

CENTRAL SWINDON NORTH PARISH COUNCIL

MCC TENANT ONBOARDING INFRASTRUCTURE AND TOILET PROVISION

1. Purpose of Report

To update the Finance & General Purposes Committee (FGP) on the costs associated with the onboarding of the Play Den tenant and the external funding secured towards the project, and to seek approval for the Council to meet the remaining **£4,350 cost associated with toilet provision from PWLB funding (50% contribution)**.

2. Recommendation

Members are asked to:

1. **Note** the expenditure and funding position in relation to the Play Den project;
2. **Note** that officers have sought to minimise the financial contribution required from the Council;
3. **Note** the additional £30,000 secured from Sport England and the further £16,000 secured from SBC towards the project; and
4. **Approve** £4,350 from PWLB funding to meet the cost of the toilet provision required as part of the project.

3. Background

The Council has been progressing the onboarding of the Play Den as an MCC tenant, including the infrastructure and enabling works necessary to bring the site into suitable use.

Throughout the process, efforts have been made to ensure that the costs falling directly to the Council are kept away from the Council, with the tenant meeting the substantial majority of the project and fit-out costs.

The current cost schedule identifies the following infrastructure costs falling to the Council:

Council Infrastructure Item	Cost
50% sewage cost	£8,556
50% electrical connection	£1,027
LED lighting replacement	£300
Realignment of loose pillar	£100
Total Council infrastructure costs	£9,983

Costs identified as being met by the Play Den tenant are:

Tenant / Play Den Item	Cost
Modular units, delivery and installation	£145,000
Sewage connection	£8,556
50% electrical connection	£1,027
Electrical distribution board	£2,645
Kitchen fit-out	£4,000
Total tenant costs	£161,228

The tenant is therefore as expected meeting the majority of the direct project costs identified within the current schedule.

4. Additional Funding Secured

In addition to minimising the Council's direct contribution, further external funding has been secured to support delivery of the project.

This comprises:

- £30,000 additional from Sport England; and
- a further £16,000 from SBC Supporting Communities Fund.

This represents £46,000 of additional funding secured towards the project on top of the £81,000 secured to date.

The combination of external funding and the substantial investment being made by the tenant has enabled the amount required directly from the Council to be kept as low as practicable.

5. Toilet Provision

One remaining requirement is the provision of suitable toilets associated with the facility. The cost of 50% of this provision is **£4,350**.

Given the level of tenant investment, the additional external funding secured and the steps taken to minimise expenditure falling to the Council, it is proposed that this remaining £4,350 is met from the Council's available PWLB funding.

The toilet provision forms part of the infrastructure necessary to support the successful operation of the facility and completion of the tenant onboarding.

5. Financial Implications

The existing cost schedule shows Council infrastructure expenditure of **£9,983**, compared with **£161,228 being met by the tenant**.

A further **£46,000 of external funding** has also been secured through Sport England and SBC.

Approval of the recommendation would result in a further **£4,350 being allocated from PWLB funding for the toilet provision**.

This approach has been proposed after seeking to minimise, as far as reasonably possible, the overall financial contribution required directly from the Council.