

CAMBRIDGE CITY COUNCIL

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REPORT OF: Director of Environment

TO: North Area Committee

12/02/2015

WARDS: Arbury, East Chesterton, West Chesterton, King's Hedges

**S106 DEVOLVED DECISION-MAKING AND GRANT APPLICATIONS**

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**1. INTRODUCTION**

- 1.1 In 2012, the council devolved to area committees decision-making over the use of particular types of S106 contributions, which are collected to address the impact of development. The first two priority-setting rounds took place in 2012/13 and 2013/14. Section 6 of the report includes an update on on-going S106 projects.
- 1.2 The main focus on this report, however, is on the current (third) priority-setting round. This is aimed at S106 grant-funding for community groups to enable them to make improvements to their community or sports facilities, which would benefit local communities. Background information on the process is set out in Section 3. The current availability of S106 funding devolved to North Area in the community facilities and outdoor sports contribution types can be found in Section 4. Section 5 then focuses on three grant applications relating to community facilities received from local groups.
- 1.3 The next (fourth) priority-setting round will take place later this year: proposals and/or grant applications will be invited in the early summer, with a view to committee reports & priority-setting decisions in the autumn. This will then enable consideration of proposals for a wider range of S106 contribution types (including informal open space and play provision for children & teenagers) and other proposals for public art and sport or community facility improvements, not least ones involving council project management/delivery.

**2. RECOMMENDATIONS**

The North Area Committee is recommended to:

- 2.1 agree a £30,000 devolved community facilities S106 grant for the refurbishment of the community facilities at St Luke's Church on Victoria Road, subject to project appraisal approval and a community use agreement (see paragraph 5.1);

- 2.2 encourage updated applications from 12<sup>th</sup> Cambridge Scout Group and Chesterton Methodist Church as part of the next S106 priority-setting round later this year, given that their current allocations are not yet ready to be considered (see paragraphs 5.2 – 5.3);
- 2.3 withdraw the £35,000 devolved informal open space S106 contributions currently allocated to the Alexandra Gardens trim trail proposal in the light of the response to the local consultation on the design proposals (see paragraphs 6.3-6.4); and
- 2.4 withdraw the £20,000 devolved informal open space S106 contributions currently allocated to the lighting of Nun’s Way multi-use games area, as the immediate issue relates to repairs not eligible for S106 funding (see paragraphs 6.5-6.6).

### 3. BACKGROUND

- 3.1 **About S106 contributions:** New development and related population increases create additional demands on local facilities. The council currently asks developers to pay S106 contributions in order to address that impact. An overview can be found on the Developer Contributions web page at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106). Key points to bear in mind are as follows.
  - a. The purpose of S106 contributions (as set out in most S106 agreements) is “for the provision of, improvement of or better access to” particular types of facilities (such as community facilities or outdoor sports facilities - as defined in local planning policy) “within the city of Cambridge”.
  - b. In deciding which local projects to prioritise using their devolved S106 funding, area committees have to work within amount of funding that is currently available (see Section 4).
  - c. To be eligible for S106 funding, project proposals need to provide additional improvement and benefit to the community – and so cannot be for like-for-like replacements or for repairs/maintenance.
  - d. Project proposals for S106 grants need to be accessible to all sections of the community. The council cannot fund facilities for religious worship but can fund community facilities run by faith groups which are available for use by everyone. Grant recipients are required to enter into community use agreements. The council monitors the use of community facilities which receive S106 grants to make sure that this happens in practice.
- 3.2 **S106 priority-setting process:** Following a report to the Community Services Scrutiny Committee last October, it was agreed that the current S106 priority-setting round would focus on grant-funding

opportunities relating to the community facilities, indoor and outdoor sports and public art S106 contribution types. Whilst all decisions on indoor sports and public art proposals are now taken by the relevant executive councillors, the area committees can decide whether to award S106 outdoor sports or community facilities grants for local projects and, if so, which eligible proposals to prioritise.

- 3.3 The latest S106 equality impact assessment, reported to the same scrutiny committee meeting, highlighted that allocating contributions in the current round to grant-funded projects could reduce the funding available for projects in the next round. This might particularly affect parts of the city with lower income levels, which might be more dependent on facility improvements being project managed or delivered by the council. To help address this, it is being made clear to all area committees that they are not expected to allocate all their available devolved S106 contributions now.
- 3.4 **Current S106 priority-setting round:** From early November for a month, local groups submitted S106 grant applications for developing their sports and community facilities or small-scale public art projects. A summary of the application and assessment process can be found in Appendix A. Overall, 30 grant applications were received from across Cambridge - seven from the North Area.
- a. One of these grant applications (for roof repairs at Arbury Community Centre) is not eligible for S106 funding. Community Development officers discussed this with the grant applicant last autumn, highlighting other potential sources of funding. They have also been made aware about the applicant's more recent discussions about the same matter with the author of this report.
  - b. Three eligible S106 grant applications to be considered for North Area devolved funding are addressed in Section 5 of this report:
    - improving the community rooms at the Community Centre at St Luke's Church on Victoria Road (West Chesterton);
    - turning 12<sup>th</sup> Cambridge Scout Hut on Gilbert Road (West Chesterton) into a community centre; and
    - community facilities as part of the Chesterton Methodist Church redevelopment on Green End Road (East Chesterton).
  - c. Three other applications from this Area have already been allocated strategic city-wide S106 grants, subject to standard conditions, following reports to the Community Services Scrutiny Committee on 15/1/2015:
    - £1,000 public art grant to the 'Big Draw event 2015', being organised by Chesterton Village Association;

