



## COMMUNITY INFRASTRUCTURE LEVY FUNDING REQUEST

<b>Section A: Applicant Contact Information</b>	
<b>Name and address of your organisation</b>	Three Rivers District Council (TRDC), Leisure Team, Three Rivers House, Northway, Rickmansworth, Herts, WD3 1RL
<b>Name and position of main contact</b>	Project Development Officer- Leisure and Landscapes Team
<b>Applicant contact details (phone number, email and address)</b>	01923 776611 Address as above
<b>Type of organisation (If a charity, please provide registration number)</b>	Local Government
<b>Describe your organisation's main purpose and regular activities</b>	Local Government – Providing leisure facilities and services
<b>Is the organisation able to reclaim VAT?</b>	Yes

Section B: Project Overview	
<b>Project Title</b>	Barton Way refurbishment of Multi Use Games Area (MUGA)
<b>Summary of the project proposal</b>	<p>Barton Way MUGA is owned by TRDC but day to day management of the MUGA sits with Croxley Green Parish Council (CGPC).</p> <p>The MUGA was fully refurbished in 2004 and as a result of this, a brief Memorandum of Understanding (MOU), was put in place to ensure that the responsibilities of future management, maintenance and refurbishment of the MUGA, was allocated between TRDC and CGPC. This MOU advises that there should be a refurbishment of the MUGA every 10 years and that the costs are shared as 2/3 cost to TRDC and 1/3 cost to CGPC.</p> <p>The basketball hoops on the MUGA were replaced in 2011, but resurfacing has not taken place since the initial refurbishment by Three Rivers District Council in 2004</p> <p>It has been noted that there has been some damage to fencing over the years and it now is in need of full replacement. In March 2021, as part of the quote to replace the fencing, it was noted that the MUGA surface will need replacing within the next 1-2 years.</p> <p>The annual RPII inspections of the MUGA shows that there are a number of findings due to the degradation of the surface, gate and fencing.</p> <p>With this in mind, Officers are looking to refurbish the MUGA based on the provision surveys and to accommodate the growing population of the area due to development plans at sites such as the newly built Croxley Danes School and the proposals at sites like Killingdown Farm.</p> <p><u>Refurbishment works would include: Full refurbishment without Playground Markings Cost £48,314</u></p> <ul style="list-style-type: none"> <li>• Removal and replacement of all four sides of the Sports Rebound Double Wire Rigid Weldmesh System.</li> <li>• Replacement of edging kerbs to all four side sides of the court.</li> <li>• Macseal the surfacing and mark out Basketball and Five aside. Playground markings are not required due to proximity of Barton Way Play Area.</li> <li>• Project costs broken down as: Construction costs of £44,968, Project Manager costs to submit planning application documents costs of £3,046 plus new operator sign at a cost of £300.</li> <li>• Maintenance remains with Croxley Parish Council and a new maintenance agreement is agreed by both parties.</li> </ul> <p>There have been a number of recent provision surveys such as the Open Space, Sport And Recreational Facilities Assessment, the Playing Pitch Strategy and Local Football Facility Plans that have all contributed to the provision requirements of the Local Plan.</p>

<p><b>Estimated project cost (including breakdown of the overall cost and what the CIL funding requested will cover)</b></p>	<p>The recommendations in this report have the following Finance/Budget implications:</p> <table border="1" data-bbox="562 161 1895 715"> <thead> <tr> <th data-bbox="562 161 1135 225">CAPITAL IMPLICATION</th> <th data-bbox="1135 161 1469 225">Current Year 2021/22 Option 2</th> <th data-bbox="1469 161 1895 225">Future Years per annum</th> </tr> </thead> <tbody> <tr> <td data-bbox="562 225 1135 387">           Capital Expenditure:             Three Rivers District Council contribution             Croxley PC Contribution         </td> <td data-bbox="1135 225 1469 387">              £32,209.33             £16,104.67         </td> <td data-bbox="1469 225 1895 387">           Replacement every 10 years, same expenditure plus RPI adjustments         </td> </tr> <tr> <td data-bbox="562 387 1135 550">           Revenue Expenditure:             Expenditure             Income/Savings         </td> <td data-bbox="1135 387 1469 550">              0             0         </td> <td data-bbox="1469 387 1895 550">              0             0         </td> </tr> <tr> <td data-bbox="562 550 1135 715">           Net Capital Commitment             Three Rivers District Council contribution             Croxley PC Contribution         </td> <td data-bbox="1135 550 1469 715">              £32,209.33             £16,104.67         </td> <td data-bbox="1469 550 1895 715">           Replacement every 10 years, same expenditure plus RPI adjustments         </td> </tr> </tbody> </table> <p>Estimated full cost is £48,314, this is broken down as £44,968 in construction costs, project manager and planning costs at £3,046 and an operator sign at £300.</p> <p>This cost of £48,314 is to be split between TRDC for £32,209.33 and CGPC for £16,104.67</p> <p>It is requested that the CIL funding is agreed to be used as TRDC contribution of £32,209.33</p>	CAPITAL IMPLICATION	Current Year 2021/22 Option 2	Future Years per annum	Capital Expenditure:  Three Rivers District Council contribution  Croxley PC Contribution	  £32,209.33  £16,104.67	Replacement every 10 years, same expenditure plus RPI adjustments	Revenue Expenditure:  Expenditure  Income/Savings	  0  0	  0  0	Net Capital Commitment  Three Rivers District Council contribution  Croxley PC Contribution	  £32,209.33  £16,104.67	Replacement every 10 years, same expenditure plus RPI adjustments
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<p><b>Full address of project location</b></p>	<p>Barton Way MUGA, Barton Way Playing Fields, Barton Way, Croxley Green, Hertfordshire WD3 3QA</p>												
<p><b>Project partner (if applicable)</b></p>	<p>Key stakeholders in this project are the TRDC Ward Councillors, Leader of the Council, the Lead Member for Leisure and Croxley Green PC Councillors, who are supportive of this approach to facility refurbishment.</p> <p>CGPC have already earmarked their contribution for this project in their reserve funding.</p>												

Section C: Strategic Case	
<p><b>How does the project help address the demands of development in the area. What evidence is there to support this?</b></p>	<p>As this area is a Middle Layer Super Output Area and previous plans note a lack of local leisure facilities in the Playing Pitch Strategy, this project would look to readdress the balance health inequalities in line with the current and expected population growth in the area.</p> <p>This will also increase the accessibility to leisure facilities whilst matching the current community need.</p>
<p><b>Do you have planning permission in place to carry out the works? If so, please provide the application number</b></p>	<p>No, will be required.</p>
<p><b>Why is CIL funding being sought and who are the likely beneficiaries of the project?</b></p>	<p>There have been a number of recent provision surveys such as the Open Space, Sport And Recreational Facilities Assessment, the Playing Pitch Strategy and Local Football Facility Plans that have all contributed to the provision requirements of the Local Plan.</p> <p>The annual RPII inspections of the existing MUGA shows that it is due to go end of life within 5 – 10 years with a number of maintenance findings to review, so will need to be replaced</p> <p>With this in mind, Officers are looking to refurbish the MUGA to better suit the growing population, based on the provision surveys.</p> <p>CIL funding is being sought to support these capital infrastructure works and increase the provision of leisure facilities to support population growth according the growth noted in recent reports and to help address the needs of the local community with noted health inequalities by increasing access to facilities promoting physical activity.</p> <p>Direct beneficiaries of these works will be local residents, local football clubs and personal trainers using the site for group exercise classes/instructors.</p> <p>The works will also mean that TRDC will be able to use the site to deliver more physical health and wellbeing sessions directly outside to the local community to continue to address health inequalities.</p>

<b>Would the community support the project?</b>	Current indications from Croxley Green Parish Council is that the public would be supportive of the proposals and are Croxley Green Parish Council are engaged in the project.  This project also has support from Three Rivers DC Councillors.
<b>Would the project lead to any income generation?</b>	It is anticipated that there would be income generation from the proposed leisure facilities refurbishments as an outdoor space for hire which is managed by Croxley Green Parish Council.
<b>Please provide details of any supporting policy from the Local Plan</b>	

### Section D: Financial information

Please show in the table below the amount of CIL funding being sought and any other contributions that may have been allocated for this scheme

	Amount	Detail
Please indicate total cost of project	£48,314	<p>Estimated full cost is £48,314, this is broken down as £44,968 in construction costs, project manager and planning costs at £3,046 and an operator sign at £300.</p> <p>This cost of £48,314 is to be split between TRDC for £32,209.33 and CGPC for £16,104.67</p> <p>It is requested that the CIL funding is agreed to be used as TRDC contribution of £32,209.88</p>
Please provide a detailed breakdown of the costs for the project	<p>TRDC Costs £32,209.33</p> <p>CGPC costs £16,104.67</p>	Full refurbishment of the MUGA takes place – surfacing and 3 sides of fencing at a cost of £32,209.33 to Three Rivers District Council and £16,104.67 to Croxley PC. Management and maintenance remains with Croxley PC. The agreement is reviewed by Three Rivers District Council Legal team and Croxley PC.

Please provide a detailed summary of the total CIL funding required, including phasing	£32,209.33	It is anticipated that the CIL funding would be required the project to enable the works to start with the preparation of the planning application and then to continue the works.
How much funding does the project currently have?	£16,104.67	No funding from TRDC Capital Programme, funding of £16,104.67 confirmed from Croxley Green Parish Council, to be invoiced at the close of the project.
Are there any revenue costs (i.e. day-to-day running costs, maintenance cost) associated with the project and if so how will they be funded and has that funding been secured?	Within Croxley Green Parish Council's maintenance budget for both current and future maintenance.	No health and wellbeing activities are being run at this site currently, but a development plan will be put in place and this is funded from the Leisure Revenue budgets.

<b>Please indicate in the table below the source of additional funding that has been secured/ is being sought.</b>				
<b>Source</b>	<b>Amount</b>	<b>Conditions Attached</b>	<b>Use by Date</b>	<b>Funding Confirmed</b>
Croxley Green Parish Council	£16,104.67	None	None	Yes

<b>Does the CIL funding help secure the release of additional funding?</b>	<b>Yes</b>	X
	<b>No</b>	

<b>Section E: Delivery Timescales</b>
<p>What is the delivery timescale for the project?</p> <p>It is anticipated that if CIL funding can be confirmed, that this project will commence and be finished within the financial year 2022/2023.</p> <p>Planning application is likely to be sought and construction time is estimated by a contractor as around 2 weeks.</p>

<b>Section F: Additional Information</b>
Is there any additional information that may support the application?

- Local plan details
- Open Space, Sport And Recreational Facilities Assessment
- Playing Pitch Strategy and Local Football Facility Plans
- PID with details on background to works

Improved facilities will support the outputs of the above plans for improved facilities within the local community.

The new and enhanced facilities will also support and future proof against new developments expected in the locality.

The improved facilities will greatly increase accessibility to health and wellbeing activities.

## Section G: Declaration

When you have completed the application, please sign this declaration and submit the application form as directed

To the best of my knowledge the information I have provided on this application form is correct.

If Three Rivers District Council agrees to release funds for the specified project, these funds will be used exclusively for the purposes described. In such an event, I agree to inform the Council's Infrastructure Delivery Coordinator of any material changes to the proposals set out above. When requested, I agree to provide the Council with all necessary information required for the purposes of reporting on the progress or otherwise of the identified project. I recognise the Council's statutory rights as the designated CIL Charging Authority, which includes provisions to reclaim unspent or misappropriated funds. Privacy Notice: By signing this form, the applicant agrees to Three Rivers District Council checking all supplied information for the purposes of informing decision making. The information on this form will be stored in the Council's Infrastructure Spending Board manual filling system and summarised in the Council's ICT system for the sole purpose of fund processing, analysis and accounting. Information about the project may be publicised on the Council website and in public material for publicity purposes. Personal data will not be disclosed without any prior agreement of those concerned, unless required by law. For further information on the Council's privacy policy, please see: <https://www.threerivers.gov.uk/egcl-page/privacy-notice>

Signed: \_\_\_\_\_

Organisation: \_\_\_Three Rivers District Council – Leisure Team\_\_\_\_\_

Date: \_\_\_\_\_7/4/22\_\_\_\_\_

## Section H: Officer Comments/Recommendation April 2022

Regulation 59 (1) of the CIL Regulations state that CIL can be spent on the provision, improvement, replacement, operation or maintenance of infrastructure/ to increase the capacity of existing infrastructure or to repair failing infrastructure if that is necessary to support development.

The Regulation 123 List (which was approved by Council following the independent examination of the CIL Charging Schedule) sets out the types of infrastructure that CIL will be spent on and includes open spaces and play areas. Although the Regulation 123 List was superseded (in 2020) by the Infrastructure Funding Statement it still provides the Council's approach.

The Open Space Sport and Recreation Study (2018) is part of the evidence for the Local Plan which identifies areas for improvement/provision to support development in the District.

The most up to date OSSR 2018 identifies that Barton Way has a Multi-Use games Area and states:

Diverse equipment to cater for a range of ages and abilities is important and can significantly impact on value. Provision such as skate park facilities and MUGAs are often highly valued forms of play. For example, at Barton Way play area, there is a wooden style play area accompanied by a MUGA and outdoor gym equipment.

Although the report states Croxley Green which includes Barton Way MUGA scores a quality of above 50% (Section 6.4) this was back in 2018.

The MUGA was fully refurbished in 2004 and a Memorandum of Understanding (MOU), was put in place between TRDC and Croxley Green Parish Council to ensure that the responsibilities of future management, maintenance and refurbishment of the MUGA was allocated between these two parties. This MOU advises that there should be a refurbishment of the MUGA every 10 years. The annual RPII inspections of the MUGA shows that there are a number of findings due to the degradation of the surface, gate and fencing.

Additionally, Section 7.5 of the report (Value) states: It is also important to recognise the benefits of play in terms of healthy, active lifestyles, social inclusion and interaction between children plus its developmental and educational value. The importance of play and of children's rights to play in their local communities is essential.

It is therefore now time to reinvest and spend money to repair and refurbish the area thus keeping the high standard set by TRDC.

The Regulation 123 List (although now superseded) indicates that CIL monies can be spent on public accessible leisure facilities as long as there is a need resulting from development in the area. It is recognised that substantial development has been constructed/consented or is planned for Croxley Green area.

### **Recommendation:**

The total cost of the project is stated as being £48,314.00. This figure includes £3,346.00 for project manager and planning cost, and an operator sign which are not eligible for CIL funding. Once deducted the balance is £44,968.00. £14,989.00 (1/3<sup>rd</sup>) will be funded by Croxley Green Parish Council. The remaining £29,979.00 (2/3<sup>rd</sup>) will be provided from Three Rivers DC.



The infrastructure meets the legal definition and new/improved facilities relate to the development of the area.

CIL monies of £ 29979.00

can be used for the following:

- Full refurbishment of the MUGA – surfacing and 3 sides of fencing