

CAMBRIDGE CITY COUNCIL

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REPORT OF: Director of Environment

TO: South Area Committee

13/01/2014

WARDS: Cherry Hinton, Queen Edith's and Trumpington

## **DEVOLVED DECISION-MAKING AND DEVELOPER CONTRIBUTIONS: SECOND ROUND PRIORITY-SETTING FOR SOUTH AREA**

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### **1 INTRODUCTION**

1.1 Following the second round short-listing of six project options last September, this report invites the Area Committee to identify three local project priorities (plus a fourth grant-based priority project, if appropriate). The six options (in no particular order) are:

- A. Refurbish the family centre at Cherry Hinton Baptist Church
- B. Extend Trumpington Bowls Club Pavilion
- C. Junior scooter park for pre-teens and trim trail at Accordia
- D. New or refurbished pavilion at Cherry Hinton Rec Ground
- E. Basketball court or MUGA at Cherry Hinton Rec Ground
- F. New pavilion at Nightingale Avenue Rec Ground

1.2 The short-listing report highlighted constraints on which short-listed options could be afforded from the devolved developer contributions available to the South Area. Over the last four months, these financial pressures have been eased. Even though there are still likely to be some difficult choices over local priorities, the Area Committee now has more room for manoeuvre. And whilst the new pavilion at Nightingale Avenue Rec Ground is still not ready to be considered in this second round, this report suggests a way forward.

### **2. RECOMMENDATIONS**

It is recommended that the South Area Committee:

- 2.1 identifies its three (or, if appropriate, four) local priorities to be funded from devolved developer contributions funding, subject to local consultation and project appraisal.
- 2.2 (i) earmarks up to £200,000 of devolved outdoor sports contributions for the proposed new pavilion at Nightingale Avenue Recreation Ground in advance of the receipt of community facilities contributions expected from the development of the Bell School site and

(ii) instructs officers to make preparations (including further local consultation) for developing the proposals for the proposed new pavilion at Nightingale Avenue Recreation Ground.

### 3. CONTEXT

3.1 This report relates to devolved decision-making over the use of developer contributions from S106 agreements and, specifically, the second priority-setting round. Background information can be found on the Council's Developer Contributions web page at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106) and in Section 9 of this report.

3.2 The first priority-setting round took place in autumn 2012 and helped to identify local projects to be delivered by spring 2014. Good progress has been made on the implementation of these first round priorities.

a. The community hub at Cherry Hinton library was opened last September & the trim trail/outdoor gym equipment at Nightingale Avenue Rec Ground was installed in October (see Appendix A).

b. For the improvements to Cherry Hinton Rec Ground, consultation on the play area and panna goals took place last autumn. The new 'explorer dome' play equipment is due to be installed by the end of February and there is a follow-up report elsewhere on this agenda to seek the Committee's views on the specific location of the panna goals, so that these could also be fitted next month. A 3-week consultation of the skate park proposals was run last November/December: the feedback is being considered with ward councillors so the project appraisal can be finalised and so that the skate park can be completed by the end of April 2014.

c. Conversion works have begun on the community room at Princess Court/Hanover Court, with completion expected this spring.

3.3 Before looking at the six project options in Section 4, there are a number of background issues to take into account relating to the decision-making process, the availability of devolved funding and projects on the 'on hold' list of the Council's Capital Plan.

3.4 **Process:** For the second round, the two-stage process of short-listing and priority-setting was mapped out in a report to the Environment Scrutiny Committee last June, and this applies to all four area committees. The key points of this process are that:

a. each area committee has been asked to set as many second round priorities as it has wards (not necessarily one per ward) and, if applicable, an additional grant-funded priority to be delivered by a local community group;

- b. officers would recommend that devolved project priorities draw on a range of different contribution types to help make sure that contributions with expiry date conditions can be used on time;
- c. at the same time, area committees may wish to defer using up all the funding available in particular contribution types in order to leave some for future priority-setting rounds or allow more to accrue so that more larger projects can be undertaken in future.

3.5 The guidance on devolved decision-making has also highlighted that a project can only be taken forward where:

- a. there is sufficient developer contributions funding already available in the relevant contribution types;
- b. there is sufficient officer capacity to take forward project development, appraisal, procurement and delivery in the context of the overall programme of strategic and area priority projects;
- c. it is formally agreed as a priority (eg, by the Area Committee or relevant Executive Councillor, as appropriate).

3.6 **Devolved funding:** Drawing on the analysis of available devolved funding as at late August 2013, last September’s Area Committee took on board potential constraints as to which short-listed options or combinations of projects could be afforded. Over the last four months, some of these funding pressures have been eased.

