

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

**Town and Country Planning Act Section 106 – Project Update**

**1 Purpose of report**

The purpose of this report is to provide an update on S106 spend, seek approval for monies to be spent and to note the urgent actions taken in relation to Town and Country Planning Action Section 106 (S106) monies.

- 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. 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.
- 2.2 This report provides an updated summary on the commitment and spend of S106 contributions, notes the urgent actions taken and seeks approval for a further allocation for Olympic Way Shops resurfacing.

**3 Appendices**

- Appendix 1 – S106 Updated Funds – May 2014  
Appendix 2 – S106 Urgent Action - Allotment sites  
Appendix 3 – S106 Urgent Action – Wellingborough Rugby Club  
Appendix 4 – S106 Olympic Way Project Capital Bid

## **Proposed action:**

### **4 The Committee is invited to RESOLVE to:**

**4.1 Note the urgent action 19.5.14, for the allocation of £13,398 from (WP/2004/0416) Grant Road to finance improvements to allotment sites: Doddington Road, Breezehill, Ladywell and Brook Farm.**

**4.2 Note the urgent action 29.5.14 for the re-allocation of £6258 from WP/2006/0048/F The Lindens, Midland Road and £100 from (WP/2009/0013), John Lea to Wellingborough Rugby Club to be used to finance flood lighting scheme.**

**4.3 Approve that £14, 248 made up of £12,000 from the S106 pot, £334 from (WP/2008/0023), 101 Croyland Road and £1914 from (WP/2009/0013), John Lea be used to finance the Olympic Way Shops scheme.**

## **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 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 provides an updated summary (Appendix 1) on the commitment and spend of S106 contributions, notes the urgent actions taken and seeks approval for a further allocation for Olympic Way Shops scheme.

### Allotment Scheme

6.2 An urgent action for the Allotment Scheme (Appendix 2) was requested and

agreed on 19 May 2014 for a total of £13,398 of S106 funds to be allocated for improvements to Council owned allotments; Doddington Road, Breezehill, Brook Farm and Ladywell. This funding had been identified as a project with allocated funding but awaiting further information in the Resources Committee Reports in October 2013 and February 2014.

- 6.3 These facilities are managed by the Allotment Associations. The improvements in each case support the security and safety of the sites and the users and it became necessary to carry this work out prior to the start of the summer season.
- 6.4 The detail of works is outlined in the urgent action request (Appendix 2). The S106 Monitoring Group identified contributions from (WP/2004/0416) Grant Road, as an appropriate source to allocate to this scheme to allow work to be undertaken as soon as possible.

#### Project Update

- 6.5 The installation of electricity to the Castlefield's Bandstand funded from WP/2006/0048/F The Lindens, Midland Road has now been completed at a cost of £5055. This has released £6258 back into the S106 pot, which has been re-allocated to Wellingborough Rugby Football (WRFC) Flood lighting scheme identified in 6.8 to 6.10 below and in Appendix 3.
- 6.6 The Improvement to Swanspool Gardens Tennis Courts (outlined in October 2013 Resources Committee) has been completed for a cost of £7652. Consequently, £334 from (WP/2008/0023), 101 Croyland Road and £2014 from (WP/2009/0013), John Lea site released back into this S106 pot.
- 6.7 Therefore £100 of this has been re-allocated to WRFC scheme (as identified in Appendix 3) and the balance of £2248 is proposed to be spent on Olympic Way Shops as in 6.11 to 6.13 and Appendix 4.

#### Wellingborough Rugby Club

- 6.8 An urgent action was approved on 29 May 2014 to secure funding for WRFC Flood Lighting Enhancement Scheme at their club site in Cut Throat Lane, Wellingborough (Appendix 3).
- 6.9 The total cost of their project is £77,000. The WRFC managed to secure £70,787 from the Rugby Football unions 'Lead up and Legacy' grant, on condition they could fund the balance.
- 6.10 The S106 Monitoring Group agreed that the balance of £6358 could be funded by the monies released from the Castlefield's Bandstand and Swanspool Gardens Tennis Court projects identified in 6.5 – 6.7 above. Details of the bid are outlined in Appendix 3.

#### Olympic Way Shops Scheme

- 6.11 Tenders have been sought for the resurfacing of the road and paved areas, removal of any unnecessary posts and installation of fencing etc at Olympic Way Shops. The cost of this works is identified at £16,433 and works can be undertaken as soon as the money is available.

- 6.12 There is currently £14,248 available in the S106 pot made up of £12,000 from unidentified S106 contributions, £334 from (WP/2008/0023, 101 Croyland Road) and £1914 from (WP/2009/0013) John Lea.
- 6.13 It is therefore proposed that this money is used to fund the Olympic Way Shops project pending the money being received from the scheme at the old Queensway Medical Centre. The S106 monitoring group are satisfied that the appropriate funds should be allocated as identified above. The remaining £2185 is proposed for approval in the Capital Programme report on this agenda.

