

# PERTH AND KINROSS COUNCIL

## Environment and Infrastructure Committee

18 August 2021

### AUCHTERARDER COMMUNITY FACILITIES FUND

Report by Head of Planning & Development  
(Report No. 21/124)

#### PURPOSE OF REPORT

This report seeks the determination of an application for funding from Auchterarder Community Sport and Recreation for a contribution of £100,000 towards the redevelopment of Victoria Park on Western Road, Auchterarder.

The application meets the Fund's criteria. However, income projections indicate that the Fund will take considerable time for sufficient monies to be collected to meet this request. The Community Facilities Fund receives its income solely in the form of developer contributions based on the sales of new houses, and funding can only be allocated to projects where sufficient developer contributions have already been collected.

The views of local elected members and the Community Council have been sought, and these must be taken into account when determining this application.

#### 1. BACKGROUND / MAIN ISSUES

- 1.1 The Auchterarder Expansion Development Framework was published in February 2008, and was adopted by the Enterprise and Infrastructure Committee (Report No. 14/370 refers) as Supplementary Guidance to the Local Development Plan in September 2014.
- 1.2 That document set the framework for subsequent planning applications and defined the infrastructure requirements associated with this major expansion to the settlement. It has been acknowledged that the identified scale of development will have an impact on the level of existing service provided by community facilities. To mitigate this impact as the development progresses, one of the measures included in the Framework is a contribution of £1,000 per open market housing unit to be made to the Council by the developers up to a total of £600,000 towards an Auchterarder Community Facilities Fund.
- 1.3 In line with the section 75 Legal Agreements attached to the consented developments, the fund will be used for the sole purpose of providing Community Facilities, the meaning of which is set out in the agreements as:

*"...such public facilities within the settlement boundary of Auchterarder, the provision of which the Council, at its sole discretion, believes would improve the amenity of the public realm, including without prejudice to the foregoing*

*generality, car parking facilities, a public hall, adaption of existing school changing room facilities to permit access to the pitches forming part of the Sports Facilities, a public library, new or enhanced public transport services, improvements to the core path network and recycling facilities.”*

- 1.4 It is intended that the Fund is spent over the lifetime of the development as demand on community facilities increases. It is also intended that the Fund be used to support a range of projects that will benefit the community in Auchterarder.
- 1.5 Procedures for recording contributions received; distributing contributions towards the provision of community facilities; and reporting these details in an open and accountable way were agreed by the Enterprise and Infrastructure Committee (Report No. 16/375 refers). These procedures include reports on funding received and allocated each year; and procedures for the allocation of funding. Requests for funding up to £50,000 are delegated to the Executive Director (Communities). Where the amount sought exceeds £50,000, this needs to be referred to the Environment and Infrastructure Committee. The procedures also include provision where future contributions to the fund may be ring-fenced for projects, in addition to what has already been provided through the Fund.

## **2. PROPOSALS**

- 2.1 The Committee is asked to consider and determine an application for funding from Auchterarder Community Sports and Recreation, a charity (SCO48490) whose purpose is to improve the sport and physical activity offering in the Auchterarder and District area.
- 2.2 The application is for a sum of £100,000, sought as a contribution towards a project to redevelop Victoria Park on Western Road, Auchterarder. The park is near to several residential areas within the settlement boundary of Auchterarder, including one of the three Auchterarder Development Framework sites at Townhead (under development by Robertson Homes). The Provost Walk core path adjoins the park. Appendix 1 includes a copy of the application form, a location plan, and project plan.
- 2.3 The project to redevelop the park would include:
  - removal of the existing play equipment and surfaces;
  - drainage and resurfacing works, including turfing, seeding and shrubbery;
  - provision of new multisensory play equipment;
  - provision of natural play tunnels, log steps, sports fitness equipment, goals and basketball nets, mountain bike trail and pump track; and
  - improvements to a circular walking path and skatepark.
- 2.4 The purpose of the project would be to support the existing community's needs and meet demand from the new housing developments at the Auchterarder Development Framework sites.

