



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Cabinet

15 June 2021

Report of: Councillor Robert Reid
Cabinet Member for Housing and
Property

Empingham Road Playing Fields – Section 106 contribution for Green Open Space.

1.0 Background

- 1.1 SKDC has received £294,509.72 as a Green Off-site Open Space Contribution and a further £13,974.51 is outstanding. Once received, the total contribution will be **£308,484.23**. This is in connection with planning consent (S12/0864) granted for a sustainable urban extension at Stamford West including residential and affordable housing, a business park and a local centre, associated highways improvements, pedestrian and cycle links, landscaping, and open space.
- 1.2 The money has arisen from a prescriptive S106 contribution which is to be used to *“provide, enhance, or upgrade the existing sports facilities at the Empingham Road Playing Field”*. The location of the playing field is shown on the plan in Appendix A. The S106 Agreement can be viewed at:

<http://planning.southkesteven.gov.uk/SKDC/S12-0864/1359906.pdf>

2.0 Applications for Bids Invited

- 2.1 SKDC invited organisations who use or occupy the site to make a request for 2 funds. Proposed projects are listed in Appendix B and had to meet the criteria for the contribution as set out in the S106 agreement.
- 2.2 An initial review identified that three of the original eight bids are not eligible. This is either because the project to be funded is not within the site boundary or is not considered to be a sport.

3.0 Applications for Eligible Bids Submitted

- 3.1 The total amount that has been requested from community-based organisations with an eligible bid is £442,960. In addition to this there is a requirement from SKDC for £55,000 to provide outdoor gym equipment on site.
- 3.2 A Table of Bids Received is included at Appendix B.

4.0 Assessment of Bids and Allocation of funding

- 4.1 As SKDC’s proposal will be available for free to the wider community then this will receive full funding. This leaves £253,484.23 to be allocated to the

community-based organisations that have submitted eligible bids. It is proposed that the remaining funding is allocated by splitting it on a pro-rata basis based on the amount that has been applied for each project as a percentage of the overall total amount of bids received. This approach results in the proposed provisional allocations set out in Table 1 below. The proposed allocation figures are in **bold** text.

Table 1

Proposed Provisional Allocation of S106 Funding for Empingham Road Playing Field

Totals Sec 106 Contribution available		£308,484
SKDC bid		£55,000
Remaining contribution		£235,484
	Request	Recommended S106 Contribution
Stamford Indoor Bowls Club	£33,110	£18,947.21
Stamford Outdoor Bowls Club	£4,000	£2,289.00
Stamford Rugby Club	£400,000	£228,900.13
Stamford Lions Football Club	£5,850	£3,347.66
TOTAL	£442,960	£253,484

4.2 Stamford Town Council assisted the SKDC team in seeking appropriate bids from community-based organisations with an interest in the playing fields site. The Town Council have been made aware of the bids submitted and the intended approach to the allocation of funding.

5.0 Proposed Communication of Bid Outcomes

5.1 Each organisation is to be advised of the provisional allocation of S106 funding by the asset management team. The funding is provisional on the organisation and the project meeting the following criteria:

- all necessary consents and approvals have been obtained.
- occupation of the premises will continue for a term of years to be agreed, likely to be a long ground lease in the case of the Rugby Club to justify the costs of building the facility and likely term of any other grant aid.
- The organisation is to provide a minimum of three quotes for any of the works applied for
- proof of how the funding shortfall is to be met and that funding secured.