**Table 1:** Devolved developer contributions available to South Area (as at late December 2013; figures rounded down to nearest £25k)

Contribution type	£	Change since Sept ‘13
Outdoor sports	£375k	Up £225k
Community facilities	£200k	Up £75k
Play provision	£175k	Up £150k
Informal open space	£175k	No significant change
Indoor sports	<£20k	No significant change
Public art	<£10k	No significant change
Public realm	£0k	No significant change

3.7 The main reasons for these changes are as follows.

- a. Following the decision made by the Executive Councillor for Community Well-being last October to discontinue the Newtown Community Development Capital Grant Programme, the remaining community facilities contributions in that programme have been returned to the relevant area and city-wide funds.

- b. Some new contributions have been received from developments in South Area which have reached their trigger points for payment.
- c. A review of existing allocations of developer contributions to current projects has found ways to optimise the levels of devolved funding in line with S106 agreements and relevant conditions. For the South Area, this has freed up considerable amounts of developer contributions for outdoor sports provision.

3.8 **Other projects:** Beyond the local priorities via devolved decision-making, there are other developer contribution-funded projects in the South Area. These include the recently completed strategic priority project (benefitting more than one area) for the phase 3 development at the Centre at St Paul's. In addition, there are two projects in the South Area on the 'on hold' list of the Council's Capital Plan.

- a. An overall project appraisal covering phase 2 of the grounds improvements for Cherry Hinton Hall was approved in January 2012 and £400,000 of informal open space contributions are allocated to this phase. As reported to the Environment Scrutiny Committee last October, whilst bids for further third party funding are made, a prioritised programme is being developed to enable key grounds improvement schemes to be developed, appraised and delivered in the medium-term: a series of smaller, discreet projects (in place of the current 'on hold' item) are likely to return to the Capital Plan over the next few years.
- b. As mentioned in the report to this Area Committee last September, the pavilion at Nightingale Avenue Rec Ground is also on the 'on hold' list of the Capital Plan because the funding needed for this project is not yet due to be paid. It has been long understood that this project would be part-funded from community facilities contributions from the Bell School development (06/0795/OUT), which are still awaited. Whilst the prospect of development (subject to planning approval) is still some way off, a Reserved Matters application for this site was received last autumn and it will be interesting to see how this progresses over the coming year.

#### 4. **CONSIDERATIONS OF THE SHORT-LISTED OPTIONS**

4.1 Over the last four months, further information and analysis about the short-listed project options has been compiled. Table 2 on pages 5 - 6 provides a summary of each of the six options Appendix B sets out the project profile provided by Cherry Hinton Baptist Church for Option A. Alongside this, Appendix C features extracts of information and consultation feedback on other short-listed options, which was included in the report to the Area Committee last September.

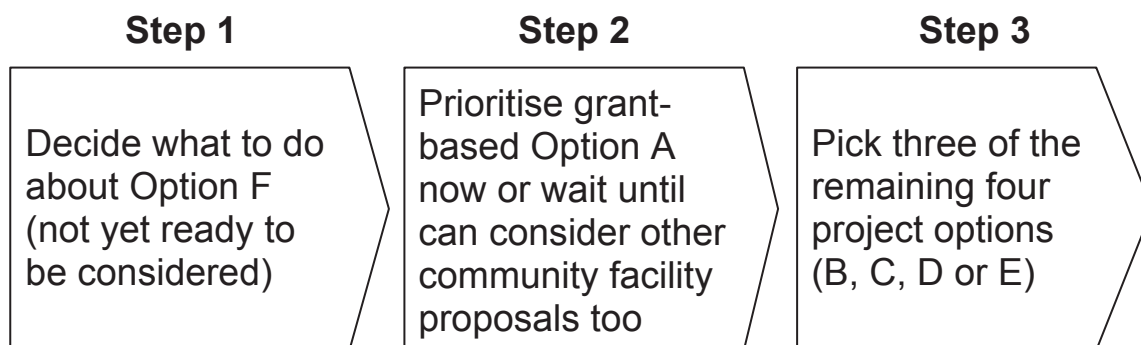
**Table 2:** Summary of the South Area short-listed options

