

CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment

TO: West/Central Area Committee

7/1/2015

WARDS: Castle, Market, Newnham

S106 DEVOLVED DECISION-MAKING: GRANT APPLICATIONS

1. INTRODUCTION

- 1.1 Since the Area Committee briefing last October about the next S106 priority-setting rounds, local groups and organisations have submitted S106 grant applications for developing their sports and community facilities or small-scale public art projects. The application and assessment process is summarised in Appendix A. Overall, 30 applications have been received from across Cambridge, of which seven are for facilities or projects in West/Central Area.
- 1.2 Applications seeking strategic or city-wide S106 funding in the current (3rd) S106 priority-setting round will be reported to the Community Services Scrutiny Committee (CSSC) on 15/1/15: this includes six bids relating to West/Central Area - see Appendix B.
- 1.3 Grant applications seeking devolved S106 funding for local outdoor sports or community facilities are being reported to the relevant area committees between now and mid-February. There has been one application for community facilities funding from West/Central Area (from St Augustine's Church in Castle ward) - see Appendix C.
- 1.4 Whilst a grant application to support community use of new indoor sports facilities at King's College School will be reported to January's CSSC meeting, there is also an opportunity for the Area Committee to consider allocating devolved outdoor sports S106 funding as the facility would offer local schools and community groups in this Area access to the existing outdoor sports facilities there. Relevant excerpts from the full application can be found in Appendix D.
- 1.5 The next (fourth) S106 priority-setting round later in 2015 will also be open to proposals relating to a wider range of S106 contribution types (including informal open space, play provision for children and teenagers and public realm improvements) and proposals that could involve council project management and delivery.

2. RECOMMENDATIONS

The West/Central Area Committee is recommended to:

- 2.1 defer consideration of the S106 grant application from St Augustine's Church for a side extension to its main hall until the fourth S106 priority-setting round later in 2015 (paragraph 5.1 refers);
- 2.2 allocate £50,000 of devolved outdoor sports S106 funding (subject to project appraisal and community use agreement) towards the development of visitor changing rooms at King's College School's new sports centre (paragraph 5.2 refers).

3. BACKGROUND

- 3.1 New development and subsequent population increases create additional demands on local facilities. The council currently asks developers to pay S106 contributions in order to address that impact. More details, including information about the council's approach to S106 priority-setting and devolved decision-making to area committees, can be found on the council's Developer Contributions web page at www.cambridge.gov.uk.
- 3.2 Following a report to the Community Services Scrutiny Committee last October, it was agreed that the current (third) S106 priority-setting round should focus on grant-funding opportunities relating to the S106 contribution types for community facilities, outdoor sports, indoor sports & public art. Whilst all decisions on indoor sports and public art S106 contributions are now taken by the relevant Executive Councillors, area committees can decide whether to award S106 outdoor sports or community facilities grants in the current round and, if so, which eligible proposals to prioritise.
- 3.3 In late November 2014, the Minister of State for Communities and Local Government announced that S106 contributions should not be sought for sites of 10 homes or less (which have a maximum combined gross floor space of 1,000 square metres) and all residential annexes and extensions. New regulations are awaited, and the full implications will need to be assessed. For the time being, it is being assumed that this change is unlikely to impact on S106 contributions already received for developments already commenced, or to impact directly on this S106 priority-setting round. The implications of the announcement do, however, reinforce the message in the briefings to area committees last October – that S106 contributions are set to taper off and run down in future, and it is important to make sure that they are used to greatest effect.

4. UPDATE ON S106 FUNDING AVAILABILITY

- 4.1 The latest analysis of available S106 funding (as at December 2014) shows the following levels of unallocated S106 contributions in the West/Central Area devolved funds relevant to this third S106 priority-setting round (figures rounded down to the nearest £25k).

