

Deepcut Village Centre Commuted Sums

Summary:

To consider payment of Deepcut Village Centre Commuted Sums Reserve monies to Deepcut Village Association towards the redevelopment of Deepcut Village Centre.

Portfolio: Cllr Charlotte Morley (Regulatory) & Cllr Craig Fennell (Business)

Date Signed Off: 28 October 2016

Wards Affected: Mytchett and Deepcut

Recommendation

The Executive is asked to RESOLVE that

- i. a maximum of £92,400 be allocated to the Deepcut Village Association from the Deepcut Village Centre Commuted Sum Reserve, towards the Deepcut Village Centre redevelopment proposal; and
- ii. the decision on the final figure allocated be delegated to the Executive Head of Business in consultation with the Portfolio Holder for Regulatory and Portfolio Holder for Business.

1. Key Issues

- 1.1 The Deepcut Village Centre was built as part of the Alma Dettingen development at Deepcut. The Council adopted the freehold for the venue. The Section 106 Planning Agreement negotiated a £382,000 commuted sum for maintenance of the venue, over the life-time of the building.
- 1.2 The Association (a registered charity) was set up to manage the venue and although a lease was drafted originally, one was never completed.
- 1.3 The Association is working with the Council to agree a new 25 year Lease and the Head of Terms were approved by the Executive on 12 July 2016.
- 1.4 The venue contains a large hall, two small meeting rooms, a kitchen, office, toilets and four changing rooms. The changing rooms were intended to provide facilities for outdoor pitches. The playing fields are not to a standard to play competitive football and local residents did not originally support the development of football pitches on the

site, so the development company left this as an area of land as green space and the changing rooms have remained un-used.

- 1.5 The Association is also proposing that the under-utilised four changing rooms are redeveloped into a small hall, to offer an improved and expanded facility for the local community and to help increase revenue. The centre is used by 700-800 people per week this is expected to increase to over 1000 people per week after the works are completed. Delivery of this project is intended to ensure a fully utilised community facility.
- 1.6 The proposed works are internal but will require Building Control consent. The new Lease will be a full repairing lease and the Deepcut Village Association will therefore be responsible for the maintenance of the new facility during the Lease term. Deepcut Village Association is not VAT registered.
- 1.7 The Deepcut Village Centre Commuted Sum money is therefore available to be used to underwrite the costs associated with this development, although the Association is also pursuing other potential funding streams.
- 1.8 The Association also applied to the Council for a Community Fund Grant which the Executive considered on 6 September 2016. Whilst the Executive supported the proposal it was agreed to defer the award of any Community Fund grant money until the Executive considered whether the Deepcut Village Centre Commuted Sum funds could be used instead.
- 1.9 This report therefore asks that a maximum of £92,400 be allocated from the Deepcut Village Centre Commuted Sum Reserve towards the Deepcut Village Centre redevelopment proposal and that the decision on the final figure to be delegated to the Executive Head of Business in consultation with the Portfolio Holder for Regulatory and Portfolio Holder for Business.

2. Resource Implications

- 2.1 Funding for the maintenance of the Deepcut Village Centre was secured and collected by the Council through the 'Deepcut Village Centre Commuted Sum' Section 106 Planning Agreement. This money is held by Surrey Heath Borough Council in an earmarked reserve, as a means of building up funds to meet known or predicted maintenance requirements.
- 2.2 The Section 106 agreement provided for a commuted sum of £382,000 (plus RPI uplift to actual date of payment). The balance in the reserve currently stands at £377,000. The commuted sum is to be used "to enable the Community Facility to be operational over its full life". The Deepcut Village Association ("the Association") has requested that an element of the commuted sum be utilised for

redevelopment of the building to improve and expanded the facility, reduce future maintenance costs and increase income.

- 2.3 Funds of up to £92,400 have been requested by the Association for internal redevelopment of the changing rooms to establish a second hall for hire, thus enabling a new income stream and more sustainable finances. The total amount of the full project cost is £110,880.
- 2.4 Authority to raise and spend these funds is permitted under the old Developer Contributions Supplementary Planning Document which was adopted by the Executive on 18 October 2011 and the new Community Infrastructure Levy regulations which came into force in 2010 and were adopted by Full Council on 16 July 2014, Minute Ref 20/E. Section 106 monies that have already been collected need to be spent in accordance with criteria as set out in the tariff scheme.

3. Options

- 3.1 The Executive has the option to:
- i. Fund Deepcut Village Association a maximum of £92,400, with the money to be allocated from the Deepcut Village Centre Commuted Sum Reserve;
 - ii. Fund Deepcut Village Association to a greater or lesser amount of their requested sum;
 - iii. Not fund Deepcut Village Association.

4. Proposal

- 4.1 This report asks that a maximum of £92,400 be allocated from the Deepcut Village Centre Commuted Sum, towards the Deepcut Village Association's redevelopment proposal for the Deepcut Village Centre; and that the decision on the final figure to be allocated, be delegated to the Executive Head of Business in consultation with the Portfolio Holder for Regulatory and Portfolio Holder for Business.
- 4.2 If the recommendation is approved, the application to the Community Fund, outlined in Paragraph 2.8 above, will be withdrawn / declined.

5. Corporate Objectives and Key Priorities

- 5.1 The funding of voluntary organisations allows the Council to meet its objectives to:
- Work in partnership with local organisations to provide support to the community and diverse open space and recreation facilities.
 - Understanding and supporting local voluntary groups.

- Significantly contribute to civic pride through the provision of events and green spaces.
- Work in partnership with the voluntary and third sector to extend opportunities in the Borough.
- Encouraging greater involvement from local clubs and organisations including volunteering.

Annexes	None
Background Papers	Community Fund Grant 6 September 2016
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Consultations, Implications and Issues Addressed

Resources	Required	Consulted
Revenue	N/A	
Capital	✓	✓
Human Resources	N/A	
Asset Management	N/A	
IT	N/A	

Other Issues	Required	Consulted
Corporate Objectives & Key Priorities	✓	✓
Policy Framework		
Legal & Property	✓	✓
Governance		
Sustainability		
Risk Management		
Equalities Impact Assessment		
Community Safety		
Human Rights		
Consultation		
P R & Marketing		

Review Date:

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