

SOUTH SWINDON PARISH COUNCIL

Oakfield Development

Leisure & Amenities Committee – 09 July 2019

1. Introduction

This report is to consider a ninety year lease for the open space on the Oakfield Development

2. Report Details

- 2.1** Nationwide Building Society are looking to deliver a high-quality not-for-profit development on the former Oakfield Campus site which sits on the very edge of the Parish Boundary close to Buckhurst Field.
- 2.2** Nationwide have offered the open space including the play area and outdoor gym to the Parish Council on a ninety nine year lease.
- 2.3** The Parish Council has sought quotes from Swindon Borough Council to add this area to the Service Level Agreement at the same standard as is used across the rest of the Parish. The cost of this is £12,325 and includes grass cutting, leaf clearance, wildflower meadow maintenance, hedge, borders and tree maintenance. This quote is based on current prices and will need to be revised once (if) implemented.
- 2.4** This is not the true cost as other services will need to be delivered by the Parish including bin emptying, litter picking and play area maintenance and inspections.
- 2.5** The estimated income from this site would be £20k in precept which the Parish would receive in any case (calculated as 239 properties x Band D equivalent of £114.90 less a reduction as most properties will not be Band D)

£139k has been requested as part of the S106 agreement and is conditional on the Parish Council taking the site.

There would also be Community Infrastructure Levy for this site but no calculation of this has been forthcoming from Swindon Borough Council. The Parish would receive this money in any case.

- 2.6** Nationwide have agreed to maintain the site for the first two years before handing over to the Parish. If the Parish Council does not agree to lease the site it will be maintained by an external management company and charged to residents.

3. Recommendations

- 3.1** The instructions of the committee are sought as to whether to proceed with the lease or not.