



Ask for : Stuart Pontin
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Dear Eleanor,

Following discussions between officers of Broadland District Council and representatives of Blofield Parish Council, it was requested that Broadland District Council write to the PC in relation to the following:

1. Writing formally to the PC confirming BDC's position in relation to how the PC proposes using the CIL and S106 funding
2. Suggestions from BDC on how to progress the hub / the next steps, for which there could be some support – nature of support TBC
3. Help with terms of reference template for hub working group (from Linda)

1 - Use of Community Infrastructure Levy (CIL) and Section 106 Legal Agreement contributions

In relation to the Community Infrastructure Levy, it is Broadland District Council's understanding that Blofield Parish Council have received £905,346.38 of CIL contributions through the "Parish Portion" of CIL. (return for 2023/2024 confirmed balance of £849,568.04) This has resulted from contributions received from development in the parish.

There is currently 1 outstanding payment which is expected in October 2024 and will result in a payment to the Parish Council in April 2025.

Under Regulation 59C of the Community Infrastructure Regulations, this sets out that:

A local council must use CIL receipts passed to it in accordance with regulation 59A or 59B to support the development of the local council's area, or any part of that area, by funding:

- (a) the provision, improvement, replacement, operation or maintenance of infrastructure; or*
- (b) anything else that is concerned with addressing the demands that development places on an area*

Two Councils
One Team



It is therefore at the Parish Council's discretion as to how it uses / allocates these funds.

With regard to Section 106 Agreement contributions, these are held by Broadland District Council who will co ordinate how the funds are used to ensure that they meet the restrictions which are set out in the agreements.

At present, the District Council holds £240,182.87 for the provision or improvement of open space and / or outdoor recreation facilities in the Parish of Blofield. Each agreement would need to be checked for the precise wording for how the funds can be used.

No further S106 contributions are anticipated at this time from existing developments.

While the District Council administers the release of S106 contributions, this would normally be done in conjunction with the Parish Council to ensure that strategic objectives are met. These would either be set out in documents such as the sports strategy or through Neighbourhood Plans etc.

It is understood from ongoing discussions with Blofield Parish Council, that the CIL and S106 funds are currently being safeguarded (ring fenced), towards the development of the Community Building.

The Blofield Neighbourhood Plan has long shown an aspiration to develop a "multiuse community building" and this is set out in Policy Comm 1 of the Neighbourhood Plan. At that time, the allocated land was associated with the development on Wyngates, however circumstances have changed following proposals to develop a school on part of the land initially identified in the plan. This has resulted in revisions to the original S106 agreement for that development to transfer part of the old school site to the Parish Council to continue to meet this aspiration.

It is understood that the Neighbourhood Plan included public consultation and there has been ongoing community engagement / consultation which demonstrates a desire to provide such a facility.

The District Council therefore consider that while this project is being developed and to enable a wider understanding of the scale of need / design / cost of building, that it is appropriate to safeguard the current CIL / S106 contributions. Clearly once final delivery costs are known, the Parish Council will be in a better potion to determine how any remaining funding should be prioritised for use in the Parish.

2 - Suggestions from BDC on how to progress the hub / the next steps, for which there could be some support – nature of support TBC

1. A meeting focused upon the community hub project to understand the present ambitions of the Parish Council / Community BDC and Blofield PC
2. A stepped plan that sets out how to make progress on the project and where professional services will be required
3. Stepped plan will also include liaison needed with stakeholders as well as key questions that need to be answered in terms of services a new building should and needs to provide along with any potential consolidation opportunities that may serve to reduce running costs for relevant groups and organisations
4. BDC / Community Infrastructure Officer to support preparing briefs to commission required expert services
5. BDC / Community Infrastructure officer to explore some internal funding opportunities which may partly or wholly fund some further development work of said project.

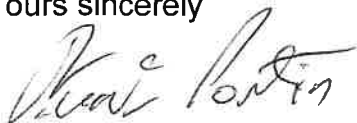
6. Designation of a cross-stakeholder working group to progress development of the hub that seeks to include representatives of all key parties

3 - Help with terms of reference template for hub working group (from Linda)

Once you have a clearer idea of the make up of any sub committees and the remit / aim of those committees we are happy to assist in defining the terms of reference. Please contact Linda Mockford who will be able to help you further.

I hope the above provides the clarification you require. Please contact me should you require further information.

Yours sincerely



Stuart Pontin

Business Improvement Manager

