

TO: EXECUTIVE MEMBER FOR CULTURE, CORPORATE SERVICES & PUBLIC PROTECTION
12 MAY 2017

S106 CONTRIBUTIONS BINFIELD PARISH OFFICE
Director of Corporate Services

1 PURPOSE OF REPORT

- 1.1 To seek approval for S106 funds for community facilities to be used to improve the Binfield Parish Office.

2 RECOMMENDATION

- 2.1 **That approval is given for expenditure of £50,000 of S106 social and community facilities contributions on improvements to the Binfield Parish Office.**

3 REASONS FOR RECOMMENDATION

- 3.1 To enable an increase in the capacity of the Parish Office to provide much needed community facility space, including increased storage, meeting space and a community room.
- 3.2 This project will directly support three of the Councils strategic objectives,
- People live active and healthy lifestyles
Numbers of adults and young people participating in leisure and sport has increased
 - A clean, green, growing and sustainable place
Appropriate infrastructure development is completed to support housing growth including; Warfield Link Road, Coral Reef Junction, Jennetts Park, town centre
 - Strong, safe, supportive and self-reliant communities
High levels of community cohesion are maintained

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The Parish Council have considered a smaller development to simply increase the office accommodation, however, this would not add any community facilities and would not meet the needs of the wider community who require informal and formal meeting and recreation space.
- 4.2 The Executive Member could decide not to fund these improvements and use the funding for other matters meeting the S106 criteria.

5 SUPPORTING INFORMATION

- 5.1 With a number of recent housing developments in the area, Binfield Parish Council are making improvements to their Parish Office to help meet the extra requirement for community facilities in the area. The estimated cost of the total scheme (which includes the outdoor recreational facilities being updated) is £495k.
- 5.2 The Parish has funding in place to cover 90% of the expected cost and are seeking a contribution from the Borough of £50k.

Unrestricted

- 5.2 The current community facilities will be extended to provide office space (to include a “hot desk” for Thames Valley Police), increased storage, a public reception area, a community room that can be used by community groups and a café space.
- 5.3 The S106 contributions to fund this improvement project come from social and community facilities contributions in the Binfield with Warfield ward, namely Popeswood Garage, London Rd, (14/00858) contribution of £20,360, Peacock Bungalow, Beehive Rd (10/00616) contribution of £13,073, Denton House, Terrace Rd North (13/01004) contribution of £600 and Crossways, St Mark's Rd contribution of £15,967 out of the total £28,500 available.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 The allocation of funding proposed in this report complies with the requirements of the s106 agreements.

The approval of the recommendation in the report falls within the decision making remit of officers in consultation with the Executive member pursuant to the Bracknell forest Council Constitution November 2016 Part 2, section 6 paragraph 6.2 (a)(vi).

Borough Treasurer

- 6.2 The financial implications are set out in the body of the report.

Equalities Impact Assessment

- 6.3 Extending the current building to increase the community facilities available will have a positive impact for all residents

Strategic Risk Management Issues

- 6.4 The S106 contribution agreed is subject to the project receiving planning permission.

Other Officers

- 6.5 Not applicable

7 CONSULTATION

Principal Groups Consulted

- 7.1 Binfield with Warfield Councillors

Method of Consultation

- 7.2 Letter inviting comments on the proposed contributions.

Representations Received

- 7.3 Approved the expenditure on this project

Background Papers

Contact for further information

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