

**Bracknell Forest Council  
Record of Decision**

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| <b>Work Programme Reference</b> | <b>I123679</b> |
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1. **TITLE:** Warfield Community Hub

2. **SERVICE AREA:** Communities

3. **PURPOSE OF DECISION**

To update the Executive on the progress of the Warfield Community Hub project and to seek approval for the partnership agreement, funding, and delivery of the project. The project is being delivered by Bracknell Forest Council (BFC) in partnership with Warfield Parish Council (WPC).

4. **IS KEY DECISION** Yes

5. **DECISION MADE BY:** Cabinet

6. **DECISION:**

- i. the development of a community hub in Warfield, with a funding model based on 50:50 cost sharing between Bracknell Forest Council and Warfield Parish Council is supported.
- ii. the Partnership Agreement outlined in paragraph 6.11 (restricted Appendix) is approved, which was approved by WPC on 20 August 2024. The signing of the agreement is delegated on behalf of Bracknell Forest Council to the Borough Solicitor, substantively in the form annexed; It will be legally binding after both parties sign the agreement and date the same;
- iii. the Strategic Procurement Plan, paragraph 6.10 is approved, for the building design and works including early/enabling works (restricted Appendix
- iv. the contract award for the Phase 1 Pre-Construction Services (RIBA Stage 3 design / Planning Permission and RIBA Stage 4) is delegated to the Executive Director: Communities in consultation with the Cabinet Member for Leisure, Culture, Public Protection and Democracy;
- v. the contract award for Phase 2 Main Works – RIBA Stage 5 onwards (including any demolition/early/enabling works) is delegated to the Executive Director: Communities in consultation with the Cabinet Member for Leisure, Culture, Public Protection and Democracy;
- vi. the decision to appropriate the land at Priory Fields for planning purposes under Section 122(1) of the Local Government Act 1972 is delegated to the Assistant Director: Property in consultation with the Executive Director: Communities (paragraph 6.15), subject to a planning consent being obtained together with any consequent actions arising therefrom.

**RECOMMENDED** that Council approves an in-year supplementary capital approval of £13.7m to enable the scheme to be progressed as part of the capital programme, noting that this is the total scheme costs to be joint funded (50:50) by Bracknell Forest Council and Warfield Parish Council using s106 and Community Infrastructure Levy funding with some temporary borrowing.

**7. REASON FOR DECISION**

Warfield has been underserved in terms of community centre facilities compared to other parts of the borough. The council has not provided a community centre in Warfield; the community has been served by Brownlow Memorial Hall, which is owned by Warfield church, however it is not large enough to meet the needs of this growing community.

**8. ALTERNATIVE OPTIONS CONSIDERED**

1. A do-nothing option has been discounted as there is a planning policy obligation. The council would need to provide a hub.
2. BFC could opt to build a policy compliant scheme on its own to comply with planning requirements and keeping in line with the community needs. However, the partnership with WPC would be impacted and BFC would need to identify another operator to manage the Hub because BFC is not itself resourced to do so.
3. Not to approve that the Land be appropriated for planning purposes once delegated to the Assistant Director: Property with the agreement of the Executive Director: Communities. However, the consequence would be that the Land would continue to be used as open space and the development does not take place which would prejudice the delivery of SALP Policy SA9.
4. BFC could wait until all funding has been secured from all dwellings across the Development and then build the Hub, which would avoid upfront borrowing costs. However, a significant delay will increase the cost of the build due to inflationary increases as well as delay the provision for the community. Hence, striking a balance between reduction of borrowing costs and inflationary cost increase will continue to be monitored. Currently, BFC do not envisage a financial or community benefit to be gained from delaying the build.

**9. DOCUMENT CONSIDERED:** Report of the Executive Director: Communities

**10. DECLARED CONFLICTS OF INTEREST:** No

| <b>Date Decision Made</b> | <b>Final Day of Call-in Period</b> |
|---------------------------|------------------------------------|
| 15 October 2024           | 23 October 2024                    |