

## **APPENDIX A**

### **Release of S106 contributions**

Town:	Lindfield
Title Of Project:	Construction of toilet block on Lindfield Common
Applicant:	Lindfield Parish Council
Release of S106 contributions Request	<b>£ 249,785 (82%)</b>
Total Project Cost:	£ 305,547.50

### **Financial Summary**

Sources of other funding and whether secured

Lindfield Parish Council £55,762.44 (secured)

### **Summary Of Project Proposal And Aims**

Construction of three public toilets and a Changing Places accessible toilet on Lindfield Common to improve local facilities and improve accessibility.

### **Background**

Lindfield Parish Council intends to construct a block of toilets on Lindfield Common. The facilities will consist of three individual locking cubicles and a Changing Places cubicle. Changing Places toilets, unlike standard accessible toilets, have an adult changing bench and hoist facilities as well as extra space for carers.

The following features have been incorporated into the approved plans, external design in keeping with Lindfield Common surroundings, security lighting, clear sightlines around the building, automatic remote locking at dusk, vandal-resistant fittings, baby changing tables and daily cleaning. The facilities will be opened daily between 1 March to 1 October, 7am – 9pm and 2 October to 29 February, 7am -6pm.

The proposed facilities will be owned and maintained by Lindfield Parish Council. The maintenance and cleaning costs for the facilities will be the financial responsibility of the Parish Council. The land the facilities are to be located on is owned by Mid Sussex District Council. The land is registered as Common Land and as such Commons Act Consent has been received from the Planning Inspectorate. An agreement between the Council and the Parish Council will be needed to provide permission for the facilities to be built and located on the Common. Planning permission for the facility was approved in April 2023 (DM/22/3791).

The total project cost is estimated at £305,547.50 (exc. VAT), including 15% contingency (£40,000) and professional fees (£35,922) to comply with building regulations, discharge of Planning conditions and to carry out necessary surveys. This build cost of £229,625 is based on the architect's budget and it includes the groundworks, sub structure, super structure, finishes, fixtures, fittings and services. As the value of the contract is more than £60,000 the Parish Council's Standing Orders & Financial Regulations requires sealed bids. The work is scheduled to start in March

2024 with completion by March 2025.

The previous toilets on the Common were closed and demolished in 2005. Since then, the Parish Council has received feedback requesting that they be reinstated. In summer 2018, the Parish Council undertook a public consultation and received 270 replies, 266 in favour and 4 against the reinstatement of public toilets on Lindfield Common.

The planning application for the facilities, which include the Changing Places cubicle, had twelve letters of support including the following submission from Kangaroos, a local charity that supports children, teenagers and adults with severe learning disabilities including those with mobility issues, epilepsy, autism, challenging behaviour and complex medical needs:

*"Kangaroos supports the application to install a Changing Places facility in Lindfield. Changing Places facilities are life-changing to people who need them and their carers. It is now accepted and expected that everyone has a right to live in the community, to move around within it and access all its facilities. Government policy promotes the idea of "community participation" and "active citizenship," but for some people with disabilities, the lack of a fully accessible toilet is denying them this right. By installing a Changing Places facility in Lindfield you are ensuring that the community is accessible to all that live there."*

This project will provide the village with its first Changing Places facility and make the common more attractive as inclusive an outdoor amenity. It will also reduce incidents of hedges around the Common and in the nearby children's play area being used as a toilet.

## **Recommendation**

**The Assessment Group recommends that the Cabinet Grants Panel Release S106 contributions up to a maximum of £249,785.06 to Lindfield Parish Council toward the construction of a new toilet block on Lindfield Common which is made up of:**

- **£30,534.89 (08/02903/FUL Land north of Newton Road) Community Buildings;**
- **£40,931.22 (08/02903/FUL Land north of Newton Road) Local Community Infrastructure monies,**
- **£8,875.00 (12/03227/FUL Land at Former Blackthorns Nursing Home) Local Community Infrastructure monies**
- **£11,149.45 (08/02532/OUT Land on the north side of Lyoth Lane) Local Community Infrastructure monies,**
- **£78,867.33 (12/04316/FUL Land to the east of Gravelye Lane and North of Lyoth Lane) Local Community Infrastructure monies and**
- **£79,427.17 (DM/16/5648 Land east of Gravelye Lane) Local Community Infrastructure monies.**

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

- ***the project must be completed within 24 months of project funding being obtained***
- ***submission of tender documentation to demonstrate value for money and details of the selected contractor***
- ***a suitable lease agreement is drawn up between the Council and Lindfield Parish Council***