S106 contribution types	West/Central
Community facilities	£75k
Outdoor sports	£175k

- 4.2 Around £110k of the available devolved outdoor sports contributions have to be contractually committed by November 2017. Recommendation 2.2 would enable the Area Committee to allocate some of this now. It will, however, be important for further proposals for new or improved local outdoor sports facilities (primarily benefitting West/Central area) to be put forward for the next (fourth) S106 priority-setting round. At this (7/1/15) meeting, councillors may wish to discuss, in broad terms, the sorts of local proposals that they might be particularly interested to see coming forward.
- 4.3 The availability of devolved community facilities S106 funding reflects the fact that, in the second S106 priority-setting round, the Area Committee allocated £250,000 of community facilities contributions to St Augustine's church hall (phase 2) extension and upgrade (now completed) in Castle ward and St Mark's church hall/kitchen and lobby extension (due to be completed shortly) in Newnham ward.
- 4.4 An update will be given at the meeting of devolved S106 funding available to the Area under other contribution types (eg, informal open space and play provision for children and teenagers). Further information about S106 funding will also be reported in the 15/1/15 Community Services Scrutiny Committee report.

5. CONSIDERATION OF OPTIONS FOR GRANT-FUNDING

- 5.1 The grant application from St Augustine's Church for a side extension to the main hall (phase 3 of its development) can be found in Appendix C. The following assessment has incorporated comments from Community Funding & Development officers.

Overview: Not yet ready and not enough devolved funding available. Encourage an updated bid in the fourth S106 priority-setting round.

- a. Given that there is only around £75k in the West/Central Area devolved fund for community facilities, there would not be enough in the pot for this bid to be considered yet.
 - b. The application makes clear that the side extension project is dependent on fund-raising in 2015. It would be helpful for the church to re-apply for S106 funding next summer, by which time it could provide an update on progress being made.
 - c. Community facilities are being built as part of the North West Cambridge development.
 - d. If this side extension proposal is prioritised in due course, it should be conditional on St Augustine's agreeing to run the community rooms at Darwin Green: this could encourage integration between new and existing communities (and has also been suggested to St Augustine's Church).
- 5.2 The (shortened) King's College School grant application – focussing on the opportunity to allocate some devolved outdoor sports funding – is set out in Appendix D. The Recreation Services Manager takes the view that the primary benefit of having access to the school's outdoor sports facilities would be enjoyed by local schools and groups in the West/Central Area, hence the reason why this element is being reported to this Area Committee.

6. IMPLICATIONS

- 6.1. **Financial implications:** General funding constraints have been highlighted in paragraph 3.3 and in section 4 of this report. For S106 grant-funded projects, grant recipients would be responsible for the running/maintenance costs of their projects.
- 6.2 In terms of the recommendation to defer consideration of the latest St Augustine's Church grant application, please note that:
- a. The Area Committee is under no pressure to allocate its devolved community facilities S106 contributions in the current S106 priority-setting round. All the current unallocated devolved S106 contributions have been received in the last three years. There are no expiry dates for devolved S106 community facilities contributions for West/Central Area until 2022.
 - b. Whilst it is likely that further community facilities contributions will be received from developments in West/Central Area over the next nine months or so, there is no guarantee that the levels of community facilities S106 funding in the devolved West/Central fund will reach £100,000 by next autumn. Around £20k has been added to that devolved fund within the last twelve months.

- c. It is possible that other local community facility improvement proposals may come forward in the fourth round. If so, this could present the Area Committee with some difficult priority-setting decisions next autumn.

6.3 **Staffing implications:** Community Funding and Development officers will keep in contact with St Augustine’s Church about its proposals. Local groups and residents are likely to be invited to put forward ideas and proposals for local community facility improvements in early summer 2015, as part of the fourth S106 priority-setting round process.

6.4 **Equal opportunities implications:** An updated Equality Impact Assessment on the S106 priority-setting process was reported to the Community Services Scrutiny Committee last October. The issues it raised – about the availability of S106 funding for the fourth round - are reflected in the paragraph above.

7. BACKGROUND PAPERS

7.1 These background papers on the S106 devolved decision-making process were used in the preparation of this report:

- “S106 devolved decision-making: taking stock and moving forward”, report to West/Central Area Committee, 29/10/2014.
- “S106 priority-setting and devolved decision-making”, report to Community Services Scrutiny Committee, 16/10/14.
- Written statement to Parliament by Minister of State for Communities and Local Government (28/11/14):
<https://www.gov.uk/government/speeches/small-scale-developers>

7.2 Further information (including S106 grant applications, priority-setting reports to area and scrutiny committees, photos of completed projects and links to web pages about the Community Infrastructure Levy and the Planning Obligations Strategy) can be found at the council’s Developer Contributions web page (www.cambridge.gov.uk/s106).