	<b>WHAT THE PROJECT ENTAILS</b>	<b>BENEFITS / IMPACT</b>	<b>ISSUES TO CONSIDER</b>
<b>A.</b>	<p><b>Refurbish centre at Cherry Hinton Baptist Church:</b> Includes new kitchen, toilets, hall flooring, disability access, fire exit and gate. Likely cost: up to £63k community facilities contributions.</p>	<p>Improved access and facilities for both existing &amp; new users/community groups. Could help to offset the local impact of the possible closure of the British Legion centre.</p>	<p>Would need planning permission. Officers would suggest a greater allocation (10% more) than sought by the Baptist Church to allow for possible higher than expected costs.</p>
<b>B.</b>	<p><b>Extend Trumpington Bowls Club Pavilion:</b> Improved facilities to host larger bowls events and enable carpet/short mat bowls during winter. Likely cost: £55k outdoor sports &amp; £15k indoor sports contributions.</p>	<p>Improved bowls provision in the south of the city, which no longer has a bowls club in Queen Edith's ward.</p>	<p>The pavilion is council-owned so it would not be a grant-based project. Officers no longer consider the option suitable for community facilities funds given the proximity of King George V pavilion &amp; other nearby halls.</p>
<b>C.</b>	<p><b>Junior scooter park for pre-teens and trim trail at Accordia:</b> The scooter park would be a low-level concrete structure where children under 10 can use their scooters in a safe space: Designs have already been developed, so this could be delivered in 5-6 months. Likely cost: £30k play provision contributions. A trim trail could be similar to the one recently installed at Nightingale Ave. Rec Ground. Likely cost: up to £20k informal open space contributions.</p>	<p>The junior scooter park is seen as a safer and more appropriate place for children's play (preventing what has been described as undesirable play on streets), which could promote greater community cohesion.</p> <p>The trim trail equipment is free to use, promotes good health and increases mobility and physical activity.</p>	<p>Two related proposals have been combined as one option, though could be located separately. ACRA's particular priority is the scooter park. Local children have already submitted a petition to the Area Committee to highlight their support for the scooter park (see Appendix C). Local consultation would be needed on both schemes, not least on the trim trail location. The trim trail selection &amp; equipment could be straightforward.</p>



	<b>WHAT THE PROJECT ENTAILS</b>	<b>BENEFITS / IMPACT</b>	<b>ISSUES TO CONSIDER</b>
<b>D.</b>	<p><b>New or refurbished pavilion at Cherry Hinton Rec Ground:</b> Officers advise that refurbishments to the existing pavilion (including energy efficiency/thermal upgrades) would suffice here. Likely cost: £60k-£100k outdoor sports contributions.</p>	<p>Much improved changing facilities. Would meet local needs, which has been highlighted in consultation/workshop feedback from Cherry Hinton Lions FC and Cherry Hinton Residents' Association.</p>	<p>Officers are due to meet representatives from Cherry Hinton Lions FC this month to discuss what types of improvements would be particularly welcome both here and at Nightingale Avenue Rec Ground.</p>
<b>E.</b>	<p><b>Basketball court or MUGA at Cherry Hinton Rec Ground:</b> Such facilities tend to cost in the region of £75k-£95k.</p>	<p>Whilst this would be additional sports provision, there are questions about how far this is needed given the indoor facilities at the Village Centre and on-going improvements to the Recreation Ground, including the play area, panna goals and skate park.</p>	<p>Whilst this suggestion was made via the South Area workshop in autumn 2012, no additional comments in support of this proposal came forward in the refresher consultation last summer.</p>
<b>F.</b>	<p><b>New pavilion at Nightingale Avenue Rec Ground:</b> Given new demands for sports provision arising from the Bell School development, officers see a strong case for a new pavilion here. As well as providing improved changing facilities, there have been calls for it to include community meeting space, possibly a community café. Likely cost now £300k-£400k (possibly 50:50 outdoor sports:community facilities).</p>	<p>Would meet the growing demand for more and improved local sports and community facilities provision in the context of local housing growth. Much local support for the proposals. Cherry Hinton Lions FC make use of the sports pitches at Nightingale Avenue Rec Ground as well as Cherry Hinton Rec.</p>	<p>See paragraphs 3.7a and 4.3. The local design proposals for a pavilion that emerged some years ago need refreshing given changing needs, expectations and assumptions about the running of community facilities. It may also be worth exploring other funding sources (eg, Football Foundation) to help make devolved contributions go further. Would need planning permission.</p>

- 4.2 Building on this summary, this section now considers three main steps to whittle down the six project options to the three (or four, as appropriate) local priorities.