## 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	High	Resources Committee agree process of S106 spend criteria

	resources  Loss of reputation		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  
Bridget Lawrence, Head of Resources  
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 Committed Spend 13/14						
Planning Application Ref:	Amount:	Project:	Spent on:	Spent/Committed Spend/Unspent (to be submitted for approval)	Date Funds Received:	Deadline for Spend:
WP/2003/0780 Stanley Road, Wellingborough	£1,262	Pavilion and Parks Projects: Eastfield Park	Improvement in recreation and open space	Committed Spend - approved at October 13 Resources Committee	Not known	Not specified
WP/2005/0177/F Road, Finedon	£853	Recreation and Community Facility Project	Play Facilities - Finedon	Committed Spend - approved at October 13 Resources Committee	Not known	Before the 5th anniversary of the agreement - URGENT
WP/2005/0422/F Great Park Street & Park Road (flats)	£15,950	Pavilion and Parks Projects: Bassetts Park	Open Space - Within the vicinity of the development	Committed Spend - approved at October 13 Resources Committee	Not known	Not specified
WP/2005/0444 1-9 Newcomen Road	£15,030	Pavilion and Parks Projects: Specifically improvements to Croyland Park footpath	To encourage cycling/walking in the area	Committed Spend - approved at October 13 Resources Committee.	06/04/2011	Not specified
WP/2005/0782/F Cromer Court, Cromer Road, Finedon	£5,260	Recreation and Community Facility Project	Play/Youth Facilities - Finedon	Committed Spend - approved at October 13 Resources Committee	Not known	Not specified
WP/2006/0048/F The Lindens, Midland Road	£6,258	Wellingborough Rugby Club - Floodlighting	Recreation/Open Space	Committed Spend - Urgent Action May 14	Not known	By 2018
WP/2007/0744/F Biscay Close & Station Road, Irchester	£30,587	Proposed for spend on Skate Park at Autin Close rather than recreation	Open Space/Play Facilities - Borough wide	Committed Spend approved at March 14 Resources Committee	09/07/2010	Unilateral undertaking - no deadline
WP/2008/0023/FM 101 Croyland Road (land adjacent)	£4,000	Committed Commuted Sum - Swanspool	Open Space Commuted Sum	Committed Spend	27/04/2010	Unilateral undertaking - no deadline
WP/2008/0186/F Tower Boot Co Ltd, Finedon	£25,000	Recreation and Community Facility Project	Open Space (enhancing nearby play equipment) - Finedon	Committed Spend - approved at October 13 Resources Committee	23/03/2010	Unilateral undertaking - no deadline
WP/2010/0372/FM Nest Lane (Kingfisher Close)	£12,225	Pavilion and Parks Projects: Eastfield Park - commuted sum for maintenance	Open Space - Boroughwide	Committed Spend	07/03/2012	Unilateral undertaking - no deadline
	£10,147	Pavilion and Parks Projects: Eastfield Park.	Open Space - Boroughwide	Committed Spend - approved at October 13 Resources Committee	07/03/2012	Unilateral undertaking - no deadline
WP/2009/0176/F Wellingborough School	£595	To offset the costs of s106 monitoring	Tree Maintenance	Committed Spend	Not known	Within 10 years of receiving the funds
WP/2009/0338/F Shelton's Yard, Wollaston	£834	To offset the costs of s106 monitoring	Monitoring Fee	Committed Spend	22/11/2011	By 2016 - URGENT
WP/2009/0447/FM 11+13 Castle Street	£778	To offset the costs of s106 monitoring	Monitoring Fee	Committed Spend	09/03/2012	By 2022
WP/2009/0447/FM 11+13 Castle Street	£87	Castle Fields Pavilion and Park Project	Community and Amenity Facilities	Committed Spend - approved at October 13 Resources Committee	09/03/2012	By 2022
WP/2010/0265/FM Whitworth Mill, Little Irchester	£85,000	Footpath scheme involving the NCC	Green Infrastructure and Environmental Improvements	Committed Spend	09/11/2010	Unilateral undertaking - no deadline
WP/2011/0354/FM Calendar Pub, Swinburne Road	£12,336	Proposed for new play equipment for Children Aged 6-11 at Wilby and hedge removal at Redwell Leisure Centre for consideration at March 2014 Resources Committee	Community Projects and Facilities - Borough wide	Committed Spend approved at March 14 Resources Committee	16/08/2012	Unilateral undertaking - no deadline
WP/2012/0065/FM Land adjacent to Northampton Road	£3,768	Management and supervision fee	Management and Supervision Fee	Committed Spend	06/07/2012	Unilateral undertaking - no deadline
	£4,106	The remaining sum committed for future work	£894 spent on Giamis Local Nature Reserve to compensate for the loss of unimproved grassland	Committed Spend	06/07/2012	Unilateral undertaking - no deadline
WP/2012/0208/FM 2 Avon House, Tithe Barn Road	£3,053	Installation of new picnic tables and bird/bat boxes - Friends of Croyland Gardens	Town Centre Environmental Impact	Committed Spend approved at March 14 Resources Committee	02/05/2012	By 2022
	£268,658	Castle Fields Pavilion and Park Project	Community Projects and Facilities - Borough wide	Committed Spend - approved at October 13 Resources Committee	29/08/2006	By 2017 - URGENT
	£16,053	Eastfields Park	Community Projects and Facilities - Borough wide	Committed Spend - approved at October 13 Resources Committee	30/08/2007	By 2016 - URGENT
	£12,916	Bassetts Park	Community Projects and Facilities - Borough wide	Committed Spend - approved at October 13 Resources Committee		
	£16,676	Queensway Open Space				
	£36,670	Croyland Park				
	£100	Wellingborough Rugby Club - Floodlighting				
	£1,914	Olympic Way, Queensway surface improvements				
WP/2008/0023/FM 101 Croyland Road (land adjacent)	£334	Olympic Way, Queensway surface improvements	Open Space	Committed Spend	27/04/2010	Unilateral undertaking - no deadline
Unallocated funds	£12,000	Olympic Way, Queensway surface improvements				
<b>Total</b>	<b>£609,676</b>					

