

CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment

TO: West/Central Area Committee

29/10/2014

WARDS: Castle, Market, Newnham

**S106 DEVOLVED DECISION-MAKING:
TAKING STOCK AND MOVING FORWARD**

1. INTRODUCTION

Following a report to the Community Services Scrutiny Committee on 16/10/14, the arrangements for the next S106 priority-setting rounds have been confirmed. There will be a short presentation to the Area Committee to outline the next steps and what this means for community groups and residents wishing to put forward proposals for new/improved facilities. The Executive Councillor for City Centre and Public Places expects to be able to attend. The Area Committee is not being asked to make any priority-setting decisions on 29/10/14.

2. RECOMMENDATIONS

The West/Central Area Committee is asked to note:

- 2.1 the arrangements for the third and fourth priority-setting rounds in 2014/15 and 2015/16; and
- 2.2 the progress being made on S106-funded projects prioritised by the West/Central Area Committee in 2012/13 and 2013/14.

3. BACKGROUND

- 3.1 The council asks developers to pay S106 contributions for new or improved facilities in order to address the impact of development. Over the last two years, the council has devolved to area committees decision-making over the use of devolved S106 contributions from planning approvals in their respective areas.
- 3.2 There have been two S106 priority-setting rounds in 2012/13 and 2013/14. During the last two years, the council has completed 36 S106-funded projects and another 35 are on-going: details for projects in this area can be found in Appendix A. An update on issues relating to the Rouse Ball Pavilion (a 1st round strategic project priority) is also set out in Appendix B.

- 3.3 The arrangements for future priority-setting rounds have been developed in the context of competing pressures: on the one hand, expectations for the area committees to be able to identify their next priorities; and, on the other, calls for the council to complete the S106 projects already identified before adding more projects (involving delivery by the council) to the Capital Plan.
- 3.4 As a way forward, it has been agreed that the next (third) priority-setting round (in late autumn 2014 and early 2015) should focus on projects (primarily for new/improved community and sports facilities) that can be grant-funded from developer contributions. Processing grants - for projects being taken forward by local community groups - involves much less officer time than projects being managed and delivered by the council. There will, however, be a wider (fourth) priority-setting round in 2015/16, when ideas for projects that could involve council delivery can be considered. The key features and processes involved in the next rounds are set out in Appendices C and D.
- 3.5 As further background information for future priority-setting rounds, ideas for new/improved facilities in the area, which were not prioritised in the second round, can be found in Appendix E.
- 3.6 In November 2014, local community and sports groups will be asked for their new or updated project proposals for which they would seek S106 grant-funding. More information about this exercise (including details of how much devolved funding is available to West/Central Area for community and sports facility contribution types) will be made available on the council's Developer Contributions web page in late October. For now, see the advice for consultees in Appendix F.

4. BACKGROUND PAPERS

The following papers were used in the preparation of this report.

- "S106 priority-setting and devolved decision-making", report to Community Services Scrutiny Committee, 16/10/14

This and other background information can be found on the council's Developer Contributions web page (www.cambridge.gov.uk/S106).

5. INSPECTION OF PAPERS

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

Author's name: Tim Wetherfield, Urban Growth Project Manager
Author's phone number: 01223 – 457313
Author's email: tim.wetherfield@cambridge.gov.uk

S106 projects: West/Central Area

CP ref.	Project completed in the last 2 years	£k S106
Projects agreed prior to 1st round S106 priority-setting		
SC492	Jesus Green play area	100-125
SC512	Hobbs Pavilion	225-250
1st round S106 priority-setting: strategic projects		
PR34b	Paradise local nature reserve (incl footpath sign-posts)	100-125
1st round S106 priority-setting: local projects		
PR33a	Benches in parks and open spaces	25-50
PR33b	Improved access to Midsummer Common orchard	<25
PR33d	Grant for community meeting space at Centre 33	<25
2nd round S106 priority-setting: strategic projects		
SC584	Parker's Piece lighting project	25-50
2nd round S106 priority-setting: local projects		
PR33e	Grant for community meeting space at Great St Mary's Church	50

1st & 2nd round projects were prioritised subject to consultation/appraisal, as appropriate. Assuming those still being appraised are approved, delivery is expected within the next 6-12 months, unless otherwise stated.

