

# Agenda Item 42.

<b>TITLE</b>	<b>Community Facility at SM4 Strategic Development Location</b>
<b>FOR CONSIDERATION BY</b>	The Executive on 30 July 2015
<b>WARD</b>	Shinfield South
<b>DIRECTOR</b>	Heather Thwaites, Director of Environment
<b>LEAD MEMBER</b>	John Kaiser, Executive Member for Planning and Highways

## **OUTCOME / BENEFITS TO THE COMMUNITY**

Enabling increased community facilities in Shinfield Village Centre.

## **RECOMMENDATION**

It is recommended that Executive resolve to

- 1) agree to advise the University of Reading that WBC elect to accept a cash contribution in lieu of direct provision of a community building for Shinfield Village Centre, pursuant to the Shinfield West S106 agreement;
- 2) agree in principle to develop the new community facilities to serve the South of the M4 SDL on the Royal British Legion site in Shinfield Village Centre subject to, the Director of the Environment and Executive Member for Planning and Highways receiving from Shinfield Parish Council (SPC) a satisfactory form of
  - a) business case for erection of a community facility and its ongoing operation;
  - b) agreement to contribute funds towards project (to be determined);
  - c) agreement to suitable governance arrangements with WBC to enable provision of services which are consistent with 'Shaping Our New Communities' principles;
  - d) evidence of wider community support for the community facility
- 3) agree that subject to 2) being satisfactorily concluded, initial feasibility, costings and other details to be worked up and reported back to the Executive to enable a planning application to be progressed;
- 4) agree that in the event that resolution 2 is not met by 31 December 2015 that the community S106 will be released to WBC to implement community/leisure projects to support the South of the M4 SDL.

## **SUMMARY OF REPORT**

Shinfield Village Centre is within the South of the M4 SDL and is the location of the main community infrastructure delivery site; this was shown in the approved scheme as a free standing new building near the existing Village Hall. All of the planning permissions contribute in one form or another to this objective however there are options about the means of delivery in the Shinfield West S106 and this is that either the developer

provides a new free standing 1000sqm building or alternatively provides a cash alternative of £960,000. The Council need to 'elect' which alternative is to be pursued by the 15<sup>th</sup> September 2015.

The development of a community facility in an alternative location is viewed as a preferred option by the local community and the current Royal British Legion site has been identified as a location that will make positive use of a currently unused site in a prominent and well-used area of Shinfield.

The S106 contributions from the SDL S106s for community and leisure/sports facilities do not match the current ambitions for these facilities in this area. The support of Shinfield Parish Council (SPC) in progressing the delivery costs and establishing a viable operational model is viewed as preferred option in securing the delivery of the new community facility. SPC have expressed a willingness to contribute up to £300k and more depending on circumstances. The current estimated shortfall in meeting aspirations for costs is £300-£670k, otherwise the scale of proposal would need to be pared back to make ends meet.

## Background

Shinfield Parish contains the South of M4 Strategic Development Location (SDL) which is one of four development areas within the Borough and is expected to supply at least 2500 new dwellings.

The new dwellings are being developed by a range of land owners and developers including the West of Shinfield scheme promoted by the University of Reading and the North of Hyde End Road and the Three Mile Cross Consortium consisting of Taylor Wimpey and David Wilson Homes.

As part of the planning consents for the West of Shinfield and North of Hyde End Road/Three Mile Cross developments the land owners/developers have through S106 agreements committed to support certain elements of community infrastructure as part of the development.

The S106 agreement with the West of Shinfield development includes an option for the developers to provide a site for a 1000sqm community facility of which they would have to fund 560sqm of that facility (the remaining funding was envisaged to come from the other SDL development within the SM4) within the neighbourhood centre. The Deed of Variation (DoV) on the original s106 provided for the Council to Elect to take a capital payment of £960,000 in lieu of this provision and to facilitate the construction of a community facility itself in an alternative location. Under the terms of the DoV this election must be made by the 15<sup>th</sup> September 2015

In addition to the provision of a community facility within the SDL, the S106 agreement with developers also includes contributions to the provision of sports/leisure facilities for its residents.

