

# Chichester District Council

**THE CABINET**

**9 January 2018**

## **Section 106 Community Facilities – St Wilfrid’s Church Hall Chidham**

### **1. Contacts**

**Cabinet Member:**

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### **2. Recommendation**

- 2.1. That the Cabinet approves the release of £57,368 section 106 Community Facilities monies to Chidham Parochial Church Council for identified enhancements to St Wilfrid’s Church Hall.**

### **3. Background**

- 3.1. In April 2015, Chichester District Council received £18,075.22, the section 106 community facilities contribution secured from the development of land at Hambrook Hill South. In July 2016, £46,418.38 was received as the corresponding contribution from development at Land West of Broad Road.
- 3.2. Since receiving the funds in 2015, £1,183.72 has been used to fund, in addition to other monies, improvements to Chidham and Hambrook Village Hall.
- 3.3. St Wilfrid’s Church Hall is the closest community building to the development locations. Chidham Parochial Church Council (PCC) have identified the range of wider community activity that takes place at that location and have identified a programme of improvements that they would wish to make to the Hall to improve facilities for existing users and new residents to the area.
- 3.4. An initial proposal to enclose the open space next to the Hall for the safety of young children attending playgroups has already been supported through a New Homes Bonus application submitted by Chidham and Hambrook Parish Council in July 2017.

### **4. Outcomes**

- 4.1. Under the Local Plan, this Council was able to secure section 106 contributions from developers for the enhancement of Community Facilities, recognising the additional use required by new households.

- 4.2. At the time of the planning applications highlighted in 3.1, officers made representations to the developer regarding the payment of the contribution, citing the need for improvements to facilities in the local area. The resultant section 106 agreements stipulate the use of these monies for providing and enhancing community facilities in the parish of Chidham and Hambrook

## **5. Proposal**

- 5.1. As a timber-framed and clad building, St Wilfrid's Church Hall will require re-cladding in order to reasonably extend its life. Accordingly the major part of the improvements to the fabric is re-cladding. It is only when the existing cladding is removed that the condition of the frame can be assessed and therefore a contingency of £2,000 is requested against repairs to the frame. At the same time the PCC would like to upgrade existing toilets facilities to increase the Hall's functionality, and make improvements to its heating (for greater year round use of the facility).
- 5.2. The existing car park to the side and rear of St Wilfrid's Church Hall is currently partly gravelled and as a result, usage is weather dependent. The PCC would also wish to improve drainage and hard standing in these areas with the aim of providing year round car parking, which is hoped to increase usage particularly in the winter months.
- 5.3. The PCC sought and received a number of quotes for the works, which have been detailed in the exempt appendix. The PCC wishes to contract with their preferred contractor (B) for the internal works to the Hall. They acknowledge that other contractors were slightly cheaper when quoting for the heating works alone, but saw some benefit in engaging with a single contractor for the works to the building.
- 5.4. As a standalone piece of work, the PCC preferred to go with Contractor C for the car park improvements as this offered better value for money.

## **6. Alternatives Considered**

- 6.1. The section 106 agreements do allow the Council a period of time (notionally up to five years from receipt) in order to spend the money, so a decision could be deferred in case alternative suggestions are brought forward from within the parish. The only other community building in the parish is the Chidham and Hambrook Village Hall, which has had a number of improvements, partly funded from other section 106 receipts.

## **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 Chidham 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.

## 8. Consultation

8.1. The project has been promoted by Chidham and Hambrook Parish Council, and the need for improvements to St Wilfrid's Church Hall has previously been highlighted in responses to the Community Facilities Audit.

## 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 Chidham and Hambrook Parish.

## 10. Other Implications

Are there any implications for the following?		
	Yes	No
<b>Crime and Disorder</b>		X
<b>Climate Change</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> Positive - the proposed enhancements to car parking are connected to recent improvements to the venue to improve the safety of children playing in the grounds of the building.	X	

## 11. Appendices

11.1. Summary of quotes received [**Note** Part II exempt material 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