

**Strategic Project**  
**Working Party Positioning Document**

**Section 1 - Introduction**

Funds have been made available to our village through Community Infrastructure Levy (CIL), charges and Section 106 (S106), contracts entered into by the developers Barratt Homes, Bellway and Miller Estates as part of the planning consent process.

**CIL:** introduced through the Planning Act 2008 as a fixed charge takes a relative form, such as '£X per square metre of new development'. Councils are required to allocate these funds to projects designed to relieve infrastructure challenges resulting from the new developments.

**S106:** introduced within Section 106 of the 1990 Town and Country Planning Act permits local authorities to apply 'planning obligations' negotiated with developers for fixed contractual purposes. In our case contracts are negotiated by Newark & Sherwood District Council (NSDC), who collect moneys when development occupancy triggers are met.

Before we can claim S106 monies from NSDC we have to agree specific projects those funds may be applied to and sign a contract with NSDC which records how we may spend those funds. Funds will not be paid unless NSDC agree to our proposals for spending those funds

Both schemes effectively apply a surcharge on the purchase price of houses on the developments concerned. If money is not spent by the Parish Council within 5 years it can be clawed back by the collecting council.

The total amount of monies made available to Farnsfield is in accordance with the following table which also recognises that an amount of the moneys provided have already been spent.

<u>CIL Funds</u>		<u>S106 Funds</u>		<u>US Grant</u>	
Paid	£223,834	<b>SANGS</b>		Claimed	£0
To be Paid	£0	Claimed	£20,815	To be Claimed	£20,000
	<u>£223,834</u>	To be claimed	£0		<u>£20,000</u>
			<u>£20,815</u>	Spent	£0
Current Spend		Spent	<u>£8,422</u>		
Pre School	£5,000			<b>Balance</b>	<b>£20,000</b>
Village Centre *	£6,724				
	<u>£11,724</u>				
<b>Balance</b>	<b>£212,110</b>	<b>Community Facilities</b>			
		Claimed	£107,729		
		To be claimed	£159,475		
			<u>£267,204</u>		
		Spent			
		Cricket	£15,000		
		Tennis	£18,270		
		Bowls	£2,000		
		Football	£515		
			<u>£35,785</u>		
		<b>Balance</b>	<b>£231,419</b>		
		<b>Play Facilities</b>			
		Claimed	£0		
		To be claimed	£162,267		
			<u>£162,267</u>		
		Spent	£0		
		<b>Balance</b>	<b>£162,267</b>		
				<b>Total Remaining Funds</b>	<b>£638,190</b>

Previous councils have commissioned studies and plans for capital projects including a new Village Centre @£1.2M and for the delivery of a skatepark @£100k. The Village Centre project was not widely publicised was dropped due to cost and concerns relating to the current facilities. The skatepark project has been resolved upon and the budget agreed however at this point there is no detailed project plan for its realisation.

Recognising that the first tranche of CIL funds must be deployed by Sept 2020 and all funds must be deployed by Sep 2024 the Parish Council has set up a working party to establish a plan for the use of these funds.

**Section 2 - Constraints**

- > All funds must be spent in line with the rules according to their use. sources.
- > The application of S106 monies must be approved by NSDC.
- > All projects and facilities should be delivered in accordance with statutory legislation.
- > Best practice in sustainable development and operation should be considered within all projects and facilities.
- > Additional facilities should be chosen such that the required spend timetable can be achieved.
- > Priority should be given to multiple use facilities to give the greatest benefit to residents across all age ranges.
- > Facility design should maximise opportunities for additional charitable funding from charitable organisations.
- > Facility construction should:
  - > be programmed to make effective use of funds and contractors time.
  - > make effective use of limited village real estate.
  - > Pay due regard to sustainability requirements.
- > The ongoing operation and maintenance of the facilities must be achievable within FPC’s operational budget.
- > Effective community consultation should be implemented in all working group decision processes.
- > Funds already allocated by council resolution should be protected.
- > Where appropriate the plan should allow for the addition of future facilities as further funding becomes available.
- > Overall and individual plans should be managed according to the Royal Institute of British Architects workstages.

**Strategic Definition:**

Development of terms and reference and initial scoping of project

**Preparation and brief:**

Consultation with planners, funders, stakeholders. Procurement and consultant appointment

**Concept Design:**

Schematic layout including outline proposals for facilities and services with outline costs

**Developed Design:**

Detailed design including updated specification, costs and planning permissions

**Technical Design:**

Detailed design queries, building regulations, fixed costs and contractor appointments

**Construction**

Site work commencement and progression through to completion

**Handover and close out**

Post practical completion building handover

**In use:**

Post occupancy evaluation and review of project performance