In total, the following S106 contributions have been agreed for community and sports/leisure facilities within the West of Shinfield development:

Community	£1,136,191
Leisure/Sports	£1,637,055
Flexible (Leisure/Community)	£1,357,123
<b>Total</b>	<b>£4,130,369</b>

Current approximate cost estimates for SM4 are: -

Community	£2,500,000-	£2,800,000
Leisure/Sports		£2,000,000
<b>Total</b>	<b>£4,500,000-</b>	<b>£4,800,000</b>

There is therefore a net shortage of £370-£670k

## Analysis of Issues

As part of the Council's agreed 'Shaping Our New Communities (SONC)' document, it is our ambition to provide community facilities for the residents within the Strategic Development Locations which enable a flexible mix of services and activities that change and adapt over time with their needs and aspirations.

In this context, a community facility can support a number of specific activities such as a place for local groups or individuals to utilise, library services, faith activities, children’s centre/early years services or neighbourhood policing.

Within the SM4 Strategic Development Location the Council secured a commitment from developers for the provision of a community centre within the proposed development.

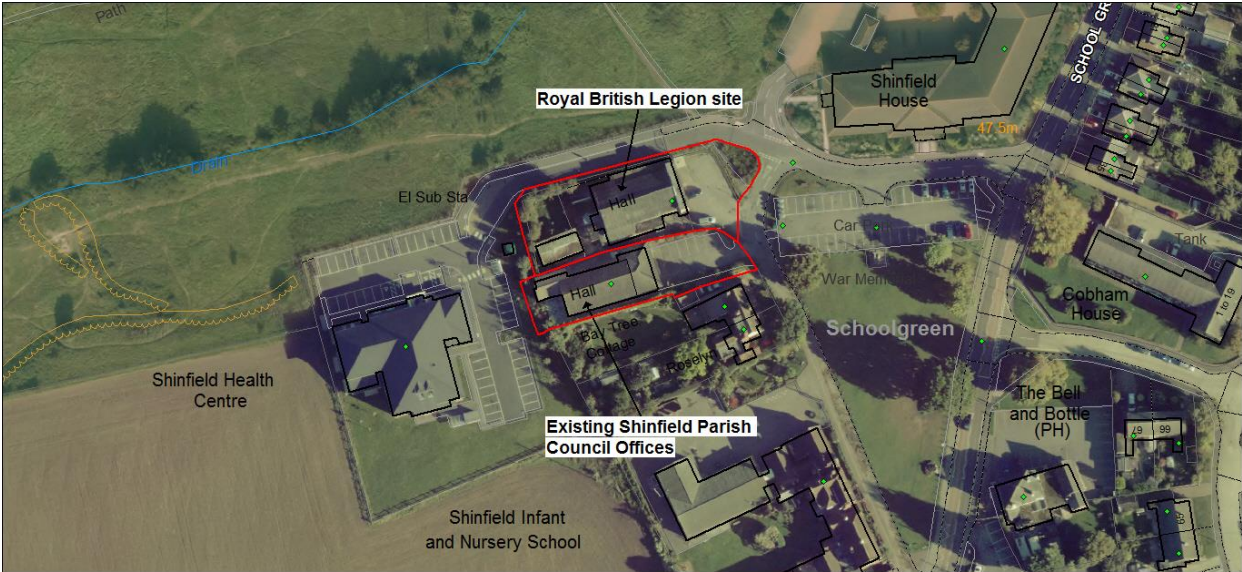
Other key elements of the SONC document relate to the engagement with local residents and organisations over the integration and sustainability of community facilities and specifically their ongoing management arrangements. Within the SM4 Strategic Development Location there has been a sustained dialogue with local residents supported through the regular Community Forum Meetings.

