

Chichester District Council

THE CABINET

10 April 2018

Section 106 Community Facilities – Donnington Parish Hall

1. Contacts

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2. Recommendation

- 2.1. That the Cabinet recommends to the Council the release of £183,938.44 section 106 Community Facilities monies plus interest accrued to the date of release to Donnington Parochial Church Council for an extension to Donnington Parish Hall.**

3. Background

- 3.1. In November 2013, the Council received £183,938.44, the Section 106 Community Facilities contribution secured from the development of land at Southfields Close.
- 3.2. Donnington Parish Hall (also known as Stockbridge Hall) is the closest community building to the development location, and the only facility within the Parish. Donnington Parochial Church Council (PCC) has identified the range of wider community activity that takes place at that location and historically developed a proposal to extend the building to provide additional space.
- 3.3. Since November 2013 officers have been working closely with representatives of the PCC to encourage and understand how the capacity of the building could be increased, and to best effect.
- 3.4. Donnington Parish Hall is a well-used local facility, providing a range of activity for local residents. Due to its convenient location it is also used for some activities that have a wider draw. The existing hall is a single large hall with a stage, and a small meeting room. It is often in use and the reliance on a single large hall means that the building is well used, but the space is not always maximised.
- 3.5. Designs for a potential extension were developed and submitted for planning, and a permission (16/00450/FUL) was secured. Since that time the PCC has sought to determine the costs and viability of completing the proposals as permitted. They undertook a full tendering exercise, and had the foresight to

have works costed in sections. The costs of completing the full scheme were in excess of £400,000 and therefore they have explored a phased approach. Details of quotes received are included in Appendix 1 (Part II exempt).

4. Outcomes

- 4.1. In receiving the S106 Community Facility contribution outlined in 3.1, the Council is obligated to facilitate improvements to community facilities in the parish of Donnington. Any proposal for spend should create additional built capacity for community activity, as close to the new housing as can reasonably be achieved.
- 4.2. In designing an extension to the existing Parish Hall, Donnington PCC was particularly keen to create better functionality to the already well used building, and specifically an additional smaller hall that would work independently to the existing facilities.

5. Proposal

- 5.1. Donnington PCC would like to proceed with an initial phase of the redevelopment of Donnington Parish Hall. The proposed extension would provide a small hall with a small kitchen and toilets, accessible by its own entrance from the north of the building. This would enable independent use of this space either when the rest of the building is in use or as a sole hire. Proposed conversion of a space to the rear of the existing stage, a further extension for storage, and the raising of the roof to achieve more light into existing Hall will be deferred for future fundraising.
- 5.2. The PCC sought and received a number of quotations for the works and identified a preferred contractor based on costs for the whole project and specifically the works identified. The costs of this project are significantly in excess of the S106 funding available and Donnington PCC are putting in nearly £67,000 from reserves. A breakdown of funding sources can be found in Appendix 1 (Part II exempt).

6. Alternatives Considered

- 6.1. Donnington PCC, in undertaking a full tender exercise, was potentially looking to implement a larger project. While there are benefits to some of the additional phases that cannot be completed at this time, the main driver for these improvements is the availability of S106 funding which is time limited. Time has been spent in exploring further fund raising to achieve the full scheme, but with another S106 contribution expiring later this year (see 8.2) a decision needed to be reached.
- 6.2. In considering the best way forward, some consideration was given to a much more modest scheme, maximising space within the footprint of the existing building. While this might have been achieved at a lower cost, it would not have achieved the independently accessed space that was desired. As a phased approach was considered feasible, this option was discounted.

- 6.3. As the only community building in the parish, extension to Donnington Parish Hall has long been considered the only option for the use of S106 funds. The funds available would not have achieved a new stand-alone facility, nor was there any local interest in developing such a facility.

7. Resource and Legal Implications

- 7.1. As with other spends of this type, the implementation of the proposed projects will be undertaken by the facility owner, in this instance Donnington PCC. It is expected that the decision to fund will enable the PCC to commission the works, but implementation will be monitored by officers and monies released on evidence of spend.
- 7.2. Once received, the Council is obligated through the S106 Agreement to spend the contribution within 10 years of receipt (by November 2023). The interest accumulated by this S106 receipt has been estimated by Finance as £9,274.99 (as at 31 January 2018).

8. Consultation

- 8.1. To address the funding gap for the project, Donnington PCC has made a grant application to this Council for £9,847. The application will be considered by the Grants and Concessions Panel on 21 March 2018, and the decision reported as a verbal update to this meeting.
- 8.2. A request to release a further section 106 Community Facilities contribution (£33,990.40 plus interest estimated at £1,800, deadline for spend August 2018) from the Selsey Tram development will be considered in light of the decision of the Grants and Concessions Panel under delegated authority, and again this decision will be reported orally.
- 8.3. The ward member for Donnington has been consulted in the allocation outlined in 8.2 and the request before the Cabinet. He firmly supports the improvements to facilities in this location and the additional capacity it could provide.
- 8.4. The process that developed the proposals for extension that were ultimately approved for planning involved significant consultation with users and other groups including the former Hall Management Committee. A letter of support has also been provided by Donnington Parish Council, who themselves use the Hall for meetings.

9. Community Impact and Corporate Risks

- 9.1. The proposed allocation of section 106 community demonstrates direct benefit both to residents of the relevant development and the wider community of Donnington parish.

10. Other Implications

Are there any implications for the following?		
	Yes	No
Crime and Disorder		X
Climate Change		X
Human Rights and Equality Impact Positive – improved provision of public space to existing community and new residents	X	
Safeguarding		X

11. Appendices

- 11.1. Summary of quotes received, sources of funding. [Note Part II exempt restricted material printed on salmon paper for the information of members and relevant officers only: Paragraph 3 (information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A to the Local Government Act 1972]

12. Background Papers

- 12.1. None