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# Cabinet Sub-Committee Grants Committee

To All Members of the Cabinet Sub-Committee (Grants) on Tuesday, 02 April 2024

Date of meeting: Wednesday, 10 April 2024

Time: 18:30

Venue: Harborough Innovation Centre  
Harborough Innovation Centre, Wellington Way, Airfield

Business Park, Market Harborough, LE16 7WB

Members of the public can access a live broadcast of the meeting from the [Council website](#), and the meeting webpage. The meeting will also be open to the public.

## Agenda

- 1 Election of a Vice Chairman 2023/24
- 2 Apologies for Absence
- 3 Declarations of Members' Interests
- 4 Draft Minutes of Cabinet Sub-Committee Grants - 27th September 2023 3 - 4
- 5 Section 106 Grants Applications 5 - 18
- 6 Any Urgent Business  
To be decided by the Chairman.

JOHN RICHARDSON  
CHIEF EXECUTIVE AND HEAD OF PAID SERVICE  
HARBOROUGH DISTRICT COUNCIL

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Circulate to: Simon Galton - Member, Phil Knowles  
Woodiwiss - Member

- Chairman, Darren

**And all other Councillors for information**

## HARBOROUGH DISTRICT COUNCIL

Minutes of the Meeting of the Cabinet Sub-Committee Grants Committee

Held at Council Chamber

Council Offices, Adam and Eve Street, Market Harborough

On Wednesday, 27 September 2023

Commencing at 18:30

Present:

**Councillors:** Simon Galton, Councillor Phil Knowles and Councillor Darren Woodiwiss

**Officers:** Ruth Puentes (Grants Administrator – Community Partnerships), Steven Taylor (Health and Wellbeing Manager - Community Partnerships), Rachel Felts (Head of Customer Services & Community Partnerships - Customer Services & Community Partnerships), Julie Young (Head of Legal Services), Christine Elsasser (Democratic Services Officer)

### 1. Election of Chairman for 2023/24

Councillor Knowles was proposed as Chairman, the vote was **CARRIED** and Councillor Knowles was elected Chairman.

### 2. Apologies for Absence

There were no apologies for absence received.

### 3. Declarations of Members' Interests

There were no declarations of interest.

### 4. Draft Minutes - Cabinet Sub-Committee Grants - 20th December 2022

The draft meeting minutes of 20 September 2022 were approved and accepted as a true and accurate record and signed by the Chairman.

### 5. Consider the following reports:

The Committee considered the following grant applications:

- a. 001 – S106 R2 2023/24 Ullesthorpe Village Memorial (full)
- b. 002 – S106 R2 2023/24 North Kilworth Parish Council (full)
- c. 003 – S106 R2 2023/24 Kibworth Beauchamp Parish Council (part)

d. 004 – S106 R2 2023/24 Kibworth Scouts and Guides (part)

6. Section 106 Grant Round 2 (2023/24)

Officers presented the Committee with a report that outlined the process for funding known as Section 106 money (S106), which would be used to develop or improve community facilities and various open spaces.

Officers explained that the funding was secured through a planning obligation request which was a deed or agreement attached to the land that was subject to planning permission. Contributions secured through planning obligations were used to mitigate or compensate for the negative impacts of a development.

Since 1st August 2021, the Council's adopted Section 106 process provided for applications for funding of under £25,000 to be determined by the Community Facilities Development Officer in consultation with Section 106 Officers and the Cabinet Sub Committee, without a meeting of the cabinet sub-committee for grants.

Officers reported that eight Section 106 Grant Applications had been submitted and assessed during a 6-week consultation process. Projects requesting funding of under £25,000 would, however, be determined at the Cabinet Sub Committee for Grants meeting if two or more organisations submitted a request for the same funding. The Cabinet Sub-Committee (Grants) would therefore determine how the funding should be allocated.

Therefore, the Community Facilities Development Officer and S106 Officers considered project applications **001**(Ullesthorpe Village Memorial Hall), **002** (North Kilworth Parish Council), **003** (Kibworth Beauchamp Parish Council), **004** (Kibworth Scouts & Guides) as set out in appendix A to recommend for funding in line with Community Infrastructure Levy (CIL) compliance criteria, and the criteria set out in the Section 106 grant guidance notes.

Representative of the applications for the grant were allowed to speak and after deliberation, the Committee **RESOLVED** the following:

An allocation of £60,000 would be provided to application 004

An allocation of the balance of £250,000 would be provided to applications 001,002 and 003

It was **AGREED** that Officers would carefully monitor the spend by date, terms and conditions and allocate with the spend date.

7. To consider any urgent items (to be decided by the Chairman)

There were no urgent business items.

