



ADUR & WORTHING
COUNCILS

Joint Strategic Committee
6 March 2018
Agenda Item 11

Key Decision [~~Yes~~/No]

Ward(s) Affected:

Use of s106 Funding to enhance Sport and Recreation Facilities in Adur

Report by the Director for the Economy

Executive Summary

1.0 Purpose

- 1.1 This report recommends allocating £15,000 of the s106 funding secured in connection with the Brighton and Hove Albion Training Ground as a contribution towards the provision of a covered swimming pool at the Globe School, Lancing.
- 1.2 The School has been fund raising for some time and the financial contribution would help to deliver the project to benefit children at the school but also the local community. The report considers whether this is a good use of the funding and the extent to which the local community would benefit from the facility.
- 1.3 The report also recommends the allocation of a further £5,000 towards the provision of CCTV cameras at Sir Robert Woodard Academy to improve security in connection with the new 3G pitch currently under construction at the site.
- 1.4 The report also provides an update on other projects which have secured funding and the funding still available to be allocated to worthwhile projects that enhance sport and leisure activities across the District.

2.0 Recommendations

- 2.1 The Committee agrees to the request for a £15,000 contribution towards the provision of a covered swimming pool (subject to the school entering into a community use agreement as part of any grant funding agreement) and a grant of £5,000 towards CCTV at Sir Robert Woodard Academy and agrees to amend the Capital Investment Programme accordingly; and,
- 2.2 That the decision to enter into the relevant grant funding agreements be delegated to the Head of Planning and Development in consultation with the Executive Member for Regeneration.

3.0 Background

- 3.1 In 2013 planning permission was granted for Brighton and Hove Albion FC (B&HAFC) to build a new First Team Training and Academy Facility on land originally passed to Adur District Council for use as sports pitches. This land was originally transferred to Adur's ownership in connection the granting of planning permission for an 18 hole golf course on adjoining land. To compensate for the loss of formal open space a s106 agreement was entered into with the Club requiring community use of the new Training Facility and a financial contribution of £1.35 million towards improving sports facilities across the District.
- 3.2 The s106 agreement entered into with the Club provides £700,000 towards the provision of a 3G pitch (Third Generation Artificial Grass Pitch) to include fencing, floodlighting and changing rooms and £650,000 towards the cost of provision/enhancement of other off site leisure facilities in Adur.
- 3.3 Since the grant of planning permission the Club has obtained permission for an additional 3 pitches on land to the east of the training facility (two AGP's and one grass pitch). One of the AGP's is used predominantly as a community pitch and obtained permission for floodlighting. The Community Use Agreement required by the original s106 secures 86 hours of community use of the extended training facility.
- 3.4 A Working Group consisting of the Leader and Executive Members for Regeneration and the Environment was set up following the grant of permission for the training facility to discuss the optimum location of the

off-site AGP and to assess other projects to benefit sport and leisure facilities across the District.

3.5 The Committee, following the recommendations of the Working Group, has subsequently agreed to spend the s106 on the following schemes:

- ❑ Sir Robert Woodard Academy - £700,000 towards the off-site training facility. Works nearing completion.
- ❑ Croshaw Recreation ground changing rooms - £25,000. Clubhouse built.
- ❑ Buckingham Park Pavilion - £150,000. Match funding proposal with Shoreham Rugby Club - funds still being raised for new Clubhouse.
- ❑ Wadurs changing rooms - £100,000 to secure improvements. started?
- ❑ Southwick Tennis Courts £150,000 towards improvements of courts and possible floodlighting. Options still being assessed.
- ❑ Southwick Cricket Club - £10,000 towards the provision of new cricket nets. Completed?
- ❑ Lancing Parish Council for provision of skateboard park - £100,000. Skateboard Park completed.

3.6 Following the above awards there is **£115,000** unallocated. This has not been allocated up to now pending confirmation of the final costs of the schemes in progress.

4.0 Proposals

4.1 The Head of the School approached the Chair of Planning Committee who then asked the Leader to see whether there would be funds available to contribute towards its fund raising activities to cover the schools outside swimming pool. Planning permission was granted for the pool cover in October 2017. Subsequently the Working Group visited the site and has supported the request for a contribution of £15,000 towards the pool cover subject to further details of the level of community use.