8. APPENDICES

- A. Applications from West Central Area to be considered for city-wide/strategic funding
- B. S106 grant application & assessment process
- C. S106 grant application from St Augustine’s Church
- D. Excerpts from S106 grant application from King’s College School

9. INSPECTION OF PAPERS

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

Author's Name: Tim Wetherfield
Author's Phone Number: 01223 – 457313
Author's Email: tim.wetherfield@cambridge.gov.uk

Applications from West Central Area to be considered for city-wide/strategic funding

The following applications will be reported to the Community Services Scrutiny Committee on 15 January 2015.

Applicant	Proposals for local projects
OUTDOOR SPORTS	
A1	Cambridge Canoe Club Additional boat and equipment store
A2	Cambridge Lawn Tennis Association Replace wooden framed office & coaching store
A3	Cambridge Rugby Club New changing rooms (to be available for use by sports group from local area and across Cambridge)
INDOOR SPORTS	
A4	King's College School Development of visitor changing rooms and adapting the Sports Centre so it is fully accessible for people with disabilities
PUBLIC ART	
A5	Newnham Croft Primary School Artist-designed stained glass windows for the school hall
A6	University of Cambridge Museums Twilight at the Museums – Light Installation

Please note that there are also a number of other applications that may be partly based in this Area or involve West/Central residents. This includes grant applications from: Cambridge Carbon Footprint, Cambridge Curiosity and Imagination, Cambridge Sculpture Trails, Collusion public art project 2015 and Cambridge Parnells Gaelic Athletic Association.

S106 grant-funding application & assessment process

1. Applications for S106 grant funding were invited from local groups and organisations between 7 November and 8 December 2014. This was publicised via:
 - a. area committee briefings;
 - b. local councillors making contact with local groups in their wards;
 - c. information on the Council's website;
 - d. news releases and posts on social media;
 - e. emails to local organisations who have contacted the council in recent months about S106 funding opportunities.
2. The application process has involved completing an initial two-page form, supported by guidance notes for applicants. Prospective applicants were invited to ask themselves five questions before filling in the form, in order to minimise the number of applications not be eligible or suitable for S106 grant-funding.
3. The following criteria have been taken into account in assessing each application (as mentioned at the foot of the application form):
 - a. whether it is eligible for S106 funding;
 - b. whether the proposed projects is feasible;
 - c. whether it is ready to be considered;
 - d. whether it is consistent with council policy (eg, the Sports and Physical Activity Strategy and/or the Anti-Poverty Strategy).

S106 grant application from St Augustine's Church

1. Organisation:	ST AUGUSTINE'S CHURCH
-------------------------	------------------------------

2. Project:	SIDE EXTENSION TO MAIN HALL
--------------------	------------------------------------

3. Which category does this proposal relate to?
COMMUNITY FACILITIES

4. Where:	RICHMOND ROAD CAMBRIDGE CB4 3PS
------------------	---------------------------------

5. Funding:	A. Estimated total capital project costs	B. Funding already secured for project	C. Amount of S106 funding requested
	£150,000	£10,000	£100,000

6. What is the purpose of your project proposal & what works would it involve?
The extension is needed to provide additional space for community events and meetings, partly to cater for expected additional demand from the Darwin Green development and partly from existing community users, of which there are currently almost 30 regular users.

7. Why is this project needed? How would it benefit city residents?
See para 6 above. We have already had s106 funding to help with the costs of phase 2 of the work at St Augustine's and this is now complete, providing additional space for storage and some meetings, and a newly revamped kitchen and toilet suitable for disabled people. Phase 3 to extend the usable space of the main Hall is needed to enable more people to attend community events, to give us more flexibility to arrange seating other than in a conventional cinema format, and to provide a new room to host small groups independently of the main hall. This would complete our project to provide the current and prospective community locally with an accessible and welcoming community centre and venue suitable for a wide range of activities. Completion of the two earlier stages in 2014 has already generated support for this last phase for which fund-raising is now underway.