- £5,000 outdoor sports grant to Cambridge 99 Rowing Club on Kimberley Road, West Chesterton;
- £65,000 indoor sports grant to Cambridge Gymnastics Academy on the North Cambridge Academy site.

#### 4. UPDATE ON S106 FUNDING AVAILABILITY

4.1 In late November 2014, the Minister of State for Communities & Local Government announced that S106 contributions should not be sought any more for sites of 10 homes or less (with 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.

- This change is unlikely to impact on S106 contributions already received for developments already commenced, or to impact directly on the current S106 priority-setting round.
- The implications of the announcement do, however, reinforce the message in the briefings to area committees last October:  
**S106 contributions are set to taper off and run down in future; it is important to ensure that they are used to greatest effect.**

4.2 The latest analysis of available S106 funding (as at 20/01/15) shows the following levels of unallocated S106 contributions in the North Area devolved funds relevant to this third S106 priority-setting round. The figures are rounded down to the nearest £25,000 in order to provide a 'broad brush' picture because the analysis of detailed project allocations and spending is currently under review. That said, it is worth noting the devolved community facilities contributions are nearer £150,000 than £125,000.

Contribution types	North Area
Community facilities	£125,000
Outdoor sports (incorporating formal open space)	£100,000

4.3 Key points to note about these unallocated contributions are as follows.

- Devolved funding for projects already prioritised by the North Area Committee in the first two rounds has already been allocated, so the amounts in the table represent what is still available to spend. Please note that recommendation 2.4 (to de-allocate £20,000 of devolved outdoor sports contributions from the lighting improvements for Nun's Way multi-use games area) would increase the amount of unallocated S106 funding in that category.

- b. None of the devolved community facilities contributions have 'expiry dates' in the next five years (2015-2019).
- c. There are currently two devolved outdoor sports contributions with expiry dates in Winter 2016/17 and a further two with expiry dates in Spring 2019. The amounts that have to be contractually committed by those dates are shown below. If the Area Committee agrees to de-allocate contributions currently allocated to the Nun's Way MUGA lighting project (see also paragraphs 6.5-6.6), these amounts will increase. In either case, there should be sufficient time to address these expiry date issues.

Unallocated outdoor sports contributions with expiry dates by 2019

Devolved to North Area	Winter 16/17	Spring 2019
Currently unallocated	£2,350	£4,500
If recommendation 2.5 is agreed:	£3,500	£11,500

- 4.4 A wider analysis of devolved S106 funding availability (incorporating other developer contribution types) is in the process of being developed. It is anticipated that an overview will be reported to the Community Services Scrutiny Committee in March 2015: members of the North Area Committee will be sent relevant details then. It is envisaged that a further update will be reported to this Committee next autumn, as part of the fourth S106 priority-setting round.

## 5. CONSIDERATION OF CURRENT GRANT APPLICATIONS

- 5.1 The application from the **Community Centre at St Luke's Church** for £28.6k towards a £43.3k project, which could be delivered by March 2016, can be found in Appendix B. Community Development officers support this proposal.
- a. The proposed improvements to the insulation and comfort of the community rooms would be eligible for S106 funding.
  - b. The applicant has previously been in contact with Community Development about this proposal, and discussions had taken place before the application was made.
  - c. The applicant has already carried out £10,000 fund-raising and is planning further fund-raising for the remaining £4,700 still needed.
  - d. The recommendation to provide a grant of £30,000 (more than being requested), subject to satisfactory project appraisal and a community use agreement, is simply on the basis that it is a round figure. Whilst there are constraints on devolved community facilities funding and other proposals likely to come forward from

other parts of North Area, the Area Committee is reminded that previous community facilities grants have been in the region of £80,000 - £100,000. Councillors may wish to consider a different level of funding - either the amount requested by the applicant or a higher amount up to the £33,348 still needed for the project.

