

**TO: EXECUTIVE MEMBER FOR CULTURE, RESOURCES & PUBLIC PROTECTION**  
**9 APRIL 2018**

---

**S106 CONTRIBUTIONS BINFIELD PARISH OFFICE**  
**Director of Resources**

**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 £16,000 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 (including the outdoor recreational facilities) to help meet the extra requirement for community facilities in the area. The budget for the project was £494k, however, now they have appointed a contractor the cost of the scheme has risen by £32k to £526k.
- 5.2 The Parish has funding in place to cover 90% of the original cost and received S106 contributions of £50k from Bracknell Forest Council.

- 5.3 The Parish has funding in place to cover 50% of the extra costs by utilising a combination of reserves and CIL received to date. To help ensure that the project doesn't impact existing residents by reducing the Parish Council's reserves, which are earmarked for other projects, they are seeking a contribution of £16k from Bracknell Forest Council.
- 5.4 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.
- 5.5 The S106 contributions to fund this improvement project come from social and community facilities contributions in the Binfield with Warfield ward, namely Crossways, St Mark's Rd contribution of £4,072.24 and Farley Hall, London Road (13/01072) contribution of £11,927.76 out of the total £44,565 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 Not applicable

### Other Officers

- 6.5 Not applicable

## **7 CONSULTATION**

### Principal Groups Consulted

- 7.1 Binfield with Warfield Councillors

### Method of Consultation

- 7.2 Email inviting comments on the proposed contributions.

### Representations Received

- 7.3 Approved the expenditure on this project

### Background Papers

### Contact for further information

Lesley Doyle, Chief Executive's Office - 01344 352218

[Lesley.doyle@bracknell-forest.gov.uk](mailto:Lesley.doyle@bracknell-forest.gov.uk)