

FBC – Capital Bid 2020/21

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No 2: WESHAM COMMUNITY CENTRE

Description of Scheme: Background

This capital bid relates to enhancements to the community centre at Wesham. As a result of two previous planning permissions two commuted payments totalling £45,000 are available for public realm related projects. A payment of £25,000 was made against application 13/0449 (Former Council Offices, Derby Road, Wesham) *"towards the enhancement of the public realm of Wesham town centre in accordance with Project 10 of the Fylde Borough Regeneration Framework or replacement thereof."* Whilst the community centre sits outside the area of the town centre as identified in the Regeneration Framework as it stood in 2013, Project 10 has subsequently been amended following consideration by the Planning Committee on 7 March 2018 and so the spend would be in accordance with the terms of the S106 agreement, the revised project being a replacement for the original Project 10. A further payment of £20,000 was made against application 13/0655 (Mill Farm, Wesham) *"towards securing of Public Realm Works in the vicinity of the Development (and, for the avoidance of doubt, the parties agree that Kirkham and Wesham town centres are within the vicinity of the Development)"*. The community centre enhancement scheme would clearly fall within this definition and so it is considered that the use of the S106 monies received as a result of both these developments would be in line with the terms of the legal agreements that secured their payment.

The Town Council (TC) have a long-term ambition to enhance the environs of the Community Centre (CC) where the surrounding spaces are quite poor. Spend of this nature would legitimately meet the public realm definition and the CC and the adjoining facilities relating to the Scouts and Bowling Club combine to form an intensely used hub. It would be a good use of the funding and the desire to improve this well used area one that generally deserves support.

On the basis that public realm contributions are involved and that Wesham is included within the Council's Regeneration Framework, the Regeneration Team have, over time, offered advice and assistance in the development of a scheme around the Community Centre. The initial scheme looked in detail at the area around the entrance to the centre.

In the course of the discussions, it was decided to look more broadly at the surroundings of the CC to include the car park, adjoining highway and 'refuse' area that also acts as a key link to the Wesham Park residential site. It was always known that the full scheme cost would be well in excess of the current funding available. For this reason a plan has been produced for the Town Council that looks at the broader environs of the Community Centre. In full, a scheme has been devised that could fall into 3 phases although 1 and 3 are very much linked together.

The costings have been quantified and are as follows (When first calculated)

Phase 1 : Area directly outside the CC = £61, 775
Phase 2 : Community Garden £31,782
Phase 3 : £82, 026
Total of £175,583

Ideally, the implementation of the whole scheme would be ideal as this will maximise the impact, create an attractive entrance, improve vehicular circulation, add in landscaping and, overall, provide an attractive civic setting for the community hub.

Needless to say, the TC would like to see the whole scheme completed. However, the likely funding including that requested from this Council would be considerable as shown.

However, with some changes to the technical specification and the deletion of the phase relating to the civic garden (Phase 2 – to be undertaken at a later date) and a change in some of the specifications and a full review of detailed costings the figure has been revised to £118,650.

It is agreed that implementing two, rather than three phases would nonetheless result in an attractive and effective scheme. Wesham Town Council has set out what it considers to be a mix of funding sources and it will be seen that the request of funding to the level of £57,796 has been requested of this Council.

One further matter that requires drawing to the attention of Committee is the issue relating to the expiry date of the Section 106 contributions. These expire in the next financial year which means that should the funding not be used the developer could request that the funding be repaid. There is no knowledge that this would be the case since the developer has not requested details of the 'spend'. However, from a legal point of view this potential situation remains.

A detailed breakdown of the funding strategy is detailed below –

Capital cost plan:

Cost Heading	Description	Total £
Section 106 Contributions	13/0449 (£25,000) 13/0655 (£20,000)	45,000
Wesham Town Council	New Homes Bonus 2019/20	8,959
Wesham Town Council	New Homes Bonus 2020/21	6,895
Fylde Council	Capital bid request	57,796
Total		£118,650

The Town Council have been requested to supply details of their available resources that they are able to contribute to the scheme. An analysis of their reserves and balances as provided by the Town Council can be found attached to this bid.

The Budget Working Group has considered the capital bid request of £57,796 and does not recommend making the level of contribution as requested by the Town Council. The Budget Working Group recommends that the Town Council reconsiders the level of contribution it will make towards the scheme from its own resources.

Outputs (i.e. details of what the investment will specifically deliver):

An overall enhancement to the community hub to include :

- Enhanced access including steps and graded ramp
- Landscaping and tree planting
- Enhanced surface materials
- Rationalisation of car park access and egress
- Traffic calming to provide increased pedestrian safety
- Marked car park
- Later Phase – Community Garden/Open space – as a later phase

Contribution to corporate objectives (how does the proposal achieve or help deliver priorities within the Corporate Plan?)

- Value for Money. Procure the works to maximise high quality physical outputs commensurate with best value through contract arrangements
- A Great Place to Live. Enhancing the local community centre, quality of the environment for residents inducing civic pride

Budget Resource Requirements - Breakdown of initial capital costs and future revenue implications				
Estimated Total Capital costs of bid (£000's): £57,796				
Annual future additional Revenue costs arising from the bid as applicable (£000's):				
This would be capital grant to Wesham Town Council and any future revenue expenses would lie with the Town Council.				
Value and phasing of bid (amend dates as necessary):				
2020/21 £57,796	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
Existing resources in the Capital Programme relating to this scheme (as applicable):				
2020/21 £000	2021/22 £000	2022/23 £000	2023/24 £000	Total £000
Estimated timescales for the bid:				
Project Start Date : Post April 2020		Project Completion Date: Prior to March 2021		

Project Risks (outline any risks to delivery of the project and how these will be mitigated)		
Risk	Impact	Mitigating Action
1. That the scheme would not go ahead	The benefits of the scheme would not materialise	Fund the scheme
2. That the Council grant was not provided	The scheme may not go ahead potentially at all but not to the extent envisaged.	The Council would in any event need to earmark the Section 106 funding to a scheme possible towards the delivery of one phase only at the Community Centre, otherwise the S106 funding that has been secured may need to be returned to the developer, depriving the local community of the benefits that would have been secured from this investment.