The meeting ended at 19:31

## Harborough District Council



### REPORT TO THE CABINET SUB-COMMITTEE GRANTS

10<sup>th</sup> April 2024

<b>Title:</b>	Section 106 Grants Applications
<b>Status:</b>	Public
<b>Key Decision:</b>	N/A
<b>Report Author:</b>	Steve Taylor – Health & Wellbeing Manager
<b>Portfolio Holder:</b>	Portfolio: Planning and Deputy Leader of the Council, Cllr Galton
<b>Appendices:</b>	Appendix A: Summary of information Sheet and Officer Recommendations for S106

### Summary

- i. Funding, known as Section 106 money (S106), is used to develop or improve community facilities and various open spaces.
- ii. This funding is secured through a planning obligation request which is a deed or agreement attached to the land that is the subject of a planning permission. Contributions secured through planning obligations are used to mitigate or compensate for the negative impacts of a development.
- iii. Since 1st August 2021, the Council's adopted Section 106 process provides for applications for funding of under £25,000 to be determined by the Senior Grants Administrator in consultation with senior officers, without a meeting of the cabinet sub-committee for grants.
- iv. Six Section 106 Grant Applications have been submitted and assessed during a six-week consultation process.
- v. The Senior Grants Administration Officer and officers considered project applications **002, 003, 004, 005, 006, 007** as set out in Appendix A to recommend for funding in line with Community Infrastructure Levy (CIL) compliance criteria, and the criteria set out in the Section 106 grant guidance notes.

### Recommendations

**1. The Cabinet Sub Committee approve the following grant applications for full or part funding:**

- a. 002 – S106 R1 2024/25 Gilmorton Community Playing Fields Association;
- b. 003 – S106 R1 2024/25 Medbourne Parish Council;
- c. 004 – S106 R1 2024/25 1<sup>st</sup> Bowdens Scouts Group;
- d. 005 – S106 R1 2024/25 Fleckney Parish Council;

e. 007 – S106 R1 2024/2025 Fleckney Village Hall.

**2. The Cabinet Sub Committee refuse the following grant applications:**

f. 006 – S106 R1 2024/25 Fleckney Parish Council.

**Reasons for Recommendations**

- The recommendations put forward to the Cabinet Sub-Committee Grants have been assessed against the requirements for funding which are based on projects fulfilling the key Section 106 criteria, being CIL compliant and demonstrating project evidence of need.

**1. Purpose of the Report**

- 1.1 The purpose of this report is to submit the recommendation on funding allocations for Section 106 grants to the Cabinet Sub-Committee Grants.
- 1.2 The Cabinet Sub-Committee Grants is asked to approve the recommendations for the allocations of grants as outlined in Appendix A.

**2. Background**

- 2.1 Under Section 106 of the Town and County Planning Act 1990, contributions can be sought from developers towards the costs of providing community and social infrastructure to fill the gap in need which has arisen because of a new development taking place.
- 2.2 The level of funding contributions is negotiated between developers and the Development Management Service, during the planning application process. Developer contributions are paid to Harborough District Council when the development work begins, or when certain trigger points are met such as pre-commencement of works or the development reaching a certain occupancy. This money is then allocated to projects in Parishes delivering the development through a grant funding allocation process outlined below.
- 2.3 The Senior Grants Administration Officer in consultation with senior officers make recommendations to the Cabinet Sub Committee based on scrutiny of each individual application. The decision to allocate funding is then made by the Members of the Cabinet Sub-Committee Grants.
- 2.4 The recommendations put forward to the Cabinet Sub-Committee Grants are based on projects fulfilling the key Section 106 criteria, being CIL compliant and demonstrating project evidence of need. The Senior Grants Administration Officer can confirm that any application which is recommended for funding aligns with the three CIL compliance tests as follows:
  - 2.4.1 It is necessary to make development acceptable in planning terms;
  - 2.4.2 It is directly related to the development;
  - 2.4.3 It is fairly and reasonably related in scale and kind to the development.

- 2.5 Other processes in place to ensure the Section 106 grants are allocated to the right projects and organisations are as follows:
- 2.5.1 Finance will check the financial status of those organisations awarded funding;
  - 2.5.2 The Senior Grants Administration officer will continue dialogue with each of the Parishes who hold Section 106 funding to ensure they meet deadlines;
  - 2.5.3 Parishes are encouraged to adopt a more strategic/joined up approach when looking at future projects in their community;
  - 2.5.4 The Section 106 Infrastructure Group, which is a group, attended by officers from Legal, Strategic Planning, and Community Partnerships have continued discussions about how to encourage Parishes to be more prepared for Section 106 negotiations at the planning application stage;
  - 2.5.5 Community Health and Wellbeing Officers are employed by the Council and provide a strong link to our communities and parishes within the district.

### **3. Priorities**

- 3.1 Projects must meet at least one of Harborough District Council's Corporate Priorities:
- Community leadership to create a sense of pride in our place;
  - Promoting health and wellbeing and encouraging healthy life choices;
  - Creating a sustainable environment to protect future generations;
  - Supporting businesses and residents to deliver a prosperous local economy.

### **4. Implications of Decisions**

#### **Financial**

- 4.1 Grants are drawn from income generated from Section 106 Developer Contributions, some projects have been identified in Section 106 Agreements or Council Strategy.
- 4.2 All S106 Grant Applications have been through a scoring process that ensures S106/CIL compliance as well as financial checks on the organisations are completed post allocation.