CP ref.	On-going projects	£k S106
1st priority-setting round: strategic projects		
PR34c	Jesus Green drainage (commenced October 2014)	100-125
PR34c	Cambridge Rules public art project	100-125
1st priority-setting round: local projects		
PR33c	Histon Road Rec entrances / public art	50-75
2nd priority-setting round: local projects		
PR33f	Histon Road Rec improvements (play equipment, seating, nesting boxes)	50-75
PR33g	Lammas Land solar studs (completion expected soon)	<10
PR33h	St Augustine's Church Hall extension	100
PR33i	St Mark's Church Hall extension	150

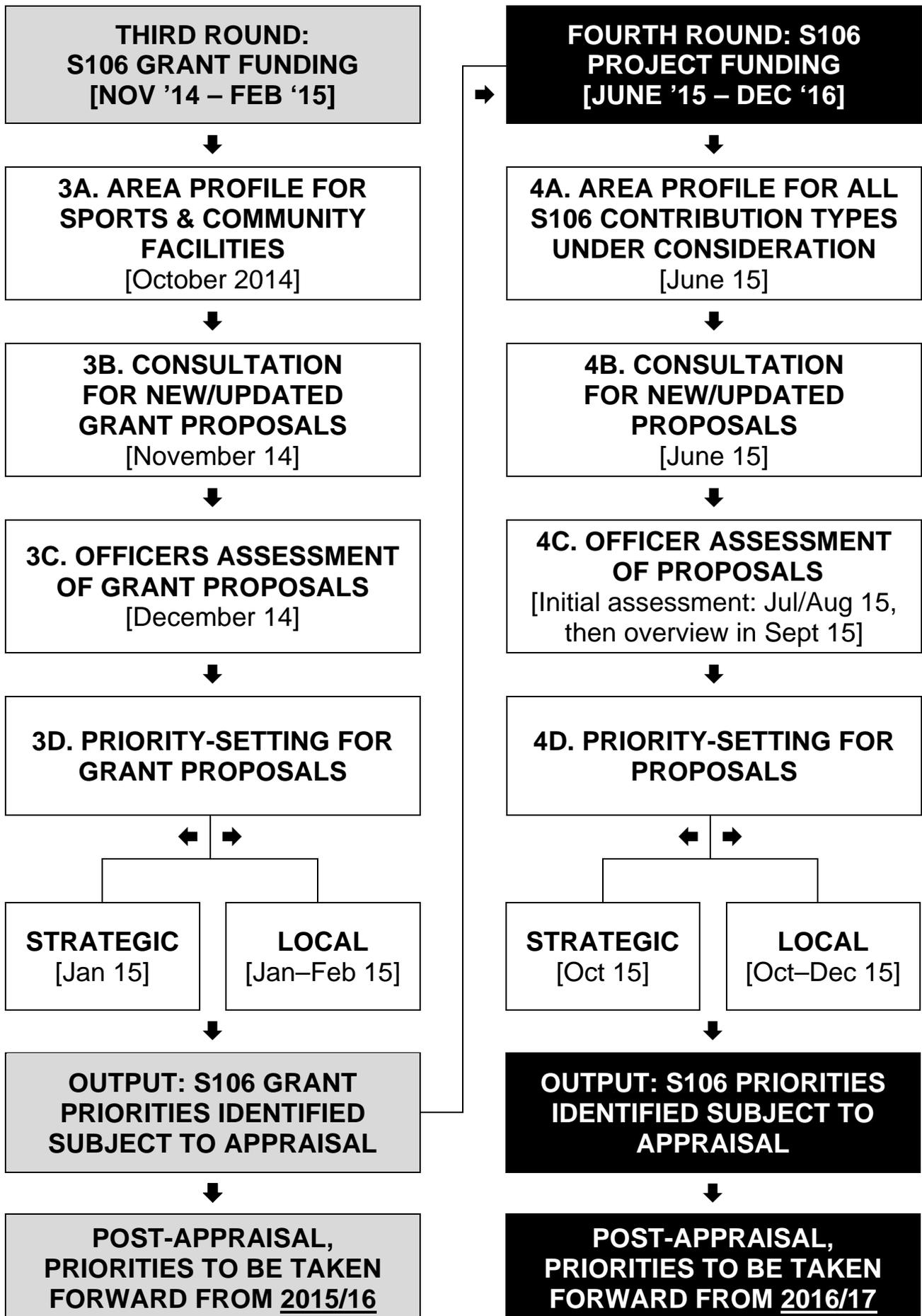
Rouse Ball Pavilion

1. This project was identified as a long-term strategic priority in the 1st S106 priority-setting round in January 2013. With more S106 funding added last autumn, £250k of S106 contributions are currently allocated (half community facilities and half outdoor sports contributions). These allocations are subject to a project appraisal which will flesh out the proposed purpose and features of the scheme in more detail.
2. The project is on the 'on hold' list of the council's Capital Plan, however, as the overall project is expected to cost £700k-£800k. Options are being explored to secure the necessary external funding.
3. The report to the Community Services Scrutiny Committee on 16/10/14 highlighted that officers are currently addressing a number of issues with the S106 allocations to this project in order to make sure that:
 - a. S106 contributions currently allocated to this project are reviewed so that any potential 'expiry date' issues, which might otherwise arise while waiting for the project to be fully funded, can be avoided; and
 - b. the purpose and key features of the project can be clarified with a view to meeting the eligibility criteria for different types of S106 developer contributions.
4. Keen to make sure that S106 developer contributions are used for their intended purpose and that risks are managed, officers presented the issues in the report to the Community Services Scrutiny Committee in good faith. Concerns have been raised, however, that the wording in the report gave the impression that a way out was being sought when there is a political will to keep the project going. Other sources of funding, including possibilities for unlocking other S106 contribution types, are being explored. Future management options (including the revenue implications) will also be considered more fully.
