

Report of	Assistant Director of Communities	Author	Joanne Besant ☎ 6943
Title	Stanway Western Approach Community Facility		
Wards affected	Stanway		

1. Executive Summary

- 1.1 Section 106 (s106) contributions for a new community facility have been requested from a number of housing developments in the vicinity of Western Approach, Stanway. A site within the country park off Western Approach Stanway, has been designated for the development and provision of a community space. Details of the financial contributions totalling approximately £1.8m and specific developments are within **Appendix 1**. To date, contributions of £1.2m have been received. Further contributions are expected. These contributions under the S106 agreements are solely dedicated to the development of a Community Facility for Stanway and need to be included in the Council's Capital Scheme 2020/21.

2. Recommended Decision

- 2.1 It is recommended that the Assistant Director of Community is assigned delegated authority on this project to authorise spend, and make decisions related to procurement and the award of contract in consultation with the Portfolio Holder for Communities, Wellbeing and Public Safety subject to confirmation that all the s106 funding are received, and the successful tender remains within budget.
- 2.2 The estimated cost of the facility totalling £1.8m is recommended to Full Council for inclusion in the Council's capital programme.
- 2.3 That approval is given to release the s106 funding detailed in Appendix 1 for this project once all sums are received.

3. Reason for Recommended Decision

- 3.1 To shorten the decision-making process relating to s106 spend on delivering a new community facility at Western Approach, Stanway.
- 3.2 To ensure the capital costs are included in the Council's capital programme.

4. Alternative Options

- 4.1 If delegated authority is not assigned, the project could fall behind timescales resulting in the loss of s106 funds.

5. Background Information

- 5.1 The growing number of housing developments around Stanway continue to put pressure on the existing community facilities and evidence from public consultations identified a shortfall in community facilities and a local provision of community activities. Additional space is required resulting in applications for section 106 contributions for community facilities. A s106 agreement is in place dedicated to the development of a community facility for Stanway and land has been identified as part of the Country Park off the Western approach Bypass.
- 5.2 Public consultations have taken place to establish the need and design requirements for a new community facility. Results indicate the need for a community facility that would offer space for a number of community activities, including sports and wellbeing. A further consultation took place in February 2020, where initial concept designs were shared with members of the public, Councillors and potential tenants. This gave the project team (CBC and Colchester Amphora) an opportunity to ensure the new facility meets the current and emerging local need in Stanway and provides a sustainable community asset for the area.

6. Equality, Diversity and Human Rights implications

- 6.1 Not required for this recommended decision.

7. Strategic Plan References

- 7.1 The delivery of the new Community facility supports each theme of the Strategic plan – growth, responsibility, opportunity and, wellbeing. The facility will provide residents and community group with an opportunity to improve their health & wellbeing by offering sport and wellbeing activities, alongside use of the green open space surrounding the site. There is an opportunity for growth, attracting visitors and space for partners to deliver services to residents.

8. Consultation

- 8.1 A total of four public consultations have taken place to ensure residents, Councillors, community groups, potential tenants are engaged in the process of developing a new community facility for Stanway. Two public consultations took place in the summer of 2019 and residents also had the opportunity to feed into the project via an online survey. In February 2020, an information session was delivered to the Portfolio Holder for Communities, Wellbeing & Public Safety, Ward Councillors and Architects, followed by two information events for residents. CBC's Research & Engagement Team attended all consultation events to gather information and feedback from residents. Responses from these consultations were analysed and are presented in report format **Appendix 2**. These findings have been used to inform the design and purpose of the new community facility.

9. Publicity Considerations

- 9.1 CBC communications team are supporting the project team to publicise the development of the new community facility.
- 9.2 Tenders were advertised accordingly, and the correct process was followed to appoint Barefoot & Giles as architects for the project.

- 9.3 Ward Councillors and Stanway Parish Council have been updated throughout the process and their input has been considered.

10. Financial implications

- 10.1 Although this project is entirely funded by s106 contributions, there may be a financial implication for the Council should the project not complete on time, resulting in the loss of s106 contributions.
- 10.2 A contingency fund of 10% - 20% of the total construction costs is built into the overall budget, making allowances for any additional features and work needed on the build.
- 10.3 The project management fees of 5% charged by Colchester Amphora are paid from the £1.8m budget.
- 10.4 A second paper will be shared with Cabinet looking at the option of a freehold arrangement with the Parish Council, which will alleviate any future revenue and maintenance costs to the Council.

11. Health, Wellbeing and Community Safety Implications

- 11.1 The site sits alongside the Country Park providing residents and visitors with an array of positive health and wellbeing opportunities. There are no health and wellbeing implications identified.
- 11.2 The community asset will be of great value to the Stanway community, enabling them to have access to additional support, services, activities and groups, which may not be included in the current offering in the area. Examples of this could be virtual health services, benefit and debt advice services, uniformed groups, sports and recreation such as badminton or table tennis. The community would gain an asset which is modern, fit for purpose and extremely inviting. It would empower communities to take ownership of a local asset, create a sense of belonging for some of our most isolated residents and strengthen community pride in the area. This flagship facility would provide enhanced health and wellbeing opportunities, for all residents and visitors.
- 11.2 The current crossing on the Western Approach Bypass is a community safety concern. The current crossing is fit for its current purpose but will not be suitable once the community facility is built and open to public. Residents raised a concern at the public consultation highlighting that the crossing is not suitable and will act as a deterrent for people wishing to walk or cycle to the site. Further discussions are underway with Essex Highways.

12. Health and Safety Implications

- 12.1 No Health & Safety implications for this decision

13. Risk Management Implications

- 13.1 s106 contributions need to be committed and spent within the time limits specified by each individual. The agreement for the first of these contributions will expire in 2023, therefore this money needs to be committed by this time or we could be subject to clawback by the developer. There are financial risks if only a portion of the s106

contributions are received in full. In these circumstances the project will need to be reviewed.

14. Environmental and Sustainability Implications

14.1 No environmental and sustainability implications identified for this decision

Appendices

Appendix 1 – s106 financial contributions

Appendix 2 – Public Exhibition Feedback