#### **Legal**

- 4.3 A Section 106 agreement is a legally binding agreement between Harborough District Council and the developer to provide funding to mitigate the impacts of their new development.

The agreement sets out the amount of contribution that the developer must make and the purpose for which it must be used (e.g. Community Facilities or Offsite Recreation).

It may also contain specific conditions on where it can be spent; often this is within the local area but in some cases may be restricted, for example, to a particular park, building or area of open space. The agreement contains trigger points at which the developer must make payments and will usually also stipulate an expiration date from the final

payment date before which the contributions must be spent. After this date, the developer may be able to claim back any unspent money.

## **Policy**

- 4.4 All successful applications have been assessed as compliant with the Council's agreed Strategies and Policies, as set out in the guidelines and criteria.

## **Risk Management**

- 4.5 All successful applications will be bound by terms and conditions that aim to minimise risk and promote best value. In addition, applicants must demonstrate as part of their application that their organisation has the appropriate governance arrangements and skill sets to carry out the successful project.
- 4.6 Some spend dates included are at risk, as indicated in Appendix A

## **Equalities Impact**

- 4.7 The published grant criteria and terms and conditions consider issues of equality and diversity. Equality is addressed within the application criteria, terms and conditions.
- 4.8 The application form and guidance notes have been designed to be user friendly and the Council's Equalities Officer has been consulted in relation to this process.

## **Data Protection**

- 4.9 The Council has restricted the application process to community organisations seeking capital contributions and therefore no personal data is recorded in relation to this process.

## **5. Summary of Consultation and Outcome**

- 5.1 Applicants are required to demonstrate that projects have been identified in a district, town or parish plan or strategy in consultation with their local community and that the community are supportive of their proposals.
- 5.2 Evidence of need to support a funding request needs to be robust and tangible to align with CIL compliance test 2.

### **Background papers:**

Section 106 Grant Applications and Supporting Documents

### **Previous report(s):**

- The Cabinet Sub-Committee Grants - 27<sup>th</sup> September 2023

### **Ward Members Notified: Yes**



Section 106 Grants – Summary of Information Round 1 2024 2025

Community Grant Ref No	Organisation	Project Details	Total Project Cost	Amount Requested from S106	All Documents Included?	Other Funding Info	Relevant Scheme	Amount Available	Spend by Date	Which Development with Spending Criteria as per S106 Agreement
002 S106 R1 2024/25	Gilmorton Community Playing Fields Association c/o Gilmorton Parish Council	Pavilion Extension	£535 000.00	£184 731.60 (Total of all contributions listed to the right)	<b>Included Docs :</b>  <b>Application</b>  <b>Accounts breakdown</b>  <b>Minutes from PC meeting</b>  <b>Rates</b>  <b>User Groups</b>  <b>Business Plan</b>  <b>AGM 2023 Summary/Business Plan Intro</b>  <b>Policies</b>  <b>ClIr Bateman support</b>	£100k secured  £250k pending – other grants being investigated/applied for etc	Community Facilities	£12 909.07	06.05.2026	18/01656/FUL Land West of Lutterworth Road
							Community Facilities	£21 593.16	15.12.2027	To be used towards the extension of the playing fields pavilion in Gilmorton (or as otherwise agreed with the Council)
							Community Facilities	£15 585.44	03.03.2027	17/01256/OUT Ullesthorpe Road, Gilmorton
							Community Facilities	£15 406.73	13.04.2028	To be used towards the extension of the playing fields pavilion in Gilmorton
							Outdoor Sports	£6 130.00	06.05.2026	18/01656/FUL Land West of Lutterworth Road
							Outdoor Sports	£6 431.78	15.12.2027	To be used towards enhancement of the sports provision at the recreation ground in Gilmorton (or as otherwise agreed with the Council)
							Outdoor Sports	£35 966.86	16.06.2024	17/00885/OUT Kimcote Road, Gilmorton
							Outdoor Sports	£37 436.87	15.06.2026	To be provided within a 4km distance of the development
							Playing Fields	£16 421.42	19.08.2024	17/00885/OUT Kimcote Road, Gilmorton
							Playing Fields	£16 850.27	15.06.2026	Towards the extension to the side of the existing playing fields pavilion at Kimcote Road Gilmorton of a size adequate to hold meetings
<b>Project Outline</b>						<b>Recommendation</b>				
<p>The project is to extend the existing Pavilion. The building is 30 years old and is used every day of the week. A wide range of activities take place in the main hall from indoor sports such as table tennis through to keep fit and toddler groups. The building also provides changing rooms for outside sports including Senior &amp; Junior Football, Senior &amp; Junior Cricket and Ladies Rounders. This project will enable a new community hall to be added approx. two thirds the size of the current hall, add storage space so that regular user groups can keep equipment close to point of use, make a new entrance to the changing rooms for sports teams to improve safeguarding and provide 2 modernised changing rooms which comply to current design standards for such facilities.</p>						<p>FULLY FUND</p>				
						<b>Reason for Recommendation</b>				
						<ul style="list-style-type: none"> <li>- Fits within the criteria for spending within the agreement</li> <li>- Will allow an additional meeting room space that could be used by additional user groups</li> <li>- Improves the ability to provide proper safeguarding within the building</li> <li>- Will bring their changing rooms up to modern standards – with better access to the field – which will increase participation rates</li> </ul>				

Section 106 Grants – Summary of Information Round 1 2024 2025

Officer Comments

This project is CIL Compliant.

