

**To: Executive Member for Culture, Delivery and Public Protection
9th December 2022**

**Warfield Community Hub Feasibility Study
Commitment of S106 Funding**

Chief Executive

1 Purpose of Report

- 1.1 To seek approval for committing Section 106 (S106) Agreement funding of £58,450 for an updated Warfield Community Hub Feasibility Study.

2 Recommendation

- 2.1 That approval is given for expenditure of £58,450 from S106 contributions on the Warfield Community Hub project.

3 Reasons for Recommendation

- 3.1 A feasibility study was produced by Ridge in 2019 for the development of the Warfield Community Hub. The project was paused due to the Covid pandemic and the feasibility study needs to be reviewed and updated to ensure it meets current requirements and is deliverable.
- 3.3 A waiver has been put in place to enable the council to work with Ridge and Warfield Parish Council to complete the feasibility study.
- 3.4 3 design options were set out in the 2019 feasibility study for the Hub and work is needed on reviewing these and on updating the cost plan.

4 Alternative Options Considered

- 4.1 None. Funding is not available from other sources

5 Supporting Information

- 5.1 Ridge were appointed to undertake a feasibility study in 2019. Warfield Parish Council is a stakeholder and would like to invest their CIL funding towards a larger community hub. Due to COVID, the work was put on hold. The new study will require costs to be updated, develop a preferred option for delivery (out of the three previous options) taking account of Warfield Parish Council's requirements and BFC's legal obligation to deliver a community centre.
- 5.2 The contributions to fund this feasibility study come from Site Allocations Local Plan Policy SA9 related permitted development sites with S106 agreements securing financial contributions towards the 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.

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 March 2021 Part 2, section 6 paragraph 6.2 (a)(vi).

Financial Advice

- 6.2 The spend of £58,450 proposed in this report meets, in terms of purpose, conditions set down in the relevant S106 agreement and the amount requested is available from within the funds received in respect of that agreement. The sum required will come from the following S106 agreements where the amounts have been committed to the Hub since their receipt:

Reference	Site	Finance Code	Contractual Terms	Amount
13/00831/FUL	Manor Farm, Binfield Rd	YN479	Towards the cost of providing, expanding or improving community facilities (which may include the acquisition and/or improvements of land and/or buildings within 3 kilometres of the site.	£18,267.00
13/01007/OUT	Land North of Harvest Ride	YN517	Towards the costs of providing and/or improving Community Facilities (which are defined as: community facilities to be provided in accordance with the Warfield SPD or which are otherwise reasonably capable of benefitting residents of the site.	£40,183.00
Total				£58,450.00

Other Consultation Responses

- 6.3 The Warfield Project Team Working Group and Warfield Parish Council have informed the brief for the feasibility study.

Equalities Impact Assessment

- 6.4 Not applicable

Strategic Risk Management Issues

- 6.5 The feasibility study will enable the development of a single design option for the hub to be agreed with Warfield Parish Council, for cost plan to be developed and deliverability tested. In parallel with the feasibility study Warfield Parish Council will be producing their business plan for operating the centre to ensure that the operation of the centre is financially viable.

Contact for further information

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