- 5.2 The grant application from **12<sup>th</sup> Cambridge Scouts**, for between £150,000 to £190,000 to transform the scout hut into a community facility, can be found in Appendix C. The care and attention taken in compiling the application is appreciated. Even so, the officer assessment has concluded that it is not ready to be considered yet.
- a. More information is needed about how a community facility on this site would be used (eg, which groups have expressed an interest) and how it would be managed and financed.
  - b. The applicant needs to bear in mind that community rooms are proposed as part of the development of the (nearby) Milton Road library, and that the North Area Committee has allocated £100,000 for the community facility (see paragraph 6.2). Even so, given that the library redevelopment has not progressed as quickly as hoped and the Area Committee may wish to re-assess its current S106 allocation next autumn, an update of the scout hut application could be interesting.
  - c. The land on which the scout hut is located is owned by the County Council and the lease has expired. The applicant needs to address this issue with the County Council as a matter of urgency.
  - d. There are not enough community facilities S106 contributions in the devolved funds available to the North Area Committee (around £125,000) to afford the conversion works proposed, not forgetting that there are other proposals seeking the same funding.
  - e. It would be helpful to have more information from the applicant about the catchment area proposed for the community facility conversion. This would help officers to assess how the proposal might benefit other areas of the city and, therefore, whether it could be considered for community facilities S106 funding in the strategic fund. That said, please note that there are similar constraints on the availability of funding in the strategic fund.
- 5.3 The grant application from **Chesterton Methodist Church**, to provide better community facilities (including a community café/meeting point) as part of the redevelopment of its site, can be found in Appendix D. Ahead of receiving the findings of a recently commissioned feasibility study and the proceeds from the sale of the Sturton Street Methodist Church site, the application is not yet ready to be considered. An updated application would be welcomed this

summer as part of the preparations for the fourth S106 priority-setting round. Officer comments on the application are as follows.

- a. This could be an interesting application. More information is needed on what new community facilities would be provided, how they would be used, how this would help to meet local needs and what additional benefit the new facilities would provide.
- b. Community Development officers have already made clear that the funding is for non-religious components of the project only.
- c. More details will be needed about the costs of the project and how much devolved community facilities S106 funding the applicant would be seeking for eligible works (ie, providing additional benefit, not replacements). Should the North Area Committee wish to consider prioritising this proposal in future, the level of grant would also need to be informed by the level of devolved funding available at that point and other proposals for community facilities seeking the same funding.

## **6. UPDATE ON PREVIOUS S106 PRIORITY-SETTING ROUNDS**

6.1 North Area S106 projects completed in 2014 have included the Nun's Way skate park, the 'splash pad' (water play) at King's Hedges play area and improvements to Logan's Meadow local nature reserve. There is also a report, elsewhere on this agenda, providing an update on consultation feedback regarding the proposed BMX/mini-wheels track next to Brown's Field Youth and Community Centre (allocated £30,000 by the Area Committee in the first priority-setting round).

6.2 **Community rooms at Milton Road library:** The Area Committee allocated up to £100,000 of devolved community facilities contributions to this project in the second priority-setting round last February. It is being taken forward by the county council. An update had been expected last summer/autumn, and officers have relayed to county council colleagues concerns raised by Area Committee members that this had not been forthcoming.

- a. A progress report has now been received and can be found in Appendix E. It makes clear that the project has not advanced as fast as had been hoped. That said, the summary of the next steps in paragraphs 14-16 is helpful.
- b. Importantly, county council colleagues have taken on board that the Area Committee would need to consider the future of the current allocation to this project if clear progress cannot be demonstrated by the time the Area Committee reaches the decision-making stage of the fourth priority-setting round in autumn 2015.

- 6.3 **Alexandra Gardens trim trail:** The Area Committee allocated up to £35,000 of devolved informal open space contributions to this project in the second priority-setting round last February. A consultation on proposals for the fitness equipment and possible locations took place last autumn (see Appendix F). There were 65 responses in total (46 using the on-line consultation and 19 replying via the consultation leaflet). Whilst 46% of the replies opted for one of the four possible locations (A – D) for the fitness equipment, 54% were not in favour of any of them. Amongst the comments received, there were:
- a. queries about the need for the trim trail and the level of use;
  - b. concerns that it would be out-of-keeping with the rest of the park;
  - c. and misgivings about the design of the equipment proposed.
- 6.4 On this basis, although the suggestion for the trim trail arose from earlier public consultation on possible local uses of S106 funding, there is not clear support for the proposal after all. It is, therefore, recommended (see paragraph 2.3) that the current £35,000 allocation is returned to devolved funds available to the Area Committee for future S106 priority-setting. Around £4,400 of the devolved informal open space contributions that would be de-allocated have expiry dates in Winter 2016/2017 (by which time they would need to be contractually committed). There is still time to make sure that these contributions can be used before then.
- 6.5 **Lighting for Nun’s Way multi-use games area (MUGA):** £20,000 of devolved outdoor sports S106 funding was allocated by the Area Committee last February to improve the lighting for this sports facility. Subsequent officer investigations into the proposal have clarified that some of the lights have not been working – so this is a matter for repair, rather than being eligible for S106 funding. Last summer, officers met ward councillors about the issue and it was concluded that progressing the repair was more of a priority than any wider upgrading of the lighting. Whilst pinning down the exact nature of the fault has not been straightforward, an oral update on the next steps will be given at the meeting.
- 6.6 It is therefore recommended (see paragraph 2.4) that the current £20,000 allocation is returned to devolved funds available to the Area Committee for future S106 priority-setting. The implications for the availability of devolved outdoor sports funding and S106 expiry dates is addressed in paragraph 4.3c.
- 6.7 There is, of course, some disappointment when any project previously identified as a local S106 priority is unable to come to fruition, as in the case of the Alexandra Gardens trim trail and Nun’s