They have not applied for planning permission yet. If granted the full amount requested, they will apply as soon as possible.

There is a grey area where the Parish Council own the land – but there is uncertainty relating to the building. The pavilion was built in 1992 on land which at the time was owned by the GCPFA. Subsequently the land was transferred to Gilmorton Parish Council and officially registered in the name of the Council during 2019. The pavilion and commercial operations for the whole facility are handled by the GCPFA committee, operating as a Charitable entity but it is thought that the building as it is on Parish Council land is indeed owned by the Parish Council.

If the building is owned by the Parish Council, as they are VAT registered, this affects funding going forward – they would need less from future grants applied for.

Other than these points highlighted above, the project seems quite straightforward – the extension will enhance the opportunities for community use and will allow them to increase what they can offer.

Special Terms and Conditions

- Standard Terms and Conditions would apply (this includes requiring the evidence of other funding)
- Impose a 6 month deadline to apply for planning permission
- Impose a requirement that building ownership is clarified which would solve the VAT query as well
- Request monthly progress updates

Section 106 Grants – Summary of Information Round 1 2024 2025

Community Grant Ref No	Organisation	Project Details	Total Project Cost	Amount Requested from S106	All Documents Included?	Other Funding Info	Relevant Scheme	Amount Available	Spend by Date	Which Development with Spending Criteria as per S106 Agreement
003 S106 R1 2024/25	Medbourne Parish Council	Footpath through sports field	£43 034.50  (£35 862.08 ex VAT)	£28 748.19	<b>Included Docs :</b>  <b>Application Drawing Mark-up Activities at Sports Club</b> <b>Medbourne NP Additional Funding info MEFT info Planning correspondence Policies Quotes Cllr Rickman support</b>	£5k from Medbourne Charities	Greenways	£4 126.27	10.01.2029	22/02017/FUL Paynes Lane, Medbourne  Towards enhancements to existing cycleways, footpaths and bridleways within the vicinity of the Property
						£9286.31 – promissory note pending	Sports	£24 621.92	10.01.2029	22/02017/FUL Paynes Lane, Medbourne  Towards enhancements of and accessibility to existing sports facilities within Medbourne or within a 4km radius of the Property
<b>Project Outline</b>						<b>Recommendation</b>				
<p>The project is to build a sports compatible (soft material) footpath on the edge of sports field joining the end of the existing village footpath to the Sports Club. This will significantly enhance the safety in the village allowing people to transit safely from the edge of the village to very popular and highly used village amenities/greenspaces. In addition to the Sports Club, the footpath will connect the village to the ‘Medbourne Hollow’ an important Greenway / Open Space located immediately behind the Sports Club. The footpath will also connect the adjacent ‘Rural Relaxing’ (commercial) site which is a much-used outdoor café and meeting facility for the village. As there is currently no footpath between the Sports Club and the village, pedestrians walk down the road which is a safety issue. There is approximately 120m before they can reconnect onto pavement. This practice is exceptionally dangerous – especially in inclement weather and when it’s dark. Disabled/elderly/children are at higher risk. The new path will be within the boundary of the Sports Club with gated access at both ends.</p>						Fully Fund				
						<b>Reason for Recommendation</b>				
						<ul style="list-style-type: none"> <li>- Fits within the criteria for spending within the agreement</li> <li>- Will ensure safe travel for all abilities which will benefit the community</li> </ul>				
<b>Officer Comments</b>						<b>Special Terms and Conditions</b>				
<p>This project is CIL Compliant.</p> <p>Due to the safety aspect, this project has been on the Parish Council’s agenda for quite some time. Footpaths are highlighted in their Neighbourhood Plan.</p> <p>The Sports Club hosts a wide variety of activities including Football, Cricket, Tennis as well as social/fundraising events such as quiz nights, race nights, Live on TV sports, Festive gatherings, competitions, Scouts, Funeral wakes, tug of war, village celebrations. It’s of the officer’s opinion that this path would benefit the majority of the village.</p> <p>Part of the land that the path will go over is owned by the MEFT (Medbourne Educational Foundation Trust). Correspondence has been received to show their support of this application. Planning have been consulted and this can be done as Permitted Development.</p> <p>Towards the Hereward Homes end of the path there is a kissing gate – officer’s recommendation is to upgrade the gate as access is limited and doesn’t allow for pushchairs or wheelchair access. Towards the Sports Club end of the path there is a large swing gate – officer’s recommendation is to upgrade the gate as access is limited and doesn’t allow for easy access of pushchairs or wheelchair access.</p> <p>(Officer has discussed the upgrading of the gates with the applicant – they are aware this could be a condition of the grant if awarded).</p> <p>Clarification on VAT – they are not VAT registered but they think reclaiming may be possible – the ex VAT amount is more than what they are applying for – so officer doesn’t see this as an issue.</p>						<ul style="list-style-type: none"> <li>- Standard Terms and Conditions would apply (this includes requiring the evidence of other funding)</li> <li>- Replace current gates to accessible gates at both ends</li> <li>- VAT clarification</li> </ul>				

