

Portfolio Holder Decision

s106 for replacement of building at Bunting Preschool (part of the Polkadot Nursery Chain), located on the site of Bishopton Primary School

Portfolio Holder	Portfolio Holder for Finance and Property
Date of decision	14 January 2022
	Signed

1. Decision taken

1.1 The Portfolio holder for Finance and Property approve the addition of the scheme for improvements at Bunting Preschool to the Capital Programme at an estimated cost of £250,000 to be funded from section 106 receipts (£228,000) and a contribution by the School (£22,000).

2. Reasons for decisions

2.1 £228,000 from Section 106 funds is allocated with a specific Early Years requirement for this area / school site. We have already collected £61,408 as an advance for the remainder which is due at the trigger point of occupation of 150 dwellings. The full obligation is circa £235,000 with the actual amount collected subject to indexation.

2.2 An additional £22,000 contribution will come from the private Early Years provider to cover planning, ancillary costs, and returning the site to a good standard following the works. The business will also fully resource new revenue provision to deliver place expansion, undertake planning applications and project manage the whole scheme.

2.3 The work will increase the number and the duration of Early Years places. It will also enable existing places to be retained in a better environment.

2.4 The project is in line with agreed priorities currently identified.

3. Background information

3.1 The Portfolio holder has delegated authority to add schemes to the Capital Programme where the value is less than £2,000,000 and the scheme is fully funded from external grants, developer contributions or revenue. Funding from developer contributions can only be used for a limited

range of purposes specified in the relevant agreement. The Infrastructure Planning Lead has confirmed that the use of the funding for these purposes is in accordance with the terms of the relevant section 106 obligations.

3.2 The current premises are rented to the private provider to meet a statutory duty to provide sufficient early years and childcare places. The landlord of building is the County Council. The modular building is circa 1970s and due to age is no longer fit for use or repair and presents a risk to both the County Council and the service user due to decline.

3.3 The building is currently failing in the following respects:

- Roof deterioration
- Windows no longer open (increased significant risk linked to the need for high levels of ventilation to reduce Covid risks)
- Failing access ramps
- Inadequate heating
- Insufficient / inadequate toilet facilities – child and disabled
- Adult toilet is by way of saniflow not mains
- Potential asbestos
- Poor EPC rating expected.

3.4 The project will demolish and remove the current building and replace it with a new modular building to be located within the current footprint and make good the outdoor areas.

3.5 Funds are to be allocated by way of clawback secured grant to the current occupying private nursery provider who will manage the replacement project providing a cost and time efficient project delivery while ensuring long term provision of sufficient early years places for this area in line with statutory duties.

4. Financial implications

4.1 £228,000 from section 106 funds: **£61,408** of this already has been collected (planning reference 11/01490/OUT), leaving a remainder of **£166,592** which would require forward funding from Basic Need (planning reference 15/04499/OUT). The total agreement contribution for early years for planning reference 15/04499/OUT is £233,740, therefore the remainder will be covered with c£67k to spare. Due to the s106 agreement wording being based on number of occupations at the development, the £233,740 is likely to be paid in 2023/4.

4.2 There will be an additional £22,000 contribution from the private provider.

5. Environmental implications

5.1 The improvements will improve the energy efficiency of the setting and improve the sanitation of children's and disabled toilets.

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Assistant Director	Chris Baird
Lead Director	Strategic Director for Communities
Lead Member	Portfolio Holder for Finance and Property

Urgent matter?	No
Confidential or exempt?	No
Is the decision contrary to the	No

**budget and policy
framework?**

List of background papers

This needs to be completed.

Members and officers consulted and informed

Portfolio Holder – Councillor

Corporate Board –

Legal – Ian Marriott

Finance –

Equality –

Democratic Services –

Councillors –

Local Member(s):