

**TO: COUNCIL
17 SEPTEMBER 2014**

**S106: SUPPLEMENTARY CAPITAL APPROVAL
Director of Environment Culture and Communities**

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to gain Council approval to release £47,700 of s106 funding for a significant parks improvement project at Lily Hill Park on land leased to Bracknell Rugby Club. The overall cost of the project is £238,300. The Council's constitution requires full Council approval to release any s106 funds not already identified within the capital programme.

2 RECOMMENDATION

- 2.1 **That the Council approves the release of £47,700 of s106 funding as detailed in the report for improvement works at Lily Hill Park on land leased to Bracknell rugby Club.**

3 REASONS FOR RECOMMENDATION

- 3.1 The Council receives s106 funding to improve parks and open spaces. As well as improving its own land and facilities it also does this in partnership with others. Bracknell Rugby Club is committing significant resources of its own to the project and has been successful in securing partnership funding. This project will significantly improve the grounds within Lily Hill Park by allowing increase usage of the pitches and improve disabled and general accessibility around the main pitch and into the clubhouse. This supports delivery of the Bracknell Forest Council Parks and Open Spaces Strategy 2012; particularly priority 8. Enhance outdoor sport and play provision (including ancillary facilities).

4 ALTERNATIVE OPTIONS CONSIDERED

- 4.1 The Council has not yet identified any alternative schemes for parks improvement for these s106 receipts but in the fullness of time these would be identified so the Council could elect not to support Bracknell Rugby Club and await options. However, this project fulfils all the Council's parks improvement criteria and is felt worthy of support.

5 SUPPORTING INFORMATION

- 5.1 Bracknell Rugby Club is a very successful voluntary managed club that was established in the 1950's. It operates within Lily Hill Park and has various leases for 3 pitches, clubhouse and surrounding areas which run for a further 30 years. It offers significant opportunities for participating in very varied standards of rugby amounting to 30 teams with players aged from 6 to 60 and supports both male and female teams. Of particular note perhaps are the mini and junior sections which have between 600 and 650 members.

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- 5.2 The club also supports the Council's Young People in Sport initiative by providing coaches and also allowing use of their pitches for the Tag Rugby Festival. Other than the obvious business operations such as catering and maintenance, the Club is run through volunteers and has almost 2000 active members on the data base. It is therefore a thriving community club offering excellent and numerous opportunities for the broader community to play rugby or support the promotion of rugby by volunteering.
- 5.3 The Club is committed to improving its facilities in line with modern expectations and most recently completed an improvement project to the clubhouse by refurbishing its changing facilities, installing a disabled person's toilet in the bar area and improving access up to the clubhouse. This project was resourced through the club's own funds, a grant from Sport England and the Council provided s106 funding for the accessibility improvements.
- 5.4 The Club wishes to continue its facility improvements and have identified a three phase project based on priorities:
- **Phase 1** is to install an innovative vertical drainage system on pitch 3 to include localised levelling and seeding of the playing surface so that it can take more of the training and playing burden off pitch 2; to improve the quality of the floodlighting to pitch 2 and 3, and also provide new goalposts.
 - **Phase 2** involves drainage improvement works to pitch 2. In combination with the improvements to pitch 3, this should greatly increase the quality of the playing surface of pitch 2 which is currently hopelessly inadequate.
 - **Phase 3** is to improve accessibility around the main playing pitch 1 by laying a resin surface, create a fully accessible disabled persons viewing area alongside the pitch, limited low level lighting, and make improvements to the clubhouse front entrance to create a disabled persons parking area and improved wheel chair access.
- 5.5 The overall cost of the project is £238,300 and is broadly split thus:
- £140,000 for pitch improvements (phases 1 and 2)
 - £98,300 for phase 3
- 5.6 The club has been successful in gaining financial support from the RFU (£30,000) and also from Sport England (£64,000) leaving a shortfall for the entire project of £144,300. The club currently has £30,000 available for this project and has established a fundraising committee with a target to raise £40,000 and a means of raising £11,000 has already been identified. The club is therefore seeking any support the Council could offer to bridge the shortfall of £74,300
- 5.7 Within its s106 receipts, the Council has £47,700 from 2 developments within Bullbrook that could be used for the purposes of improving sport and recreation facilities at Bracknell Rugby Club. YN417 (Planning Ref. 10/00780; Land at Junction with Bay Drive London Road Bracknell Berkshire) yields £46,700, and YN412 (10/00718/FUL; 21 Farnham Close) yields £1000. The Council has not identified projects for these receipts yet and has until 2018 to spend the money. However, it is considered that the project proposed by the rugby club is a good use of these funds since not only will it improve pitches within Lily Hill Park that are greatly in need of it but these are areas also used beyond the club for general recreation by the public in

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general. The project has attracted considerable direct and external funding meaning the Council's contribution is towards a very significant improvement project. While given the length of the lease the following observation is not overly important, it is worth highlighting that ultimately the pitch improvements are actually to Council property and therefore in the long term they are as much in the interest of the Council to complete as they are to the club.

- 5.8 Should the Council agree to release the s106 for the improvement of the sports grounds and facilities at Lily Hill Park, there will still be a shortfall for the entire project. The rugby club has already identified its priorities by phasing the work and have further refined phase 3 timings to indicate in what order it would undertake the work as funds became available
- 5.9 With all the funding that would be available should the Council agree its contribution, the following would be delivered:
- Phase 1 and 2 (pitch improvement works)
 - Raised viewing "platform" for disable persons main pitch (including access)
 - Resin surface along woodland side of pitch
 - Part low level lighting.
- 5.10 The club would complete the project by laying a resin surface along the remaining 2 sides of the pitch (there would be no bound surface between pitch 1 and pitch 2) and provide additional disabled parking facilities as an when funding becomes available.
- 5.11 While the Council's contribution is considerable, it represents about 20% of the full project costs and is considered to be a sound utilisation of the s106 funds received for these purposes. Council is therefore asked to approve the release of the S106 money for this project.

6 ADVICE RECEIVED FROM STATUTORY AND OTHER OFFICERS

Borough Solicitor

- 6.1 Nothing to add to the report.

Borough Treasurer

- 6.2 The Section 106 monies referred to in this report have been received by the Council and this scheme meets the criteria for the use of these receipts.

Contact for further information

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