- 4.3 **Step 1:** Given the strong implicit connection between the development and the ‘on hold’ project (not least, proximity), planning officers have advised that a new pavilion at Nightingale Avenue Rec cannot be taken forward fully until community facilities contributions are received from the Bell School development. Whilst there may still some way off, recommendation 2.2 has been put forward to develop and consult on proposals in the intervening period.
- It is also important to highlight that further investigation of the intended use of contributions (for the Southern Fringe growth sites), earmarked at around the time of the Bell School S106 agreement a numbers of years ago, means that no outdoor sports-related contributions are going to be available from Bell School for a new pavilion at Nightingale Avenue Rec Ground. This makes the updated analysis of the availability of devolved outdoor sports contributions in Table 1 even more important.
  - A needs-based analysis to support proposed uses of a new pavilion is going to be particularly important in the financial context facing the council. It is very unlikely, for example, that the Council would have the resources to run a community café: it would either need to be offered to voluntary organisation to run or alternative arrangements for refreshments might need to be considered.
  - The timescales and approach to this scoping and feasibility stage will also need to take account of staffing capacity constraints, not least in Community Development. It is also important to point out that, if for any reason, the feasibility work did not culminate in project delivery, the costs of these preparations could not be met from developer contributions.
- 4.4 **Step 2:** There is only one grant-based project option on the short-list. Whilst further comments on the project profile from Cherry Hinton Baptist Church for the proposed refurbishment its family centre are

awaited from Community Development, initial indications are that these proposals could be suitable project for the Area Committee to consider as a local priority.

- a. At the same time, attention is drawn to the advice in paragraph 3.3, that an area committee may wish to defer using significant amounts of particular contribution types so that there is sufficient funding available for possible future projects or until such a time as it able to consider a number of grant-based options side-by side.
- b. Over the last month or so, fresh enquiries have been made by Cherry Hinton Residents Association over the availability of funding of phases 2 and 3 of the community centre for Cherry Hinton. There has been some suggestion previously that this might cost in the region of £150,000-£200,000. In addition, Queen Edith's Chapel has been in touch recently to see if it could access any capital funding to improve its kitchen (initially) with possibly other improvements at some point.
- c. In the context of the proposals for Cherry Hinton Baptist Church's family centre and the proposals for a separate community centre for Cherry Hinton, the Area Committee may wish to take a view about how best to ensure that priority-setting of either or both of these proposals would address local need and make effective use of the devolved community facilities contributions available to the Area.
- d. That said it is important to highlight that, if the Area Committee was to decide to prioritise a grant for the family centre refurbishment now (as part of the second round), this would still leave around £150,000 of community facilities contributions in the South Area devolved fund for other projects – and further community facilities contributions are likely to accrue to this fund in the coming months and years.
- e. It is also worth noting that, as part of the 'refresher' consultation on the list of project ideas last summer, Cherry Hinton Residents Association commented on the Baptist Church proposals, "Wholeheartedly support. This was a very modest proposal put forward by Rev. Nic Boynes and would support some excellent work being undertaken by the Baptist Church including provision of free lunches to those in need, hosting Cherry Hinton's only youth club, and hosting the local Credit Union. A very worthwhile initiative."

4.5 **Step 3:** In common with the approach to the reports to the other area committees, paragraph 3.3a of this report has highlighted that "each area committee has been asked to set as many second round



priorities as it has wards and, if applicable, an additional grant-funded priority to be delivered by a local community group. This means that whether, or not the South Area Committee chooses to identify a grant-based local priority at this stage, it can (only) identify three other priorities. Officers have worked hard to apply the guidance about the number of local priorities allowed consistently across all areas in order to ensure fairness.

- 4.6 In the context of recommendation 2.2 (to earmark up to £200,000 of outdoor sports contributions to Nightingale Avenue Rec pavilion), this would mean that there would then be around £175,000 left in the devolved outdoor sports contributions fund for the other sports-based options (B, D and E). Based on the current cost estimates, this means that there would not be enough to fund all three of these (which, at the maximum of the cost estimates, come to £250,000).
- a. It is for the Area Committee to reach its own view on the merits of each option. From the perspective of process, officers would only add that the Area Committee may wish to consider prioritising two of these three options involving outdoor sports contributions and also prioritise the Option C relating to the junior scooter park and trim trail proposals at Accordia (involving informal open space and play provision contributions). This would also have the benefit of enabling the Area Committee to make use of developer contributions from a range of different categories, as suggested in paragraph 3.3b.
  - b. Alternatively, if the Area Committee wishes to prioritise all three of Options B, D and E (not Option C), it may be possible to reduce the value of each of the outdoor sports allocations slightly for these projects (as well as the earmarked amount for the pavilion at Nightingale Avenue Rec) in order to work within the overall amount of outdoor sports contributions available in the South Area devolved fund.

## **5. NEXT STEPS**

- 5.1 Following the setting of the Area Committee's second round priorities, and as first round priority projects are completed, council officers will take forward local consultations on the new priority projects, as appropriate, and develop project appraisals.
- 5.2 These appraisals will provide more details about the project proposals and will highlight any particular implications (including any revenue implications). Depending on the size of the projects, the appraisals will either be reported to the Area Committee for approval

(if above £75,000k) or for sign-off by the Area Chair, Vice Chair and Opposition Spokes (if below £75,000).

- 5.3 As a consistent message to all area committees, if it becomes clear by next Spring that some projects within an area committee's second round priorities are straightforward to deliver and there may be scope for more second round priorities to be taken forward within available resources and staffing capacity, there may be an opportunity for a follow-up priority-setting report to that area committee next spring or summer.

## 6. IMPLICATIONS

- 6.1 **Financial implications:** The importance of ensuring that local priorities are affordable within the devolved contributions available has already been stated in paragraph 3.5. This has been reinforced by the update on the availability of devolved funding in Table 1 and the commentary in Section 4. The role of the project appraisal process in identifying any revenue implications for the Council arising from running and maintenance costs of prioritised projects has been mentioned in paragraph 5.2.
- 6.2 **Staffing implications:** The number of local priorities which each area committee is invited to identify principally reflects the need to make sure that the overall programme of local and strategic priorities across the council is manageable and achievable within the staffing capacity available.
- a. This has been addressed in paragraphs 3.4-3.5. Staffing capacity constraints in relation to the development of proposals for the pavilion at Nightingale Avenue Rec Ground are also mentioned in paragraph 4.3.
  - b. A delicate balance has to be maintained across all area committees to safeguard this fundamental principle which is crucial to delivering local and strategic S106-funded projects across Cambridge. At the same time, paragraph 5.3 reflects officers' commitment to enable area committees to take forward as many priority projects as possible.
- 6.3 Equality and environmental impact assessments and community safety implications will be addressed for prioritised projects as part of the project appraisal process.

## 7. CONCLUSIONS

- 7.1 Whilst this report is focussed on the second round of priority-setting (and the process that this involves), the reason why we are doing this

is to help take forward and deliver S106-funded projects that help to address the impact of development in Cambridge and make a difference to local communities. The Developer Contributions web page (see below) features an up-to-date list of projects that have been and are being delivered as well as photos of some recently completed projects that have been funded by developer contributions.

## **8. APPENDIX**

- A. Recently completed local priority projects in South Area
- B. Project profile from Cherry Hinton Baptist Church about the proposed refurbishment of the family centre (Option A)
- C. Extract from Area Committee report (September 2013): consultation feedback on short-listed options

## **9. BACKGROUND PAPERS**

The following papers on devolved decision-making and developer contributions were used in the preparation of this report.

- Report to South Area Committee, 16/9/2013
- Report to Environment Scrutiny Committee, 11/6/2013
- Report to Environment Scrutiny Committee, 8/10/2013
- Report to Community Services Scrutiny Committee, 10/10/2013
- Cherry Hinton Hall grounds improvements project appraisal reported to Community Services Scrutiny Committee (as part of budget report) on 12/1/12.

Other background information can be found on the Council's Developer Contributions web page ([www.cambridge.gov.uk/S106](http://www.cambridge.gov.uk/S106)).

To inspect the background papers or if you have a query on the report, please contact:

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## Recently completed local priority projects in South Area

### Cherry Hinton community hub: phase 1 (at the library)



### Nightingale Avenue Rec outdoor gym equipment and trim trail



## **Project profile from Cherry Hinton Baptist Church about the proposed refurbishment of the family centre (Option A)**

### **What the Family Centre provides**

1. The Family Centre, owned and run by Cherry Hinton Baptist Church (CHBC), is a community hub with meeting rooms and catering facilities. It is regularly used by Mother and Toddler groups, the village's only youth group, senior citizen friendship groups and a credit union, regularly serving over 220 people of all ages.
2. The Centre's activities aim to support local people many of whom are trying to cope with problems and disadvantages (e.g. isolation, ageing, bringing up children as a single parent, youth boredom and disaffection, learning disability, physical disability and financial hardship). The groups are run with little or no cost to the users making the centre and its activities accessible to local people. Other community groups use the centre on an occasional basis.

