

Title of meeting:	Cabinet Member for Planning, Regeneration and Economic Development
Date of meeting:	1 December 2015
Subject:	Grant to Drayton Centre - Use of Drayton & Farlington CIL Neighbourhood Proportion funds - update
Report by:	City Development Manager
Wards affected:	Drayton & Farlington
Key decision:	No
Full Council decision:	No

1. Purpose of report

- 1.1 To seek the release of £43,000 from the Drayton & Farlington Neighbourhood Proportion of the Community Infrastructure Levy ('the Drayton & Farlington CIL').

2. Recommendations

- 2.1 It is recommended that £43,000 is released from the Drayton & Farlington Neighbourhood CIL to fund roof replacement and insulation works to the Drayton Centre.**

3. Background

- 3.1 Ward Councillors have been approached by the Chairman of the Drayton Centre for a grant to support the replacement of the roof of the Drayton Centre. Ward Members put the request to the Drayton & Farlington Neighbourhood Forum Committee on 27 May 2015, who agreed with the proposal to use money from the Drayton & Farlington CIL to part fund the Drayton Centre roof repairs. Members also gained support for the proposal at the open Neighbourhood Forum on 9 July 2015.
- 3.2 There is currently £176,200 in the Drayton and Farlington CIL fund, £83,000 having previously been committed to improvements at Drayton Park.
- 3.3 A paper was brought to members in July 2015 to release funds for this project. Officers were asked to;
- Seek clarification from the Drayton and Farlington Ward Councillors and to share quotes with members of PRED for the roof replacement works to the Drayton Centre
 - To investigate methods of awarding the Drayton and Farlington Neighbourhood CIL funding in a more tax efficient manner.
- 3.4 Additional quotes have been obtained by the Drayton Centre and Officers have shared these with Ward Members and the Cabinet Member. The original quote is confirmed as the most cost effective. Ward Members have confirmed that this quote is acceptable, and that the roof slate repairs and the insulation should be funded.

3.5 While in principle the City Council could reclaim the VAT, this would only be possible if the City Council itself procured and paid for the works. This would require the City Council to enter into the contract with the builders, manage the building work and deal with any issues that could arise during the process. As the Drayton Centre is not a City Council owned or managed building, it does not seem sensible for the Council to take on the management of this project. On balance it is suggested that the best approach is a direct grant to the Drayton Centre, and for them to arrange and to manage the works.

3.6 Ward Members have confirmed that they would like to support the project with £43,000.

4. Reasons for recommendations

4.1 This proposal would help maintain and enhance community facilities which will face increased demand as a consequence of the planning approvals which have generated the CIL receipt. The ward members are supportive of this scheme.

5. Equality impact assessment (EIA)

5.1 An EIA is not required.

6. Legal Implications

6.1 The use of CIL monies is regulated in accordance with Section 216, Planning Act, 2008, which requires CIL to be applied to funding specified infrastructure, including sporting and recreational facilities. CIL receipts may also be used to fund administrative expenditure for providing such facilities. In the National Planning Practice Guidance (NPPG), it is stated that "*The levy is intended to focus on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development*". However, the NPPG continues "*The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development*". The Portfolio Holder should consider the NPPG guidance in determining whether or not the funding available may be applied as proposed.

6.2 Legal Services will draft a grant agreement in appropriate terms.

7. Director of Finance's Comments

7.1 The financial detail is contained within the body of this report.

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Signed by:

The recommendation(s) set out above were approved/ approved as amended/ deferred/ rejected
by on

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Signed by: