



CABINET: 14 January 2020

Report of: Corporate Director of Place and Community

Relevant Portfolio Holder: Councillor Y. Gagen

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SUBJECT: USE OF SECTION 106 MONIES IN TANHOUSE, SKELMERSDALE

Wards affected: Tanhouse ward

1.0 PURPOSE OF THE REPORT

- 1.1 To consider a proposal regarding the use of Section 106 (S106) monies for the enhancement of public open space provision in Tanhouse, Skelmersdale.

2.0 RECOMMENDATION

- 2.1 That the use of £32,169 of S106 monies be approved to enable improvements to be made at Ennerdale, Tanhouse, Skelmersdale, subject to the remaining funding being approved from other sources.

3.0 BACKGROUND

- 3.1 Members will recall that under policy EN3 of the West Lancashire Local Plan 2012-2027, developers must provide open space facilities as part of housing developments. Where developments are less than 20 dwellings or on sites where it is not reasonable to expect a development to provide on-site facilities, and where there is a deficiency of open space, the Council can require a commuted sum for the provision of new or the enhancement of existing areas of public open space within its area

- 3.2 In accordance with the decision of the Planning Committee on January 10th 2002 the views of the relevant Parish Council/ward councillors have been sought in respect of the potential use of this money.
- 3.3 An Officer working group was established in February 2011 to co-ordinate the receipt of S106 commuted sums and report to cabinet on the use of the funding. A function of this group is to establish levels of uncommitted S106 funds across all wards and liaise with ward councillors and Parish Councils as to how this funding could be best utilised in line with the requirements of the S106 agreements.

4.0 CURRENT POSITION

- 4.1 A project currently proposed in Tanhouse ward is the improvement in and around the multi-use games area (MUGA) at Ennerdale (see appendix 1 – Ennerdale MUGA). This MUGA is in distinct need of improvement and the proposal is to re-surface with a 3G artificial grass surface, install floodlighting, and improve the access and landscaping around the facility. This project complies with the Councils current Leisure Strategy and has been costed at £76,169.
- 4.2 The Council currently has an unallocated S106 sum of £32,169 received from developers, to be used in the Tanhouse ward of Skelmersdale. This comprises £8,604 from 232 Egerton and £23,565 from land off Tanhouse Road. Both S106 agreements state that the funds should be used for new/enhanced public open space in the local area.

5.0 PROPOSALS

- 5.1 Once completed these improvements will allow for a much wider range of uses for all ages, in particular schemes like the Street Games project which was commissioned by the Community Safety Partnership (CSP) and the Office of the Police and Crime Commissioner and commenced this year providing positive activity for 12-16 year olds. This would be complemented by a range of other community based recreational programmes, organised by the Council, Tanhouse Community Enterprise from the adjacent Community Centre, and other community based groups.
- 5.2 The overall project costs for this scheme will be derived from a number of sources (see para 7.1) and conditional approval of S106 funding from the Council will significantly help to provide the security that the other potential funders will need to approve their allocations. It is proposed therefore, that this Council approves the allocation of £32,169 from available S106 funds, conditional upon the remaining funding for the project being realised from other sources.

6.0 SUSTAINABILITY IMPLICATIONS

- 6.1 These improvements will contribute towards enhancing the availability of healthy outdoor play facilities in Tanhouse, it will create community activities to engage the local community and will also provide diversionary activities to improve community safety in the area.

6.2 West Lancashire has a vibrant partnership within the area and a real will to make positive changes but the devastating effects that knife and violent crime have on the victim can last a lifetime. We feel that we have a real opportunity to build on the existing good work that is going on to reduce and prevent future offences and victimisation. West Lancashire CSP recognises that we do have issues with youths who are either part of or on the peripherals of local organised crime groups. This leads to violence with youths on different local estates who are involved in the local drug market. Enhanced recreational facilities and support at Tanhouse will help provide a better offer for young people to participate in positive recreational activities and hopefully increase and sustain participation.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

7.1 The overall project cost of £76,169 will be made up from various sources:-

- WLBC S106 £32,169 unconfirmed
- Home Office: Anti-Knife Crime Programme £4,000 confirmed
- West Lancs CCG £20,000 unconfirmed
- Whitemoss Community Fund £20,000 unconfirmed

Bids have been made to the West Lancs CCG (£20,000) and Whitemoss Community Fund (£20,000) to make up the £76,169 required for this project. Decisions on these bids will be made in February 2020, and a conditional offer of £32,169 of S106 funds from Council will support these other bids.

7.2 Co-ordination of the project will be undertaken by our existing staffing resource, and the new play area will continue to be included on the play area maintenance schedule undertaken by Environmental Services.

8.0 HEALTH AND WELLBEING IMPLICATIONS

8.1 Improvements to facilities in that will enable increased physical activity will help to promote a healthier local community. Providing diversionary activities in deprived areas to improve community safety will also have an impact on the mental wellbeing of the local community through reductions in crime and fear of crime.

9.0 RISK ASSESSMENT

9.1 Implementation of these improvements will be a great asset to the local community but will have to be maintained effectively to continue that benefit. Local ownership will be of paramount importance and the Tawd Valley Project has initiated good community buy in through an extensive consultation and engagement process. However, this will have to be continued to ensure the future success of the Project

There are no background documents (as defined in Section 100D(5) of the Local Government Act 1972) to this Report.

Equality Impact Assessment

There is a direct impact on members of the public, employees, elected members and / or stakeholders. Therefore an Equality Impact Assessment is required. A formal equality impact assessment is attached as an Appendix to this report, the results of which have been taken into account in the Recommendations contained within this report.

Appendices

1. Area of proposed enhanced recreational facilities in Tanhouse
2. Equality Impact Assessment