S106 Unspent Contributions 13/14						
Planning Application Ref:	Amount	Project:	Spent on:	Spent/Committed Spend/Unspent (to be submitted for approval)	Date Funds Receive	Deadline for Spend:
WP/1995/0396/0 Doddington Road, Croudacre	£11,138	Improvements at Butterfields - Further report to be provided on this	Open Space - improvements at Butterfields	Unspent (to be submitted for approval)	Not known	Within 5 years of receiving funds - URGENT
WP/2000/0051/FM Land East of Wilby Way	£3,200	Affordable Housing Scheme - Further report to be provided on this	Affordable Housing	Unspent (to be submitted for approval)	Not known	Within 5 years of receiving funds - URGENT
WP/2000/0051/FM Land East of Wilby Way (Windsor Rd/Hampton Brook Cycle Way)	£27,200	Cycleway at Windsor Way - Further report to be provided on this	Cycleway	Unspent (to be submitted for approval)	Not known	Within 5 years of receiving funds - URGENT
WP/2003/0796 The Pyghles, 12 Brianwood Way, Wollaston	£6,000	Affordable Housing Scheme - Further report to be provided on this	Affordable Housing - Wollaston	Unspent (to be submitted for approval)	Not known	5 years from date of implementation or 2 years after completion of the
WP/2004/0418 4 Grant Road	£13,398	Improvements to local allotments - Further report to be provided on this	Recreation/Open Space	Unspent (to be submitted for approval)	07/08/2012	By 2017 - URGENT
WP/2007/0744/F Biscay Close & Station Road, Irchester	£52,727	Affordable Housing Scheme - Further report to be provided on this	Affordable Housing - Irchester	Unspent (to be submitted for approval)	09/07/2010	Unilateral undertaking - no deadline
WP/2008/0023/FM 101 Croyland Road (land adjacent)	£3,165	For Opens Space Development	Open Space Commuted Sum	Unspent - Uncommitted Funds	27/04/2010	Unilateral undertaking - no deadline
WP/2008/0050/F Eastfield Road	£10,000	Commuted Sum to Maintain The Open Space Development	Monitoring Fee	Unspent - Uncommitted Funds	20/08/2012	By 2017 - URGENT
WP/2012/0208/FM 2 Avon House, Tithe Barn Road	£5,000	Burystead Place/Croyland Gardens Improvements - Further report to be provided on this	Town Centre Improvements	Unspent (to be submitted for approval)	02/05/2012	By 2022
WP/2012/0208/FM 2 Avon House, Tithe Barn Road	£5,947	£3053 approved for picnic benches and bat boxes. Remaining £5947 to be spent - further proposals needed.	Town Centre Improvements	Unspent (to be submitted for approval)	02/05/2012	By 2022
<b>Total</b>	<b>£137,775</b>					

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

**S106 CONTRIBUTIONS TOTAL: £799,408**





Total Breakdown:	
BCW Proposed/Committed Spend	£609,676
BCW Unspent Funds	£137,775
NCC Committed Spend	£51,957





## REQUEST FOR URGENT ACTION

(In accordance with Section 3.4.09 Urgent Action of the Constitution)

