

HAVANT BOROUGH COUNCIL

Expenditure of S106 funds agreed under Delegated Authority*

Decision By: Head of Planning

Spending of S106 Funds collected for a specific purpose

Decision No: 015

Report by: Simon Hasted, Community Sport and Leisure Officer and Louise Weaver, Community Infrastructure Officer

*Effective 30 March 2016: A decision by Leader and Cabinet Lead for Corporate Strategy, Finance, and Partnerships has been published: Delegation of Executive Functions - Expenditure of S106 funds. Decision: Authority to be delegated to the Head of Planning HBC to agree items of expenditure under S106 Agreements where expenditure is as proposed in the legal agreement.

1.0 Purpose of Report

- 1.1 The purpose of this report is to request the utilisation of specific Section 106 funds allocated in respect of maintenance and sports pitches. This report seeks to give the background and highlight the need for the refurbishment of a Havant Borough Council Changing Room Pavilion.
- 1.2 Funds are requested for the design and build of a fully compliant, refurbished internal layout, creating a fit for purpose, modern facility.

2.0 Recommendation

- 2.1 Authority to be given for the expenditure of funds that have been allocated for maintenance and sports pitches, totalling £86,000 (plus attributable interest of £3184.18). In giving the authority to allow expenditure, officers can manage the project, working with an identified design and build contractor to refurbish the interior of the changing room pavilion at Bartons Green, Wakefords Way, Havant.
- 2.2 Funds to be allocated from contributions collected under the Provision and Improvement of Playing Space for New Housing Development Supplementary Planning Guidance:

App No	Address	M or SP+	Contribution	Attributable Interest
03/59145/002	Park House Primary School, Sparsholt Close, Havant	M	£9,029.00	£414.59
03/61332/002	Ramsdale Playing Fields, Woolston Road, Havant	M	£22,231.43	£1020.80
03/61332/002	Ramsdale Playing Fields, Woolston Road, Havant	SP	£19,828.46	£910.47
06/53366/009	39 Park Parade, Havant	M	£8,000.00	£367.34
APP/12/00545	Mary Rose House, Woolston Road, Havant	M	£7,989.45	£161.04
APP/14/00774	Barncroft Infant School, Barncroft Way, Havant	M	£14,080.00	£212.35
APP/11/01272	Cricketers Tavern, Riders Lane, Havant	M	£4,841.66	£97.59
TOTALS			£86,000	£3184.18

Notes: + M = Maintenance and SP = Sports Pitch

3.0 Summary

- 3.1 Havant Borough Council lease the land at Bartons Green from Portsmouth City Council. The changing room pavilion is sub leased to Widbrook Utd FC until 2041, to deliver a programme of football activity to Havant residents. Widbrook Utd FC are the largest provider of women's, girls and junior football within the region.
- 3.2 The pavilion is tired and dated. Areas of disrepair have caused an increase in emergency maintenance measures being taken by the football club. The significant cost of this impacts on funds available to be allocated to football development.
- 3.3 The changing room provision is no longer compliant to modern safeguarding standards in relation to the delivery of junior boys and girls football due to the layout of changing room and shower facilities. This renders it unfit for purpose and a barrier for the tenant club in sustaining and growing their football provision as desired.
- 3.4 The facility, in its present condition, is uninviting as a location in which to take part in sport and leisure activity. It is unsuitable in supporting the degree of sports activity scheduled on the large, grass football pitch site. This presents an issue in membership retention and future recruitment, impacting the physical activity rates of the borough which are below the national average, particularly in the deprived Bondfields Ward (as identified in the indices of multiple deprivation).

4.0 Subject of Report

- 4.1 Havant Borough Council Community Sport and Leisure Officers have identified an experienced and suitable design and build contractor, through the Capita Procurement Partnership, to project manage the refurbishment of the interior of Bartons Green Changing Pavilion.
- 4.2 Havant Borough Council are working in partnership with Widbrook Utd Football Club and the Hampshire Football Association in development of the project. The anticipated outcomes meet the aims of the three organisations in increasing physical activity rates and improving health inequalities.
- 4.3 Havant Borough Council have achieved, pending match funding confirmation, a Football Foundation grant of £203,451 for the redevelopment of Bartons Green Pavilion. The total project cost is £289,451.
- 4.4 To enable this project to move forward, £86,000 of S106 funds (plus attributable interest) are required as match funding to allow the Football Foundation Grant to be awarded and to achieve the total project cost. The facility plays a key role in the provision of sport within the local community and in its current condition provides a barrier to residents being sustained or attracted to a local sports club.
- 4.5 The redevelopment of the Pavilion is a priority project to support the demand for local football activity amongst all age groups in the local community. On receipt of funding, Bartons Green Pavilion will benefit from an internal refurbishment, specifically an integration of toilet and shower facilities within changing rooms, an increase in storage space and the provision of a kitchen and club room area for social activity.
- 4.6 By Havant Borough Council agreeing to support this project with 30% of the total project costs from allocated S106 maintenance funds, we are agreeing to provide improved and sustainable facilities allowing for our residents to become and remain active.
- 4.7 There is a certainty that if this project is not supported by S106 funding the project will not progress, as partnership funding of this level cannot be alternatively sourced. Therefore a £203,451 external investment into the borough would be lost.
- 4.8 This application has the support of the Hampshire Football Association and the support of the Football Foundation.
- 4.9 The implementation of a site development plan, future facility steering board and the existing sub lease in place between Widbrook Utd FC and Havant Borough Council, safeguards against the investment and will ensure that the facility is managed and maintained to an appropriate standard. It will ensure that the club will work towards agreed development targets and increase sports participation through utilisation of the improved facility.

5.0 Implications

- 5.1 **Resources:** The project will be financed by funds specifically collected for this purpose. These funds will provide match funding for the total project cost to be supported by the Football Foundation.
- 5.2 **Legal:** Evidence of expenditure needs to be provided to the Community Infrastructure Officer to fulfil the terms of the S106 agreement.
- 5.3 **Strategy:** The project supports the priorities of Economic Growth and Environmental Sustainability.
- 5.4 **Risks:** There is a risk that without the refurbishment works, the pavilion will fall further into disrepair and would no longer be used for formal sports activity.
- 5.5 **Communications:** A communications plan will be planned for relevant press releases and coverage of the refurbishment project.
- 5.6 **For the Community:** Improved sport facilities accessible for the Widbrook Utd FC members, session attendees and visiting teams, contributing to the health and wellbeing benefits for residents of Havant Borough.

Agreed and signed off by:

Head of Planning: Simon Jenkins	(13/08/2018)
Finance: Lydia Morrison	(29/08/2018)
Legal: Sara Bryan	(29/08/2018)

Contact Officer (Project):

Job Title:

Telephone:

E-Mail:

Simon Hasted

Community Sport and Leisure Officer

02392 446601

simon.hasted@havant.gov.uk

Contact Officer (Planning Obligations):

Job Title:

Telephone:

E-Mail:

Louise Weaver

Community Infrastructure Officer

02392 446545

louise.weaver@havant.gov.uk