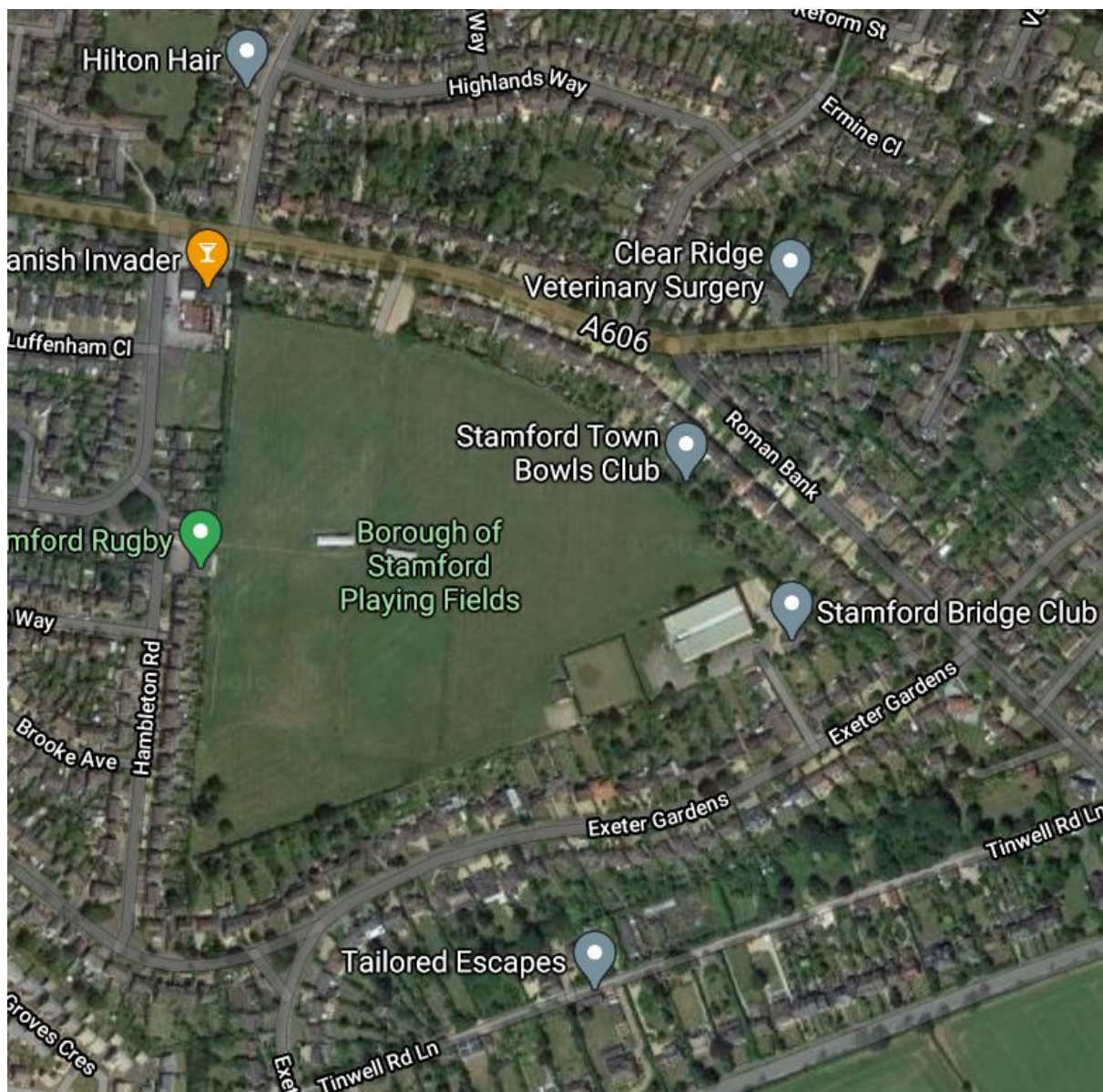
5.2 Payment will only be made on completion of the project or by way of agreed stages payments. All works and claims for the contribution must be made within three years of the date of confirmation of the allocation to the relevant organisation.

6.0 Stamford Rugby Club

6.1 The Rugby Club wish to build a new Club House using the S.106 monies as part funding. This will require the following matters to be documented:

- A building licence will need to be agreed to enable work to start, which will contain the necessary protection to the Council regarding completion of the works, quality of the works and date by which the works must be complete, subject to any properly granted extensions of time.
- Once the building has been completed, a ground lease will be granted to the Rugby Club for a term of years to be agreed.

Appendix A (1) – Location of Empingham Road Playing Fields



Appendix A (2) – Summary of bids from interested parties.

Organisation	Project	Value	Eligibility
Stamford Rugby Club, Empingham Road, Stamford	New Club House	£400,000.00 + VAT	ELIGIBLE – currently using Empingham Road Playing Field
Stamford 2nd Scout Group, Empingham Road	Scout HQ & Community building	£1,084,346.97 + VAT	NOT ELIGIBLE – NOT ON EMPINGHAM ROAD PLAYING FIELD
Stamford Outdoor Bowls Club	Extension to the Lease of the Club House land	£4,000 + VAT	ELIGIBLE – currently using Empingham Road Playing Field
Stamford Bridge Club	Renovation of Club House Kitchen	£10,000 + VAT	NOT ELIGIBLE - Bridge is not a sport 26 Oct 2017 — The European Court of Justice ruled that the game of bridge cannot be considered a sport
Stamford Indoor Bowls Club	2 x Electric Wheelchairs 1x Elec. Scoring board	£33,110	ELIGIBLE – currently using Empingham Road Playing Field
SKDC	Installation of outdoor gym equipment on site	£55,000	ELIGIBLE - Landowners
Stamford Lions Football Club	Pitch and dressing room improvements	£5,850	ELIGIBLE – currently using Empingham Road Playing Field
Rutland Heights Playscheme	TBC		NOT ELIGIBLE – NOT ON EMPINGHAM ROAD PLAYING FIELD (Possible alternative funding available)