<b>REPORTING COMMITTEE: RESOURCES COMMITTEE</b>	
<b>DATE OF NEXT MEETING: JUNE 2014</b>	
<p><b>PURPOSE OF REPORT:</b> TO SEEK APPROVAL TO SPEND £13,398 OF S106 MONIES FOR IMPROVEMENTS TO THE COUNCIL OWNED ALLOTMENTS AT LADYWELL, BREEZEHILL, BROOK FARM AND DODDINGTON ROAD.</p> <p>THESE FACILITIES ARE MANAGED BY THE ALLOTMENT ASSOCIATIONS, HOWEVER OVER THE LAST FEW YEARS LITTLE MAINTENANCE OR UPGRADE HAS BEEN PROVIDED BY THE COUNCIL. THESE FOUR ALLOTMENTS NEED SOME IMPROVEMENTS TO ENABLE THEM TO BE MORE SECURE AND SAFE FOR USERS. A NUMBER OF DISCUSSIONS HAVE TAKEN PLACE WITH THE ALLOTMENT ASSOCIATIONS AND THE LIST IN THE ATTACHED BID HAS BEEN IDENTIFIED.</p> <p>THIS WORK WOULD EITHER BE UNDERTAKEN BY THE COUNCIL E.G. SECURITY FENCING OR THE MONEY WILL BE GIVEN TO THE ALLOTMENT ASSOCIATIONS ON COMPLETION OF THE SPECIFIC WORKS IDENTIFIED IN THE ATTACHED BID. THE INSTALLATION OF SECURITY FENCING HAS ALREADY BEEN COMPLETED AT LADYWELL AND BREEZEHILL ALLOTMENTS TO PREVENT THE VANDALISM THAT HAS BEEN OCCURRING ON THESE ALLOTMENTS.</p>	
<p><b>REASON FOR URGENCY:</b> THIS WORK NEEDS TO BE COMPLETED BEFORE THE SUMMER TO ENABLE THE DISRUPTION TO BE KEPT TO A MINIMUM AND FOR THE REMAINING SECURITY AND SAFETY MEASURES TO BE IN PLACE AT THE BUSIEST TIME OF YEAR.</p>	
<p><b>KEY FACTS:</b> THE MONIES WILL BE USED FOR THE REPAIR AND REPLACEMENT OF SECURITY FENCING, PROVISION OF COMPOST FACILITIES, ONSITE TOILET AT LADYWELL ALLOTMENTS, GENERAL MAINTENANCE AND UPKEEP OF IDENTIFIED AREAS IN LADYWELL, DODDINGTON ROAD, BREEZEHILL AND BROOK FARM ALLOTMENTS. THESE WORKS HAVE BEEN DISCUSSED AND AGREED WITH THE ALLOTMENT ASSOCIATIONS.</p>	
<p><b>FINANCIAL IMPLICATIONS (SEE BELOW):</b> THE S106 MONITORING GROUP HAS DISCUSSED THE NEED FOR THIS AND PROPOSED THAT £13,398 S106 CONTRIBUTIONS FROM (WP/2004/0416) GRANT ROAD. FOR OPEN SPACE BE USED TO FUND THIS WORK. THIS WAS IDENTIFIED IN THE RESOURCES COMMITTEE REPORT IN OCTOBER 2013 AS A SCHEME THAT WOULD COME FORWARD FOR APPROVAL.</p>	
<b>SIGNATURES:</b>	
<ul style="list-style-type: none"> <li>• <b>REPORT AUTHOR:</b> </li> <li>• <b>CORPORATE DIRECTOR:</b> </li> <li>• <b>CHAIRMAN/VICE-CHAIRMAN OF COMMITTEE:</b> </li> </ul>	<p><b>DATE:</b> 19.5.14</p> <p><b>DATE:</b> 19.5.14</p> <p><b>DATE:</b> 19.5.2014</p>
<b>IF FINANCIAL IMPLICATIONS SIGNATURE OF:</b>	
<ul style="list-style-type: none"> <li>• <b>CHAIRMAN/VICE-CHAIRMAN OF RESOURCES COMMITTEE:</b> </li> </ul>	<p><b>DATE:</b> 19/5/2014</p>

**NB:** To comply with the Constitution this signed urgent action pro forma must be attached to a report to the next meeting of the Committee concerned.



**NB: To comply with the Constitution this signed urgent action pro forma must be attached to a report to the next meeting of the Committee concerned.**  
August 2011

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

Scheme Title BCW Allotment improvements Code \_\_\_\_\_

Version \_\_\_\_\_

Corporate Director \_\_\_\_\_

Head of Service  
Bridget Lawrence

Estimated project start and finish date \_\_\_\_\_

Budget Manager  
Paul Burnett

**Project Purpose** - Describe the main objectives which are to be met by the achievement of the project and provide a description of the work  
This project aims to improve the condition, facilities and security of the Council owned allotments which are Ladwell, Doddington Road, Breeze Hill and Brook Farm. The monies will cover direct works such as fencing and some small grants to the allotment associations to undertake improvement works such as clearance of scrub land.

