

Record of an individual Cabinet member decision

Local Government Act 2000 and the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

Decision made by	Councillor Bethia Thomas, Leader of the Council																		
Key decision?	Yes																		
Date of decision (same as date form signed)	14 February 2025																		
Name and job title of officer requesting the decision	Julie Perrin – Infrastructure Implementation Officer Infrastructure Implementation & Funding Team																		
Officer contact details	Tel: 07717 274690 Email: Julie.perrin@southandvale.gov.uk																		
Decision	<p>To create a budget for £333,823.84 from S106 contributions and release funds, subject to a legal agreement, to Wantage Town Football Club for the installation of a 3G Stadia Artificial Turf Football Pitch and associated infrastructure at Manor Road, Wantage OX12 8DW</p> <p>To enter into a funding agreement in the form of a Third Party Funding Agreement and thereafter to release funds in staged payments, subject to receipt of the signed third party funding agreement.</p>																		
Reasons for decision	<p>We have received a request for funds from Wantage Town Football Club for the total sum of £333,823.84 from the following S106 contributions:</p> <table border="1" data-bbox="507 1550 1476 1774"> <thead> <tr> <th>Agreement reference</th> <th>Development address</th> <th>Funds requested</th> </tr> </thead> <tbody> <tr> <td>15V50</td> <td>Land at Crab Hill, North of A417</td> <td>£108,615.90</td> </tr> <tr> <td>16V66</td> <td>King Alfred's School, East Springfield Road</td> <td>£164,613.61</td> </tr> <tr> <td>15V50</td> <td>Land at Crab Hill, North of A417</td> <td>£56,512.33</td> </tr> <tr> <td>15V49</td> <td>23 Wallingford Street, Wantage</td> <td>£4,082.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>£333,823.84</td> </tr> </tbody> </table> <p>The S106 agreements are 'clear and unambiguous' about how the contributions are to be used. Thus, in accordance with our constitution, the Head of Finance can agree to set up a budget for the project described above.</p> <p>The S106 agreement (15V50) was secured and we have received £108,615.90 (instalment a) for the purposes of providing new or</p>	Agreement reference	Development address	Funds requested	15V50	Land at Crab Hill, North of A417	£108,615.90	16V66	King Alfred's School, East Springfield Road	£164,613.61	15V50	Land at Crab Hill, North of A417	£56,512.33	15V49	23 Wallingford Street, Wantage	£4,082.00	Total		£333,823.84
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	<p>improving existing tennis facilities, cricket and croquet facilities, rugby facilities and artificial grass pitches. The contribution identified to be paid to Wantage Town Football Club.</p> <p>The S106 agreement (16V66) was secured and we have received £164,613.61 towards the provision of an artificial grass pitch at Wantage Football Club, St Mary's site.</p> <p>The S106 agreement (15V50) was secured and we have received £56,512.33 for the provision of football training facilities.</p> <p>The S106 agreement (15V49) was secured and we have received £4,082.00 towards the cost of pitch improvements at Wantage Town Football Club.</p> <p>The proposed project includes:</p> <ul style="list-style-type: none"> • New full sized 3G artificial stadia pitch. • New LED floodlighting to replace the existing lamps and bulbs. • New team shelters • New perimeter path. • Goal storage areas. • Perimeter fencing • Provision of safe access to the pitch for players, spectators and maintenance equipment. • Storage container for sports and maintenance equipment <p>Planning permission (P23/V2321/FUL) has been granted for the project. The total project cost is £1,257,622.00, which can be part funded from the S106 secured contributions of £333,823.84.</p> <p>The council's Leisure Development Officer has been consulted and supports the proposal and use of the S106 contribution. Wantage Town Council have also confirmed their support for the proposed project and use of funds.</p>
<p>Alternative options rejected</p>	<p>None considered – Wantage Town Football Club are named recipients for all four contributions listed above and no alternative projects have been identified.</p>
<p>Climate and ecological implications</p>	<p>The council's Climate Team supports the transition to energy efficiency LED floodlights but have environmental sustainability concerns around moving from a grass pitch to 3G pitch. The difficulty in balancing this with the health and well-being benefits of an improved sports facility is appreciated and the Climate Team recommend future projects could look to enhance the energy efficiency of the clubhouse, install EV chargers or undertake more tree planting on site to help mitigate negative environmental impacts.</p>
<p>Legal implications</p>	<p>It is recommended that Wantage Town Football Club enter into a legal agreement which sets out what the funds can be used for and includes a spending deadline to ensure delivery of the project.</p>