- 2.5 The applicant has evidenced increased demand for the facilities at the park as the housing developments continue to expand the town's population. In particular, the applicant has identified a demand for local facilities for physical activities that younger people and teenagers will use. This project would combine the renovation of the existing park facilities with provision of new facilities not already offered in the town.
- 2.6 The applicant makes a link between the proposed redevelopment of the park and improvements to physical and mental wellbeing. The increase in number and frequency of visits to the park would promote opportunities for outdoor interactions where people are likely to meet informally, which will help build a strong community around the park. This will help integrate the new housing areas with the existing town, and will lead to higher levels of community wellbeing. In time, the applicant envisages that the park will act as a community hub, an area for the community to gather and where a programme of activities and informal recreation opportunities will be offered.
- 2.7 The applicant also links the park redevelopment project to increased use of the adjoining Provost Walk core path as an informal recreation resource accessed from the park. This path was recently upgraded with a substantial award from this fund, amongst other funding sources, and connects the park to the wider path network serving several housing areas in the south of the town.
- 2.8 The applicant reports strong community support including from the Friends of St Margaret's.
- 2.9 The application form stated that the original redevelopment project cost was estimated to be £356,914 and will be subject to a tendering process. Planning permission for the proposed development was granted on 11 March 2021 (planning permission reference 20/01646/FLL). An indicative project plan for the park's redevelopment is included at Appendix 1 showing the projected costs. However, it is anticipated that costs have increased since this project plan was originally prepared. Should an award be made, it is recommended that it be subject to submission of an updated project plan in due course showing finalised costs and identifying when the sum requested would be required over the course of the project.
- 2.10 In terms of financial support from other sources, the applicant has confirmed funding of £18,500 of its own, and has received or made one-off applications to a number of other funding bodies as follows:

<b>Funding Body/Fund Name</b>	<b>Amount</b>	<b>Status</b>
Auchterarder Community Facilities Fund	£ 100,000	Approval sought in this report
Perth and Kinross Council: Community Greenspace play area improvements programme	£ 150,000	Application approved
Friends of St Margarets	£ 30,000	Application approved
Auchterarder Common Good Fund	£ 30,000	Application approved

<b>Funding Body/Fund Name</b>	<b>Amount</b>	<b>Status</b>
<i>Garfield Weston Foundation</i>	<i>£ 42,000</i>	<i>Application submitted, pending</i>
<i>Private Bequest</i>	<i>£ 3,200</i>	<i>Pending</i>
<i>Aldi Scottish Sport Fund</i>	<i>£ 2,500</i>	<i>Application submitted, pending</i>

In addition to the above, the applicant has the following applications to other funding bodies under preparation:

<b><i>Future funding applications</i></b>	<b><i>Proposed amount</i></b>	<b><i>Status</i></b>
<i>Bank of Scotland Foundation: Reach Funding</i>	<i>£ 25,000</i>	<i>Submission under preparation (July)</i>
<i>Ecclesiastical: Movement for Good</i>	<i>£ 10,000</i>	<i>Submission under preparation (August)</i>
<i>Gannochy Trust</i>	<i>£ 50,000 - 60,000</i>	<i>Submission under preparation (August)</i>
<i>'Inspire' (sportscotland and Cycling Scotland)</i>	<i>£ 50,000 - 60,000</i>	<i>Submission under preparation (September)</i>

## **Consultation and assessment**

- 2.11 Based on the information provided by the applicant, it is clear that the project meets the fund criteria regarding the provision of community facilities.
- 2.12 In terms of consultation carried out on the application, the views of the Auchterarder and District Community Council and the local elected members were sought, in line with the Fund's operating procedures. These views require to be taken into account when determining this application.
- 2.13 The Auchterarder and District Community Council expressed support for the application, as did all three local elected members for the ward.
- 2.14 In terms of the fund balance, there is currently £ 40,123 in the account. The Council has received contributions totalling £ 293,000 of which £ 252,877 has already been allocated and paid to projects. A further sum of £ 50,000 also requires to be paid, representing the balance of the sum awarded to the Auchterarder Community Bus Group, previously approved by this Committee (Report No. 19/80 refers). This award of £ 50,000 places the fund in a negative position until sufficient contributions are ingathered.
- 2.15 Predictions on future contributions are based on the level of contributions to date along with an estimate of the rate of open market completions at the three development sites. For this year and coming years, officers anticipate an income of approximately £ 60,000 per annum. This is based on estimated house sales and an assumption that house building at the three large development sites proceeds with regular contributions made to the Fund from the respective developers. Of the estimated income for 2021/22, contributions of £ 3,000 are due shortly in respect of Townhead open market completions,

and further contributions of approximately £ 57,000 are anticipated to become due on remaining open market completions at Castlemains and Kirkton in September this year.

- 2.16 The following table sets out the fund's anticipated income for this year and the following two years, with disbursements to existing commitments also shown. However, our estimate of projected income indicates that this year's contributions into the fund will be less than the sum requested by the applicant.