8. What preparations are in place? What still needs to be done?	
a. Project management	In place: We have already managed 2 stages of the work during 2014 and would propose to adopt the arrangements successfully used this year for whenever we are ready to commission the new work. Next steps: review past arrangements and make minor adjustments to ensure tighter cost control and completion on time.
b. Local/ user consultation	In place: carried out as part of consultation on phase 2 (see [d] and [e] below.) Next steps: refine detailed design and internal decoration to ensure fitness for purpose.
c. Land ownership	In place: owned by St Augustine's Church
d. Project design	In place: submitted as part of original planning application. Next steps: See b above. Any modifications will be within the scope of the planning consent.
e. Planning approval	In place: Yes, approved.
f. Funding	In place: A Buy A Brick campaign is underway and has raised c£6 000 to date: this will be re-launched in the New Year with the help of hall users and others. Applications are also being made to other charitable funds, although the amounts available have been reduced since last year, and often require a substantive sum to be in place before the bids are considered. Of the £230 000 spent on phases 1 and 2, one third or c£75 000 was met by the church from reserves and current expenditure so work on phase 3 is dependent on fund raising during 2015. Next steps: further applications to be submitted and re-launch of local campaign

9. Any risks/potential negative impacts? How being addressed?
There will be disruption to Hall users during construction but these will be managed as with phases 1 and 2 (maximum use of the holiday periods and adapting hours of use etc). We shall also select the contractor with an eye on their track record in working with and around existing users.

10. Estimated project timescales		
a.	Anticipated project start date	July 2015
b.	Anticipated project completion date	October 2015

Excerpts from S106 grant application from King's College School

This is an edited version of a broader application from King's College School, which highlights those elements suitable for outdoor sports S106 devolved funding from the West/Central Area devolved fund. The full version (which seeks indoor sports S106 funding from the city-wide S106 fund) will be reported to the Community Services Scrutiny Committee on 15 January 2015. It will also be available on the Council's Developer Contributions web page (www.cambridge.gov.uk/s106) from early January.

1. Organisation:	KING'S COLLEGE SCHOOL
-------------------------	------------------------------

2. Project:	DEVELOPMENT OF VISITOR CHANGING ROOMS (Access to existing outdoor sports facilities)
--------------------	---

3. Which category does this proposal relate to?
OUTDOOR SPORTS

4. Where:	KING'S COLLEGE SCHOOL, WEST ROAD
------------------	----------------------------------

5. Project funding (overall scheme):	A. Estimated total capital project costs	B. Funding already secured for project	C. Amount of S106 funding requested
	£12,000,000	£6,500,000	£350,000

6. What is the purpose of your project proposal & what works would it involve?
Extract: The School would like to invite local primary schools, people with disabilities, local community and sports groups to use the new sports centre and its existing outdoor facilities.

7. Why is this project needed? How would it benefit city residents?
Extract: The visitor changing rooms will also allow community groups and sports organisations from across the City, including the charity Power2Inspire to access our outdoor playing fields

8. What preparations are in place? What still needs to be done?		
a.	Project management	In place: Mr Martin Mills from Savills in Cambridge has been appointed as Project Manager, and he reports to David Phillips, the School Bursar. Next steps: When we have the necessary funding in place we will go out to independent tender to select a suitable building contractor.
b.	Local/user consultation	In place: This has been undertaken with parents and the local community to support the planning application. Next steps: Ongoing communications to parents and to the community about the project as appropriate
c.	Land ownership	In place: King's College owns the land and has approved the development. Next steps: None
d.	Project design	In place: Completed through the planning process Next steps: None
e.	Planning approval	In place: Full planning approval September 2014 Next steps: None
f.	Funding	Already in place: £6.5 million is in place with the support of King's College and through reclaiming VAT on the project. Next steps: Raising £5m from a capital appeal and £500,000 through school fundraising.

9. Are there any risks or potential negative impacts? How are these being addressed?	
<ul style="list-style-type: none"> • Maintaining the School's splendid facilities with increased use – the School commits to a full cleaning and maintenance programme. • Bookings – there will be dedicated resource to manage bookings from the community including a direct dial number and email address. • Access - visitors to the centre who have a disability will be able to drive to within 20 or 30 metres of the entrance to the building and will then need to proceed by wheelchair if this is required. 	

10. Estimated project timescales		
a.	Anticipated project start date	July 2015
b.	Anticipated project completion date	August 2016