

S106 Funding Opportunity

Questions & Answers

How much money is available?

£355,000 in total. The money comes from the recent Littlecombe application (S.15/0467/OUT) section 106 agreement. It is being made available for community infrastructure projects within the area of Cam and Dursley.

Applications must be for a minimum of £25,000; the maximum amount an applicant can apply for is £355,000.

What can the money be spent on?

The money comes from the recent Littlecombe application (S.15/0467/OUT) section 106 agreement. It is being made available for community infrastructure projects within the area of Cam and Dursley.

For the purposes of S106, 'community infrastructure' can be defined as 'the basic physical and organisational structures and facilities needed for the effective operation of the community affected'. Community infrastructure projects that can be physically delivered or built, are often referred to as 'capital' projects. The application of physical infrastructure is the preferred route for S106 funds.

Projects should be providing something that has significant value and will be new, upgraded or improved. Repairs, maintenance or programmed scheduled works of a repeated nature cannot be funded by S106 as it is argued such works should already be accounted for within the owners existing budgets.

Infrastructure projects benefitting from S106 funds should be provided to serve the needs of the residents of that specific new development from which the funds arise. Therefore projects should be applied within a reasonable travel distance of the new dwellings.

The needs of the residents of a development or community should be considered in terms of real life practicality and not necessarily by boundaries on a map or made for administrative purposes.

Who decides where and how the money is spent?

Stroud District Council will make the final decision. A Joint Committee of Councillors representing Cam Parish Council, Dursley Town Council and Stroud District Council will prioritise projects using the application process and make recommendations to Stroud District Council.

How can a project apply for money?

Proposals will need to be submitted on the application form provided to Dursley Town Council on or before **12 noon on 29th July 2016**.

The application form will take time and effort to complete so it is important that you consider the opportunity and follow the guidance carefully. *Is this the right funding opportunity for your project?*

It will be important that your submission meets the guidance for it to be considered and that it is extremely likely that the applications will exceed that funding available and that not all applications will obtain funding.

A Joint Committee of Councillors representing Cam Parish Council, Dursley Town Council and Stroud District Council will prioritise projects using the application process and make recommendations to Stroud District Council.

The Joint Committee will expect to see the following information and documents as part of the submission:

- Impact of the new development on your facility
- Evidence of need and benefit to the new community
- Business plan
- Copy of closed accounts,
- Governance arrangements and
- Property ownership.
- Need of planning permission

Failure to provide some or all of these will impact the likelihood of your submission being successful.

As part of the assessment process you may be invited to host a site visit or deliver a short presentation in support of your written application to the Joint Committee members.

When will the money be available to spend?

The release of the money is triggered by the 194th dwelling on the application site. When the 194th dwelling is built Stroud District Council will write to the developer to arrange transfer of the money to Stroud District Council.

This is estimated to occur within the next 18-22 months.

The pre-selected successful project/s should have contractors on standby to start and as soon as an invoice from the contractors is received by Stroud District Council the money can be paid either to the Council or organisation/s directly.

Projects will not have to pay for works upfront before receiving the funding.

**Cam and Dursley Councils
S106 Littlecombe Funding Opportunity
Community meeting 26.04.16
Frequently Asked Questions**

In some cases professional fees may be incurred by the successful project/s before the money is released e.g. drawings/plans. In such cases a claim can be made for these costs to be repaid from the money.

How long do we have to spend the money?

5 years from the day we get the money from the developer. The timescale is in place because the Government do not want Local Councils holding on to money.

Project costs may rise between 29th July and when the money is released e.g. costs of materials, will this be taken into account?

Applicants need to provide the 'Total project funding required to deliver the project in full' and a business plan. Good information is required in order to do this and for us to make a fair decision.

Applicants will need to get detailed quotations from contractors, take costs of materials into account and consider rate increases and contingency plans. It is important that project costs are not overly constrained.

Rates for work and materials do increase over time and building in a contingency is important because things don't always go according to plan.

Once a decision is made we will work with the successful project/s to ensure that costs are up together and are not overly constrained.

Why are we having to apply for S106 funds again, why can't we use the original S106 agreement of 2008?

The regulations and laws relating to Section 106 agreements and other planning obligations have changed since the original agreement and planning application of 2008.

Time has moved on, there will be new opportunities and strengths within communities to consider.

The Littlecombe planning application S.15/0467/OUT relating to this agreement is a new application. It is time to look at the issue afresh.

Is there any land available on Littlecombe for a community building?

No the application and masterplan for Littlecombe does not have land allocated for a community building. Cam and Dursley have a supply of existing community buildings.

Could projects be broken down into phases and carried forward to future S106 funding agreements?

Yes this is possible. If a project can be completed in phases it would be helpful if this could be supplied within the application information.

To what extent will Match Funding be taken in to account?

Applicants do not have to have match funding. It is however important to note that match funding would enable a project and the S106 money to go further for the benefit of the community.

We recognise this and would therefore like applicants to supply details relating to any relevant match funding **a)** already secured **b)** still to be raised and your plans to achieve this.

The match funding information you supply will be considered as part of the application process.

Can a new build facility be considered?

A new build community facility on Littlecombe is not the favoured approach. This was the original proposal put forward initially in the planning process but it was dropped in favour of renovating one of the many existing community facilities within the area.

It is unlikely that the £355k could fund a brand new build community facility. SDC have recent experience of a new build community centre in Coopers Edge. It involved a £1million+ construction and £210,000 has been set aside for its fitting out/running. Therefore considerable other sources of funding would be required to make a new build viable.

Can funding be used for completed works?

Funding cannot be used for works/improvements which have been completed or are being done prior to the applications being awarded.

How detailed do plans need to be and does planning permission need to be obtained?

Your submission does not need to include full architectural plans and planning permission does not need to be obtained prior to the application being submitted.