As part of this dialogue, Shinfield Parish Council have expressed a clear view to engage in the long term provision of a community facility for the area and have presented the Council with an alternative option for doing so. This option encompasses the utilisation of an existing site within the area which the Parish Council view as a more natural location for a new community facility within Shinfield.

**Royal British Legion Site**

The West of Shinfield consent requires the developer to create a new local centre within the development to include a 25,000sqft supermarket and ancillary retail units and provide space for a 1000m2 community centre.

Since the time of the consent some of the neighbouring buildings to the local centre have come onto the market. Shinfield House has been purchased with an intention to convert it to a care home for people with Dementia. The former British Legion Club in Shinfield has also become available for purchase. The Shinfield Infants and Nursery School has also been granted planning consent for its new hall.



Locating the new community facility on the existing Royal British Legion site has the

advantages of maintaining the village green as the natural centre of the village and aligns the new community centre with existing and emerging local facilities. This approach is strongly supported by Shinfield Parish Council.

### **Redevelopment Costs**

The S106 agreement with the West of Shinfield development includes an option for the developers to provide space for a 1000m<sup>2</sup> community facility within the development or for the Council to Elect to take a capital payment of £960,000 in order to facilitate the establishment of a community facility for the development in a more preferable manner.

Locating this new community facility on the current Royal British Legion site is viewed as a preferred option by the local community as it will make positive use of a currently unused site in a prominent and well-used area of Shinfield.

In order to support this ambition, the Council will have to formally elect to take a capital payment of £960,000 as the contribution to a community facility from the West of Shinfield development.

The overall cost of redeveloping the Royal British Legion site has been estimated by the Council's Property Services at between £2,547,500 and £2,748,750.

### **Ryeish Green Sports Hub**

As part of the West of Shinfield development the Borough Council has secured approximately £1.6 million in S106 contributions for a wide range of sport and leisure improvements in the area.

Wokingham Borough Council and Shinfield Parish Council have identified a preferred option for utilising this contribution, which is to upgrade the existing grass pitches at the former Ryeish Green School site through improved drainage, construct a new full size Multi-Sport Artificial Turf Pitch with floodlights and a 4 team changing room facility with car parking. The estimated costs of this option are £2 million.

### **Delivering Both Community & Leisure/Sports Facilities**

With cost estimates of between £2.5m and £2.8m for the community facility and £2m for the sports hub, there is a clear shortfall of between £370,000 and £670,000 in the required funds to deliver both facilities.

In securing the provision of the community facility on the current Royal British Legion site, a collaborative arrangement with Shinfield Parish Council is viewed as the preferred option for achieving this.

In taking the decision to elect to take the capital payment of £960,000 and allocate other available S106 contributions to the provision of a community facility on the current Royal British Legion site, the Council would first require assurances from Shinfield Parish Council on the following items:

- Capital contribution to the build costs of the community facility
- Suitable governance arrangements

- Evidence of wider community support to operate the community facility
- Viable business case for the ongoing operation of the community facility
- Provision of services consistent with SONC principles

## FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

*The Council faces severe financial challenges over the coming years as a result of the austerity measures implemented by the Government and subsequent reductions to public sector funding. It is estimated that Wokingham Borough Council will be required to make budget reductions in excess of £20m over the next three years and all Executive decisions should be made in this context.*

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	£150,000	Yes	Capital
Next Financial Year (Year 2)	£350,000	Yes	Capital
Following Financial Year (Year 3)	£2.0m - £2.3m	No - £370-£670K*	Capital

### Other financial information relevant to the Recommendation/Decision

\*Options for identifying the necessary resources to cover the shortfall will be presented to the Executive later in the year, including confirmation of the contribution from Shinfield Parish Council.

### Cross-Council Implications

None

### List of Background Papers

None

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<b>Date</b> 20 July 2015	<b>Version No.</b> 1