

# Chichester District Council

THE CABINET

4 September 2018

## Section 106 Community Facilities – 5th Chichester Scout Group

### 1. Contacts

**Cabinet Member:**

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### 2. Recommendation

- 2.1. **That the Cabinet agrees the release of £62,724.73 Section 106 Community Facilities monies plus interest accrued to the date of release to the 5th Chichester Scout Group for enhancement of the Scout Hut at Whyke Road Chichester.**

### 3. Background

- 3.1. In January 2013 the Council received £64,834.73 in Section 106 Community Facilities contribution from the development of land at the former allotments at Hay Road Chichester.
- 3.2. The contribution was secured 'towards the cost of providing and enhancing community facilities in the area of the development'. At the time of the receipt the Whyke Estate Community Association aspired to create a community building within the Estate; however, that proposal did not gain wider support. Modest enhancements to a community orchard within the Estate were achieved using £2,110 of the receipt.
- 3.3. Subsequently officers have worked with the 5th Chichester Scout Group ('the Scouts'), owners of the Scout Hut on Whyke Road, the closest community facility to the development site, to determine how the venue could be further improved to meet the needs of the local community.
- 3.4. Designs for an extension to the Hut were developed and the Scouts submitted a planning application in January 2018, and a permission was secured (CC/18/00212/FUL) in June 2018. The Scouts were then able to secure final quotes from potential contractors to determine the costs of construction. Details of quotes received are included in the appendix (which is confidential Part II exempt material).

### 4. Outcomes

- 4.1. In receiving the section 106 Community Facility contribution outlined in para 3.1, the Council should consider how to achieve improvements to community facilities in the area of the development (which is located in the South Ward of

Chichester). Any proposal for spend should create additional built capacity for community activity, as close to the housing development as can reasonably be achieved.

- 4.2. In designing enhancements to their Scout Hut, the Scouts were keen to create additional accommodation that increases the capacity and flexibility of the existing building, to meet the needs of their own and visiting uniformed groups, the Children's Nursery (regular user) as well as further community use of the building.

## **5. Proposal**

- 5.1. The Scouts would like to proceed with the construction of its proposed extension to the Scout Hut. The proposed layout provides an additional meeting room with a separate entrance and toilet facilities to enable this additional space to be used independently of the main hall, plus further smaller internal improvements to the kitchen and existing toilet facilities. The Hall enjoys good open space to the rear of the building, which is well used by uniformed groups and the children's nursery. A glazed extension to the rear is anticipated to provide year round space where weather prevents outdoor activity.
- 5.2. With an approval secured for the funding of the project, the Scouts can then plan ahead to ensure the works are completed at a time and in a way that has the minimum impact on the continued function of this well used community building.

## **6. Alternatives Considered**

- 6.1. Significant effort was undertaken by the Whyke Estate Community Association to determine the potential for a new community building in the centre of the Whyke Estate. Three potential sites were identified but ultimately could not be agreed locally. The identification of a site notwithstanding, the development of a new building would necessitate funding far in excess of the contribution identified here.
- 6.2. Whyke Estate is at the very south of the city, but enjoys good pedestrian links with the City centre. The further enhancement of other community venues in the city were considered, but the proximity to the housing development is an important consideration. Whilst the Scout Hut is not within the Whyke Estate, it is immediately adjacent. The Scout Hut has been well used for a wider range of community activity, and accessed by Estate residents as a Polling Station and children's nursery.

## **7. Resource and Legal Implications**

- 7.1. As with other spends of this type, the implementation of the proposed project is a community led endeavour, in this instance 5th Chichester Scout Group. The Scouts have successfully implemented other improvements to the building in the past (most recently, disabled access to the front of the building). The funding and the implied endorsement of their efforts will enable the Scouts to commission the works, but implementation will be monitored by officers and monies released on evidence of spend.

- 7.2. While the section 106 agreement did not specify a timescale in which the contribution was to be spent, Officers aim to have monies allocated and spent within five years. Although these monies have been earmarked for this proposed use in regular reporting to Corporate Governance and Audit Committee, approval for spend necessarily awaited the recent planning decision.
- 7.3. The proposal is to release the principal sum plus interest at the time when it is needed by the Scouts. The interest accumulated by this section 106 receipt has been estimated by Finance as £3,643.86 (as at 1 September 2018).

## 8. Consultation

- 8.1. The need for enhancements to the Scout Hut to meet the demands of current and future users has previously been identified through the Council's Community Facilities Audit.
- 8.2. The Scouts have considered their own needs but have also engaged closely with key users, particularly the children's nursery, in designing the extension.
- 8.3. Chichester South Ward Members have been asked for comment on the proposals. Mr Galloway suggested this is '...an excellent use of S106 monies', Mrs Dignum and Mr Macey are also in support.

## 9. Community Impact and Corporate Risks

- 9.1. The proposed allocation of Section 106 Community Facilities contribution demonstrates direct benefit both to residents of the Whyke Estate in which the new housing has been built, as well as neighbouring residential areas in Chichester South. The Hall is well managed by a thriving Scout Group and facilities should remain available to the local community for many years.

## 10. Other Implications

Are there any implications for the following?		
	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change</b>		X
<b>General Data Provision Regulations</b>		X
<b>Human Rights and Equality Impact</b> Positive – improved provision of public space to existing community and new residents	X	
<b>Safeguarding</b>		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: Para 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