

AGENDA ITEM:

SUMMARY



WYCOMBE
DISTRICT COUNCIL

Report For:	High Wycombe Town Committee
Meeting Date:	15th January 2019
Part:	Part 1 - Open
If Part 2, reason:	N/A

Title of Report:	High Wycombe Town Committee CIL Funding Recommendations
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Ward(s) affected:	High Wycombe Unparished Wards
Reason for the Decision:	To ensure that Cabinet is advised of High Wycombe Town Committee priorities for the use of the local allocation of CIL, in order to support the development of the area.

<p>Proposed Recommendation:</p>	<p>To accept the recommendations of the Town Committee CIL Working Group and to recommend to Cabinet that:</p> <ul style="list-style-type: none"> (i) The schemes set out in paragraph 13, Table 1 be allocated funding from the CIL 15% Local Allocation in 2019/20. (ii) Release of funding be delegated to the relevant Head of Service in consultation with the Head of Finance. (iii) Local members be invited to lead on identifying the scope for external funding to contribute to low cost local shopping centre improvements and parking problem areas and any potential external funding
<p>Sustainable Community Strategy/Council Priorities - Implications</p>	<p>The “Place” priority of the Council’s 2015-20 Corporate Plan includes the ambition to ensure supporting infrastructure is provided alongside new housing so that the district (and the town) is a great place to be.</p> <p>The Council’s “Prosperity” priority emphasises sustainable economic growth.</p> <p>The Council’s “People” priority emphasises measures that support strong communities.</p> <p>Risk: Projects will have significant resource implications which will require additional officer resources at significant additional cost potentially. These will be considered and dealt with as and when schemes are progressed through the design stages.</p> <p>Equalities: These will be considered and dealt with as and when schemes are progressed through the design stages.</p> <p>Health & Safety: These will be considered and dealt with as and when schemes are progressed through the design stages.</p>
<p>Monitoring Officer/ S.151 Officer Comments</p>	<p>Monitoring Officer: The legal framework around the Community Infrastructure Levy is set out in the Community Infrastructure Levy Regulations 2010 (as amended) which are enacted under the Planning Act 2008.</p>

	S.151 Officer: The financial implications are set out within the report.
Consultees:	Consultation (public, internal/external partners and with members) may be required and will be undertaken as and when required
Options:	To accept, reject, amend or add to the recommendations of the CIL Working Group and recommend to Cabinet that funding be allocated accordingly.
Next Steps:	Cabinet will consider the Town Committee recommendation as part of the budget setting process with a budget setting report being made to 4 February Cabinet.
Background Papers:	13 th November 2018 High Wycombe Town Committee Papers & Minutes. Available on WDC Website
Abbreviations:	HWTC – High Wycombe Town Committee CIL – Community Infrastructure Levy WDC – Wycombe District Council BCC – Buckinghamshire County Council

Appendices to this report are as follows:

Appendix A – Summary of Proposals (taken from applications submitted)

Detailed Report

Executive Summary

1. This report sets out a proposed funding programme based on anticipated future CIL income in 2019/20 to be funded from the High Wycombe Town Committee local allocation of CIL, following a meeting of the High Wycombe Town Committee working group.
2. This programme includes a number of projects put forward for consideration for CIL funding from the main CIL funding pot for 2019/20 which are not being recommended by Cabinet to be funded from these CIL funds. Cabinet recommended that the High Wycombe Town Committee consider these schemes for local allocation funding.

Sustainable Community Strategy / Council Priorities – Implications

3. An ambition in the 2015 to 2019 Corporate Plan is to work on projects and schemes which benefit our local communities. A key work stream is to use CIL funding to invest in the area and improve infrastructure to reflect local needs.
4. The “Place” priority of the Council’s 2015-20 Corporate Plan includes the ambition to ensure supporting infrastructure is provided alongside new housing so that the district (and the town) is a great place to be.
5. The Council’s “Prosperity” priority emphasises sustainable economic growth. The Council’s “People” priority emphasises measures that support strong communities

Background and Issues

6. On 30 May an invitation was sent out to service providers inviting applications for CIL by 15 September in accordance with the Councils CIL Funding protocol. This was also publicised in the Weekly Planning Bulletin. All Councillors were copied in on the email setting out the process.
7. 29 requests or applications for funding were received; in accordance with the agreed Protocol officers assessed these against the criteria of funding levered in/value for money, strategic alignment, and linkage to infrastructure delivery.
8. 12 November Cabinet considered the applications that have been made for CIL funds. A number of applications were not supported and Cabinet considered that it was more appropriate to consider funding some of these from the 15% local allocation.
9. At the 13th November 2018 High Wycombe Town Committee it was resolved that a working group be set up to consider schemes that might be recommended to Cabinet, to be funded from the CIL 15% local allocation.

