

Appendix F – Potential Developers’ Contributions – Kenilworth Leisure Project

Community Infrastructure Levy:

The project at Castle Farm is on the 2018/19 “123 list” with a contribution of £4.4 million. Project officers have submitted a pro forma to colleagues in Development Services to request an increase in this contribution in 2019/20 to reflect the fact that the project budget for this site is now in the region of £10 million to £12 million.

S106 contributions:

The following Kenilworth based projects are considered appropriate for s106 contributions:

- Abbey Fields Swimming Pool
- Kenilworth School – community use elements of sports hall and 3G pitches

In November 2018 the Government stated their intention to remove pooling restrictions in all areas (they had previously just suggested it may be authorities with CIL in place). Therefore there remains uncertainty about the future of “pooling restrictions” which has a significant impact on the level of funding that may be available to support these projects. However, for the time being we have to assume nothing has changed and we need to assume that pooling restrictions remain.

The table below compares the level of s106 contributions that are currently identified as having the potential to be secured for the various projects if pooling restrictions remain, and in the event of pooling restrictions being removed. Clearly, the picture continues to evolve and officers will seek to secure the maximum contributions as the developments come forward.

Site	Pooling restrictions remain	Pooling restrictions removed
Abbey Fields Swimming Pool	3 x S106 already signed totalling £532,191 6 x s106 yet to be signed. Max from 2 of the 6 £1,903,544 Total: £2,435,735	3 x S106 already signed totalling £532,191 6 x s106 yet to be signed totalling £2,214,281 Totalling: £2,746,472
Abbey Fields Tennis Courts	3 x s106 already signed totalling £44,486 S106s yet to be signed – to be confirmed	3 x s106 already signed totalling £44,486 S106s yet to be signed – to be confirmed
Kenilworth School Sports Hall	None already signed Yet to be signed: Current value £2,067,364	Current value: £2,099,457
Kenilworth School artificial/ 3G pitch	None already signed Yet to be signed: Current value £346,550	Current value: £352,250

Clearly it would be beneficial to the projects if pooling restrictions are removed. Until a decision is made on this however, and in order to maximise the contributions secured, officers have to make a judgement on from which of the “yet to be signed” agreements the Council should ask for a contribution for these projects.