

Report to: Cabinet



Date of Meeting 3 March 2021

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A

Cranbrook Sports Pavilion Delivery

Report summary:

At the Cabinet meeting of 6 January 2021, Members resolved to require the New Community partners (Cranbrook consortium of developers) to deliver the sports changing rooms secured under the current s106 agreement and for the land and building along with other specific negotiated s106 monies to be paid to Cranbrook Town Council. These monies would enable the Town Council to extend the building so that it meets the sporting bodies requirements and can provide for a wider range of community activities as an enhanced sports pavilion.

Cranbrook Town Council have now requested that they would like for a financial sum to be paid to them in lieu of direct delivery of the changing rooms by the New Community partners. Along with the other monies previously identified, this would enable the Town Council to procure the design and build of a Pavilion as a single entity.

The New Community partners have confirmed that the sum they are willing to pay in lieu of direct delivery of the changing rooms is £600,000.00 which Cranbrook Town Council has indicated it is satisfied with.

While following the resolution on the 6 January the responsibility for transfer of the land and delivery passed back to the New Community Partners and the Town Council respectively, the request from the Town Council would move responsibility for land transfer and building procurement further, so that it rests solely with the Town Council. This arrangement does not involve this Council in any way other than through its normal planning function and the need to agree a deed of variation to the existing Section 106 to capture the arrangement. East Devon District Council would no longer have a role or responsibility as land owner or for the pavilions procurement.

Recognising the previous resolution's requirement for this matter to be brought back to Cabinet if the agreed approach was not secured, this report is therefore presented to Members. However with a way forward which does not now involve wider Council functions, the report is to note as an update only as future agreement and sign off would be considered within the Council's planning function as Local Planning Authority.

Recommendation:

1. That Cabinet note this update report and note that this matter can now be considered within the standard terms of the Council's planning function; more specifically through a Deed of variation to the existing Section 106 agreement which would facilitate the transfer of land and monies to Cranbrook Town Council to deliver the Cranbrook Sport pavilion and changing room for the Ingrams site.

Reason for recommendation:

The delivery of the enhanced pavilion in one construction exercise, so that it is designed to meet the needs of Cranbrook Town Council and the sporting body requirements, will ensure that there

are no abortive costs. Members of the Cabinet have previously accepted that they are satisfied that the Town Council are best placed to deliver the project and that they have appropriate resources to enable them to do so.

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Portfolio(s) (check which apply):

- Climate Action and Emergencies
- Coast, Country and Environment
- Council and Corporate Co-ordination
- Culture, Tourism, Leisure and Sport
- Democracy and Transparency
- Economy and Assets
- Finance
- Strategic Planning
- Sustainable Homes and Communities

Financial implications:

There are no direct financial implications on the Council. The report is clear that procurement, project delivery and financial responsibility sits with the Town Council.

Legal implications:

The legal position is identified in the report and there are no other legal implications requiring comment.

Equalities impact Low Impact

To meet the FA, ECB and Sport England requirements adequate provision must be given to accessibility to the new building (and rooms inside) as well as in making suitable provision and separate changing and toilet facilities for both men and women, teams and officials.

Climate change Low Impact

Risk: Low Risk; Cranbrook Town Council are willing to accept the full responsibility for the procurement, delivery and long term ownership of the facility, thereby removing any potential previously identified risks for EDDC.

Links to background information [Cabinet report 6 January 2021 \(item 296\)](#), [Cabinet report 27 November 2019 \(item 95\)](#)

Link to [Council Plan](#):

Priorities (check which apply)

- Outstanding Place and Environment
- Outstanding Homes and Communities
- Outstanding Economic Growth, Productivity, and Prosperity
- Outstanding Council and Council Services