4.2 The Head has recently submitted a draft schedule of community use which is attached as **Appendix 1**. Whilst, it is in draft form it highlights the Heads commitment to maximise the use of the facility to benefit the local community.

4.3 As indicated above the 3G pitch is nearing completion. Discussions with the Academy have identified concerns regarding security for the pitch given its distance from the main school buildings. A request has been made for a further £5,000 as a contribution towards the cost of CCTV cameras. The remainder of the funding (approximately £15,000) would be met by the Academy.

5.0 Issues for consideration

5.1 The Working Group has been keen to ensure that a range of projects are supported across the District and that the funding where possible is used as match funding to increase the overall level of investment to support sport and leisure activities. The benefits of promoting physical activity to increase health and wellbeing are well known and so far a wide range of sports activities have benefitted from the funding.

5.2 The existing outside pool at the Globe School is under utilised and causes maintenance issues for the School. The proposed cover would be a significant benefit to the children attending the School as well as helping others in the community to learn to swim as well as allowing for community use. A grant funding agreement would be beneficial and this could help to ensure that the community use envisaged is delivered as indicated.

5.3 The off site 3G facility under construction at Sir Robert Woodard Academy is funded fully from the s106 funding from the B&HAFC Training facility. However, the facility has been enhanced by further funding from the Academy to provide floodlit 100 metre track adjacent to the pitch and new long jump facility. These facilities would also be available to other schools and the local community.

5.4 The request for a contribution towards CCTV is reasonable and will help to maintain security and help to avoid vandalism that might affect the long term maintenance costs of the facility. As Members will recall Adur DC will benefit from revenue generated from the community use of the facility and therefore a contribution towards improved security is appropriate.

6.0 Engagement and Communication

6.1 The Globe School has been actively engaging with its parents and the local community to raise funds and it is a good example of a community led approach which maximises the scope for local fund raising from various sources.

6.2 The current funding position is that the School needs a total of £128,489 and it has already raised £73,000 with local fundraising and small grants including from Lancing Parish Council, Sompting Big Local and Tesco Bags for Life. With the Councils contribution and an outstanding bid to the Rampion Community Fund the total would be reached and the project would be able to start on site.

7.0 Financial Implications

7.1 There are no ongoing financial implications for the Council as all ongoing maintenance costs for the projects would fall to the School and Academy.

7.2 The Council has £115,000 of S106 receipts which remain unallocated. These grants would reduce the remaining total held to £95,000.

8.0 Legal Implications

8.1 s1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation.

8.2 A grant is a gift of funds for specific purposes. The use of the s.106 monies as proposed in this Report is not prohibited by any pre-existing legislation and is in accordance with the provisions of the s.106 Agreement entered into with the Club.

8.2 The Council may approve an award of grant funding for specific purposes as recommended in this report, although the Council must ensure that the provisions of the grant funding agreement do not create a public contract as defined by the Public Contract Regulations 2015.

8.3 The Council must ensure that the arrangement with the grant recipients does not offend the rules against state aids, which prohibit public bodies from favouring certain undertakings and distorting competition and ought to reasonably enquire into any previous aid received by the intended grant recipients and assess each recipients previous grand aid on an individual basis..

Background Papers

S106 Agreement signed with Brighton and Hove Albion FC (AWDM/0205/12).
Planning permission for covered swimming pool at The Globe School, Lancing
(AWDM/1204/17).

Adur and Worthing Open Space, Sport and Recreation Study (2014)

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Sustainability & Risk Assessment

1. Economic

- 2.1 The financial contribution together with other local fundraising will provide investment into school facilities and help generate funds to maintain the pool in the future.

2. Social

- 2.1 **Social Value** - the provision of improved leisure facilities will enhance educational provision, help develop new skills and promote healthy living.
- 2.2 **Equality Issues** - These have been taken into account by the school and the proposal would include facilities to enable access by all.
- 2.3 **Community Safety Issues (Section 17)** - the proposed has been designed to take into account crime issues and the school has ensured that public access to the school grounds are restricted.
- 2.4 **Human Rights Issues** - any impacts on human rights for those living near the pool were covered through the planning process.proposed

3. Environmental

- 3.1 The covering of the pool would reduce the costs of maintaining the facility and help to retain heat

4. Governance

- 4.1 There are no Governance issues with the proposed funding requests.