### **What we would like to provide**

3. We would like to offer a modern facility with easy access, comfortable and safe play areas and modern catering facilities. All groups that currently use the centre will benefit from the work proposed here. The improved access and facilities will encourage more community groups to make regular use the centre as well.
4. It is the desire of CHBC to be able to expand our activities to help more people, particularly those that are at a disadvantage (physically, financially and socially). At present we are partly limited because our current facilities do not cater well for those with physical disabilities or for large numbers. This would be addressed with improved access to the building and toilet facilities.
5. We would also like to encourage more external groups use the Family Centre. The new facilities would make the centre a more suitable, accessible venue. Our lettings charges are competitive but available facilities fall behind those of other local venues. The improved facilities would mean we would be able to offer comparable facilities to other local venues but at less cost, helping those groups and people that are financially disadvantaged.
6. The British Legion centre, just down the road from the Family Centre, is up for sale. If it is sold and redeveloped then groups that have been

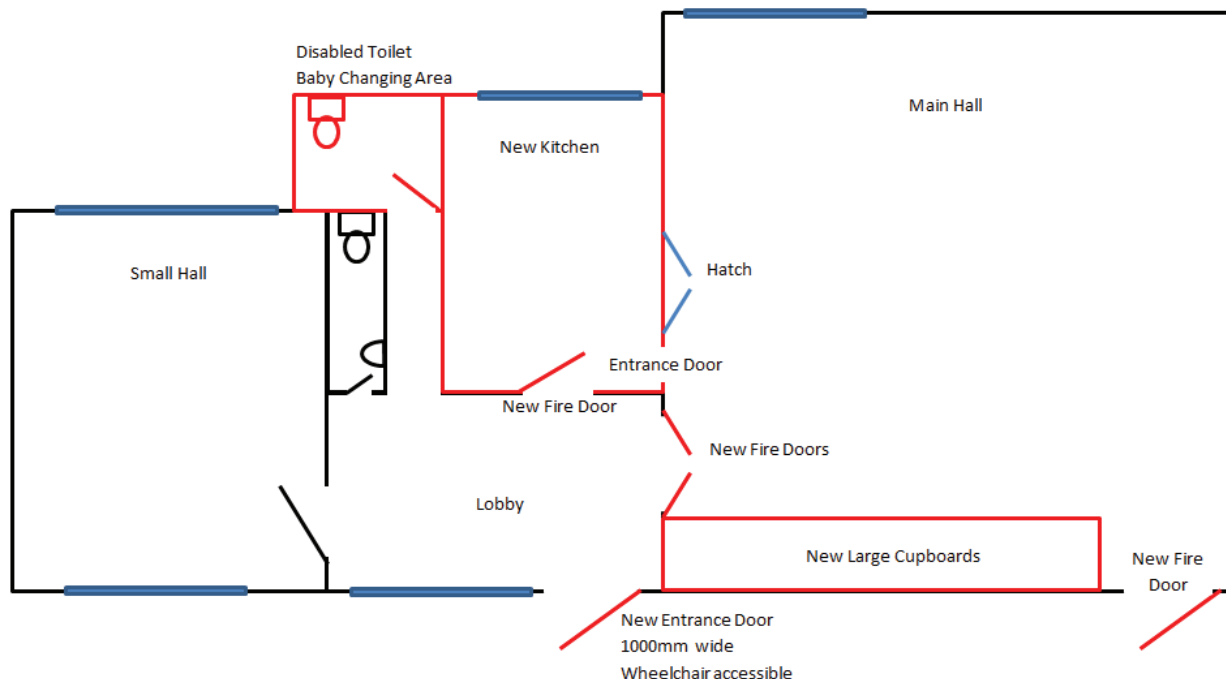


using it will need somewhere else to meet. The improved facilities, particularly the improvements to the main hall and the toilets will make the Family Centre an attractive alternative venue.

## Project Proposal

7. The centre was built in 1971 and no significant renovation work has been carried out since then. It is therefore greatly in need of upgrade and improvement work to bring it into line with current standards and regulations. These proposals address a significant part of the work.
  - a. **Installation of a gate at the entrance to the Family Centre to improve child safety.** Parent and Toddler groups use the car park area as an outdoor play area. There is no gate across the access road, children are currently contained using makeshift barriers which are not satisfactory. A gate would create a safe environment for the children to play. At other times it would provide added security.
  - b. **Installation of a new front door to allow wheelchair access and improve fire safety:** The front door has a high threshold and temporary ramps are used when needed( at least weekly). This is inconvenient, laborious and a safety issue. A wide, low threshold front door will make wheelchair and buggy access much easier.
  - c. **Installation of a modern kitchen to improve the catering facilities:** The kitchen is old and in need of renovation to bring it up to current standards. A modern kitchen would vastly improve the provision of catering services (ranging from refreshments to full meals for 40+ people). A new kitchen would make these events easier, hopefully leading to more being held. Feedback from events where food, and in particular, full meals have been served is always positive from those receiving the meal, but those working in the kitchen require a modern facility.
  - d. **Improvements to the main hall including a second fire exit, new hard-wearing floor and storage:** The number of people using the Centre demands a second fire exit. A hard floor is more suitable for all the activities that currently take place in the main hall (it is currently an old, worn, torn, carpet). The fire door will necessitate some work on the flooring
  - e. **Installation of disabled toilets and baby change facilities:** There is no disabled toilet. The current toilets are narrow and cannot accommodate a wheelchair. There is also no permanent or private baby-changing facility, a major omission given the number of young children that use the Centre. Every group that uses the Centre would benefit from these improved bathroom and sanitary facilities. This work requires an extension to the current building