Section 106 Grants – Summary of Information Round 1 2024 2025

Community Grant Ref No	Organisation	Project Details	Total Project Cost	Amount Requested from S106	All Documents included?	Other Funding Info	Relevant Scheme	Amount Available	Spend by Date	Which Development with Spending Criteria as per S106 Agreement
004 S106 R1 2024/25	1 <sup>st</sup> Bowdens Scouts	Replacement Scout Hut	£394 968.06	£75 000.00	<b>Included Docs :</b>  <b>Application</b>  <b>Accounts</b>  <b>Business Plan</b>  <b>Quotes</b>  <b>Proposed New Building documents – proposed drainage plan, elevations, first floor arrangement and ground floor arrangement</b>  <b>Policies</b>  <b>Clr James and Clr Finan responses</b>	£60 589 secured  £264 411 pending grants/fundraising	Community Facilities	£21 476.14	02.07.2026	17/01269/OUT Angell Drive, Farndon Road MH  For the purpose of funding or improved new community facilities in to serve the needs of the Development to include one or more of the following projects : <b>new 1st Bowdens Scout Hut</b> , New club house and community space for Harborough Cricket and Squash club, St Dionysius Community Hall Extension, MH Tennis Club new Clubhouse, MH Baptist Church Community Facilities improvement works and Burford Green Community Building/changing rooms, MH Town Football Clubhouse conversion of loft space to accommodate meetings for local groups, MH CUBE the provision of an outdoor classroom
							Community Facilities	£21 660.26	09.05.2028	
							Community Facilities	£151 964.55	03.03.2026	15/00746/OUT Farndon Road, MH  To use towards the provision or improvement and/or establishment of community and social infrastructure in the vicinity of the Development
							Community Facilities	£27 215.43	26.10.2026	15/01391/OUT Dunmore Road, <b>Little Bowden</b> MH  For the District Council to use towards the provision or improvement and/or establishment of community and social infrastructure in the vicinity of the Development
							Community Facilities	£23 996.16	24.09.2028	20/01549/FUL Tymecrosse Gardens MH  Towards projects supporting community facilities in either the Parish of Market Harborough or facilities in a neighbouring parish with a 5 mile radius of Market Harborough
							Children & Young People	£2 428.56	24.09.2028	20/01549/FUL Tymecrosse Gardens MH  Towards the enhancement of provision for children and young people within Market Harborough

Section 106 Grants – Summary of Information Round 1 2024 2025

<p><b>Project Outline</b></p> <p>1<sup>st</sup> Bowden Scouts based on the village green in Little Bowden is the largest Scout Group in Harborough District with on of the smallest and most dilapidated Scout Huts. They have meetings every night of the week for 177 youth members with over 91% of these living in Harborough, Little Bowden and Great Bowden. They have 19 young leaders who volunteer with the younger sections to help pass on their Scouting experience – along with 47 adult volunteers. They also have sections for Squirrels, Beavers and Cubs.</p> <p>The current prefabricated hut dates from the 1960’s and is showing it’s age. They have planning permission (16/01069/FUL) to build a new hut with a larger footprint. Using modern and energy efficient timber frame building will allow current and future generations to benefit from it for the next 60 years. They share a car park to one side with the Village Hall but included in the planning permission is the addition of 5 extra car parking spaces on the other side.</p>	<p><b>Recommendation</b></p> <p><b>Part Fund £48 691.57 (those above in green)</b></p> <p><b>Reason for Recommendation</b></p> <ul style="list-style-type: none"> <li>- Fits within the criteria for spending within the agreement</li> <li>- Scouting helps youth develop academic skills, self-confidence, ethics, leadership skills, and citizenship skills that influence their adult lives. Whilst the officer recognises the positive impact on the community, the use of the room doesn’t advocate it’s use for others in the community.</li> <li>- Increased development has put additional pressure on all groups in the town – Scouts and otherwise</li> </ul>
<p><b>Officer Comments</b></p> <p>This project is CIL Compliant.</p> <p>The building is owned by the Scouts, but the land is owned by the Church (St Nicholas – across the road). Due to the rebuild, they are currently working out a new 25 year lease. There is a stipulation on the old lease that will remain the same on the new one – that the Scouts can’t hire out the facility to other groups as they would be in direct competition to the Village Hall next door (also owned by the Church). The Scouts have at times had a handful of other users use the hut – but it’s more of a friend situation and not formal – those few have made a donation to the church for the use. Their website has no mention that the facility is available for hire and speaking to those in charge of the group, they confirm this is the case.</p> <p>The breakdown of contributions above is what is potentially available for their project. However, due to the unavailability for community use, the officer has had difficulty in justifying allocating more Section 106 contributions to the project.</p> <p>Due to increased development in Market Harborough, there will undoubtedly be additional pressure on all groups in the town (Scouts and otherwise) with an influx in demand. 1<sup>st</sup> Bowdens Scouts has a waiting list of 54 children – approximately 35 of those are of scouting age already. It has been suggested by 1<sup>st</sup> Bowdens Scouts group that other local Scout groups also have waiting lists. Their rebuild project is for a larger facility and it is estimated that they will be able to accommodate an increase of 25%.</p>	<p><b>Special Terms and Conditions</b></p> <ul style="list-style-type: none"> <li>- Standard terms and conditions would apply (this includes requiring the evidence of other funding)</li> <li>- Lease between church and Scouts received</li> <li>- Request for monthly regular progress updates</li> </ul>