	The intended uses of the Outdoor Sports Contribution (part), and Training Area Contribution from agreement 15V50, the Artificial Grass Pitch Contribution from agreement 16V66 and the Football Pitches Contribution from agreement 15V49 are in accordance with the terms of the respective agreements.			
Financial implications	The total project cost is £1,257,622.00 which can be part funded from the S106 secured contributions of £333,823.84. The funding is not considered to be a subsidy under the Subsidy Control Act 2022 as the recipient of the funding is a grass roots sports club who charge only a nominal fee for Club Membership and is not considered to be an enterprise.			
Equalities implications	The Equalities officer supports the proposed project and ask that the Club ensure that sufficient disabled parking is retained along with any accessible social spaces, changing facilities and toilets.			
Other implications	None identified			
Background papers considered	ICMD Background Paper P24/V0183/106			
Declarations/conflict of interest? Declaration of other councillor/officer consulted by the Cabinet member?	Cllr Andy Crawford - Cabinet member for Finance and Property - declared an interest in this application for funding.			
List consultees		Name	Outcome	Date
	Ward councillors	Cllr Andy Crawford Cllr Patrick O'Leary	Declared an interest Informed 25/01/2024	
	Wantage Town Council	Julia Evans (Town Clerk)	Wantage Town Council wholeheartedly supports this project.	05/02/2024
	Legal legal@southandvale.gov.uk	Gillian Mason and Sarah Commins	Agreed	31/01/2025
	Finance Finance@southandvale.gov.uk	Emma Creed	I can confirm all contributions are available.	07/02/2024 and 22/08/2024
	Climate and biodiversity climateaction@southandvale.gov.uk	Jessie Fieth	The transition to energy efficient LED floodlights will reduce carbon emissions and is in line with the Vale of White Horse target to be a net-zero carbon district by 2045. There are environmental sustainability impacts of moving from a grass pitch to 3G pitch. The difficulty in balancing this with the health and well-being	01/03/2024

			benefits of an improved sports facility is appreciated and the climate and biodiversity team recommend future projects could look to enhance the energy efficiency of the clubhouse, install EV chargers or undertake more tree planting on site to help mitigate negative environmental impacts.	
	Diversity and equality equalities@southandvale.gov.uk	Equalities Team	Wonderful to see the mentions of how this space will benefit underrepresented groups, we certainly approve of this funding application. The only queries in regards to equalities would be to insure that there is still adequate disabled parking available and insuring there is accessible changing facilities and toilets, as well as access to the social spaces.	01/02/2024
	Risk and insurance risk@southandvale.gov.uk	Yvonne Cutler Greaves Allison Holliday	Consulted 25/01/2024 Agreed. No comments.	 21/01/2025
	Communications communications@southandvale.gov.uk	Andrea Busiko	No comments from Comms on this application.	08/02/2024
	Community Enablement communityenablement@southandvale.gov.uk	Debbie Adams	There is nothing in our grant system for Wantage Town, we have no further comment to make.	05/02/2024
	Community Safety communitysafety@southandvale.gov.uk	Jennie Hope	No comments from Community Safety.	26/01/2024
	Planning stuart.walker@southandvale.gov.uk	Stuart Walker	I confirm the request complies with the relevant outdoor sport, AGP, training and football obligations set out in agreements 15v49, 15v50 and 16v66.	26/01/2024
	Leisure Development Carmella.anderson@southandvale.gov.uk	Carmella Anderson	The adopted Vale of White Horse Playing Pitch Strategy appendices, 2024 recommends to: <i>Deliver proposed pitches "in the pipeline" to meet demand arising in those locations. This means pitches at: Alfredian Park, Wantage Town FC, deliver 1 x full-size sports-lit 3G pitch and associated necessary ancillary facilities.</i> Leisure supports funds going towards a new 3G pitch at Wantage Town FC and any associated ancillary facilities.	17/01/2025

	Health and Safety healthandsafety@southandvale.gov.uk	Andy Huckstep	No comments or concerns to raise from Health and Safety.	20/01/2024
	Procurement procurement@southandvale.gov.uk	Ben Watson	No comments from Procurement.	20/01/2025
	Strategic Property property@southandvale.gov.uk	Chris Mobbs	Strategic Property has no comments to make.	23/01/2025
	Arts Development Abigail.brown@southandvale.gov.uk	Abi Brown	Consulted 17/01/2025	
	Head of Planning	Adrian Duffield	Agreed to progress to SMT at S106/CIL applications meeting	06/02/2025
	Head of Finance	Simon Hewings	Agreed to progress to SMT at S106/CIL applications meeting	06/02/2025
	Strategic Management Team (SMT) ExecutiveSupportSAV@southandvale.gov.uk	Suzanne Malcolm, Andrew Down, Adrianna Partridge	Support	13/02/2025
Confidential decision? If so, under which exempt category?	No			
Call-in waived by Scrutiny Committee chairman?				
Has this been discussed by Cabinet members?				
Leader of the Council signature To confirm the decision as set out in this notice.	Signature: Councillor Bethia Thomas Date: 14 February 2024			

ONCE SIGNED, THIS FORM MUST BE HANDED TO DEMOCRATIC SERVICES IMMEDIATELY

For Democratic Services office use only		
Form received	Date: 17 February 2025	Time: 11.08am
Date published to all councillors	Date: 17 February 2025	
Call-in deadline	Date: 24 February 2025	Time: 5.00pm