

SUBJECT: Govilon Section 106 Funding for Recreation and Play

MEETING: Individual Cabinet Member Decision

DATE: 30th November 2022

DIVISION/WARDS AFFECTED: Llanfoist and Govilon

1. PURPOSE:

To authorise the transfer of capital Section 106 funding for recreation and play improvements in Govilon to the Llanfoist Fawr Community Council.

2. RECOMMENDATIONS that:

2.1 a capital budget of £64,549 be created in 2022/23 to fund recreation improvements at the Govilon King George V Playing Field, and that this is funded by a corresponding contribution from the Section 106 balances held by the council from the S106 Agreement in relation to the former Govilon School site.

2.2 this funding is transferred to the Llanfoist Fawr Community Council as managing trustees of the playing field and that officers work closely with the community council to agree and implement the improvements.

2.3 when received, a capital budget of up to £51,000 be created to fund improvements to the existing play area at the Govilon King George V Playing Field, and that this is funded by a corresponding contribution from Section 106 balances due to be received from the S106 Agreement in relation to residential development land situated between the A465 Heads of the Valleys Road and the B4246 main village road.

2.4 when received this funding is transferred to the Llanfoist Fawr Community Council as managing trustees of the playing field and that officers work closely with the community council to agree and implement the improvements.

3. KEY ISSUES:

3.1 The Section 106 Agreement for the development of 19 dwellings on the former Govilon Primary School site contains a provision for an off-site recreation contribution to be spent on the provision of recreation facilities at Govilon Recreation Ground. The contribution expected was £62,548 but because the agreement was index linked the actual amount received is £64,549.

3.2 The Section 106 Agreement for residential development of land in Govilon between the A465 Head of the Valleys Road and the B4249 main village road contains a provision for an off-site contribution of

£927.94 per dwelling to be used towards the extension and improvement of the existing neighbourhood play area situated at the Govilon main village playing field. That development has not yet commenced so it is not possible to predict the total amount of funding likely to be received under this provision. The likely maximum number of new dwellings on this site is 51 so, if all these dwellings are built then the contribution could be as much as £47,325 plus any index-linked increase at the time of the payment. The contribution is due to be paid by the developer upon the occupation of 25% of the total number of dwellings to be constructed.

- 3.3 The main village playing field in Govilon is protected in perpetuity as a King George V Field and the managing trustees of the site are Llanfoist Fawr Community Council. The Community Council is responsible for ongoing upkeep and maintenance of the facilities at the site and for carrying out improvements to the provisions there.
- 3.4 It is proposed to transfer the recreation funding, and the play funding when received, to the Community Council and for officers to work with the trustees to ensure that the investments are carried out in line with the provisions of the Section 106 Agreement. It will also be necessary to obtain the consent of Fields in Trust (formerly the National Playing Fields Association) for the proposed improvements. It will be a matter for the community council to obtain this consent.
- 3.5 Officers have worked in collaboration previously with Llanfoist Fawr Community Council on capital improvements at the Llanellen and Llanfoist playing field sites – the Llanellen field is protected in perpetuity as an Owain Glyndwr field.

4. EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING)

The EQIA is attached to this report at Appendix 1. This highlights the positive impacts of play and outdoor recreation on children/young people, families and communities.

5. OPTIONS APPRAISAL

In reality, there are no options to appraise – the funding referred to in this report has been given for a specific purpose and can only be spent at the King George V Playing Field in Govilon

6. EVALUATION CRITERIA

Progress will be monitored in November 2023 to assess progress with the offsite recreation works at King George V Playing Field, Govilon.

7. REASON

This is a continuation of the council's continued investment, sometimes in partnership with town and community councils, in recreation and play to achieve significant community benefits, but there needs to be an approved budget in place to cover the costs incurred.

8. RESOURCE IMPLICATIONS

There are no additional resource implications, as the expenditure involved will be covered by Section 106 balances.

9. CONSULTEES

Cabinet Local Members Senior Leadership Team
Llanfoist Fawr Community Council Chief Operating Officer MonLife

10. BACKGROUND PAPERS

None

11. AUTHOR & CONTACT DETAILS:

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