad" part of town. The local history will be greatly reduced and heritage lost for the community. Native flora and fauna will diminish and an area of natural habitat lost due to neglect. A useful area for the whole community will not be used and become overlooked.

Legal requirements, Health and Safety related issues, DDA met by the project,

Risk assessment and dynamic risk assessments need to be carried out due to nature of the work involved. Equality Impact Assessment to see if project meets the needs of the wider community. DDA making sure that the area is accessible to all. First Aider may need to be present during active periods.

Has there been any options appraisals or feasibility studies undertaken/or to be completed

None as yet

Has any other work previously commenced on this project		NO
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Do any of assets in the project not belong to the council		NO
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If yes please provide further information below

Additional Information and Corporate Risk Addressed

Volunteer insurance has already been purchased.

Capital Expenditure	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Acquisition of land & buildings						0
New construction, conversion & renovation						0
Materials/Equipment	3,053					3,053
Vehicles						0
Plant, Machinery & Equipment						0
Grants						0
Professional Fees						0
Salary Charge						0
Total Capital Expenditure	3,053	0	0	0	0	3,053

Please state any limitations in your costing

Capital Funding	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Capital Reserves						0
Grants*						0
Third Party Contribution (eg S106)*	3,053					3,053
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*						0
Total Funding	3,053	0	0	0	0	3,053

***Funding Source** Funded by S106 agreement WP/2012/0208/FM

***Funding arrangement** Fully funded by S106 contribution. However, project is ongoing so further external funding may be sought for future works.

Future Capital Costs

Are there any revenue costs associated with the project
 Are there and revenue savings or income generation associated with the project

Revenue Budget implications (savings to be shown in negative numbers)	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Employees						0
Running Costs						0
Income						0
Total revenue budget	0	0	0	0	0	0

Details supporting revenue implications (Cost Centre)

Budget manager approval and date:-
 Project Sponsor approval and date:-

