

## CORPORATE GRANT SCHEMES – Release of S106 Contributions

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Wards Affected: All  
Key Decision: No  
Report to: Cabinet Grants Panel  
26<sup>th</sup> June 2023

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### Purpose of the report

1. The purpose of this report is to
  - (i) Present the five requests by voluntary sector organisations for the Release of S106 Contributions for consideration by the Cabinet Grants Panel which are summarised in the Table below and set out in Appendix A.

| Organisation   | Purpose for which award is sought  | Total Project Cost | Proposed S106 Contribution |
|--|--|--------------------|----------------------------|
| Adastra Hall Hassocks Community Association  | Community hall expansion and new toilets.  | £505,884           | 224,139                    |
| East Grinstead Rugby Football Club   | Pitch lighting improvements  | £50,202            | 19,264                     |
| Hurstpierpoint Cricket Club  | Pavilion modernisation   | £45,109            | 33,458                     |
| Lindfield Cricket Club   | Cricket square pop-up irrigation/water harvesting system                                   | £24,094            | 12,050                     |
| The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Copthorne | Air-conditioning and car parking at St John's Church Community Hall (Copthorne Parish Hub) | £43,424            | 43,424                     |
| <b>TOTAL</b>   |  | <b>£668,623</b>    | <b>£332,335</b>            |

- (ii) Request an uplift in the amount previously awarded to Haywards Heath Rugby Football Club.
- (iii) Request an extension of time to finalise legal paperwork in respect of the award to Mid Sussex District Scouts.
- (iv) Provide an update on the Colwell Ground CIC project.

## Recommendations

2. Members of the Panel are requested to consider and agree:
  - (a) the release of S106 monies to support the five projects summarised in paragraph 1 above and set out in Appendix A.
  - (b) the increase the Release of s106 monies to Haywards Heath Rugby Football Club, toward the cost of rebuilding the clubhouse at Whitemans Green, by £161,288.12 to the total sum of £311,288.12;
  - (c) a further extension of the deadline for completing the legal paperwork in respect of the £100,000 Release of S106 to Mid Sussex District Scouts by two months.

## Release of S106 Monies

3. This Report sets out for Member consideration five applications by voluntary sector organisations for the Release of S106 contributions. These bids have been assessed against a set of standard criteria set out in the Community [Grants Fund Revised Grant Criteria](#), to ensure a consistent approach.
4. Applications are assessed against four key criteria – Council priorities, evidence of need, finances (evidence of value for money/deliverability in terms of match if required), impact and benefits. The maximum possible score for excellent applications which fully meet all the criteria is 12.
5. Information is shared with representatives of the Grants Assessment Group and with the relevant Town and Parish Councils as appropriate.
6. All organisations have met the necessary criteria, i.e. are fully constituted voluntary and not for profit organisations and have provided relevant information to support their application.
7. Appendix A sets out the details of the assessment of each of the five proposals.
8. In some instances, the proposed S106 contribution is less than the total project cost because the applicant either has sufficient reserves to contribute toward the cost; has identified match funding from other sources; or the amount of S106 available is less than the full amount needed to deliver the project.

## Haywards Heath Rugby Football Club

9. In June 2019, Haywards Heath RFC was awarded £150,000 toward the construction of a new clubhouse at Whitemans Green. To allow more time for fundraising, the Cabinet Grants Panel agreed to extend the conditions of the funding offer, to give the club until December 2023 to secure project funding and December 2024 for project completion. The club has been actively fundraising and has raised £1.8m toward the scheme.

10. The build cost was estimated at £1.5m but prices have increased significantly and the club has worked with a design and build construction company to revise the design and now estimates the total project cost at £2.25m. The revised design meets the original objectives of the project and will deliver six Sports England level changing rooms, allowing the club to offer a wider girls and ladies rugby and multi-sport programme. It also includes match officials changing rooms, physio room and shop on the ground floor as well as a bar and separate function room with viewing balcony, meeting rooms and commercial kitchen on the first floor. The proposed plans will also double the number of available parking spaces and create a much better flow of traffic around the facility, with improved access for emergency and other essential services.
11. The rugby club has submitted a new Planning application (DM/23/1174) for the revised scheme, which is currently pending. Subject to Planning, the contractor is able to commence the build in September 2023 with a projected build time of 48 weeks meaning a state-of-the-art clubhouse could potentially be completed and delivered by September 2024 for the start of that rugby/football season.
12. The Council has leased the land for the clubhouse to Haywards Heath RFC until 2027. The rugby club is currently in negotiations with the Council to enter into a new 99 year Lease Agreement, which is required as a condition of the first grant offer.
13. The existing building is becoming increasingly dilapidated, emergency electrical work has been necessary, the roof is leaking and short-term repairs are not sufficient to make the pavilion fit for purpose. The rugby club is thriving and the youth squad is the largest in Sussex with over 500 young players aged 6- 16 years but the outdated facilities are limiting opportunities for further expansion, particularly in relation to women and girls rugby.
14. The new rugby clubhouse will also benefit other Cuckfield based football and athletics clubs such as Cuckfield Rangers, Cuckfield Cosmos, Sussex Thunder and Haywards Heath Harriers who will be able to use the facilities, plus other sports clubs and social groups within the wider Mid Sussex area.
15. All these groups are committed to supporting the Clubhouse Project in various ways and in return will benefit considerably from the new facilities with the availability of everything from changing and social facilities, physio space, kit shop and storage - in short the new multi-sports pavilion will provide a one stop facility for many of the outdoor team-based sporting needs of Mid-Sussex sports clubs
16. At the time of the initial funding offer, the amount of s106 available to support the scheme was limited but further Formal Sport contributions have become available from the the following developments: £124,691.35 (DM/16/1803 Land at Penland Farm), £30,579.43 (09/03857/OUT Land at Bylanes Close) and £5,957.34 (12/03750/OUT Land at Ardingly Road).
17. The applicant has submitted a request for a further £300,000 toward the project but there is only £161,288.12 available in S106, which will leave a budget shortfall of £288,712. The rugby club has pledged to continue fundraising to bridge this funding gap to deliver the project.
18. This project is identified in the Playing Pitch Study and meets the Council's priorities. It is therefore recommended that the current award of s106 contributions of £150,000 to Haywards Heath Rugby Football Club to rebuild the clubhouse at Whitemans Green should be increased by £161,288.12 to a total of £311,288.12.

## **Mid Sussex District Scouts**

19. In June 2021, Mid Sussex District Scouts was awarded £100,000 s106 contribution toward the cost of a new community hall on Council owned land at Barn Cottage Recreation Ground.
20. To date, it has not been possible to finalise the legal paperwork needed to progress the project and in February 2023, the Cabinet Grants Panel agreed to allow the scouts more time fulfil the conditions, as follows:
  - Development and Lease Agreement and Grant Agreement to be signed by 31 May 2023 (or grant offer will expire after this date)
  - Subject to finalizing the necessary legal paperwork, extend special condition to secure project funding by one year to 28 June 2024, and project completion by 31 December 2025
21. Unfortunately, the scouts have been unable to meet this extended deadline and have requested a further extension to complete the legal paperwork. They are currently in negotiation with the Council's Legal team regarding the detail of the agreements.
22. This project will benefit local residents in the Bentswood Ward and the wider area by providing a base for positive activities for children and young people.
23. It is therefore recommended that a further, final and limited, extension of time is awarded to enable the scouts to take the project forward, subject to the following:
  - Development and Lease Agreement and Grant Agreement must be approved by 30 June 2023;
  - contracts must be exchanged and the grant agreement completed no later than 31 July 2023
  - The project is fully funded by 28 June 2024; and
  - The project can be completed by 31 December 2025.

## **Colwell Ground CIC**

24. In February 2023, the Cabinet Grants Panel was advised that the Colwell Ground CIC proposal to develop the St Francis sports ground could not be achieved and the applicant was working on a revised scheme.
25. A new bid has been submitted to the Council, but the application has been deferred as further information is needed with regard to the project finances. Subject to receiving the information required in time. It is anticipated that this bid will be considered at a future Cabinet Grants Panel, subject to the receipt of this information.

## **Financial Implications**

26. The monies proposed to be released in this Report have been secured through S106 Agreements (legal agreements between developers and the Council to address impacts of the development). The Agreements have all been entered into in line with legislation, the District Plan requirements and the MSDC Developer Contributions Supplementary Planning Document.

## **Risk Management Implications**

27. The main risks to the successful implementation of the decisions arising from this report would be the inability of the funded organisations to deliver those projects for which the Release of s106 has been agreed, so grant offers are time limited. If projects are not delivered within a set timeframe the funds can be allocated to alternative schemes.
28. A Contract is signed at the application stage by organisations seeking funding that details the terms and conditions under which the Release of S106 Contributions is given. In respect of the Release of S106 Contributions, the Council may also impose additional safeguards prior to payment and all conditions must be met before the funds will be released. Payments are made on receipt of evidence of project expenditure.
29. It is considered that these measures mitigate the main risks from materialising and overall the risk of failure to deliver the outcomes arising from this report is considered low and well within tolerance levels.

## **Equality and customer service implications**

30. As part of the assessment process all of the organisations applying for funding from the Council have to submit an Equal Opportunities Policy. They must comply with the conditions of funding and have the requisite policies and procedures in place.

## **Legal Implications**

31. The Council is not obliged to provide funding, but by virtue of section 1 of the Localism Act 2011, it is able to do anything which it considers is likely to achieve the promotion of the economic, social or environmental wellbeing of its area. This includes the incurring of expenditure, giving financial assistance to any person (or organisation) and entering into arrangements or agreements with any person.
32. All projects recommended for funding are considered to represent appropriate expenditure of S106 funds. In accordance with the Council's Constitution, the Cabinet Grants Panel is authorised to deal with the allocation of Section 106 monies.
33. All grant offers are conditional and subject to compliance with the Subsidy Control Act 2022.

## **Sustainability Implications**

34. The provision of the Facility Grants programme supports the council's community leadership role in the delivery of local and UK sustainable development goals. Specifically, this service contributes towards:
  - SDG 3: (Ensure healthy lives and promote well-being for all at all ages)
  - SDG 10: (Reduce inequality within and among countries)
  - SDG 11: (Sustainable Cities and Communities)

## **Background Papers**

Applications and associated documentation for the Release of S106 Contributions are held in Planning Policy.

**Release of S106 contributions**

|                                       |  |
|---------------------------------------|--|
| Town:                                 | Hassocks   |
| Title Of Project:                     | Community hall expansion and new toilets           |
| Applicant:                            | Adastra Hall Hassocks Community Association        |
| Type Of Applicant:                    | Charitable Incorporated Organisation (no. 1201464) |
| Previous Grants In Past 5 Years:      | £8,650 Disabled access (2019)                      |
| Release of S106 contributions Request | £ 230,000 (45%)                                    |
| Total Project Cost:                   | £ 505,884  |

**Financial Summary**

Sources of funding and whether secured:

The Association intends to make local appeals for donations and legacies, plus applications to a number of trusts and foundations and the use of limited reserves to raise the match funding required to deliver the project.

**Summary Of Project Proposal And Aims**

Building extension to provide nine additional toilets including disabled access and baby changing, a large self-contained activity hall and kitchen improvements.

**Background**

The original Hassocks Community Association (registered charity no. 277606) was formed in 1976 to build and operate Adastra Hall, which opened for public use in 1987.

In 2022, the committee took advice from AiRS (Action in Rural Sussex) and resolved to create a new Charitable Incorporated Organisation (CIO). The objects of the Adastra Hall Hassocks Community Association CIO are 'to establish and run a village hall and to promote for the benefit of the inhabitants of the Parish of Hassocks'.

Hassocks Parish Council owns Adastra Hall which is situated in Adastra Park. The Parish Council is currently finalizing a lease agreement with the newly constituted CIO which will reflect the proposal for an extension to the building. The CIO will merge with the old charity and take responsibility for the assets on the day the new lease is signed.

Adastra Hall is fully licensed, equipped with a modern fitted kitchen and has a total capacity of 240. There are three spaces available for hire: the Main Hall, the Green Room and the Committee Room. The venue is used for a range of activities including film shows, meetings, coffee mornings, concerts, exercise classes, exhibitions and social functions. The Association deals with bookings and also runs a twice weekly table tennis group and a short mat bowls group which meets on Tuesdays.

Over the past 36 years the village has grown dramatically and in 2023 the venue will host over 1,000 hire events throughout the year. Demand often outstrips supply so the management committee has decided to progress building two extensions for:

- Toilets – currently the main hall and committee room are served by only limited and dated toilet facilities - 2 x female, 1 disabled and 1 x male cubicle (plus urinal). The Association intends to extend this part of the building to provide 9 x individual unisex toilet facilities, including 2 suitable for wheelchair access and baby changing.
- Green room – this room suffers from poor access (disabled access is only through the main hall), poor layout and limited size and is not a suitable alternative to the main hall, if already booked. The plan is to double the usable space, make the room completely self-contained and improve the kitchen and toilet facilities. Redesign of this section of the hall will also provide a much improved and covered access from the side both for able bodied and disabled users. In addition, there will be improved views to the adjacent park and better natural light to the interior, which is currently rather dark.

The total project cost is estimated at £505,884 and will be subject to a competitive tender process for the works.

The applicant has Planning approval for the erection of two pitched roof single storey rear / side extension (to form larger second function room with communal toilets, kitchen and disabled toilet and larger communal toilets to main building (ref: DM/23/0771).

The applicant has submitted letters of support from the following current hirers - Strictly Dance Magic, the Gilbert and Sullivan Society, Hassocks WI, Keynotes Music, Star Cinema and the U3A. Hassocks Parish Council is fully supportive of the Release of s106 toward the hall extension project.

### **Assistant Director, Corporate Resources (\$151 Officer) Comments**

Independently examined accounts have been submitted for the period ending 31st March 2022 which show a Surplus of £31,322.

Total income was £58,426; mainly generated from Hire Charges (£31,618), Grants/Donations (£18,667), Fundraising Activities (£4,404), Hire of Equipment (£411), Interest on HTB (£52), and Other Receipts (£3,274).

Total expenditure was £27,104; consisting of Supplies and Services (£2,874), Staff Related (£12,103), and Premises Related (£12,127). Balances held at the end of the period showed Net assets of £76,460: comprising of Debtors £436, and Cash in bank £76,024.

### **How Does The Project Meet The Council's Aims?**

**Financial Independence** – Adastra Hall has been financially independent for many years and reinvests its annual surpluses into the facilities. The proposed improvements will increase bookings and help meet increased annual running costs to ensure the hall remains sustainable and self-sufficient in the future.

**Effective and Responsive Services** – the village hall aims to meet changing expectations, needs and requirements whilst providing safe and comfortable accommodation for diverse users. This project responds to identified requirements to provide modern and versatile facilities which will improve services.

**Strong and Resilient Communities** - villages such as Hassocks need to be vibrant and attractive to new residents, with a range of activities for all ages and abilities. The community centre is an easily accessible, local place for people to meet socially, learn new things, be entertained and take part in physical and group activities. It also provides a venue for community services such as blood donation, council meetings and a polling station. All of these functions provide opportunities for users to make friends, learn a skill or hobby, take exercise, enjoy themselves and enhance their mental health.

### **Assessment Group Evaluation Of The Project**

This project will modernise and improve a well-used community facility to ensure it can continue to expand and meet growing demand. The committee has taken a proactive and ambitious approach to developing the facilities which will be of benefit to their users and the wider community. This should make the hall more appealing and ensure it remains financially independent and sustainable in the long term and continues to meet the needs of local residents. Section 106 funds have been secured for the development of community buildings in and around Hassocks including Adastra Hall, some specifically for the provision of more youth activities, and the Assessment Group considers this an appropriate use of funds. ***The Council is holding £224,139.11 in Section 106 receipts which could be allocated to this project. It is noted that this is slightly less than the requested amount but is all that is held.***

### **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £224,139.11 to Adastra Hall Hassocks Community Association CIO to extend Adastra Hall to expand the Green Room and increase the number of toilets.**



This money is made up from - £1,280.90 (08/02181/OUT Land at Hassocks Highway Depot, London Road), £4,872.33 (09/00952/FUL Land at Weald Lawn Tennis & Squash Club), £7,587.20 (12/00637/FUL Land at rear of Stafford House), £2,266 (DM/15/4964 Royston Nursing Home), £7,539.74 (DM/15/3309 Land at Stafford House) Community Buildings and £73,513.16 (DM/17/4307 Land on the west side of London Road, Saxon Mills), £127,079.78 (DM/18/2616 Hassocks Golf Club) Local Community Infrastructure S106 monies:

This release of S106 contributions is made subject to the following special conditions:

- *evidence that the project can be fully funded within 12 months of the offer*
- *the project must be completed within 12 months of project funding being obtained*
- *details of new youth activities to be delivered on completion of the extension to the Green Room*
- *submission of a copy of the signed lease agreement*
- *submission of an updated Safeguarding Policy*
- *compliance with the Subsidy Control Act 2022*

## Release of S106 contributions

|                                       |  |
|---------------------------------------|--|
| Town:                                 | East Grinstead   |
| Title Of Project:                     | Pitch lighting improvements                                |
| Applicant:                            | East Grinstead Rugby Football Club Ltd                     |
| Type Of Applicant:                    | Private company limited by guarantee without share capital |
| Previous Grants In Past 5 Years:      | £50,000 Junior Clubhouse (2018)                            |
| Release of S106 contributions Request | £ 26,263 (52%)   |
| Total Project Cost:                   | £ 50,202   |

## Financial Summary

Bank loan £10,937 (secured)  
Club Reserves £20,000 (secured)

## Summary Of Project Proposal And Aims

LED floodlighting for training pitch to allow additional evening use and increase capacity.

## Background

East Grinstead Rugby Club provides a range of services for rugby players of all ages and other groups who use the premises such as the East Grinstead Meridian Bridge Club, Probus East Grinstead and multiple junior football teams who use the astro surface. Current rugby teams are;

- Junior rugby age 5 – 11 (6 teams)
- Intermediate age 12-18 (6 teams)
- Girls (2 teams)
- Women (1 team)
- Mens teams (3 teams)
- Touch rugby no contact (1 team)
- Walking rugby (Older mixed gender 1 team)

The club provides a venue for the annual Sunshine 7's rugby weekend which was set up to help disadvantaged children and. which raises £20,000 a year for local charities. In addition, the facilities are used by the NHS as a main vaccination centre for the area, by southern water as an emergency water distribution centre and the metropolitan police as a police dog training centre. The main and junior clubhouses are also hired out for family and commercial events.

East Grinstead RFC currently has one floodlit pitch, a floodlit multi-use games area

and an unlit training pitch. Membership of the rugby club has grown to up a 1000 and the facilities are increasingly used by other sports. As a result, the club has seen a degradation in the condition of the training pitch due to overuse, and a lack of training space availability at peak times during the winter.

To address this EGRFC proposes to install 4no 15m galvanised steel masts and 8no LED floodlights at the training pitch. The work will involve electrical and civils work to install the mast bases, a distribution board foundation, 250 meters of cable trenching and associated steel wired armoured cable. The club has selected a specialist lighting contractor and a local civil engineering company who have offered to do the work at cost as they are club members and sponsors.

This will create an additional training area for the rugby teams and other sports during winter months. The total cost of the project amounts to £50,202.

The club has submitted a Planning application (ref: DM/22/1065) which is currently pending and work is due to take place over the summer months, subject to Planning approval. East Grinstead Town Council has indicated their support for this scheme to improve local sports facilities.

### **Assistant Director, Corporate Resources (\$151 Officer) Comments**

Unaudited accounts have been submitted for the period ending 30th April 2022 which show a Surplus of £16,190.

Total income was £345,794; mainly generated from Subscriptions (£62,309), Bar and Kitchen Sales (£133,245), International tickets (£1,350), Clothing Sales (£8,622), Sponsorship, donations and 200 club (£55,603), Hire of facilities, fundraising and miscellaneous (£22,041), Net rents receivable (£33,029), Government grants receivable (£29,582) and Bank Interest (£13). Total expenditure was £329,604; consisting of Premises Related (£55,008), Supplies and services (£169,159), Employees (£74,620), Depreciation (£25,093) and Support Services (£5,724).

Balances held at the end of the period showed Net assets of £346,100: comprising of Tangible assets £466,791, Debtors £1,600, Stock £8,805, Cash in bank £110,700, Creditors (£52,606), and Creditors after more than 1 year (£189,190).

### **How Does The Project Meet The Council's Aims?**

**Strong and Resilient Communities** – the EGRFC provides multiple services to the community as a social venue, a sports facility and an emergency services hub. They provide training opportunities for children and young people and encourage healthy living, physical fitness and mental wellbeing through group activities and team sports. The club is wholly funded by its members and sponsors.

### **Assessment Group Evaluation Of The Project**

This project will upgrade the facilities and increase capacity by developing the training pitch so it can stay open for longer. The Assessment Group consider

this an excellent use of Formal Sport s106 contributions as it will enable more training sessions and facilitate greater participation in rugby and other sports. The club is successful and well managed and this would enable them to continue to develop and meet growing demand. ***The club applied for £26,263 but the award offered is the total of the s106 available which can be allocated toward this project.***

Overall score: 8

### Recommendation

The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £19,264.59 to East Grinstead Rugby Football Club to install LED floodlighting at the training pitch which is made up of £14,226.40 (07/03142/FUL Land at the Rentokil Site, Garland Road), £3,000.00 (10/02881/FUL Land rear of 240-258 Holtye Road), £68.00 (09/02535/FUL Land at Tobias School of Art), £1,970.19 (14/02460/FUL Land at North End Club, 32-33 North End) Formal Sport S106 monies.

This release of S106 contributions is made subject to the following special conditions:

- ***the project must be completed within 12 months of project funding being obtained***
- ***Submission of Planning approval***
- ***compliance with the Subsidy Control Act 2022***

## Release of S106 contributions

|                                       |                             |
|---------------------------------------|-----------------------------|
| Town:                                 | Hurstpierpoint              |
| Title Of Project:                     | Pavilion modernisation      |
| Applicant:                            | Hurstpierpoint Cricket Club |
| Type Of Applicant:                    | Unincorporated Association  |
| Previous Grants In Past 5 Years:      | n/a                         |
| Release of S106 contributions Request | £ 33,458 (74%)              |
| Total Project Cost:                   | £ 45,019                    |

## Financial Summary

Sources of funding and whether secured

Football Foundation £11,561 (secured)

## Summary Of Project Proposal And Aims

Install new shower cubicles, flooring, an outside patio and replace the roof to modernise the Fairfield Recreation Ground pavilion and ensure it can continue to develop as a community hub, used by sports clubs and local groups for a range of recreational and social activities.

## Background

Hurstpierpoint Cricket Club was founded in 1717, it is a family friendly, social and inclusive cricket club, based at Fairfield Recreation Ground. The club welcomes new members of all ages and abilities, experienced or otherwise. It is an unincorporated association, affiliated to the England and Wales Cricket Board (ECB) through the Sussex Cricket Board. It is managed by 12 voluntary committee members.

There are three Mens League sides, one Women's League side and a Sunday social XI, along with boys age groups from U8s up to U16s and girls age groups from U9s up to U15s. The club plays League and friendly matches, both at weekends and mid-week, as well as social matches, inter-club events and charity matches supporting both local and national charities.

The facilities are owned by the District Council and the club has been offered Heads of Terms to extend the lease by a further 14 years, to 2037. The cricket club is responsible for the management and maintenance of the sports pavilion.

The cricket club hires the pavilion to the local football club, who play at the

same ground, with several men's teams and multiple junior boys and girls teams. They also accommodate a weekly local Mother/toddlers group, as well as being a venue for the local village school end of year Y6 Summer leavers party, local pop-up hairdressers and more sporadic one-day events, where local residents and organisations can hire the venue for different activities.

The club aims to refurbish the changing rooms, update the pavilion and improve the social environment for all club members, guests and visiting sides to enjoy. They propose to install new shower cubicles (£12,500), flooring (£5,655), an outside patio (£11,450) and replace the roof (£15,414) to modernise the pavilion.

The new flooring and individual shower cubicles will upgrade the “old school” open changing rooms to enable football and cricket players and guests to change in comfort and cater for different genders and mixed sex matches.

The patio, is a long overdue improvement to the social space at the club, allowing spectators and players to enjoy the facilities during and after games. It will encourage more social activities which supports the club through earned income, fundraising and local community engagement.

At the start of 2023, the pavilion roof suffered irreparable damage due to heavy rainfall and the age of the building. There are significant leaks in the ceiling and water damage on the interior ceiling. The importance of ensuring the building is safe, structurally sound and watertight is paramount to allowing the club to continue offering its use to community groups and sports clubs throughout the year.

Since the Covid pandemic, the cricket club has raised and invested more than £15,000 into the refurbishment and decorating of the internal space of the pavilion, replacing the bar area, changing rooms and social facilities, so that all those enjoying use of the pavilion have a positive experience.

### **Assistant Director, Corporate Resources (S151 Officer) Comments**

Unaudited accounts have been submitted for the period ending 31st October 2022 which show a Deficit of £10,425.

Total income was £28,944; mainly generated from Subscriptions (£3,310), Match Fees (£7,571), Pitch Refund (£375), Indoor League (£349), Kit (£20), Grants/Donations (£13,034), Fantasy Teams (£26), Bar Takings (£3,641), Pavilion Hire (£60), Lawn Mower Sold (£500), and Golf Day (£58).

Total expenditure was £39,369; consisting of Third Party (£300), Supplies and services (£12,118), Staff Related (£9,900), and Premises related (£17,051).

Balances held at the end of the period showed Net assets of £7,603: comprising of Cash in bank £7,603.

### **How Does The Project Meet The Council's Aims?**

**Financial independence** – the club has had sole responsibility for the upkeep and long term success of the pavilion for the past ten years. They have been

focussed on being financially independent, invested in the facilities and opened them up for wider community use

**Sustainable economic growth** – the club aims to provide the best possible environment for members and visiting guests and appreciates that economically, times are tough at the moment. The club continues to put its members and the local users at the heart of what they provide and offers incentives, discounts and reduced prices on memberships, match fees and bar prices, as well as free tasters, introductory prices for new members and free kit, for those struggling financially.

### **Assessment Group Evaluation Of The Project**

This project will upgrade the facilities and enable the cricket club to continue to provide a community resource and a facility for the football and cricket clubs who use the playing pitches at the recreation ground. They do a very good job of independently managing the day to day operations at the pavilion and the Assessment Group is keen to support the club to continue to maintain the facilities to a high standard. This is an important local venue and the project has the full support of Hurstpierpoint Parish Council. ***The club applied for £33,458 and have secured match funding from the Football Foundation to cover the balance.***

*Overall score: 8*

### **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £33,458 toward roof repairs at the Hurstpierpoint Cricket Club pavilion at Fairfield Recreation Ground which is made up of £33,457.55 (12/01540/OUT Land at Kingsland Laines, Reeds Lane) and £0.45 (04/02331/FUL Land at Orchard Way) Formal Sport S106 monies.**

**This release of S106 contributions is made subject to the following special conditions:**

- ***the project must be completed within 18 months of project funding being obtained***
- ***Landlords consent for alterations to the building and License for Alterations (if necessary)***
- ***submission of Planning approval (if required)***
- ***compliance with the Subsidy Control Act 2022***

## Release of S106 contributions

|                                       |  |
|---------------------------------------|--|
| Town:                                 | Lindfield  |
| Title Of Project:                     | Cricket square pop-up irrigation/water harvesting system |
| Applicant:                            | Lindfield Cricket Club                                   |
| Type Of Applicant:                    | Unincorporated association (CASC)                        |
| Previous Grants In Past 5 Years:      | £55,000 Pavilion extension (2018)                        |
| Release of S106 contributions Request | £ 12,050 (50%)   |
| Total Project Cost:                   | £ 24,094   |

## Financial Summary

Sources of funding and whether secured

The applicant has not secured match funding but intends to make applications to a number of potential funders including Gatwick Airport Community Trust, ECB County Grants – Climate Change and Greene King.

## Summary Of Project Proposal And Aims

Installation of rainwater harvesting tank and cricket pitch irrigation system at Lindfield Common.

## Background

Lindfield Cricket Club is a voluntary organization, situated on the Common. The club fields four league teams in the Sussex Cricket League, a Sunday social team, an Under 19 Team, two midweek XIs, nine Academy teams as well as a ladies softball team who are playing in the County League structure for the first time in 2023. In addition, the club has the second largest 'all stars' group of 6-9 year old's in the County with over 130 youngsters.

There are 470 club members including 60 volunteers who actively engage by providing their time for free to ensure the Club is efficiently managed by assisting with coaching, undertaking maintenance of the cricket square and maintaining the pavilion. The pavilion is owned by Mid Sussex District Council and leased to the cricket club until 2045.

The impact of climate change in recent years has increased the need for the 'grounds team volunteers' to water the cricket square on a regular basis to ensure it remains in a good condition, thus creating a safe surface for matches to be played. Due to the number of junior matches played in the evenings the volunteers are restricted on the time of day when they can water the cricket



square. As a result, they find themselves having to water the square during the hottest times of the day, when water evaporation is at its greatest. With scientists predicting more summer droughts, the need to water the cricket square in an environmental and sustainable way to maintain the condition of the cricket square is becoming greater.

The club proposes to install an irrigation/water harvesting system which will consist of six 'pop up' sprinklers inside the cricket square and a 10,000 liter water tank to be installed and fenced off, behind the pavilion, to harvest rainwater from the roof.

Quotes have been received from five companies with the most competitive showing a project cost of £24,100, which includes the purchasing and installing the equipment (water tank, pump, cabling), building the foundations for the tank and fencing around the area.

### **Assistant Director, Corporate Resources (S151 Officer) Comments**

Independently Examined accounts have been submitted for the period ending 30th September 2022 which show a Surplus of £3,355.

Total income was £99,970; mainly generated from Bar Receipts (£23,057), Catering Receipts (£949), Donations (£8,829), Fundraising and Gift Aid (£19,329), Match Fees and Training (£4,380), Investment Income (£65), Redevelopment Income (£1), Rental Income (£26,444), Socials Income (£2,539) and Subscriptions (£14,377).

Total expenditure was £96,615; consisting of Premises Related (£45,588), Supplies and services (£43,019) and Employees (£8,008).

Balances held at the end of the period showed Net assets of £34,083: comprising of Tangible assets £2, Debtors £1,467, Stock £2,836, Cash in bank £53,425, and Creditors (£23,647).

### **How Does The Project Meet The Council's Aims?**

**Effective and Responsive Services** – the cricket club is responding to climate change and environmental concerns and has proposed a sustainable solution which will save water and improve the green. The project to install a pop-up irrigation/water harvesting system will provide the following benefits:-

- Meets best practice as set out the the ECB
- Supports MSDC District Plan 2014-2031 (DP41)
- Supports Lindfield Parish Council Climate Change Acton Plan - Feb 2023
- Improved environmental and sustainability benefits
- Reduced reliance on mains water by using 'harvested water'
- Watering can be undertaken at the optimum time of day (normally after midnight) as a result of intelligent control system thereby reducing water evaporation.
- Avoids potential drought restrictions by using 'harvested water'
- Improved playing surface for nearly 500 junior/senior members as well as Lindfield Primary and Great Walstead School who have used the cricket square in recent years.

**Strong and Resilient Communities** – the club is run and managed by volunteers who give up their time to maintain the pavilion and grounds and train young players. Membership of the club is open to the whole community at affordable rates.

### **Assessment Group Evaluation Of The Project**

The Assessment Group is supportive of this proposal as the club has clearly outlined the benefits of this project for the environment and in terms of grounds maintenance efficiency. It will provide improved facilities for players in the longer term and ensure the club can continue to maintain the grounds to a high standard. ***The club applied for £12,050 and intends to raise the match funding through applications to trusts and foundations.***

Overall score: 8

### **Recommendation**

The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £12,050 to Lindfield Cricket Club toward the cost of a rainwater harvesting and irrigation system at Lindfield Common which is made up of - £9,100 (12/04316/FUL Land to the East of Gravelye Lane and North of Lyoth Lane) and £2,950 (DM/16/5648 Land East of Gravelye Lane) Formal Sport monies.

This release of S106 contributions is made subject to the following special conditions:

- ***evidence that the project can be fully funded within 12 months of the offer***
- ***the project must be completed within 12 months of project funding being obtained***
- ***submission of an Equal Opportunities Policy***
- ***submission of completed Safeguarding Policy Statement***
- ***Assistant Director of Commercial Services & Contracts to approve the installation and ongoing maintenance of the irrigation system in accordance with the lease and a license carry out the works on Common land, which will require Charity Trustees consent***
- ***submission of Planning approval***
- ***compliance with the Subsidy Control Act 2022***

## Release of S106 contributions

|                                       |  |
|---------------------------------------|--|
| Town:                                 | Copthorne  |
| Title Of Project:                     | Air-conditioning and car parking at Copthorne Parish Hub                                       |
| Applicant:                            | The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Copthorne |
| Type Of Applicant:                    | Registered charity (no. 1155185)   |
| Previous Grants In Past 5 Years:      | n/a  |
| Release of S106 contributions Request | £ 43,424 (100%)  |
| Total Project Cost:                   | £ 43,424   |

## Financial Summary

Sources of funding and whether secured

n/a

## Summary Of Project Proposal And Aims

Improvement and enhancement of car parking spaces and installation of air-conditioning in the main hall and kitchen and first floor offices and hallway of the St John's Copthorne Community Hall (known as The Hub).

## Background

The Copthorne St John's Church Community Hall (the Parish Hub, generally referred to as "the Hub") was built in 2016 in a disused, unconsecrated area of the Village Churchyard. It comprises a two storey building with a large main hall, kitchen and toilet facilities on the ground floor and a smaller hall (the South Room), offices, kitchenette and toilet facilities on the first floor. A lift with disabled access connects the ground floor entrance lobby to the first floor. The building is owned by the church and the first floor offices are let to Worth Parish Council on a 25 year lease.

The facility is well equipped and has proved very popular with local community groups for classes and meetings as well as with residents for party and celebration events hire. Regular hires are Sunshine pre-school (operating Monday – Friday mornings to mid afternoon during term time), a gym club, adult exercise classes, dance classes in the main hall and Pilates and Yoga groups (in both halls). The South Room is also used by Worth Parish Council for regular meetings as well as accommodating a weekly village art class, a regular PCSO surgery and local community groups' general meetings.

