

<b>SUBJECT:</b>	<b>Allocation of Crick Road S106 Offsite Recreation Funding</b>
<b>MEETING:</b>	<b>Cabinet</b>
<b>DATE:</b>	<b>10<sup>th</sup> June 2026</b>
<b>DIVISION/WARDS AFFECTED:</b>	<b>Caldicot and Portskewett</b>

**1. PURPOSE:**

To seek Cabinet approval for the allocation of Section 106 offsite recreation funding received from the Crick Road development in Portskewett, towards projects identified as named beneficiaries within the Section 106 Agreement.

**2.0 RECOMMENDATIONS:**

2.1 A capital budget of £133,000 be created in 2026/27 to fund improvements to the toilets at the Portskewett Recreation Hall, to include an externally accessible toilet unit for use in connection with the Cornfield Site and the Caldicot MUR (multi-user route).

2.2 A capital budget of £100,000 be created in 2026/27 to contribute towards the cost of the replacement Caldicot skatepark.

2.3 The- above capital budgets are funded by corresponding contributions of £133,000 and £100,000 respectively from the S106 balances held by the Council from the Section 106 Agreement in relation to the Crick Road development site in Portskewett (Planning Ref: DM/2018/00696).

**3.0 KEY ISSUES**

3.1 The residential development at Crick Road Portskewett is subject to a Section 106 Agreement, which sets out the financial contribution to be made by the developers to support local infrastructure, recreation and community facilities.

3.2 This agreement requires the developer to pay an “Adult Recreation Contribution” of £400,000 to the Council and it specifies that the funding should be used for one or a combination of four named beneficiary projects as follows:

- Developing the former MOD railway as a footway/cycle path (creating links from the property to Caldicot Country Park and the Cornfield Project)
- Improvements to Caldicot Castle Country Park
- The Caldicot Regeneration Scheme
- The Cornfield Project.

- This sum is index linked and is ring-fenced for these four projects, ensuring that the funding is used to deliver tangible benefits for the local community.

3.3 At its meeting on 21st January 2026, Cabinet agreed to allocate a sum of £167,000 to the Caldicot Greenway and Multi-User Route, which effectively covers two of the four beneficiary sites (the MUR and Caldicot Castle Country Park), leaving a balance of £233,000 to be allocated to one or more of the two remaining beneficiary projects.

3.4 Since the Cabinet meeting on 21st January, significant progress has been made in developing the remaining two projects. Designs have been drawn up and agreed for the redevelopment of the toilet block at the Portskewett Recreation Hall to serve the hall, the Cornfield site and the Multi-User Route. The budget estimate for this work is £130,604.

3.5 In addition, the Placemaking Group of Caldicot councillors has determined that the replacement of the Caldicot skatepark should be progressed as the main priority for the Town Centre Regeneration Scheme and has allocated a sum of £150,000 towards this provision. The overall cost of the replacement skatepark is not yet known and work is ongoing via a RIBA Stage 4 report, with consultants engaged through a national framework procurement process. Officers are all investigating other potential funding options to meet any remaining shortfall.

#### **4.0 EQUALITY & FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING)**

An Integrated Impact Assessment incorporating equalities, future generations, (Welsh language and socio-economic duty) is attached at Appendix A.

#### **5.0 OPTIONS APPRAISAL**

<b>Do Nothing is not an Option</b>			
<b>Options</b>	<b>Benefits</b>	<b>Risks</b>	<b>Comments/Mitigation</b>
Allocate funding to each project as per the recommendations in the report	The Portskewett toilets project can be completed, to coincide with the completion of the Caldicot MUR	<ul style="list-style-type: none"> <li>• Delays in decision making for allocation of funding.</li> <li>• Increased funding requirement as construction</li> </ul>	Recommended

	<p>The capital available for the Caldicot skatepark project will increase to £250K and will form a solid base for any further funding requests required to complete that project</p> <p>If funding is allocated as recommended, then both projects could be completed in the 2026/27 financial year</p>	<p>costs increase with inflation</p> <ul style="list-style-type: none"> <li>• Loss of public trust in the council's ability to deliver projects on time and within budget</li> </ul>	
Allocate a different balance of funding to each of the two projects	Depending on the revised funding allocations, this could lead to full completion of one project but not the other	<ul style="list-style-type: none"> <li>• Delays in decision making for allocation of funding</li> <li>• There would still be a call for capital investment from other sources towards the project that isn't funded</li> </ul>	Not recommended
Allocate no funding to either project and seek to negotiate an amendment to the provisions of the		This would leave two projects unfunded and there would still be a demand for funding for each	Not recommended

S106 Agreement, to enable the funding to be spent on one or more as yet unidentified project in the locality		project from other external sources, as yet unidentified	
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## 6.0 EVALUATION CRITERIA

6.1 Monitoring & evaluation will be provided as part of the regular review of S106 funded projects by the Section 106 Working Group.

## 7.0 REASONS

7.1 Approval of the funding for improvements to the toilet provision at the Portskewett Recreation Hall will provide modern accessible toilet facilities for users of the hall, the Cornfield site and the Caldicot and Multi-User routes and will provide much needed access for disabled users and those with other mobility and support needs.

7.2 Approval of the funding towards the Caldicot skatepark project will increase the capital available to achieve the replacement of this much needed facility for local children and young people.

## 8.0 RESOURCE IMPLICATIONS

8.1 Approval of full funding for the Portskewett toilets project will enable that project to be achieved without the need for additional resources other than officers' time to oversee delivery of the scheme.

8.2 The allocation of £100,000 towards the Caldicot skatepark will increase the available funding for this project to £250,000 and will provide a much stronger base for seeking additional funding if this is required when the RIBA Stage 4 Report is received.

## 9.0 CONSULTEES

- Cabinet Members
- Severnside Members via Severnside Members' Forum
- Strategic Leadership Team
- Section 106 Working Group

## 10.0 BACKGROUND PAPERS

- Crick Road Section 106 Agreement dated 29 March 2019
- Cabinet Report dated 5<sup>th</sup> May 2024
- Presentation to Severnside Forum Members meeting on 08.12.2025
- Minutes of Severnside Forum Members meeting on 08.12.2025

- Plans of proposed upgrading of toilet provision at Portskewett Rec Hall

#### **11.0 AUTHOR**

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#### **12.0 CONTACT DETAILS**

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