Way MUGA lighting proposals. At the same time, there are some positives to be taken from this:

- a. project design proposals are being tested by local consultation;
- b. checks are made as initial proposals are developed in more detail in order to ensure that they are still eligible for S106 funding.

6.8 In the context of the key message emphasised in paragraph 2.4 – that S106 contributions are tapering off and running down – it is important that officers can report back to the Area Committee to ensure that the devolved S106 resources available to the North Area can be used effectively.

## 7. IMPLICATIONS

7.1. **Financial implications:** General funding constraints have been highlighted in section 4 of this report. For S106 grant-funded projects, the grant recipients will be responsible for the running/maintenance costs of their projects.

7.2. **Staffing implications:** Community Development officers will keep in contact with the grant applicants mentioned in this report about their proposals.

7.3 **Equal opportunities implications:** This has been addressed, in general, in paragraph 3.3 of this report. Paragraph 3.1d also outlines the council's approach to providing and monitoring grant-funding for facilities run by faith groups. Any specific issues relating to the recommended grant to the Community Centre at St Luke's Church will be covered in the project appraisal, which will be reported to the Area Committee Chair, Vice Chair and Opposition Spokes.

## 8. BACKGROUND PAPERS

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 North Area Committee, 30/10/2014.
- "Devolved decision-making and developer contributions: 2<sup>nd</sup> priority-setting", report to North Area Committee, 06/02/2014.
- "S106 priority-setting and small-scale public art grants", report to Community Services Scrutiny Committee, 15/1/2015.
- "S106 priority-setting and outdoor & indoor sports facilities", report to Community Services Scrutiny Committee, 15/1/2015.

- Written statement to Parliament by Minister of State for Communities and Local Government (28/11/2014):  
<https://www.gov.uk/government/speeches/small-scale-developers>

Further information can be found on the council's Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)).

## **9. APPENDICES**

- A. S106 grant application & assessment process
- B. S106 grant application from Community Centre at St Luke's
- C. S106 grant application for 12<sup>th</sup> Cambridge Scout Hut
- D. S106 grant application for Chesterton Methodist Church
- E. Milton Road Community Hub: progress report from Cambridgeshire County Council
- F. Alexandra Gardens trim trail proposals – consultation paper, autumn 2014.

## **10. INSPECTION OF PAPERS**

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

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## **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).
4. The assessment of applications has involved relevant officers from Community Funding & Development and Recreation Services, as well as City Development Management.

## S106 grant application from Community Centre at St Luke's

<b>1. Organisation:</b>	<b>COMMUNITY CENTRE AT ST LUKE'S</b>
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<b>2. Project:</b>	<b>IMPROVEMENTS TO INSULATION AND COMFORT OF COMMUNITY ROOMS</b>
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<b>3. Which category does this proposal relate to?</b> Community facilities
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<b>4. Where:</b>	St Luke's Church & Community Centre, Victoria Road
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<b>5. Project funding:</b>	<b>A. Estimated total capital project costs</b>	<b>B. Funding already secured for project</b>	<b>C. Amount of S106 funding requested</b>
	<b>£43,348</b>	<b>£10,000</b>	<b>£28,648</b>

<b>6. What is the purpose of your project proposal? What works would it involve?</b>
To provide a warm, environmentally-sound, safe and friendly space for the whole community and to ensure the long-term viability of this important Victorian building for the benefit of a lively local population. This application is for secondary glazing of draughty windows, increased storage facilities for children's groups and suitable furniture for elderly users.

