

SUBJECT:	GILWERN SECTION 106 FUNDING
MEETING:	CABINET
DATE:	4th May 2016
DIVISION/WARDS AFFECTED:	LLANELLY HILL

1. PURPOSE:

1.1 To decide on the allocation of grants to specific projects from the Section 106 funding available in Gilwern in 2016/17.

2. RECOMMENDATIONS that

2.1 the projects set out below be approved, with the schemes not emboldened being carried out when the remaining funding is received:

Project	Amount
Gilwern S106 Funding	£
03 Upgrading of canal towpath in Gilwern	18,000.00
04 Extension/improvement of Gilwern Scooter Park	21,555.00
05 Install fitness equipment at Gilwern Playing Field	7,065.00
06 Construct petanque terrain in Gilwern	3,960.00
07 New central heating system – Gilwern Community Centre	11,475.00
08 Heaven Scent Garden/Learning Zone, Ty Mawr	12,000.00
09 Clydach Playing Field Spectator Barrier	5,940.00
10 Gilwern OEC – toilets/kitchen/glazing	56,802.00
11 Upgrade Gilwern bowling green/pavilion	26,751.00
12 Gilwern Playing Field Improvements	34,391.00
13 Clydach – additional junior playing pitches	53,000.00
14 Incredible Edibles Llanelly Hill food project	1,215.00
15 Llanelly Hill Welfare Hall car park	22,441.00
Unallocated Balance	<u>33,398.00</u>
Total	307,993.00

2.2 Grant offers be made to each of the successful applicants subject to the standard terms and conditions of grant set out in **APPENDIX A** to this report and subject to each applicant providing evidence of their security of tenure for an unexpired period of at least ten years, prior to the payment of any grant monies.

3. KEY ISSUES:

3.1 On 3rd February this year Cabinet considered a report on the Section 106 funding arising from housing developments in Gilwern and Little Mill. At that meeting it was agreed to create the capital budgets necessary to bring all the proposals forward and it was also agreed to allocate grants to specific projects in Little Mill.

3.2 At the same meeting, Cabinet also agreed to ask the Section 106 Assessment Panel to reconvene as a matter of urgency to reconsider the proposed grant allocations for Gilwern

and to confirm, at a later meeting, whether or not it was still minded to stay with its original recommendations or to amend them.

- 3.3 The panel reconvened on Friday 12th February, a week after the Cabinet meeting, and went through each application again to make sure that the panel was confident about the consistency and clarity of its recommendations. Arising from this process, there were a number of issues that required further information and/or clarification from the applicants, hence the short delay in this report coming back to Cabinet.
- 3.4 On balance, after receiving further clarification from the applicants concerned, the panel is still minded to propose awarding grants towards the twelve projects originally recommended, plus a grant towards the project for installing an updated central heating system in the Gilwern Community Centre. It is clear that this building currently supports a number of recreational activities (something that was not clear from the original application), and the building will also support the use of the adjoining petanque terrain once that project has been completed.
- 3.5 One of the issues that arose at the reconvened panel meeting was the security of tenure held by the various grant applicants – in some cases the applicant is the landowner so in those cases that is not an issue. However, a number of the applications received relate to land in the ownership of a third party and, in those cases, the panel felt it reasonable to ensure that there was a reasonable unexpired term of security of tenure held by the applicants so that the investments made will have a reasonable beneficial period for the local community.
- 3.6 The only exception to this is the application by Clydach Juniors Football Club where the proposal is the buy and develop a piece of land in the local community. Neither of the two sites proposed can be purchased until the duelling of the A465 Heads of the Valleys Road is complete, so the security of tenure issue in relation to that application will need to be dealt with at the appropriate time in the future.

4. REASONS:

- 4.1 The grant amounts and recipients need to be decided so that the projects can proceed;
- 4.2 The security of tenure of the respective applicants needs to be confirmed to ensure that there is an adequate lifespan for each of the projects, given the level of investment being recommended.

5. RESOURCE IMPLICATIONS:

- 5.1 The expenditure recommended in the report will be met in full from the S106 contributions paid to the authority by the developers. Sufficient funding has already been received to proceed with the seven emboldened schemes in para 2.1 (£91,322). The further £216,616 is anticipated within the next six months, at which stage the other six schemes can proceed, subject to the match funding being in place.
- 5.2 There is an issue about the timing of some projects being carried out in that a number of the projects recommended for approval will need to obtain certain permissions before the projects can proceed, e.g. planning approval, landlords/landowners consent, etc.

6. FUTURE GENERATIONS AND EQUALITY ASSESSMENT

See **Appendix B**

7. CONSULTEES:

Local County Council Members for Llanelly Hill	Llanelly Community Council
Members of the Bryn y Cwm Area Committee	Cabinet Members
Strategic Leadership Team	Head of Legal Services
Assistant Head of Finance/Deputy S151 Officer	Monitoring Officer

8. BACKGROUND PAPERS:

- 1) Section 106 Agreement dated 20th December 2012 between the Brecon Beacons National Park Authority, Monmouthshire County Council and Persimmon Homes Ltd relating to residential development at Ty Mawr, Gilwern;
- 2) Section 106 Agreement dated 2nd October 2014 between the Brecon Beacons National Park Authority, Monmouthshire County Council, Persimmon Homes Ltd, Dwr Cymru Welsh Water and three private individuals relating to residential development on land at Cae Meldon, Gilwern;
- 3) Report entitled "Capital Budget 2016/17: Section 106 Funding", as submitted to and considered by Cabinet on 3rd February 2016

9. AUTHOR:

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**STANDARD CONDITIONS OF
SECTION 106 GRANT AID IN MONMOUTHSHIRE**

TERMS AND CONDITIONS OF GRANT

1. The grant will be used towards the purchase/improvement of a new or existing asset in the area of benefit defined in the Section 106 Agreement.
2. The grant will be used solely the provision of new or improved open spaces and/or recreational facilities.
3. The grant will be used for capital expenditure and will not be used towards the day-day running costs of my organisation.
4. The grant will only be used as bona fide expenditure towards the project described in the application form that I have signed and submitted.
5. I will submit, in support of my request for grant payments, invoices or receipts relating to expenditure legitimately incurred on items that form part of the approved project.
6. If it is established that part of the grant has been used for any purpose other than that described in the application form then that part of the grant will, within one month of notification being received from the County Council, be repaid to the Council for reallocation to another project.
7. If any part of the grant remains unclaimed within three years of the date of the grant approval letter, the County Council reserves the right to review the allocation of funding and, if considered reasonable, to reallocate that grant to another project.
8. Colour photographs taken before work starts, and when the work is completed, are to be supplied digitally (j.peg files) to Monmouthshire County Council.
9. An end of scheme report will be completed and submitted to the Council upon completion of the works and periodic reports will also be submitted annually for three years following completion of the project. This is to enable the Council to monitor the impact of the grant awards in line with the Future Generations Evaluation completed as part of the grant approval process.

NOTE:

- This grant award is proportionate to the overall project cost as set out in the application form submitted.
- The proportion of grant awarded, as a percentage of the total project cost will be set out clearly in the grant award letter, which you will be asked to sign before proceeding with your project.
- If the total project cost reduces after the award of the grant then the grant will reduce in similar proportions – in other words, if the grant offer letter states that the grant award is 50% of the total project cost and the total project cost reduces, then you can expect to receive a proportionate reduction in the grant payment(s) made to you.