Section 106 Grants – Summary of Information Round 1 2024 2025

Community Grant Ref No	Organisation	Project Details	Total Project Cost	Amount Requested from S106	All Documents included?	Other Funding Info	Relevant Scheme	Amount Available	Spend by Date	Which Development with Spending Criteria as per S106 Agreement
005 S106 R1 2024/25  and  006 S106 R1 2024/25	Fleckney Parish Council	Sports Centre Build – FULL PROJECT	£2 895 000.00	<b>Maximum Available</b>  <b>£1 285 245.26*</b>  <b>*The funds in pink to the right is ref a competing application from Fleckney Village Hall for £50k – reference 007 S106 R1 2024/25</b>  <b>If Fleckney Village Hall were awarded their application, it would leave £1 235 245.26 for this application</b>	<b>Included Docs :</b>  <b>Applications</b>  <b>Business Case</b>  <b>Pre-App Advice Report</b>  <b>Policies</b>  <b>Cllr Bilbie support email</b>  <b>HDC Built Sports Facilities Strategy</b>  <b>Fleckney NP</b>  <b>Feasibility</b>  <b>Breakdown of Costs (for fees only application)</b>	£250k Parish Council  Grants  Public Works Loan Board to make up any shortfall in funding	Community Facilities – 1 <sup>st</sup> Tranche of 50%	£56701.50	22.10.2024	16/00592/OUT Land at Kilby Road, Fleckney  To be spent on any of the following projects : - Fleckney Sports Centre for the provision of a leisure facility, additional 2-3 court badminton hall and conversion of existing single badminton court into a fitness suite - Leicester Road Recreation Ground for the provision of clubhouse to support recreation ground and other non-recreational group usage and the provision of equipment store to replace containers - St. Nicholas Church Main Street for the provision of permanent disabled access to the church and improved facilities in the church to assist in the diversification of use - Hart of Fleckney Bowls Club Leicester Road Fleckney for the provision of disabled access to include wheelchair access from the road into the Bowls Club and ramp onto the bowling green and an appropriate wheelchair for use on the green and additional car parking provision and improved facilities in the clubhouse to assist in the diversification of the usage - Community Hall for the provision of a purpose built facility for use by scouts/guides/young persons in the Village - Saddington Church Meeting room for the provision improved facilities in the church meeting room to assist with the diversification of the use.
		Community Facilities – 2 <sup>nd</sup> Tranche of 50%	£57 857.60				08.08.2026			
		Community Facilities – 1 <sup>st</sup> Tranche 50%	£35 714.29 Recommending all of this fund go towards application 007 for Fleckney Village Hall				28.06.2024	16/01355/FUL Fleckney Road, Saddington  To use the CF Contr solely for the purposes of improvements at Fleckney Village Hall, towards the Fleckney Band Hall, provision of acoustic curtains at Fleckney Sports Centre, an upgrade of all weather pitch at Leicester Rd Recreation Ground - and for no other purpose whatsoever. DoV : Can also be towards Fleckney Community Theatre or towards Fleckney Community Sports Centre		
		Sports Centre Build – FEES ONLY	£88 000.00				Community Facilities 1 <sup>st</sup> Tranche 50%	£57 428.73 Recommending £14285.71 goes towards application 007 for Fleckney Village Hall and the remaining	06.06.2027	18/00579/OUT Land at Arnesby Road, Fleckney  to use towards the Fleckney Village Hall project for upgrade and provision of a new sports pavilion and upgrade to Saddington Church Room

