

## CIL – APPLICATION FOR FUNDING – WEST BYFLEET REC TENNIS COURT ENHANCEMENT

### Executive Summary

The Ward Councillors for West Byfleet Neighbourhood Area have submitted an application to secure £71,500 to install two tennis courts at the West Byfleet Recreation Ground. The project is being delivered in partnership with the Lawn Tennis Association (LTA) under their Park Tennis programme. The LTA will part fund the project as well as arranging and overseeing all works. The new tennis courts are intended to meet local need, enhance the overall quality of the Recreational Ground and consequently, its usability. A Map showing the location of where the tennis courts will be installed is in Appendix 1. For the avoidance of doubt, as of September 2023 £1,062,100.53 of CIL money had been earmarked for community projects in West Byfleet Neighbourhood Area.

### Recommendations

The Executive is requested to:

#### RESOLVE That

- (i) the application submitted by Ward Councillors for West Byfleet Neighbourhood Area to install two tennis courts at West Byfleet Recreation Ground be approved; and
- (ii) the Ward Councillors for the West Byfleet Neighbourhood Area be asked to oversee all works relating to the procurement and installation of the tennis courts in accordance with their project plan, project specification, costs and quality control.

### Reasons for Decision

Reason: To enable funding to be secured for the installation of two tennis courts at the West Byfleet Recreational Ground, West Byfleet Neighbourhood Area.

The Executive has the authority to determine the recommendation(s) set out above.

**Background Papers:** None.

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## **CIL – Application for Funding – West Byfleet Rec Tennis Court Enhancement**

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### **1.0 Introduction**

- 1.1 The Council introduced the Community Infrastructure Levy (CIL) from 1 April 2015 as the main means for securing development contributions towards the provision of infrastructure to support development across the Borough. To date, a total of £11,305,590.59 CIL contributions have been received by the Council. The Government requires the Council to pass on a proportion of the income to local communities where the chargeable development occurred. If the community has a Neighbourhood Plan such as West Byfleet Neighbourhood Area, it receives 25% of the CIL income from development occurred in the Neighbourhood Area. As at September 2023 £1,062,100.53 has been secured for community projects within the West Byfleet Neighbourhood Area.
- 1.2 The Ward Councillors for the West Byfleet Neighbourhood Area have submitted an application to secure £71,500 of the CIL money earmarked for the West Byfleet Neighbourhood Area to install two tennis courts at the West Byfleet Recreational Ground (Appendix 3). The Executive is asked to consider the application and decide whether or not the application meets the agreed criteria for the money to be approved.

### **2.0 Analysis**

- 2.1 The Council has agreed a list of requirements to be met when submitting an application for CIL money to fund local community projects. This include:
  - a. Name of the infrastructure/project that the CIL income will deliver;
  - b. A brief description of the project and what it seeks to achieve; and
  - c. Evidence of broad community support for the project.
- 2.2 The Government has prescribed that the CIL receipts can only be used for:
  - 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.
- 2.3 The above are the key requirements against which Members should assess the application. The application is specific and clear about the proposed tennis courts and associated works, their precise locations within the Recreational Ground as demonstrated on the attached Map. The LTA will provide £56,163 towards the capital costs, as well as in kind contributions through the management and delivery of the project. The entire project is well costed which includes a contingency and the indicative costings covers both the acquisition of the tennis courts and their installation. In terms of maintenance the LTA's recommended approach (and a requirement of their funding programme) is to charge a fee to hire the courts, with that income being used to cover the costs of maintenance and refurbishment. This arrangement works well at Woking Park, with income comfortably covering costs. Whilst this will help ensure long term sustainability of this facility, it would be prudent to include within this CIL application a budget for maintenance over the first year of operation, to pick up any additional maintenance costs required while the sinking fund for future maintenance and refurbishment gets established.
- 2.4 The proposal has broad community support. Appendix 2 contains support emails from Councillor Boote who is both the County and local Councillor for the area and an email from the West Byfleet Neighbourhood Forum which includes Councillors Brown, Dorsett, Jordan and Martin confirming their support for the proposal. A survey carried out to inform the adopted West Byfleet Neighbourhood Plan identified improved sports and recreational facilities as an objective to achieve and the CIL 123 list specifically identifies tennis court improvements as a priority for CIL funding under scheme 2. Based on the above, Officers are satisfied that the

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proposal broadly meets the agreed list of requirements and the application should be approved.

### **3.0 Conclusion**

- 3.1 It is important that development is supported by the provision of the necessary infrastructure to ensure sustainable development, in particular, infrastructure projects that local residents have identified to benefit their communities. The current tennis court is in poor condition and the proposal is part funded by the LTA and by charging a hire fee will ensure it is self funding and will cover long term maintenance costs.
- 3.2 The identification of the tennis courts and the choice of the locations for their installation have all been decided by the local community with their Ward Councillors. The proposal is well costed and there is sufficient money earmarked for West Byfleet Neighbourhood Area to cover the cost. The application meets the criteria and, in this regard, should be supported.

### **4.0 Corporate Strategy**

- 4.1 Woking for All Strategy 2022-2027 outlines priorities for healthier, engaged and greener communities. The proposal is considered to make a positive contribution to these by ensuring access to leisure facilities, which is supported by the local community.

### **5.0 Implications**

#### Finance and Risk

- 5.1 There are minimal financial implications of this report as the Ward has sufficient CIL funds to cover the project. The Financial Control Panel has approved payment for the cost of installing the tennis courts when the works have been undertaken and the invoices have been submitted to the Council.

#### Equalities and Human Resources

- 5.2 As detailed in the Impact Assessment, there are no equalities and human resources issues arising from this report.

#### Legal

- 5.3 This report has been reviewed by Legal Services who haven't raised any issues.

### **6.0 Engagement and Consultation**

- 6.1 Engagement has been undertaken to show broad community support for this application, in line with the requirements set out to assess the application. Please refer to paragraph 2.4. for further detail.

REPORT ENDS