**Explain the nature of the works and how it meets the criteria for capital expenditure** - identify what is to be purchased and its associated equipment - necessary - see notes on capital nature  
Repair and replacement of security fencing, provision of compost facilities, onsite toilet, general maintenance and upkeep of identified areas in Ladywell, Doddington Road, Breezehill and Brook Farm allotments. These works have been discussed and identified with the Allotment Associations.

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

Promoting high quality growth	Improving open space and local facilities such as allotments provides a more
Reducing crime and anti-social behaviour	By providing security fencing and appropriate storage facilities, will provide a more secure environment.
Improving life chances for young people	Poorly managed open spaces and environmental facilities can be detrimental to the area. Improving the quality and appearance of these facilities
Delivering efficient and responsive services	By working with residents and allotment users to improve the most appropriate and effective areas.
Enhancing the environment	Provision of compost and storage facilities encourages better management of

**Disadvantages and risks of running the project**  
There is always a risk that improvements will be subject to vandalism. The introduction of security fencing will reduce the risk of this.

**Implications - if do nothing**  
If improvements are not made, areas will become neglected and can encourage anti-social behaviour. In areas where poor maintenance of low security levels are present, individuals using the facility have suffered.

**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**  
Yes. An assesment of Ladywell, Doddington Road, Brook Farm and Breezehill have identified the level of work needed on each site.

Has any other work previously commenced on this project	YES	
Do any of assets in the project not belong to the council	YES	

*If yes please provide further information below*

**Additional Information and Corporate Risk Addressed**  
It has been necessary to install security fencing to Ladywell and Breezehill allotment as an urgent work due to an increased level of vandellism on the site.

Capital Expenditure	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Acquisition of land & buildings						0
New construction, conversion & renovation	4,900					4,900
Materials/Equipment	8,498					8,498
Vehicles						0
Plant, Machinery & Equipment						0
Grants						0
Professional Fees						0
Salary Charge						0
<b>Total Capital Expenditure</b>	<b>13,398</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,398</b>

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)*	13,398					13,398
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*						0
<b>Total Funding</b>	<b>13,398</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,398</b>

\*Funding Source S106

\*Funding arrangement Funded by S106 open Space contribution from (WP/2004/0416) Grant Road.

Future Capital Costs

Are there any revenue costs associated with the project  
 Are there any 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
<b>Total revenue budget</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Details supporting revenue implications (Cost Centre)  
 Ongoing maintenance costs for Allotment are covered within the Facilities Management.

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






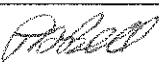
<b>Site</b>	<b>Priority</b>	<b>Requirement</b>	<b>Estimated Cost</b>
Laydwell	1	Security Fencing	5,000
	2	Storage Facility	1,000
	3	Compost	200
	4	Compost Bins	250
	5	Road Repairs	500
	6	On site toilet	1,000
<b>Laydwell Total</b>			<b>7,950</b>
Doddington Road	1	Security Fencing	1,000
<b>Doddington Road Total</b>			<b>1,000</b>
Brook Farm	1	Removal of low grade asbestos	1,000
	2	Plough and seed fallow land	1,000
	3	Security fencing	1,000
	4	Clearance of scrub land	748
<b>Brook Farm Total</b>			<b>3,748</b>
Breezehill	1	Security Fencing	700
<b>Breezehill Total</b>			<b>700</b>
<b>All Allotments total</b>			<b>13,398</b>





## REQUEST FOR URGENT ACTION

(In accordance with Section 3.4.09 Urgent Action of the Constitution)