Section 106 Grants – Summary of Information Round 1 2024 2025

								£43143.02 goes towards this application (005 Fleckney Parish Council)			
								Outdoor Sports Facilities – 100% contribution	£257 092.42	30.07.2027	16/00592/OUT Land at Kilby Road, Fleckney  To be provided off site by the District Council
								Outdoor Sports Facilities – 100% contribution	£715 294.23	31.01.2028	16/01355/FUL Fleckney Road, Saddington  In respect of the enhancement of existing outdoor sports facilities to be undertaken by the District Council to mitigate increased use by residents of the Development. <b>AWAITING DOV TO AMEND WORDING to TO IMPROVE, REPLACE OR PROVIDE NEW FACILITIES AT LEICESTER ROAD RECREATION GROUND, FLECKNEY OR LODGE ROAD RECREATION GROUND, FLECKNEY TO SERVE THE DEVELOPMENT AND IN ACCORDANCE WITH LOCALLY IDENTIFIED PRIORITIES</b>
								Outdoor Sports Facilities – 1 <sup>st</sup> Tranche 10%	£8590.47	15.08.2026	17/02146/FUL High Street, Fleckney  Lodge Road Sports Ground or Leicester Road Sports Ground
								Outdoor Sports Facilities – 2 <sup>nd</sup> Tranche 45%	£47 596.82	02.04.2028	
								Outdoor Sports Facilities – 3 <sup>rd</sup> Tranche 45%	£48 969.20	06.11.2028	

Section 106 Grants – Summary of Information Round 1 2024 2025

<p><b>Project Outline</b></p> <p>Fleckney Parish Council own the land and building where the current Sports Centre is located (Leicester Road, Fleckney). The current building is a prefabricated structure built in the 1980's which is in need of modernising despite a number of extensions and upgrades over the years. Their project is to build a new and improved, modernised sports centre that would better suit the needs of the community.</p> <p>It currently has one badminton court hall, changing facilities, kitchen and meeting room/office. It shares the Leicester Road site with a small size 3G artificial pitch with football turf (3G AGP), a number of grass football pitches, cricket pitch, outdoor gym equipment, basketball/football area, play provision including a skate park, and an 80 space car park.</p> <p>Their proposal is broken up into 2 phases of build. Phase 1 of the new building would include a welcoming entrance, reception and Community Area, 3 badminton court sized sports hall (including auditorium provision), 136m2 fitness suite to have 25 stations, changing and toilet facilities. Phase 2 includes a fitness/dance studio, function room and additional changing and toilet facilities. It will go out to tender for both phases and will decide then if Phase 2 will go ahead.</p> <p>Phase 1 is estimated to cost £2.895m including £240k contingency.</p> <p>Phase 2 is estimated to cost an additional £390k.</p> <p>The Parish Council are putting forward £250k of reserves. Should they be granted S106 monies, the shortfall would be funded by borrowing from the PWLB.</p>	<p><b>Recommendation for 005 S106 R1 24/25 FULL PROJECT :</b></p> <p>Partially Fund Full application 005 S106 R1 24/25 (minus the £50k for Fleckney Village Hall – ref 007 S106 R1 24/25 as below) = £1 234 436.22</p> <p style="text-align: center;">↓</p>	<p><b>Recommendation for 006 S106 R1 24/25 FEES ONLY :</b></p> <p>Not to fund</p> <p style="text-align: center;">↓</p>
<p><b>Officer Comments</b></p> <p>This project is CIL compliant.</p> <p>The plans for this project have been in motion for several years. The building is tired and in need of upgrading. It is clearly the aspiration to create a facility superior to the existing facility. These aspirations are outlined in the Built Sports Facility Strategy and Fleckney Neighbourhood Plan. Detailed advice has been provided in reference to PREAPP/21/00359. The Sports Centre was the subject to a Stage 1 feasibility study commissioned by the Parish Council with support from HDC.</p> <p>Officer has concerns that phase 2 would offer valuable community space – fitness/dance studio, function room and additional changing and toilet facilities but depending on the tenders, potentially wouldn't be done at this stage – concerned that if money is sought from PWLB, that phase 2 may not happen.</p> <p>Page 26 and 27 of their business plan shows the estimated expenditure and income for the new building – the expenditure estimated at £143320.00 and the income at £143455.00. In the officer's opinion, this is extremely close. There is a concern that the project wouldn't be financially sustainable.</p> <p>006 S106 R1 24/25 – S106 application for fees only associated with their project. After a site visit last year, the officer was expecting an imminent application for their project. It was then mentioned that they would be applying for fees only to which the officer responded that HDC could not entertain applications for fees alone – that the purpose of S106 funds is to have something new or improved to benefit the community and if the project were to not happen, that is a substantial amount of S106 wasted. There is an additional concern that if fees only were to be granted – that the remaining S106 funds that they would need for their project could be eaten into before they get a chance to further apply.</p> <p>Despite the Parish Council's long existing plans for this project, they have not applied for planning permission or instructed for other surveys and reports. Their application for Fees only (Ref 006 S106 R1 24/25) is for £88 800.00. Officer questions why the Parish Council haven't reached into their reserves for the project to get the project moving forward.</p>	<p><b>005 S106 R1 24/25 – Full Project</b></p> <p><b>Reason for Recommendation</b></p> <ul style="list-style-type: none"> <li>- The project would replace a dilapidated building with a modern, updated facility that would benefit the community</li> <li>- The spend fits within the S106 agreements</li> </ul>	<p><b>006 S106 R1 24/25 – Fees only application</b></p> <p><b>Reason for NOT Recommending</b></p> <ul style="list-style-type: none"> <li>- Officer sought guidance from HDC colleagues – including legal regarding the possibility of having a S106 application for fees only and it was determined that this has too high of a risk – that if a project was to not happen, the community would not benefit which is the sole purpose of Section 106 contributions.</li> <li>- There is the additional concern that S106 money needed for the project could be eaten into in the meantime, and could jeopardise the project financially.</li> </ul>
	<p><b>Special Terms and Conditions</b></p> <ul style="list-style-type: none"> <li>- Standard Terms and Conditions would apply (this includes requiring the evidence of other funding)</li> <li>- Impose deadline for submitting planning permission within 6 months</li> <li>- Satisfactory tender information received prior to dispersing of any S106 funds</li> <li>- Request monthly regular progress updates</li> </ul>	



