

# Chichester District Council

CABINET

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## S106 Community Facilities - Chidham and Hambrook Village Hall

### 1. Contacts

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### 2. Recommendation

- 2.1. That £84,000 of S106 Community Facilities contributions is released to Chidham and Hambrook Village Hall Management Committee for identified enhancements to their building.**

### 3. Background

- 3.1. In January 2013 the Council received £131,499.20 in S106 contributions towards the provision of community facilities from the development of land at Broad Road, Hambrook.
- 3.2. At the time of the planning application, officers had made representations to the developer regarding the payment of the contribution, citing the need for improvements to the Chidham and Hambrook Village Hall.
- 3.3. The Hall Committee has an ambitious programme of improvements it wishes to make to the Village Hall to accommodate new residents and improve facilities for existing users. Following extensive local consultation, plans were agreed and Planning Permission granted in July 2012 (CH/12/02439/FUL). At the time the total works were estimated to cost in the region of £350,000.
- 3.4. The redevelopment has had to be delivered in phases and subsequent projects (funded through local fundraising, the use of S106 contributions and New Homes Bonus (NHB) awards) have achieved a new kitchen, a new terrace and a major toilet refurbishment. £41,483.14 of the above S106 receipt has been allocated to previous phases under delegated authority leaving a balance of £90,010.06 for allocation.

### 4. Outcomes to be achieved

- 4.1. In receiving this particular S106 contribution, the Council is charged with providing or enhancing community facilities in the Parish of Chidham and Hambrook.

## **5. Proposal**

- 5.1. The Hall Committee has been developing proposals for the next phase of the redevelopment of the Hall, specifically the creation of a two storey tower that would provide a lift and new staircase to the first floor, as well as a disabled toilet and new storage area. Based on Quantity Surveyor estimates of £155,000 for these works, Chidham and Hambrook Parish Council secured £42,430 NHB for the project, approved by Cabinet in October 2015, ahead of a full tender exercise.
- 5.2. The Management Committee has recently concluded a tender exercise and the resultant top three tenders are summarised below:
  - (a) Tender A - £116,264.86 incl. VAT
  - (b) Tender B - £142,853.94 incl. VAT
  - (c) Tender C - £148,311.60 incl. VAT
- 5.3. The Management Committee wishes to contract with their preferred contractor (Tender A) as a matter of urgency as they would wish works to be completed by October 2016. They have identified the total costs of the works, including all related professionals fees and a 5% contingency to total £137,055. With the existing commitment of NHB monies via the Parish Council and local fundraising of around £10,000, they seek formal allocation of £84,000 from the previously identified S106 receipt. As this sum exceeds the level of delegation it requires the consideration and approval of Cabinet.

## **6. Alternatives that have been considered**

- 6.1. Chidham and Hambrook Village Hall is the only existing built community provision within the Parish. While local aspirations have hoped for an additional Hall in Hambrook, no proposals for such a development have been developed.
- 6.2. The Council has 5 years from receipt to allocate this money to a project, but the value of the money will depreciate over time and it seems unlikely that an alternative proposal will come forward in the next 18 months.

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

- 7.1. In providing this funding to Chidham and Hambrook Village Hall, the Council is discharging its duty under the S106 Agreement without directly undertaking the improvements. The Hall Committee will manage the project and have undertaken a robust tendering exercise to ensure best value. The Committee have an established track record of delivering previous enhancements to their facility, but via monitoring, officers will be able to ensure that the money has been spent appropriately.

## **8. Consultation**

- 8.1. The project, presented for consideration for NHB grant in July 2015, had the full support of the Parish Council and was fully endorsed by the Grants and Concessions Panel at its meeting in September 2015. As the only allocation to exceed the Panel's delegation, it was further supported by Cabinet in October 2015 where funds were allocated to the project.

## 9. Community impact and corporate risks

- 9.1. The proposed allocation of section 106 community facilities contributions is in line with representations made to the developer and the subsequently negotiated S106 Agreement, and demonstrates direct benefit both to residents of the relevant development and the wider community of Chidham and Hambrook Parish.

## 10. Other Implications

	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change</b>		X
<b>Human Rights and Equality Impact</b> Positive – the provision of disabled access to the first floor.	X	
<b>Safeguarding and Early Help:</b>		X

11. Appendices - None

12. Background Papers - None