	<b>2021-22</b>	<b>2022-23</b>	<b>2023-24</b>
<b>Balance brought forward</b>	<b>£ 40,123</b>	<b>£ 75,123</b>	<b>£ 110,123</b>
<b>Existing commitments</b>			
Auchterarder Town Bus Service	£ 25,000	£ 25,000	£ -
<b>Total existing commitments</b>	<b>£ 25,000</b>	<b>£ 25,000</b>	<b>£ -</b>
<b>Income</b>			
Contributions received	£ -	£ -	£ -
<i>Future contributions (estimated)</i>	<i>£ 60,000</i>	<i>£ 60,000</i>	<i>£ 60,000</i>
<b>Total estimated income</b>	<b>£ 60,000</b>	<b>£ 60,000</b>	<b>£ 60,000</b>
<b>Balance carried forward</b>	<b>£ 75,123</b>	<b>£ 110,123</b>	<b>£ 170,123</b>

- 2.17 In recognition of an anticipated reduction in income to the fund this year, discussions with the Auchterarder Community Bus Group have resulted in an amendment to the agreed schedule of payments. An agreement has been reached to make an interim reduced payment of £ 25,000 from the fund to the Auchterarder Town Bus Service in September 2021, and payment of the final balance of £ 25,000 in September 2022. This would allow the bus service to continue to operate with support from the fund, while also allowing sufficient monies to remain in the account to support other projects, such as the Victoria Park redevelopment.
- 2.18 However, income projections indicate that the Fund would take considerable time for sufficient monies to be collected to also meet in full the request for support for the Victoria Park redevelopment project. Therefore, if awarded, it will be necessary to consider whether payments to the Victoria Park redevelopment project could also be made in stages to better align with when the fund actually receives contributions. To assist with calculating an appropriate sum for each stage of the project, the Council would work with the applicant to update the project plan, which would show finalised costs and indicate when the staged payments from the fund would be required over the course of the project.
- 2.19 The Community Facilities Fund receives its income solely in the form of developer contributions based on the sales of new houses and funding can only be allocated to projects where sufficient developer contributions have already been collected.

2.20 The rate at which those contributions are received into the account depends on the rate at which housebuilding continues at the three framework sites. If future contributions are not received as quickly as forecast, for example if the rate of housebuilding is not as forecast, there is no financial risk to the Council in forward committing grant aid. This is because whilst future contributions to the fund may be ring-fenced for projects, disbursements from the fund cannot be made until sufficient funds have been accrued in the account.

### 3. CONCLUSION AND RECOMMENDATIONS

3.1 As the project meets the Fund's criteria, the Committee is required to determine this application taking into account the views of the consultees, given the level of funding requested, and also having regard the level of available funds in the account.

3.2 It is recommended that the Committee:

- (i) approves the change to payments to the Auchterarder Community Bus Group, as outlined in paragraphs 2.16 and 2.17 above
- (ii) considers and determines this grant request of £100,000 by Auchterarder Community Sports and Recreation, as a contribution towards the project to redevelop Victoria Park on Western Road, Auchterarder
- (iii) notes that grant payment can only be made subject to money actually being available within the fund at a future point; and is also subject to match funding confirmation; and submission of a project plan showing finalised costs and a payment schedule.

#### Author

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#### Approved

Name	Designation	Date
Barbara Renton	Executive Director (Communities)	10 August 2021

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## 1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

<b>Strategic Implications</b>	<b>Yes / None</b>
Community Plan	<b>Yes</b>
Corporate Plan	<b>Yes</b>
<b>Resource Implications</b>	
Financial	<b>Yes</b>
Workforce	<b>None</b>
Asset Management (land, property, IST)	<b>None</b>
<b>Assessments</b>	
Equality Impact Assessment	<b>None</b>
Strategic Environmental Assessment	<b>None</b>
Sustainability (community, economic, environmental)	<b>None</b>
Legal and Governance	<b>None</b>
Risk	<b>None</b>
<b>Consultation</b>	
Internal	<b>Yes</b>
External	<b>Yes</b>
<b>Communication</b>	
Communications Plan	<b>None</b>

### 1. Strategic Implications

#### Community Plan

- 1.1 The Perth and Kinross Community Planning Partnership brings together organisations to plan and deliver services for the people of Perth and Kinross. Together the CPP has developed the Perth and Kinross Community Plan, which outlines the key things we think are important for Perth and Kinross:
- (i) Giving every child the best start in life
  - (ii) Developing educated, responsible and informed citizens
  - (iii) Promoting a prosperous, inclusive and sustainable economy
  - (iv) Supporting people to lead independent, healthy and active lives
  - (v) Creating a safe and sustainable place for future generations
- 1.2 It is considered that this report on an application for funding from the Auchterarder Community Facilities Fund will contribute to the following objectives:
- (i) Giving every child the best start in life
  - (iv) Supporting people to lead independent, healthy and active lives; and
  - (v) Creating a safe and sustainable place for future generations

## Corporate Plan

1.3 The Council's corporate plan sets out objectives that provide clear strategic direction, inform decisions at a corporate and service level, and shape resources allocation. This report impacts on the following Corporate Plan Priorities:

- (i) Giving every child the best start in life;
- (iv) Supporting people to lead independent, healthy and active lives; and
- (v) Creating a safe and sustainable place for future generations.