<b>REPORTING COMMITTEE: RESOURCES COMMITTEE</b>	
<b>DATE OF NEXT MEETING: 23 JUNE 2014</b>	
<b>PURPOSE OF REPORT: TO SEEK APPROVAL TO SPEND £6358 OF S106 MONIES FOR FLOODLIGHTING AT WELLINGBOROUGH RUGBY CLUB.</b>	
<p>THESE FACILITIES ARE OWNED AND MANAGED BY WELLINGBOROUGH RUGBY CLUB AND, WITH PLANNING PERMISSION FOR THESE IMPROVEMENTS GRANTED IN JANUARY 2014. THE CLUB HAS MANAGED TO SECURE A TOTAL OF £70,787 WHICH IS MADE UP OF £31,215 FROM SPORT ENGLAND - INSPIRED FACILITIES FUNDING, £1000 FROM NCC EMPOWERMENT &amp; COMMUNITIES SCHEME AND £38,572 FROM THE RUGBY FOOTBALL UNION FUNDING COMES VIA THEIR 'LEAD UP AND LEGACY CAPITAL PROGRAMME - ROUND 2' TO FUND THESE IMPROVEMENTS. WELLINGBOROUGH RUGBY CLUB ARE NOW SEEKING THE REMAINING £6,358 TO ENABLE THIS PROJECT TO HAPPEN.</p> <p>THIS FACILITY WILL BENEFIT COMMUNITY USES AS WELL AS THE CLUB AND THIS IMPROVEMENT WILL ALSO PROVIDE A HUB FACILITY FOR WEAVERS AND SIR CHRISTOPHER HATTON WHO WILL EACH RECEIVE £10,000 THROUGH THE RFU ALL SCHOOLS PROGRAMME.</p>	
<b>REASON FOR URGENCY: CONFIRMATION OF THIS FUNDING FROM THE COUNCIL IS NEEDED BY THE 1<sup>ST</sup> JUNE 2014 IN ORDER FOR THE FUNDING TO BE GRANTED.</b>	
<b>KEY FACTS: THIS PROJECT WOULD INCREASE COVERAGE OF TRAINING FLOODLIGHTS TO ENABLE TRAINING TO TAKE PLACE IN THE EVENINGS, IT WOULD PROVIDE MATCH STANDARD FLOODLIGHTS FOR THE MAIN PITCH TO ALLOW EVENING FIXTURES AND WILL LESSENS THE IMPACT ON THE ENVIRONMENT AS WELL AS BEING MORE COST EFFECTIVE. THIS IMPROVEMENTS WILL ALSO BENEFIT OTHER COMMUNITY USES INCLUDING THE LOCAL ARCHERY CLUB, DOG OBEDIENCE CLASSES, THE BOROUGH'S FIREWORK DISPLAY IN PARTNERSHIP WITH THE LOCAL ROUND TABLE, AS WELL AS SOCCER (FOOTBALL) 5-A-SIDE TOURNAMENTS.</b>	
<b>FINANCIAL IMPLICATIONS (SEE BELOW): THE S106 MONITORING GROUP HAS DISCUSSED THE NEED FOR THIS AND PROPOSES THAT THIS IS COVERED BY S106 CONTRIBUTIONS FROM</b>	
<ul style="list-style-type: none"> <li>- £6258 - WP/2006/0048 THE LINDENS MIDLAND ROAD – RELEASED BACK FROM UNDERSPEND ON CASTLEFIELDS AND IDENTIFIED FOR OPEN SPACE.</li> <li>- £100 - WP/1998/134 JOHN LEA SITE RELEASED BACK FROM UNDERSPEND ON SWANSPool TENNIS COURTS AND IDENTIFIED FOR OPEN SPACE.</li> </ul>	
<b>SIGNATURES:</b>	
• <b>REPORT AUTHOR:</b> 	<b>DATE:</b> 28/5/2014
• <b>HEAD OF SERVICE:</b> 	<b>DATE:</b> 29/5/2014
• <b>CHAIRMAN/VICE-CHAIRMAN OF COMMITTEE:</b> 	<b>DATE:</b> 29/5/2014
<b>IF FINANCIAL IMPLICATIONS SIGNATURE OF:</b> 	
• <b>CHAIRMAN/VICE-CHAIRMAN OF RESOURCES COMMITTEE:</b>	<b>DATE:</b> 29/5/2014

**NB: To comply with the Constitution this signed urgent action pro forma must be attached to a report to the next meeting of the Committee concerned.**



**Borough Council of Wellingborough Capital Project Form  
Capital Programme 2014-15**

Scheme Title: Match and training Floodlight Enhancement Code: \_\_\_\_\_  
at Wellingborough Rugby Football Club (WRFC) Version: \_\_\_\_\_

Project Sponsor: \_\_\_\_\_ Head of Service: \_\_\_\_\_  
 \_\_\_\_\_ Project Officer: \_\_\_\_\_  
 Estimated project start and finish date: \_\_\_\_\_  
April 2014 - July 2014

**1. Project Purpose** - Describe the main objectives which are to be met by the achievement of the project and provide a description of the work.  
 Delivery of this project would firstly increase the efficiency and coverage of training floodlights to enable additional players and coaches to train and coach rugby skills safely in the evenings. Secondly, it would provide match standard floodlights for the main pitch to allow evening fixtures for both club sides and representative sides. Replacing the old lights will mean they are replaced to current legislation, which lessens the impact on the environment and is a more cost effective and environmentally friendly use of energy. Whilst our primary objective will be to enhance the Rugby Club facilities, we are a community club and are used by many others, from the local archery club, dog obedience classes to hosting the Borough's Firework Display in partnership with the local Round Table, as well as soccer (football) 5-a-side tournaments. The work would briefly entail cutting trenches' along the pitches, setting foundations for the columns, laying cabling, erecting the lighting columns, setting and testing the floodlights for training and playing areas and cabling and switches set in the changing area of the clubhouse.