<b>7. Why is it needed and how would it benefit Cambridge residents?</b>
We know from user surveys and feedback that there is appreciation of the beauty and lightness of our space, reasonable rents, accessibility and good facilities including parking, but there are persistent problems inherent in a draughty 19 <sup>th</sup> -century building on the scale of St Luke's. These revolve around plumbing and heating, safety, comfort and storage, while our energies have been concentrated on maintenance issues. Even innovations made when the church was converted to community use in 1980s needed repair, replacement or updating. Since 2008 urgent problems have been gradually addressed and, after many discussions and wide consultation, we are confident that resolution of draught problems, together with minor outstanding health and safety issues, storage suitable for our permanent users and more comfortable furniture, will ensure a satisfied and growing group of users. Funds have already been raised for

repairs to the stonework of the building, and Cambridge residents, especially the large numbers grouped around the Victoria Road area, will benefit from increased comfort and convenience as the Centre develops and, long-term, all who live locally will benefit from improvements to the sustainability and security of a key historic building within the Conservation Area

**8. What preparations are in place? What still needs to be done?**

a.	Project management	<b><i>In place:</i></b> Ecumenical Church Council (management committee) <b><i>Next steps:</i></b> sub-committee
b.	Local/user consultation	<b><i>In place:</i></b> all current user groups have been consulted on their needs and expectations, and the neighbourhood has been consulted through a questionnaire distributed by local councillors <b><i>Next steps:</i></b> additional consultation and leaflet to be distributed with Easter mailing, plus more face to face discussions with users
c.	Land ownership	<b><i>In place:</i></b> Yes
d.	Project design	<b><i>In place:</i></b> Yes
e.	Planning approval	Not required
f.	Funding	<b><i>In place:</i></b> £10,000 <b><i>Next steps:</i></b> this application and further fund-raising (already planned)

**9. Are there any risks or potential negative impacts? How are these being addressed?**

No

**10. Estimated project timescales**

a.	Anticipated project start date	May 2015
b.	Anticipated project completion date	March 2016

## S106 grant application for 12<sup>th</sup> Cambridge Scout Hut

1. Organisation:	12 <sup>TH</sup> CAMBRIDGE SCOUT GROUP
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2. Project:	TRANSFORMATION OF SCOUT HUT ON GILBERT ROAD INTO A COMMUNITY FACILITY
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3. Which category does this proposal relate to?	Community facilities
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4. Where:	12 <sup>th</sup> Cambridge Scout Hut, 40A Gilbert Road, CB4
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5. Project funding:	A. Estimated total capital project costs	B. Funding already secured for project	C. Amount of S106 funding requested
	£220k	£20k	£150k to £190k

### 6. What is the purpose of your project proposal? What works would it involve?

Improve and modernise the existing building to make it suitable for wider community group use. Built in the early 1960s with solid brick walls, the hut is currently unheated (except for fan heaters used in the main hall), uninsulated, lacks disabled toilet/access and has no hot running water. It is unsuited as a building for use by many community groups (including, arguably, the current use by the scout group itself, as the lack of facilities discriminates against potential scouting members who might need them).

#### Works required:

a) **improve energy-efficiency:** replace asbestos cement roof with modern, insulated material, replace windows and doors with double-glazed units, add exterior wall insulation & render, and add floor insulation;

b) **heat:** install energy-efficient central heating throughout the building (to replace current use of electric fan heaters) and hot water system

c) **reconfigure internal layout** to include toilets (including a disabled toilet) complying with modern regulations, improve access for wheelchair users, and create a 2<sup>nd</sup> large meeting space (by combining small offices/storage rooms).

d) **modernise & improve safety:** to include replacement of electrical wiring, adding fire detection/alarm and emergency lighting systems.

## 7. Why is it needed? How would it benefit Cambridge residents?

- Anecdotally and through discussions with representatives of various groups, it is believed that the West Chesterton and adjoining wards (including Arbury, King's Hedges, Petersfield, Abbey, Market, Castle and East Chesterton wards) have insufficient availability and affordability of medium-sized facilities and meeting spaces for community groups.
- This project would enable the existing asset, currently used by Scouts and Guides, to be improved and made suitable/available for use by other groups who, currently, are unable to find affordable or available meeting spaces in the 5 to 50-person size range.
- The location is close to Mitcham's Corner, with few such facilities nearby. It would serve the community across a wide area of Cambridge, not just North Area. It would provide premises suitable for activities for a wide age range of participants, from young children to senior citizens.
- As envisaged, the building would be particularly advantageous to groups serving those residents with economic or social disadvantage, where such groups otherwise are often unable to secure suitable premises.
- Once improved, the use of the premises is conservatively expected to rise from 120 user-sessions\* per week (scouts and guides, evenings, school term-time only), to around 800 user-sessions per week (assuming moderate daytime, weekend, holiday and additional evening use by community groups). Note that the theoretical capacity for use (with both the main hall and the second meeting room being used continuously) would be far higher than this.