## **2. Resource Implications**

### Financial

2.1 Anticipated income for the next two years is outlined in paragraphs 2.15-2.20 of the report.

2.2 The amount requested is £ 100,000 from the Auchterarder Community Facilities Fund, which is an earmarked Reserve, administered by the Council in accordance with the approved Financial Regulations and in line with the legal agreements upon which it is founded.

2.3 The overall value of the Fund will be £ 600,000. Contributions of £ 293,000 have been made to the fund; and payments totalling £ 252,877 have already been made from it. The current value of the Fund is therefore £ 40,123 however, it should be noted that a sum of £ 50,000 has been agreed and earmarked for disbursement leaving no funds free at the time of writing (pending further developer contributions). Developer contributions into the Fund are made in September each year on the recently completed open market housing units. Of the estimated income for 2021/22, contributions of £ 3,000 are due shortly in respect of Townhead open market completions, and further contributions of approximately £ 57,000 are anticipated to become due on remaining open market completions at Castlemains and Kirkton in September this year.

2.4 The procedures for recording contributions received; distributing contributions towards the provision of community facilities; and reporting these details in an open and accountable way were agreed by the Enterprise and Infrastructure Committee (Report No. 16/375 refers) and summarised in paragraph 1.5 of this report. The procedures include provision where future contributions to the fund may be ring-fenced for projects. Future contributions may therefore be allocated towards the provision of community facilities, but funds may not be disbursed in advance of those contributions being received.

### Workforce

2.5 There are no workforce implications.



### Asset Management (land, property, IT)

2.6 There are no land, property or information technology implications.

## **3. Assessments**

### Equality Impact Assessment

3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties. The Equality Impact Assessment undertaken in relation to this report can be viewed clicking [here](#).

3.2 The report and proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

(i) Assessed as **not relevant** for the purposes of EqIA

### Strategic Environmental Assessment

3.3 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

3.4 The matters presented in this report have been considered under the Act and no further action is required as the proposal does not qualify as a PPS as defined by the Act and is therefore exempt.

### Sustainability

3.5 Under the provisions of the Local Government in Scotland Act 2003 the Council has to discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to delivery of the Act's emissions reduction targets;
- in the way best calculated to deliver any statutory adaptation programmes; and
- in a way that it considers most sustainable.

3.6 The report does not have a direct impact on sustainability or climate change as it provides detail of an application for funding.

### Legal and Governance

3.7 No legal and governance implications are identified.

## Risk

- 3.8 This report provides details of an application for funding received in respect of the Auchterarder Community Facilities Fund. There is no significant risk to the Council. The source of funding has been agreed through a Section 75 legal agreement and the Council decides how it is distributed to identified projects. There are minor risks that the lack of fund collection does not allow suitable projects to be supported, or that the funds are not used within five years and are returned.

## **4. Consultation**

### Internal

- 4.1 The views of the Local Elected Members and the Convener of the Environment & Infrastructure Committee were sought, in line with the Fund's operating procedures. All three Local Elected Members responded to express support for the application. In line with practice, the Convener wished to reserve his views, noting that the application would in time come before this committee for determination.

### External

- 4.2 The views of the Auchterarder and District Community Council were sought, in line with the Fund's operating procedures. The Community Council responded and expressed support for the application.

## **5. Communication**

- 5.1 This report provides details of an application for funding received in respect of the Auchterarder Community Facilities Fund. The target audience for this report is therefore the fund contributors (the developers of the Auchterarder Framework Sites) in respect of reporting their financial contributions, and the potential recipient of funding (Auchterarder Community Sports and Recreation).
- 5.2 While no specific communications are required to target the key audiences of this report, the report may be of interest to other community groups in Auchterarder that may be considering funding applications of their own. It may also have wider public interest in terms of how contributions to the fund are collected and used. The Council's website includes an information page to raise awareness of the fund and how to make an application to the fund.

## **2. BACKGROUND PAPERS**

- 2.1 This section should list the documents that have been relied on in preparing the report, other than those committee reports already referenced within the main body of the report. All documents must be kept available by the author for inspection by the public for four years from the date of the meeting at which the report is presented.

**3. APPENDICES**

- 3.1 Appendix 1 – Application form and supporting information.