The projects that Cabinet invited the Town Committee to consider were:

- Shop parade improvements in East Wycombe – up to £150,000
- Bull Lane Service Yard – provision of security gates to reduce anti-social behaviour - £23,000 (Private Sector contribution of £9,000 – original scheme cost £32,000)
- Creative solutions to parking pressures - Piloting creative solutions for parking pressures, including an examination of best practice elsewhere and production of guidance - £100,000
- Penn Road Cemetery (project shortfall) - £475,000
- River Wye Interpretation Board Project – Installation of six new interpretation boards and renovate two further boards – up to £22,000
- East Wycombe Panoramic Walkway – connection of four miles of footpaths with signage and information boards - £35,000

Further information relating to these projects is attached at Appendix A.

10. The Working Group met on 3 December 2018 and considered the above projects. It also took into account a review of the Local Centres Public Realm Project.

11. The Working Group considered the financial position of the High Wycombe Town Committee CIL Local Allocation. It is anticipated that £336,000 will be available from the CIL Local Allocation for 2019/20. The current position as of March 2018 is as follows:

	Balance as at 31/03/2018	2018/19	2019/20	2020/21	Total
Funding b/f	829,167				829,167
Expected Receipts		321,231	336,000	350,000	1,007,231
Less Existing Commitments		(1,111,060)	(246,000)	-	(1,357,060)
Net CIL funding Balance c/f		39,338	129,338	479,338	479,338

Note 1- 2019/20 proposed commitments have been allowed for in the above table. The Table shows that there is the possibility to opt to fund the remaining Cemetery project shortfall of £389,000 from the CIL Local Allocation in 2020/21.

The projected spend profile for the Cemetery Project is attached at Appendix A (Summary of Proposals) alongside the scheme overview.

12. The Working Group agreed to recommend funding the £475,000 shortfall in the Cemetery Project in its entirety. The group agreed to recommend funding £86,000 of the short fall in 2019/20 from the CIL Local Allocation. This would leave a shortfall of £389,000 in 2020/21, which they agreed could be funded from CIL or Town Committee Special Expenses Reserves.

13. The Working Group reviewed and prioritised the projects that were proposed and made the following recommendations:

Table 1 High Wycombe Town Committee CIL Working Group Funding Recommendations

Project	Funding Allocated
1 - Queensway Cemetery	86,000
2 - East Wycombe Walkway	35,000
3 - River Wye Interpretation Boards (partial award only within town boundary supported)	10,000
4 - Bull Lane Service Yard (partial award see Note 1)	15,000
5 - Additional Funds - Local Centres & Parking Pressures (Note 2)	100,000
Anticipated CIL Receipts 2019/20	336,000
Total Proposed Allocation	246,000

Note 1 - Travelodge contribution of £9k towards project and balance to be sought from other sources

Note 2 - Local Centres Public Realm Improvements – Existing project to continue but consider more limited environmental improvements rather than changes to kerbs and hard landscaping at Arnison Avenue and widen scope to consider small improvements at other shopping parades including, but not limited to, Totteridge Road shops (Townfield House) and extend remit to include investigating and identifying solutions to parking pressures. Priorities to be decided taking account of availability of contributions from external funders. This is an additional allocation of £100k to the Local Centres Public Realm Improvements project with a wider remit to consider parking pressures and other shopping parades.

14. As stated above it is anticipated that the CIL Local Allocation receipts for 2019/20 will be £336,000. These proposed recommendations will allocate a total of £246,000 of the anticipated CIL Local Allocation to projects.

15. Given the recommendation to continue with the Local Centres project, to extend it in scope and to seek external funding it will be necessary to consider the project resources necessary to deliver this project.

16. One option is to invite local members to take a lead in identifying the scope for external funding to contribute to schemes in parallel with scoping work to identify and budget cost smaller scale and possibly more cost effective improvements for the local centres highlighted.

17. Similarly local members could be asked to identify parking problem areas and any potential external funding (e.g. BCC) and for officers, with BCC/Transport for Bucks colleagues, to set out options and budget costings, prior to decisions being taken on which schemes to fund.