[\*a user-session = one person attending a 2-hour session of activity]

## 8. What preparations are in place? What still needs to be done?

a.	Project management	<p><b>In place:</b> Within the scout group, the Executive Committee has performed consultation with group members and initial project planning.</p> <p><b>Next steps:</b> The Executive Committee will appoint a sub-committee of volunteers, led by a project co-ordinator, to plan and manage the project, control finances, and liaise with all stakeholders. Since the project is one of refurbishment (rather than new build) with separate individual improvements being made, project management and tendering processes are expected to be relatively straightforward, with suppliers (architect, contractors) being engaged directly.</p>
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b.	Local/user consultation	<p><b>In place:</b> Discussions have been held with the adjoining Milton Road Primary School, children’s after-school and holiday clubs &amp; a local home-schooling parents group.</p> <p><b>Next steps:</b> Further discussion, with a wider section of the local community, about the specific requirements for a community facility. Inform and consult local residents and Milton Road Primary School about the detailed plans, taking in views on both the opportunities and any concerns from all.</p>
c.	Land ownership	<p><b>In place:</b> The land is owned by Cambridgeshire County Council and leased to the scout group. The lease has expired. Discussions about the renewal of the lease are ongoing with the Council. The opportunity to make the facility available for community use (and the consequent need for investment and for a long-term lease) has been communicated. The building is managed by the scout group (and owned and held in Trust on its behalf).</p> <p><b>Next steps:</b> Further discussions/negotiation and conclusion of a Lease Agreement with the Council - expected to take approximately 6 months to complete.</p>
d.	Project design	<p><b>In place:</b> Discussion of the major project elements has taken place within the scout group. Detailed sketches for discussion have been produced by an architect.</p> <p><b>Next steps:</b> Discuss, revise and finalise detailed plans and commission an architect to produce full architectural drawings.</p>
e.	Planning approval	<p><b>Next steps:</b> Given that the project will result in minor changes to external appearance (but not major changes or extensions to the overall structure), and that the frequency and scope of use of the building will be extended, planning consent is expected to be required. The Planning Officer will be consulted and, if required, a planning application will be submitted. Given the location and minimal visual impact of the project, we are unaware of any reasons why this application would be unsuccessful.</p>
f.	Funding	<p><b>In place:</b> Currently the scout group has cash reserves of approximately £20k that it expects to contribute to the project capital expenditure.</p> <p><b>Next steps:</b> Raise further funds from various sources: seek substantial donations from scouting alumni &amp;</p>

	parents, fund-raising events (cake sales, bag-packing etc) and, where allowable under S106 grant conditions, investigate further grant opportunities from The Scout Association and/or other organisations.
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**9. Are there any risks or potential negative impacts? How are these being addressed?**

- Lease: delay or failure to agree from the County Council - active discussion is being pursued to expedite lease renewal.
- Planning consent: possible delay or failure to obtain consent - the design brief will be to minimise impact likely to prompt objections and maximise likelihood of consent being granted.
- Local objectors (possible objections from local residents / school) - communication and consultation with these groups will be initiated, and project plans revised accordingly to minimise any negative impacts (real or perceived)
- Funding shortfall: possible failure to raise the required funds to complete the project. All funding routes will be explored and all costs will be minimised as far as possible. In the worst case, certain aspects of the project may need to be revised to reduce costs (for example, reduced room reconfiguration work) or postponed to a subsequent phase (funded later by other means).

**10. Estimated project timescales**

a.	Anticipated project start date	
	Project start (including wider consultation, planning application, procurement):	March 2015
	Construction:	March 2016 (sooner if possible)
	Realistic time has been allowed for lease, planning & fund-raising actions to be completed.	
b.	Anticipated project completion date	July 2016 (or sooner)

## S106 grant application from Chesterton Methodist Church

<b>1. Organisation:</b>	<b>CHESTERTON METHODIST CHURCH (CMC)</b>
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<b>2. Project:</b>	<b>REDEVELOP CHURCH PREMISES AND SITE (IN COLLABORATION WITH CAM SIGHT)</b>
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<b>3. Which category does this proposal relate to?</b>	Community Facilities
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<b>4. Where:</b>	Green End Road, East Chesterton
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<b>5. Project funding:</b>	<b>A. Estimated total capital project costs</b>	<b>B. Funding already secured for project</b>	<b>C. Amount of S106 funding requested</b>
	<b>£1.1 million</b>	To be confirmed	<b>£</b>

<b>6. What is your proposal's purpose? What works would it involve?</b>
<p>Chesterton Methodist Church wants to provide facilities which better serve current &amp; future activities including user groups from the local community. The aim is to build a new suite of premises which replace the existing provision and also provide an affordable community café/meeting point. CMC and its neighbours at 'Cam Sight' have collaborated for a number of years and have been engaged in detailed conversations together since May 2014. They have an agreed Memorandum of Understanding in respect of collaboration to look at site redevelopment. Cam Sight have plans to spend a significant sum on improving the facilities they have available for their core activities and also to provide for future development. Some exploration has taken place with the neighbouring Nursery. CMC and Cam Sight believe there is great potential for a co-ordinated approach to development of their sites which would lead to a significant benefit for the local community and vastly improved access and safety.</p>