## Proposed layout (not to scale)



## Project Management

8. A volunteer project manager was appointed in October.
9. Initial consultations with group leaders, and centre users have taken place and an initial works list has been developed. This is being developed into definitive plans over the next 2-3 months. Initial quotes for the work have been received, these are being considered.
10. Planning permission may be needed for the disabled toilet extension. This is being investigated.
11. It is hoped that all work would be completed in 2014.

## Costs

12. The five areas of work have been costed separately. All work is needed and it would be fantastic if all of it could be funded. Each block could be individually funded if full funding was not possible. Preliminary quotes for all the works have been received. These have been used as a basis for the costs outlined below. The works are listed in priority order.

a.	Gate	£1,200
b.	Front door	£3,100
c.	Kitchen refurbishment	£19,000
d.	Main Hall (fire door, floor and storage)	£12000
e.	Disabled Toilet (including extension)	£22000

13. The project can only go ahead with funding from an external source. Cherry Hinton Baptist Church does not have sufficient funds to carry out the work that is required on the Family Centre. The church members are willing to give a great deal of their time as volunteers in the Centre but unfortunately are not in a position financially to raise enough money for the renovations. No other grant applications have been made.
14. Running costs are currently met by Cherry Hinton Baptist Church. It is anticipated that costs will not significantly change, and that CHBC will continue to meet them. These improvements will not affect the amount charged for attending any of the groups currently run.
15. We have a contingency fund that currently holds about £2100, however this fund is used to cover on-going maintenance of the Family Centre as well. We may be able to use loans from members of the church to cover small amounts. Church Members are willing to give up their time to help with 'work parties' to do some of the work, depending on the skills available.

## **Extract from Area Committee report (September 2013): Consultation feedback on short-listed options**

### **OPTION B: EXTEND TRUMPINGTON BOWLS CLUB PAVILION**

**Trumpington Bowls Club:** If we were fortunate enough to be selected, we could extend the Pavilion by at least half again (on unused wasted area) and, with removal of some internal walls, the space could be better used. This could encourage carpet/short mat bowls to the area over the winter. This is a fast growing game, and could be of interest to Trumpington and surrounding area. We would also be offering an alternative venue available for the wider community, when not in use for bowls. We have tried for improvements/alterations over the last 3 years, funding being the stumbling block. We would be looking at approx. £50k-70k.

We have already been used in the past by the Allotment Society, and the Sewing Group. Trumpington Pavilion and the Village Hall are well used and not always available.

The club has a reasonable compliment of members and are involved with other clubs across Cambridgeshire to participate in the game, on a home and away basis. We play in four leagues with a possibility of another. We have disabled facilities and a disabled bowling chair.

With the 4000+ housing development in the immediate and surrounding areas, we foresee an increase of members to us, and also more need of alternative venues for use. Unfortunately, the size of our existing Pavilion is becoming noticeably smaller to accommodate some events. We have had to regrettably decline a request from Bowls Cambridgeshire to host an event for this reason at this time.

**Trumpington Residents' Association:** We support the Bowls Club in its bid for funding to extend the club. As the club has recognised, the growth in the population in the Southern Fringe in the next few years will bring in thousands of new residents who are potential users. If the facilities could be upgraded and extended this would be of considerable benefit. We understand that the club is very positive about the facilities being made available to the local community. There is the advantage that the club is alongside Trumpington Pavilion, with the opportunity for the two venues to work more closely together.

**Officer notes:** This is a city council-owned building with a peppercorn lease. Feasibility work and some costings been carried out by Bowls Club Members. If extended, it could be used for wider community use. Could be taken forward in 2014. From a sports perspective, this proposal would be

good, given the size membership of the club in relation to its small pavilion. It should also be noted that the demand for Trumpington Bowls Club has increased as there is no longer a bowls club at Nightingale Avenue Recreation Ground. Provision for bowls has not been covered in the planning obligations for the developments on the Southern Fringe of Cambridge.