Options

18. To accept, reject, amend or add to the recommendations of the CIL Working Group and recommend to Cabinet that funding be allocated accordingly.
19. If the Town Committee accept the recommendations of the working group they will be recommending the securing of the allocation of CIL funds to these projects via Cabinet. These CIL funds will be used to proceed with new projects within the unparished area of High Wycombe. This is the preferred option.
20. If the Town Committee amend, add to or reject the recommendations of the working group then they may not be able to recommend allocating or committing any CIL funds until the following budget setting Cabinet or may over-commit the anticipated funds and would have to cover potential overspend from other areas.

Next Steps

21. Cabinet will consider the Town Committee recommendation as part of the budget setting process with a budget setting report being made to 4th February Cabinet.
22. Consideration will need to be given to the resourcing implications of taking these projects forward, as they will require significant officer time and this will need to be considered when setting the scope of the projects.

Appendix A – Summary of Proposals (taken from applications submitted)

Title: Queensway Cemetery

Summary of Proposal: £475,000 of funding is being sought to cover the shortfall in the Queensway Cemetery Project.

The total cost of the project is £1.679m. £1.204m has been allocated to the project to date (£404k from High Wycombe Town Committee Reserves, £800k from CIL Local Allocation)

“This project has been supported from CIL and High Wycombe Town Committee Reserves in years 1 and 2. This bid is to secure the balance of funds required for year 3, 2019/20, to enable the project to be completed. The project enables completion of a new cemetery for the town of High Wycombe and residents expect it to be possible for themselves and their families to be buried in the town that they live in. Without this project the town will run out of burial space for children in 2019/20.”

Funding Requested in 2019/20: £86,000

Spend Profile	18/19	19/20	20/21	Total
Total Costs	120	1,170	389	1,679
CIL Local	120	680		800
High Wycombe Town Committee		404		404
Shortfall (CIL/Reserves)		86	389	475
Total Funding	120	1,170	389	1,679

Title: Shop Parade Improvements East Wycombe

Summary of Proposal: “This project considers improving the forecourt of shops in East Wycombe. Consultation has taken place with shop owners in Arnison Avenue, plans have been drawn up and the County Council has been consulted. The full project consists of:

1. Portland House, Arnison Avenue from the tyre shop to the WISE shop. Parking, signage and the environment will be significantly improved to revive the neighbourhood.
2. Wingate Avenue / The Quadrangle shops 4 additional parking spaces.
3. Totteridge Drive shopping parade HP13 6UH. This area needs a face lift and environmental improvement in conjunction with the County Council.”

Funding Requested: £150,000

Title: Bull Lane Service Yard

Summary of Proposal: “To use CIL funding to cover the costs of gates at both ends of the service yard. This will permit access to businesses/residents of the yard, deliveries, waste contractors and Travelodge customers for drop off. It will prevent access fly-tippers, drug dealers, drug users and street drinkers and basically anyone else who should not be in the area. The gates are the best solution as they control access and provide security. (CCTV and fencing off bins was considered but it does not prevent access or provide the required security).”

Funding Requested: £23,000

Title: Creative solutions to parking pressures

Summary of Proposal: “This project will pilot creative solutions for parking pressures in High Wycombe town. There are areas which have 100% verge erosion, pressures outside schools, blocked pavements and poor visibility at junctions.

Traffic islands and green spaces are being blocked by vehicles and all of this is having a significant effect on environmental impact, disabled people and pedestrians.

Councillors in town areas will be asked to nominate a problem for solving and creative, economical and efficient methods will be applied to problem solve. Best practice in other areas will be examined and a guidance leaflet 'How to deal with anti-social parking' will be produced. Residents Associations and Police Neighbourhood Action Groups will be involved.”

Funding Requested: £100,000

Title: River Wye Interpretation Board Project

Summary of Proposal: “It is proposed to: 1) Install 6 new interpretation boards at key sites along the River Wye to increase public awareness of the river itself (a globally important chalk stream), its wildlife and the role of the river in the industrial heritage (e.g. milling) of High Wycombe and its valley villages. 2) Renovate two existing boards at Boundary Park and Woburn Park. Interaction with the public at RTW and other local events confirms a general lack of knowledge of the importance of the Wye as a chalk stream, the role of the river in the historic development of Wycombe and the Wye Valley villages and its future potential contribution to improving the area's sustainability. The project will help rectify this.”

Funding Requested: £22,000

Title: East Wycombe Panoramic Walkway

Summary of Proposal: “The project will connect public footpaths from Hammersley Lane to High Wycombe railway station through improved signposting and information boards through a 4 mile network of existing paths. The route of these foot paths passes close to key heritage sites in Wycombe including furniture manufacturing sites, Pann Mill and the Hospital of St John the Baptist.”

Funding Requested: £35,000