<b>7. Why is it needed and how would it benefit Cambridge residents?</b>
<p>The premises are tired, unfit for purpose, and at least require substantial refurbishment. A re-build is the preferred solution. The Cambridge Methodist Circuit is investing heavily in sustaining its mission and facilities in East Chesterton, making a positive choice to continue to serve local needs in a ward with higher levels of social deprivation. We want existing users to enjoy high standards in the premises provided and to be proud to</p>

contribute to the success of a landmark local facility which serves local needs, fits in with wider regeneration in the Chesterton area and contributes to community cohesion. We wish to see greater use of the premises by local people and believe this will result from such an investment. We are seeking to build on Methodist involvement in East Chesterton which extends back more than 150 years and reflects a current priority of the Methodist Church **‘to be a good neighbour to people in need and to challenge injustice’**.

We are seeking to develop further our excellent relationship with Cam Sight, who already make regular use of church facilities to provide various activities to support people with visual impairment. One aim of the project is to build an affordable community café/meeting point which is available both to service users as well as the wider community. Cam Sight are excited at the prospect of having access to such facilities.

Current users (beyond church activities):

- Cam-Sight and other visual impairment related groups
- Occasional Cam Sight training events, AGM etc
- Chesterton Choral Society rehearsals every Monday evening
- Foodbank Distribution Centre each Tuesday morning - since May 2014
- ‘Little Music Makers’, run by Chesterton Parent Group, each week providing a free music activity group for 50-70 under-5s & their carers.
- Church-run drop-in. Wednesday mornings
- Girls Brigade – activities for 5-18 years olds
- Chesterton Festival, Chesterton News and other local community initiatives e.g. community Christmas Tree
- Bi-monthly MP’s surgery
- Yoga class
- Occasional school events/visits & use by Clarence House Nursery
- Polling Station, when required

**8. What preparations are in place? What still needs to be done?**

a.	Project management	<p><b><i>In place:</i></b> CMC Steering group (incl members of Methodist Circuit leadership team &amp; Wesley Methodist Church). Joint planning group with some trustees of Cam Sight. Early Jan ‘15: CMC &amp; CamSight commissioned Freeland, Rees, Roberts Architects to carry out a feasibility study &amp; site evaluation to assess options for both organisations to re-develop their premises. Integral to any scheme will be continued community use of the church premises plus a new facility within the church for hospitality</p> <p><b><i>Next steps:</i></b> Expand steering group to include community/user members.</p>
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b.	Local/user consultation	<b><i>In place:</i></b> Informal conversations with users, local councillors, ecumenical colleagues. <b><i>Next steps:</i></b> Share details of a feasibility study in early Spring 2015
c.	Land ownership	<b><i>In place:</i></b> The primary site for development is that of Chesterton Methodist Church. The Managing Trustees for this site are the Church Council of Wesley Methodist Church, Cambridge and Chesterton Methodist Church. <b><i>Next steps:</i></b> On-going conversation with neighbouring nursery
d.	Project design	<b><i>In place:</i></b> Outline feasibility study and site evaluation.
e.	Planning approval	-
f.	Funding	<b><i>In place:</i></b> There is a Trust Fund for CMC with c£50k - decisions still to be taken about how much will be devoted to the project. (Cam Sight have substantial funds earmarked for their building plans.) <b><i>Next steps:</i></b> <ul style="list-style-type: none"> <li>• The Cambridge Methodist Circuit have committed to the project and will release a significant proportion of the proceeds of sale from Sturton Street Methodist Church to the project. The sale of Sturton Street Methodist will proceed further in Spring 2015. Due to the sensitivity of issues around the sale, no estimated value is stated in this application.</li> <li>• An application will be made to the East Anglia Methodist District.</li> <li>• Other funding bodies to be approached (eg Garfield Weston, Joseph Rank Trust, Allchurches Trust)</li> </ul>

### 9. Any risks or potential negative impacts? How being addressed?

A full risk assessment will be carried out, but at present, as both Cam Sight and Chesterton Methodist Church (and the users of its premises) are already established and serving the community, we believe that the main outcome will be greater provision for Chesterton and the wider area.