5. The Executive Councillor for City Centre and Public Places (Cllr O'Reilly) has offered to meet Councillor Reiner to explore possible ways forward. She also expects to be able to attend the Area Committee meeting to answer questions on this matter.

Appendix C: Next priority-setting rounds – key features

	3 rd round	4 th round
Focus on	Project proposals that can be grant-funded from S106 contributions	All proposals (either for S106 grant-funding or management/ delivery by the council)
Contribution types being considered	Those suitable for S106 grant funding: <ul style="list-style-type: none"> • community facilities • indoor sports • outdoor sports and • (possibly), public art – small-scale projects by local groups 	<ul style="list-style-type: none"> • community facilities • informal open space • play provision for children and teens • indoor sports • outdoor sports • public art • public realm
Area Committees will prioritise local proposals for:	<ul style="list-style-type: none"> • community facilities • outdoor sports facilities 	<ul style="list-style-type: none"> • community facilities • informal open space • play provision for children and teens • outdoor sports
Relevant Exec Councillors will prioritise proposals	Strategic proposals for: <ul style="list-style-type: none"> • community facilities • outdoor sports facilities <p>And all proposals for:</p> <ul style="list-style-type: none"> • indoor sports facilities 	Strategic proposals for: <ul style="list-style-type: none"> • community facilities • informal open space • play provision • outdoor sports <p>And all proposals for:</p> <ul style="list-style-type: none"> • indoor sports facilities • public art • public realm
Consultation	Primarily for local community groups with capital project proposals	Local residents and community groups
When	Consultation in November 2014 followed by priority-setting reports to area & scrutiny committees in January/February 2015	(Provisional) consultation in June '15 followed by priority-setting reports to area/scrutiny committees between Oct-Dec 2015
When could priorities be taken forward	From 2015/16 (depending on the readiness of grant-funded priority projects)	From 2016/17 (depending on the readiness of priority projects)