Section 106 Grants – Summary of Information Round 1 2024 2025

Community Grant Ref No	Organisation	Project Details	Total Project Cost	Amount Requested from S106	All Documents included?	Other Funding Info	Relevant Scheme	Amount Available	Spend by Date	Which Development with Spending Criteria as per S106 Agreement
007 S106 R1 24/25	Fleckney Village Hall	Car Park upgrading	£53 760.00 (£44800+VAT)	£50 000.00	<b>Included Docs :</b>  <b>Application</b> <b>Land Registry TR1</b> <b>Plan Mark Up</b> <b>Bookings Calendar</b> <b>Hire Rates</b> <b>Policies</b> <b>Quotes</b> <b>CLlr and PC support</b>	£3 760.00 balance to be paid by Village Hall	Community Facilities – 1 <sup>st</sup> Tranche 50%	£35 714.29 Officer recommending all of this fund go towards application 007 for Fleckney Village Hall	28.06.2024	16/01355/FUL Fleckney Road, Saddington  To use the CF Contr solely for the purposes of improvements at Fleckney Village Hall, towards the Fleckney Band Hall, provision of acoustic curtains at Fleckney Sports Centre, an upgrade of all weather pitch at Leicester Rd Recreation Ground - and for no other purpose whatsoever. DoV : Can also be towards Fleckney Community Theatre or towards Fleckney Community Sports Centre
							Community Facilities 1 <sup>st</sup> Tranche 50%	£57 428.73 Officer recommending £14285.71 goes towards this application 007 for Fleckney Village Hall and the remaining £43143.02 goes towards application (005 Fleckney Parish Council)	06.06.2027	18/00579/OUT Land at Arnesby Road, Fleckney  To use towards the Fleckney Village Hall project for upgrade and provision of a new sports pavilion and upgrade to Saddington Church Room
<b>Project Outline</b>						<b>Recommendation</b>				
<p>Their car park has deteriorated due to it's age and use. The surface has started to break up and there are deep potholes which have recurred despite localised repairs. The car park no longer has adequate capacity. Their meeting room has recently been granted S106 money to upgrade the facility and it is thought that the improved and enlarged car park will make it more attractive to hire and it will allow them to cater for potentially larger groups. Their project will provide at least 6 additional car parking spaces (around 33% more than present capacity).</p>						Fully Fund				
<b>Officer Comments</b>						<b>Reason for Recommendation</b>				
<p>This project is CIL compliant.</p> <p>The officer visited site and it was obvious as to why they had this project in mind as it was in a terrible state. The Village Hall had been gathering quotes for quite some time but there were questions as to the quality of workmanship that would be carried out. For ex. Some companies didn't want to take up the foundation and only wanted to cover it. Two final quotes were received which the officer deemed acceptable for various reasons. The proposed work is to remove all surfaces and start fresh, laying all necessary materials to ensure a quality new surface with drainage etc.</p> <p>Officer realised quite late that their plans didn't include line markings. This has been discussed in detail with the applicant on the importance of meeting current regulations which includes disabled parking. Additional Terms and Conditions added due to this.</p>						<ul style="list-style-type: none"> <li>- Fits within the criteria for spending within the agreement</li> <li>- Will enhance the facility making it a more attractive venue for hire</li> </ul>				
<b>Officer Comments</b>						<b>Special Terms and Conditions</b>				
<p>This project is CIL compliant.</p> <p>The officer visited site and it was obvious as to why they had this project in mind as it was in a terrible state. The Village Hall had been gathering quotes for quite some time but there were questions as to the quality of workmanship that would be carried out. For ex. Some companies didn't want to take up the foundation and only wanted to cover it. Two final quotes were received which the officer deemed acceptable for various reasons. The proposed work is to remove all surfaces and start fresh, laying all necessary materials to ensure a quality new surface with drainage etc.</p> <p>Officer realised quite late that their plans didn't include line markings. This has been discussed in detail with the applicant on the importance of meeting current regulations which includes disabled parking. Additional Terms and Conditions added due to this.</p>						<ul style="list-style-type: none"> <li>- Standard Terms and Conditions would apply (this includes requiring the evidence of other funding)</li> <li>- Line markings to meet Equality Act 2010 for disability parking</li> <li>- Public parking is regulated through the Traffic Management Act. Guidance to be sought to ensure regulated criteria is met.</li> <li>- Line markings to be carried out within 6 months of completion of the car park</li> </ul>				