At the time of construction, space was made for 12 parking spaces (including one for disabled parking) but lack of funds meant it was not possible to provide a finished, smooth permeable surface. A temporary surface of loose granite chippings was constructed. It is not possible to paint lines on this surface with the result that the spaces are not efficiently used, reducing the parking capacity. As the loose stones have worn away, a dip at the edge of the parking spaces has been created, making it difficult when parking and a trip hazard for drivers and passengers exiting and accessing the spaces. This is especially so for elderly and less mobile persons attending events. The loose stones can also be a contributory factor to anti-social behaviour as well as possible trip hazards on what has become a very well used pathway (especially for dog-walkers) through the churchyard as well as a drop off and pick up point for parents meeting schoolchildren from the Junior school and from the adjacent bus stop.

In order to improve and enhance the offering to the community, make the parking spaces more environmentally friendly and reduce trip hazards and the possibilities of anti-social behaviour it is proposed to provide clearly defined parking spaces using a grasscrete surface which will improve drainage as well as being a naturally permeable solution and, in appearance, ideally complementing the green surroundings of the Hub and the churchyard.

The hot weather in 2022 made it clear that the main hall, kitchen and first floor offices need to be air-conditioned. A number of classes had to be cancelled and potential users were discouraged. The offices were very uncomfortable as the first floor is partly set within the building roof. Air-conditioning would remove this problem and increase the useability of the building.

The applicant has obtained competitive quotes for the car parking improvements (£21,495.60) and intends to use the installer who fitted air-conditioning in the South Room three years ago (£21,928.80).

### **Assistant Director, Corporate Resources (S151 Officer) Comments**

Independently Examined accounts have been submitted for the period ending 31st December 2022 which show a Deficit of £10,581.

Total income was £178,729; mainly generated from Donations and Legacies (£96,175), Charitable Activities (£20,208), Other Trading Activities (£44,669), Investments (£10,962), Other Receipts (£6,715).

Total expenditure was £189,310; consisting of Supplies and services (£177,393) and Depreciation (£11,917).

Balances held at the end of the period showed Net assets of £773,564: comprising of Tangible assets £600,908, Investments £89,619, Debtors £9,521, Cash in bank £77,969, and Creditors (£4,453).

### **How Does The Project Meet The Council's Aims?**

**Effective and Responsive Services** – the applicant aims to optimize the use of the community hall by providing extra parking and making the facilities more comfortable to use during the summer months. The installation of air-

conditioning in the main hall and ground floor kitchen will increase the number of activities which can be offered in hot weather (i.e. half term cooking classes for school children) and the improvement of the parking spaces will help reduce vandalism, eliminate a trip hazard, provide better drainage and increase the parking space available.

**Strong and Resilient Communities** – The Hub provides a meeting place for community groups, meetings, classes, educational and social activities. This allows friendships and companionship to flourish which is good for community cohesion and wellbeing.

### **Assessment Group Evaluation Of The Project**

There has been a significant amount of new housing development in Copthorne and the Council has received S106 contributions to enhance existing community buildings in the village. This project will assist with the limited car parking at The Hub by making more efficient use of the space available and ensure the building can be used throughout the year, whatever the weather. It will improve the existing offer and ensure the facilities continue to be well-used and available to local residents. ***The S106 monies proposed to be released is the full amount asked for.***

*Overall score: 8*

### **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £43,424 to St John the Evangelist to install air-conditioning and improve the car parking at the Copthorne St John's Church Community Hall (The Hub) which is made up of £43,424 (13/04127/OUTES Land west of Copthorne, St Modwens) Community Buildings s106 monies.**

**This release of S106 contributions is made subject to the following special conditions:**

- ***the project must be completed within 12 months of project funding being obtained***
- ***compliance with the Subsidy Control Act 2022***

**CORPORATE GRANTS SCHEME  
MEMBER INFORMATION TABLE – CABINET GRANTS PANEL - 26 JUNE 2023**

**Release of S106 Awards**

| <b>Organisation</b>   | <b>Area of Benefit</b> | <b>Purpose for which award is sought</b>  | <b>Total Project Cost</b> | <b>Award Requested</b> | <b>Proposed S106 Contribution</b> |
|---|------------------------|---|---------------------------|------------------------|-----------------------------------|
| Adastra Hall Hassocks Community Association   | Hassocks               | Community hall expansion and new toilets.   | 505,884                   | 230,000                | 224,139                           |
| East Grinstead Rugby Football Club  | East Grinstead         | Pitch lighting improvements   | 50,202                    | 26,263                 | 19,264                            |
| Haywards Heath Rugby Football Club  | Cuckfield              | Additional funds toward rebuilding the clubhouse at Whitemans Green                       | 2,250,000                 | 300,000                | 161,228                           |
| Hurstpierpoint Cricket Club   | Hurstpierpoint         | Fairfield Recreation Ground pavilion modernisation  | 45,019                    | 33,458                 | 33,458                            |
| Lindfield Cricket Club  | Lindfield              | Cricket square pop-up irrigation/water harvesting system                                  | 24,094                    | 12,050                 | 12,050                            |
| The Parochial Church Council of the Ecclesiastical Parish of St John the Evangelist, Cophorne | Worth                  | Air-conditioning and car parking at St John's Church Community Hall (Cophorne Parish Hub) | 43,424                    | 43,424                 | 43,424                            |
| <b>TOTAL</b>  |                        |   | <b>£ 2,918,623</b>        | <b>£ 645,195</b>       | <b>£ 493,563</b>                  |