Appendix D: S106 priority-setting: 3rd and 4th rounds



Examples of local project ideas that were raised (but not prioritised) in the 2nd S106 priority-setting round

A local councillor has asked for this information to be included in this report as a starting point for thinking about new project ideas as part of the 3rd and 4th round consultation/bidding processes. In this context, please note the following points.

- a. The 3rd round consultation/application process in November 2014 will be focused on proposals from local groups seeking S106 grant-funding for capital projects (primarily for new/improved community & sports facilities and, possibly, some small-scale public art grants).
- b. The 4th round consultation, currently scheduled for June 2015, would be the main opportunity for local communities to put forward ideas for a wider range of new/improved facilities (eg, relating to play areas, open spaces, public art and public realm improvements).
- c. A breakdown of the devolved funding available to the West/Central Area Committee will be provided ahead of the 3rd round consultation. At this stage, please bear in mind that the Area Committee allocated £250,000 of community facilities devolved contributions to local community centre improvements in 2013/14, so there will be less funding in that category. At the same time, the detailed analysis is likely to show more than £200,000 of devolved funding available for outdoor sports facilities.
- d. Ideas for new or improved facilities do not need to be limited to updates on previous suggestions. New proposals would be welcome. Please see the advice for groups seeking funding in Appendix F.
- e. Some proposals could be considered for strategic S106 funding instead of, or as well as, local devolved funding.
- f. Key to contribution types: CF = community facilities; IOS = informal open space; PCT = play provision for children and teenagers; OSF = outdoor sports facilities.

	Proposal	Type
A.	Rebuild Newnham Croft scout hut (please note: this is a county council building)	CF
B.	Open spaces centre on Jesus Green/Midsummer Common	IOS
C.	Band-stand or performance area (with electricity supply) on Jesus Green	IOS

	Proposal	Type
D.	Lammas Land car park resurfacing & landscaping	IOS
E.	Play area in North Newnham (no specific location)	PCT
F.	More play equipment (eg, rope pulley) at Lammas Land	PCT
G.	More sports facilities for teenagers (more specific ideas needed, please)	OSF
H.	New multi-use games area needed in the area (more specific suggestions about location, please)	OSF
I.	Trim trail at Histon Road Rec Ground	IOS/OSF
J.	Trim trail (public use) around Cambridge Rugby Club	IOS/OSF
K.	3G pitch at Cambridge Rugby Club	OSF
L.	Upgraded changing facilities at Cambridge Rugby Club	OSF

Note: not all the suggestions made in 2013/14 are included in this list, given questions raised about eligibility for city council S106 funding or suitability (eg, concerns about proposed facilities reducing amounts of open space). The inclusion of proposals on this list does not confirm eligibility for S106 funding or officer views about the suitability or feasibility of possible projects.

Advice for local groups seeking grant-funding

In seeking project ideas for new/improved facilities in Cambridge, consultees are reminded that:

- a. developer contributions cannot be used for funding running costs or repairs or maintenance or projects outside the city of Cambridge;
- b. proposed new/improved facilities need to be publicly accessible (grant recipients have to sign a community use agreement);
- c. the more information that consultees can provide about their proposals the better (eg, what is proposed and where, how much it could cost, how it would benefit residents [including residents from disadvantaged wards], what preparations are already in place, how long the project could take and when it could be completed);
- d. the amount of developer contributions available is limited and it will not be possible to fund all the ideas received- tough priority-setting decisions will need to be made;
- e. groups seeking funding for new/improved facilities are encouraged to explore other funding sources and carry out fund-raising. As part of this, groups will need to make sure they can afford the running and maintenance of any new/improved facility that they are looking to develop.