**2. Explain the nature of the works and how it meets the criteria for capital expenditure** - Identify what is being purchased but not developed eg equipment, machinery. See notes on capital nature.  
 The existing set of twenty year old, 4 old training floodlights will be removed. Cabling laid into trenches' cut around the main pitch and adjacent training pitch. The work would require setting concrete foundations for the new columns, erecting the lighting columns, setting and testing the floodlights for both the training and playing areas and cabling and switches set in the changing area of the clubhouse. The equipment being purchased & installed would include 8 x 15 metre columns, 16 x 2kW Low Glare Floodlights, providing 200 Lux lighting for the main pitch and 100 Lux lighting for the training area.

3. State (in specific and measurable outputs) how the project will contribute to the delivery of the councils PRIDE objectives	
Promoting high quality growth	The match standard floodlights for the first team pitch will enable league and cup fixtures, plus representative matches, to be played in the evenings to meet the changing demands of supporters and players, i.e. not just Saturday afternoons for senior mens fixtures. (WRFC has previously hosted charitable fixtures, between England Deaf and Northants Police as an example) The training light provision will enable existing numbers and future demand from increasing playing members to be met and allow us to contribute to improving the Health and Wellbeing of people within the Borough. Playing numbers have continued to increase across all playing areas of the club including Mens, Ladies, U18s, both girls and boys and the Mini / Junior Section.
Reducing crime and anti-social behaviour	Crime and particularly anti social behaviour tends to be more prominent during the hours of darkness, with both Police and Community Safety Partners increasing publicity and projects after the end of British Summer time. Rugby especially and other sports offer an outlet and positive role models for young people. Wellingborough RFC has worked with the RFU on projects with young people who are at risk of offending or of disengaging from education, which the club undertook at no cost to the organisers. The club would continue to support such initiatives and the enhanced lighting would enable organisers to consider projects in the evening.
Improving life chances for young people	Currently in excess of 250 young people use the Club as members of our thriving Mini Junior section, particularly on Wednesday evening and Sundays. The Club provides active healthy outdoor recreation to help offset the reduction of exercise in our schools. East Midlands Rugby Union are seeking to run a floodlight evening league for under 17 year olds on Friday evenings. This is to try and retain under 16's as they progress through education, and have other demands on their time, such as Saturday jobs, college, university courses and higher education and cannot commit to the standard Saturday afternoon fixtures rugby offers without floodlights. We would like to be actively involved in this initiative. Nationally and regionally there has been a reduction in playing numbers, especially males between the ages of 16-24 years of age. Whilst research continues, the RFU and Sport England believe there is a correlation between reduced participation and the standards of facility on offer.

Delivering efficient and responsive services	With the current number of young people using our facilities, both boys and girls, senior teams, ladies and men's, means there is a capacity issue for evening training during the season and an inability to host fixtures in the evening, whether at club or representative level. Current usage of the club's playing facilities is at its most efficient with teams across the club training on different nights mid week, whilst ensuring that the standards of pitches are maintained. This project will also ensure capacity for increased interest following the 2015 Rugby World Cup.
Enhancing the environment	Replacing the existing old lights will mean they are replaced with lighting that conforms to current legislation, lessens the impact on the environment and is more cost effective and ensures a more environmentally friendly use of energy.

**4. Disadvantages and risks of running the project**  
 If there were a massive reduction in club membership and or a huge decline in interest in rugby as a sport and the floodlight equipment is not used.

**5. Implications - if do nothing**  
 There is a capacity issue for winter training at the club now and this will be exacerbated without an investment in the training area that is properly lit and available for use. The club will be unable to contribute to the proposed under 17's Friday evening league aimed to encourage and retain young people into rugby as school, college and other interests plus Saturday part time work pull them away from sport, also unable to offer taster sessions for those now out of school who wish to try rugby. The Rugby World Cup (RWC) in 2015 is very likely to increase peoples interest in the sport, especially young people, regardless of home nation success, as they wish to try out the sport and emulate sporting role models they see on the TV or at stadiums if able to watch the match live. Local rugby clubs were found wanting post Rugby World Cup success in 2003 and the RFU has a national strategy in place to encourage community rugby clubs, such as Wellingborough, to be better prepared so as not to miss out on opportunities to engage new people to the sport, as well as those returning to it.

**6. Legal requirements: Health and Safety related issues, DDA met by the project,**  
 The present safety issues can be managed by reducing training numbers or turning away interested people, (a rather negative approach). By enhancing the lighting as proposed in this project, the safety and capacity issues are fully addressed.

