



MINUTES
OF THE MEETING OF THE
WEST BRIDGFORD SPECIAL EXPENSES AND COMMUNITY
INFRASTRUCTURE LEVY ADVISORY GROUP
MONDAY, 11 DECEMBER 2023

Held at 3.00 pm in the Council Chamber Area A, Rushcliffe Arena, Rugby Road,
West Bridgford

PRESENT:

Councillors D Viridi (Chair), J Chaplain, S Dellar, R Mallender, A Phillips,
D Polenta, G Wheeler and J Wheeler

OFFICERS IN ATTENDANCE:

J Bate	Team Manager - Planning, Monitoring and Implementation
T Coop	Democratic Services Officer

APOLOGIES:

Councillors P Matthews

10 Declarations of Interest

As Borough and Ward Councillors for some of the Expressions of Interest applications being discussed, Councillor J Wheeler, Councillor D G Wheeler and Councillor R Mallender declared a non-pecuniary interest.

11 Minutes of the Meeting held on 9 October 2023

The minutes of the meeting held on 9 October 2023 were approved.

12 Expressions of Interest for the Group to Consider

The Chairman provided a brief overview of the 16 Expressions of Interest (EOI) that had been submitted in this first round of bids for CIL funding, explaining that:

- some are straightforward and meet the eligibility criteria,
- some require further clarification in order to meet the criteria,
- and 2 out of the 16 do not meet the criteria.

The Group were provided with a summary for all 16 EOI and were asked to consider whether the projects meet the criteria set out in the Council's Infrastructure Funding Statement for Neighbourhood CIL and the supplementary Strategic CIL reserves.

The Team Manager – Planning, Monitoring and Implementation reminded the Group of the tight timescales for consultation in the New Year.

The Team Manager – Planning, Monitoring and Implementation explained that CIL reserves have been collected since the Council adopted the Community Infrastructure Levy charge in October 2019.

The Group were advised the total CIL reserves to date amounted to £170,500 in respect of neighbourhood CIL for the West Bridgford Area (15% of the funds collected against developments within that area), with an additional 10% of Strategic CIL also earmarked locally for project categories on the Council's adopted infrastructure list.

Before considering each individual EOI that had been submitted, Members of the Group questioned whether future developers would be able to commit to paying the CIL contributions up front given market forces and what would happen if the housing market slows' and future funding does not come forward. The Team Manager – Planning, Monitoring and Implementation explained that once a development has commenced the developer is committed to pay the CIL contribution and whilst we have an instalment policy it is based on time triggers after commencement, not progress on a development, adding that there is a further £100,000 of CIL funding already expected. The Chairman expressed his concern in relation to the future trajectory, adding that it might be mindful if the Council did not commit 100% of the current reserves.

The Group considered the following EOI for Local Community Proposed Schemes:

NHS Social Prescribing Service – Community Hub

Members questioned why the NHS was asking for funding from the Borough Council and where were they proposing to receive other funding from, they also asked what the CIL funding would actually be spent on and suggested more information be submitted before agreeing to put forward for public consultation.

The Team Manager – Planning, Monitoring and Implementation explained the Council has an obligation to provide healthcare services and this meets the criteria as an enhancement to existing services. The Group were reassured that further detail would need to be provided before funding was granted.

The Group approved the project for community consultation, but sought confirmation of how these projects are funded in other areas.

Better By Bike

The Group noted that the applicant, Nottingham Bikeworks was based in Nottingham City. However, the Group were advised that the submission for CIL funding is based on the expansion of its services within the Borough.

The Group approved the project for community consultation.

Church of the Holy Rood – Path Improvements

The Group approved the project for community consultation.

Notts Gymnastic Academy (NGA) – Café, Office and Viewing Facilities

Members questioned whether there was a conflict of interest with similar provision at the school, Rushcliffe Spencer Academy. Councillor J Wheeler advised that the school and NGA have a shared services agreement and improvements to its provision can only enhance the facilities for the wider community.

The Group approved the project for community consultation.

Little Bounds Cricket Pavilion – Accessible Toilet Renovations

The Group approved the project for community consultation.

Lady Bay Scout Hall – Commemorative Mosaics and Tree Planting

The Group felt this was a modest application and the Scout Hall is used by a number of other community groups.

The Group approved the project for community consultation.

West Bridgford South Trent Girlguiding – Paxdien Hall Renovations

Members questioned the lack of detail in respect of the installation of a leader's accommodation and expressed whether this would benefit the wider community. The Group were happy to support the kitchen and wet room extension and suggested officers seek further clarification in respect of the leader accommodation before agreeing any funding.

The Group approved the project for community consultation, subject for clarification on costs which seemed high for the proposal, particularly in connection with the 'leaders accommodation,' which they considered would be rarely used.

The Hook – Wildlife Pond Restoration

The Group approved the project for community consultation.

Grantham Canal Improvements (Trent Bridge Section) Grantham Canal Management (Lady Bay Section)

The Team Manager – Planning, Monitoring and Implementation advised the Group that both applications had time restraints for when the work was to progress and there was also the potential of duplication or overlapping with elements of one project effecting the other. The Group were mindful that there were too many unknowns with both applications which required a joined-up approach.

The Group recommended both applications be deferred.

Boat Club Balcony Replacement Boat Club – Kitchen Facilities

The Group raised concerns regarding S106 funding from the Nottingham Forest development which would potentially provide the funding for both projects and felt both applications did not meet the criteria as they currently stand.

The Group recommended that both applications be deferred.

St Pauls Wellbeing Hub – Community Bus

The Team Manager – Planning, Monitoring and Implementation advised that a minibus refers to infrastructure which meets the criteria. However, the maintenance and running costs would not be funded and this would be highlighted if the project was successful.

The Group approved the project for community consultation, subject to clarification on future running costs being met outside of CIL and the omission of MOT/Service/Insurance from the bid.

Nottingham Falcons – Korfbal Equipment Storage

The Group questioned where the equipment would be stored and asked that more information be provided.

The Group approved the project for community consultation, subject to confirmation on where the proposed storage could be accommodated.

Pedals – Gamston Bridge Crossing

The Group felt this project was not viable as street signage is the statutory obligation of Nottinghamshire County Council as the Highways authority.

The Group recommended the application be refused.

West Bridgford Sport Club – Replacement Tractor

The Group felt replacing the tractor did not enhance or support any new development of the sports club.

The Group recommended the application be refused.

The Group considered four Council proposed schemes for the additional 10% of the strategic element of CIL funding and the Group were asked to note that the funding would also be supported by other match funding streams, for example Sports England.

- **Sir Julian Cahn Pavilion West Park**
- **Alford Road Playing Field**
- **Bridgford Park**
- **Bridge Field**

It was noted that each of the projects were seeking £25,000.

The Group were reminded that the strategic element of CIL has tighter restrictions on where the money can be spent, which is predominantly Council provision of community indoor and outdoor sports.

The Group expressed all four projects would make a real difference within West Bridgford and the wider community, particularly with regard to accessibility and inclusivity, providing a welcome benefit for the Council.

With regards to what happens next in respect of the consultation timescales, the Team Manager – Planning, Monitoring and Implementation explained that the consultation would commence early in the new year for a period of 21 days, adding that the consultation would be publicised on the Council's website, social media platforms, mail shots, community venues and via West Bridgford Wire.

The Group noted that a further meeting would be scheduled in February 2024 to look at the projects in greater detail and agree which projects would be funded. It was also noted that the process would be repeated in 6 months' time when further CIL charges from development sites are received.

The meeting closed at 4.53 pm.

CHAIR