## **OPTION C: TRIM TRAIL AND JUNIOR SCOOTER PARK FOR PRE-TEENS AT ACCORDIA**

### **Junior scooter park**

**Accordia Community and Residents Association:** With the cooperation of City Council Officers, a group of Accordia residents (including the potential users) have developed a proposal for a safe, non-intrusive scooting park on Accordia for pre-teenage children, which meets S106 criteria and for which a location and designs have already been identified by council officials. This would:

- a. *meet a clearly-expressed community need and promotes community spirit.* The petition, drawn up by the children themselves, shows that it is what they want. Not only is scooting popular with them, it is ideal as safe and healthy active play for pre-teenage children (in line with the Council's 2009/13 Sports Strategy). It brings together children from all the housing types across the site, and recognises the place of young people as part of the wider community.
- b. *promotes a safer environment.* Because of the absence of private gardens, children on Accordia use the roads and open spaces for recreation and play. But the residential streets are not safe. There are many car movements and much parking (uncontrolled and frequently illegal and inappropriate) which can block sight lines particularly on corners and crossing places. A dedicated scooting area would separate play from hazardous areas.
- c. *meets the central S106 criterion.* It responds directly to planning decisions which have created a new and mixed community, and which have put pressure on road use.
- d. *is clear and ready to implement.* Before the current arrangements for deciding on the use of developer contributions were established, fruitful discussion with City Council officers led to the identification of a site (on the edge of the existing large playground, where planning permission will not be needed) and the development of possible designs by specialist consultants. The expectations raised by this progress were dashed when the new process slowed the decision-making process, only to be raised again by the article in the recent "Cambridge Matters."
- e. *is cheap.* Initial indications were that the cost would be under £20k.



Discussion among residents suggests that there would be strong support for it. But we assume that this would be subject to responses to a consultation exercise.

*Petition from young people from Accordia: signed by 23 children*

Petition to support the skate park we were consulted about.

The reason for us all getting together and signing a petition is because we were told about a small scooter/skate ramp that would be built, we waited and even helped with planning for it but sadly the progress suddenly stopped and nothing happened. We were looking forward to having somewhere to play and stay around instead of playing in the streets and so we decided to form a petition. All of the kids below who signed and more all want the skate park to be built. We want and need it to go ahead because:

1. It is dangerous for us to skate and scoot on the road
2. Neighbours get angry and threaten to call police when we scoot and skate outside their houses and so we are stopped.
3. There are lots of us and we need somewhere safe to play instead of roads that have a constant flow of cars and bikes.
4. The area that the park was planned to be put in, is not being used and this is a very useful and helpful use for the area.

**Neighbourhood Manager, Wherry Housing Association: I**

wholeheartedly support this proposal. The scooter park would give our residents more of an opportunity for appropriate play within a designated area. It would encourage community cohesion and prevent undesirable street play which has sometimes been the cause of complaint by other residents.

**OPTION D: REFURBISHED PAVILION AT CHERRY HINTON RECREATION GROUND**

**Cherry Hinton Residents' Association:** Wholeheartedly support. The existing facilities are extensively used for weekend football by scores of teams and are in a very poor/dilapidated condition. This is a real priority for Cherry Hinton Lions FC and the Residents Association.

**Officer notes:** The pavilion certainly needs to be refurbished, but would question whether replacement with a new pavilion could be justified, particularly in the context of other proposals for the use of devolved outdoor sports facilities contributions.

- The level of use of this pavilion and the recreation ground is not changing in the same way as it could at Nightingale Avenue Rec.

- A refurbishment could make a significant difference to the pavilion inside and out. This could cost in the region of £60k-£100k and could be carried out in the short-term. The project brief could be developed once the amount of funding allocated to the project was known.
- A new, replacement pavilion could cost in the region of £250k-£400k. This would need to be a long-term project.

### **OPTION E: BASKETBALL COURT OR MULTI-USE GAMES AREA AT CHERRY HINTON RECREATION GROUND**

No comments received.

**Officer notes:** Could be useful. Could cost in the region of £75k-£90k and be carried out in the medium-long term, subject to planning permission. If both this proposal and a pavilion refurbishment were taken forward, there could be an opportunity to consider reconfiguring the site, so that a MUGA could be close to the play area.

### **OPTION F: NEW PAVILION AT NIGHTINGALE AVENUE REC GROUND**

**Resident:** This proposal is welcome. It should include facilities for community meeting and information sharing as well as educational materials dealing with the park's unusual biodiversity. A coffee/tea shop in the pavilion would be welcome subject to obvious restrictions concerning noise, litter etc.

**Queen Edith's Chapel:** Would support other community facilities project in Queen Edith's, particularly Nightingale Rec Pavilion.

Cllr Birtles: I would support a renovation of the Nightingale Rec Pavilion - possibly to include a community café. We have done a random straw poll whilst visiting the Recreation Ground. I think it would be a good idea (although appreciate the practicalities would need to be gone into).