**7. Has there been any options appraisals or feasibility studies undertaken/or to be completed**  
 A feasibility study & formal proposal has been undertaken by one of the RFU's approved contractors (SJB Floodlighting Ltd)

8. Has any other work previously commenced on this project	Yes	
9. Do any of assets in the project not belong to the council	Yes	

if yes please provide further information below

**10. Additional Information and Corporate Risk Addressed**  
 WRFC own the site so there are no tenure or permission issues. Wellingborough is a priority area for floodlight provision in the Facilities Audit of the East Midlands Rugby Union. The provision of partnership funding from partners such as the Borough Council is viewed very positively by bodies such as the Rugby Football Union. The RFU are to fund the project up to 50% with a Lead Up & Legacy Grant. Planning Permission was granted for the project on 27 January 2014

11. 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	74,545					74,545
Vehicles						0
Plant, Machinery & Equipment						0
Grants						0
Professional Fees	2,600					2,600
Salary Charge						0
<b>Total Capital Expenditure</b>	<b>77,145</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>77,145</b>

**12. Please state any limitations in your costing**  
Total Fixed Cost confirmation of scope of works provided by RFU appointed consultants, Robinson Low Francis, (ex VAT £77,145, inc VAT 92,574)

13. Capital Funding	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Capital Reserves						0
Grants*	69,787					69,787
Third Party Contribution (eg S106)*						0
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*	1,000					1,000
<b>Total Funding</b>	<b>70,787</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70,787</b>

**\*Funding Source**  
Sport England - Inspired Facilities fund agreed on 21 March 2014 to approve a bid for a grant of £31,215 subject to written confirmation of the RFU partnership funding. The Rugby Football Union funding comes via their 'Lead Up and Legacy Capital Programme - Round 2'  
£1,000 provided by NCC Empowerment & Communities Scheme (Cllr Paul Bell) 13/12/2013

**\*Funding arrangement**  
RFU have indicated they will fund 50% of the project cost (£38,572) under their Lead Up & Legacy Capital Programme Round 2

**14. Future Capital Costs**

**15. Are there any revenue costs associated with the project** yes  
**Are there and revenue savings or income generation associated with the project** yes

16. Revenue Budget implications	2014/15	2015/16	2016/17	2017/18	2018/19	Total
(savings to be shown in negative numbers)	£	£	£	£	£	£
Employees	0	0	0	0	0	0
Running Costs	2,000	2,000	2,000	2,000	2,000	10,000
Income	-500	-500	-500	-500	-500	-2,500
<b>Total revenue budget</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>7,500</b>

**17. Details supporting revenue implications (Cost Centre)**

**18. Budget manager approval and date:-**  
**Project Sponsor approval and date:-**



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

Scheme Title Olympic Way Car Park Resurfacing Code \_\_\_\_\_  
 \_\_\_\_\_ Version \_\_\_\_\_

Corporate Director

\_\_\_\_\_

Head of Service

Julie Thomas

Estimated project start and finish date

Jun-14

Budget Manager

Victoria Phillipson

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

Resurfacing and improvements to Olympic Way Shops car park and surrounding footpaths.

**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 tripping hazards and puddling caused by failing surfacing, restriction of access to semi-enclosed area used for anti-social activities, visual improvement. Work to consist of resurfacing car park to shopping area and surrounding footpaths, re-marking of parking spaces and recycling area. Vegetation clearance and fencing off area with limited access and visibility, known for drug use.

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

Promoting high quality growth	Improved surroundings to local shops and health centre.
Reducing crime and anti-social	Access to area used for drug dealing and taking closed off.
Improving life chances for young	
Delivering efficient and	
Enhancing the environment	Improved surroundings to local shops and health centre.

**Disadvantages and risks of running the project**

**Implications - if do nothing**

Semi-enclosed area continues to be used for anti-social behaviour, car park surface will continue to decay, with the decay accelerating over time. Repeated minor repairs will be necessary, possibility of injury claims from development of tripping hazards.

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

The surface of the car park and footpaths is poor and could lead to injury claims.

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

Site reviewed and work identified, some options considered.

**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**

\_\_\_\_\_

<b>Capital Expenditure</b>	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Acquisition of land & buildings	0					0
New construction, conversion & renovation	15,433					15,433
Materials/Equipment	0					0
Vehicles	0					0
Plant, Machinery & Equipment	0					0
Grants	0					0
Professional Fees	0					0
Salary Charge	1,000					1,000
<b>Total Capital Expenditure</b>	<b>16,433</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,433</b>

**Please state any limitations in your costing**

<b>Capital Funding</b>	2014/15	2015/16	2016/17	2017/18	2018/19	Total
	£	£	£	£	£	£
Capital Reserves	2,186					2,186
Grants*						0
Third Party Contribution (eg S106)*	14,247					14,247
Revenue Contribution*						0
Capital Receipts*						0
Unspecified*						0
<b>Total Funding</b>	<b>16,433</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,433</b>

**\*Funding Source** £14,247 is available from the S106 pot. There is currently a commitment from the developer of the Queensway Medical Centre site for a further £10k for this project, however this funding is not available at this time.

**\*Funding arrangement**

**Future Capital Costs**

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

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
<b>Total revenue budget</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Details supporting revenue implications (Cost Centre)

This car park is currently maintained within the Councils facilities management budget, the costs for this maintenance will be reduced once this re-surfacing takes place and the risk for injury claims will be reduced.

Budget manager approval and date:-

Project Sponsor approval and date:-