

**To: Executive Member for Culture, Delivery and Public Protection
2 February 2024**

Warfield Community Hub Commitment of S106 funding

1 Purpose of Report

- 1.1 S106 contributions have been received from various developments in the Warfield strategic housing area for the provision of a new community hub.
- 1.2 This report seeks approval for the allocation of £245k from S106 monies to facilitate preliminary support work for the proposed Warfield Community Hub

2 Recommendations

- 2.1 That up to £245k is allocated from S106 funding to facilitate preliminary support work for the proposed Warfield Community Hub.

Reasons for Recommendations

- 3.1 To progress the development of the Warfield Community Hub, we need to undertake a detailed feasibility study, net zero assessment, cost planning, site investigation, surveys with ancillary costs including for legal input, tax advice and project management to facilitate this preliminary work. This requires allocation of capital.

4 Alternative Options Considered

- 4.1 The Council could delay the allocation of the £245k s106 funding. However, this would in turn delay the planning and delivery of the community hub. The Council has a planning obligation to provide a community hub as part of the new Warfield strategic housing area.

5 Supporting Information

Overview

- 5.1 The Site Allocations Local Plan (SALP) allocated land in Policy SA9 for a mixed-use residential-led development at Warfield for the provision of 2,200 residential dwellings. As part of this, Policy SA9 includes the requirement to deliver a range of supporting infrastructure, including a multi-functional community hub as part of a new neighbourhood centre
- 5.2 The community hub will be required to serve new residents prior to all funding having been received from the development, therefore at the time of project delivery it is unlikely that the council will receive or secure all necessary funding required to develop the hub.
- 5.3 This project provides an opportunity for Bracknell Forest Council and Warfield Parish Council to work in partnership to deliver the community hub in Warfield that will benefit the entire community as well as visitors from other parts of the borough. The

development of the hub aligns with the new council plan's goal to ensure that community development and spaces encourage a cohesive and engaged community.

Allocation of S106 funding

- 5.4 Early concept design was undertaken which needs to be further reviewed and developed in order to seek approval for an affordable and sustainable community hub. There are several preparatory activities which need to be progressed in the lead up to a report to the Executive for decision making. Such activities include the detailed feasibility study, net zero assessment, cost planning, site investigation, surveys and ancillary cost including legal input, tax advice and project management. An allocation of £245k from the available S106 monies is being requested to support this work, which will form part of the overall project budget. The allocation of funds is to be provided from the contribution by the development at Harvest Ride. The underlying requirement for allocation of such S106 monies is to fund the development of the community hub.

6 Consultation and Other Considerations

Legal Advice

- 6.1 The allocation of funding proposed in this report complies with the requirements of the s106 agreement for Harvest Ride dated 27 October 2014.

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 August 2023 Part 2, section 6 paragraph 6.2 (a)(vi).

Financial Advice

- 6.2 The financial implications are included within the report. Confirmation has been received that the recommended use of the S106 is within the contractual terms of the agreement. Risk related to s106 funding is covered under paragraph 6.5.

Planning Advice

- 6.3 The £245k sum is being allocated in accordance with the contractual terms of the s106 Agreement for Harvest Ride. The spending of this amount will be in accordance with the Council's financial procedures and regulatory reporting requirements.

Equalities Impact Assessment

- 6.4 An EqIA is not required for this report.

Strategic Risk Management Issues

- 6.5 This project is partly funded by S106 contribution. Should the project not deliver a community asset, the underlying S106 contribution will need to be met from a revenue budget. This is a low risk at this stage as the Council is obliged to build a community centre for Warfield. The activities planned to be delivered upon the allocation of the requested funding are needed for the delivery of the project.

Climate Change Implications

- 6.6 The report relates to the allocation of a sum of s106 funding. Therefore, there are no direct climate change implications. The proposed development is targeted to achieve operational net zero.

Health & Wellbeing Considerations

- 6.7 There are not any health and wellbeing considerations arising as a result of this report. The proposed community hub will have a benefit for the health and wellbeing of residents in Warfield.

Background Papers

Relevant S106 agreement.

Contact for further information

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