

To: **Executive Member for Culture, Delivery and Public Protection**
17th March 2023

Bucklers Park Community Hub Commitment of S106 funding

1 Purpose of Report

- 1.1 A s106 receipt of £150,000 was received from the development at Bucklers Park, formerly known as the Transport Research Laboratory (TRL) site and originally it was contracted to be spent on specific education provision, which now cannot be spent, so the sum has been committed to the Community Hub, in accordance with the terms of Second Deed of Variation dated 8th February 2022.
- 1.2 This report seeks approval for the allocation of the £150,000 to be spent on the project management, mobilisation, adaptations and furnishings required at the Community Hub.

2 Recommendations

- 2.1 **That up to £100,000 is allocated to spend on adaptations to the community hub and for partial fixtures and fittings in advance of the Hub opening including its administration and project management costs.**
- 2.2 **That £50,000 is allocated for the ongoing maintenance and security of the facility and/or its land particularly in advance of its opening by an operator.**

Reasons for Recommendations

- 3.1 The hub and its land will shortly be transferred to the Council by Cala Homes. A procurement exercise has started to identify a not-for-profit organisation to manage the hub including its associated sports facilities and land. The operator is not expected to be in place and operating the hub until the autumn. There is a need to ensure there is an on-going fund for upkeep and security of the hub until a preferred operator takes it over, to make some adaptations to it and purchase some fittings to prepare for the opening.

4 Alternative Options Considered

- 4.1 The Council could delay the allocation of the £150,000 s106 funding and decide later. However, the hub will be transferred to the council this spring and we need to plan and prepare for the securing, maintaining, fitting and making adaptations to the hub in advance of this to ensure that the hub is in good condition and ready for mobilisation and opening by the operator.

5 Supporting Information

Overview

- 5.1 Bucklers Park Community Hub was completed in March 2021. It has been vacant since then while ownership and management arrangements have been finalised. Bracknell Forest Council's Executive agreed to take on the ownership of the hub on 21st October 2021. Having assessed several options for the management of the hub the Executive agreed that a procurement exercise would be run to identify an operator for the hub.

S106 funding

- 5.2 The £150,000 is to be provided from the contribution by the development at the former Transport Research Laboratory (TRL) received under the s106 agreement for planning application reference 13/00575/OUT from code YN564. The contractual terms of spending the £150,000 are that it must be spent towards the cost of works on the Community Hub and/or the on-going maintenance of the Community Hub or Community Hub Land.
- 5.3 A report was taken to the Council's management team to allocate the £150,000 s106 receipt to the Chief Executive's Office to spend on the cost of works on the Community Hub and/or the on-going maintenance of the Community Hub or Community Hub Land at Bucklers Park. Approval was given on 11th January 2023 that the £150,000 is allocated to the cost of works on the Community Hub and/or the on-going maintenance of the Community Hub or Community Hub Land at Bucklers Park.

Allocation of the funding

- 5.4 An inspection of the designated children and young people's space was undertaken by BFC Early Years after completion of the Hub. Recommendations were made for improvements to the space to increase and improve its useability for children and young people, these would also help ensure the space was OFSTED ready if it was required as a pre-school or nursery space. Work is needed to adapt the layout of the toilet area, the entrance/exit and outdoor play area.
- 5.5 The Hub also requires furniture and fittings to support the mobilisation and opening which will include baby changing facilities, sub-metering of utilities, office and café furniture and signage. In total up to £100,000 is estimated to be required to fund all the works including all associated adaptations, administration, and project management requirements.
- 5.6 The site will also need to be made secure and maintained in the period when it is vacant under the Council's ownership otherwise the facility and land are at risk and their condition could deteriorate. Therefore, up to £50,000 should be allocated to cover the ongoing security and maintenance requirements.

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 dated 8th February 2022.

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 October 2022 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.

Planning Advice

- 6.3 The £150,000 sum is being allocated in accordance with the contractual terms of the s106 Agreement for 13/00575/OUT from code YN564. 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 at for this report.

Strategic Risk Management Issues

- 6.5 Set out in the report.

Climate Change Implications

- 6.6 The reports relates to the allocation of a sum of money in accordance with contractual requirements. Therefore, no climate change implications.

Health & Wellbeing Considerations

- 6.7 There are not considered to be any health and wellbeing considerations arising because of recommendations in Section 3 of this report. The operation of the hub will have a benefit for the health and wellbeing of residents in Bucklers Park and the wider Crowthorne area the spend in this report will enable the opening of the centre.

Background Papers

Bucklers Park S106 agreement.

Contact for further information

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