### 10. Estimated project timescales

a.	Anticipated project start date	Late 2015
b.	Anticipated project completion date	End of 2016

## Milton Road Community Hub

Progress report from Cambridgeshire County Council

### Background (as previously reported)

1. Cambridgeshire County Council seeks to replace the existing Milton Road Library, at the corner of Milton Road and Ascham Road, which serves residents from across the North of the City – especially Arbury, East Chesterton and West Chesterton. The present building has severe structural problems, and engineering consultants have advised that it will not be economical to maintain beyond the short term. Financial pressures mean the County Council cannot meet the cost of replacing the building, but a mixed-use development of the site with flats on upper floors would be a practical means of safeguarding this facility for the longer term.
2. An allocation from the North Area Committee was sought, to allow for the inclusion of flexible community facilities which would not otherwise be affordable.
3. A Stakeholders' Steering Group was formed, with representatives from the County Council and City Council (Members and Officers) and from several different local community groups. The Steering Group has undertaken consultation with the wider community via a number of surveys and engagement events. A design brief has been drawn up.
4. Approximately 60m<sup>2</sup> of dedicated community space would be provided, available for local groups to book at any time. This would be in the form of a well-equipped meeting room with kitchenette facilities, probably with a flexible partition allowing for use by two smaller groups. In addition, the library would be equipped with fully mobile furniture, so that a much bigger combined area (in the region of 250 - 300 m<sup>2</sup>) can host community activities outside of library opening hours.
5. The estimated cost of the *dedicated* community space alone is approximately £130k - 150k<sup>1</sup>. The North Area Committee's allocation of £100k in February 2014 therefore represents the majority of the estimated cost of this element.
6. The Friends of Milton Road Library and the Chesterton Community Association have expressed an interest in running the community facilities, with running costs met from hire charges, as at St Andrew's Hall, Chesterton.

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1. Based on apportionment by floor area of the County Council's estimate for construction and fit-out costs.

7. We believe that this partnership between the City Council, the County Council and community groups offers a chance to provide a high quality community facility in a very cost effective way. It would also be highly sustainable, without any call on the City Council for ongoing running costs.

### **Update since last report**

8. Hill Residential who have previous experience of providing numerous high-quality projects in the area (including the development of the new Great Shelford library and five key worker flats)) has continued to work with County Council Officers to evolve design ideas, and to test feasibility. There have been multiple rounds of informal pre-application consultation with City Council Planning Officers to ascertain what sort of development is likely to be judged suitable for the site.
9. By the summer, it was judged that there was sufficient common ground for the project to be deemed feasible in principle, although a final design proposal is still in the future and planning consent cannot be assumed. Responding to a pre-app submission, the Senior Planner commented, 'In conclusion, and on balance, I consider that this scheme, with amendments, could be supported subject to full consultation of neighbours and consultees'.
10. Feedback on the preliminary design obtained from the Stakeholders' Steering Group will influence the further evolution of the building.
11. In January 2015, the County Council's Highways and Community Infrastructure Committee reiterated the County Council's commitment to broadening the contribution of library buildings to local communities by opening them up to other uses; to further developing the role of community groups in the governance and delivery of services; and to developing flexible multi-purpose buildings.
12. Progress on moving the project forward has not advanced as fast as had been hoped, and the indicative timeline submitted to the North Area Committee in February 2014 needs significant revision. The major factors behind the delay have been a review of procurement options, and the discussions with planners.
13. The most deliverable solution preferred by County Council Officers is to proceed to appoint Hill Residential, the developer who has hitherto has been working on the project at risk. This would be an exception to the usual competitive tender process, and is being commended to County Council Members on the basis of a strong track record in the area including with other local authorities (they are currently undertaking an exemplar housing project for the City Council); the

quality of their work on the award winning Great Shelford Library project and on this project; and the desire to see a scheme delivered and as quickly as possible.

14. The decision on procurement goes to County Council Group Leaders on 5th February 2015 and, with their approval, to General Purposes Committee on 12th March 2015. It must be acknowledged that there are risks remaining:
  - a. Planning consent cannot be taken for granted, although the advice from City Council Planning Officers has been very encouraging. Local residents have expressed concerns about parking and about the scale of the proposed development. If appointed and terms are agreed, Hill will meet with the Stakeholder Steering Group, and the Planning Authority to seek to achieve a deliverable scheme.
  - b. County Council Members and Officers have strongly endorsed this project at key milestones, but development of the asset in this way remains subject to final approval by Group Leaders in February and General Purposes Committee in March, as noted above.
15. The County Council recognises that the North Area Committee has a duty to safeguard the City Council's interests over the use of the s.106 contributions, and that there cannot be an open-ended timescale. We would ask that the Committee maintain the allocation at the February meeting. We hope and expect that by the Autumn 2015 North Area Committee meeting we will be able to report that a contractor has been appointed and, hence, be able to give a reasonably assured timeline for delivery. Conversely, we fully accept that if we were unable to report substantial progress by the Autumn meeting, the Committee would have to give serious consideration to de-allocating the project.
16. For the present, we can sketch out a timeline that is *conditional* on approval of the preferred procurement option by the County Council's General Purposes Committee in March.
  - a. In those circumstances, we would seek to agree terms with the contractor during Spring/Summer, with a planning application to be submitted in the second half of 2015.
  - b. Construction is anticipated to take roughly 12 months from the start date on site, so the community facilities would be most likely to become available during the financial year 2016/17.

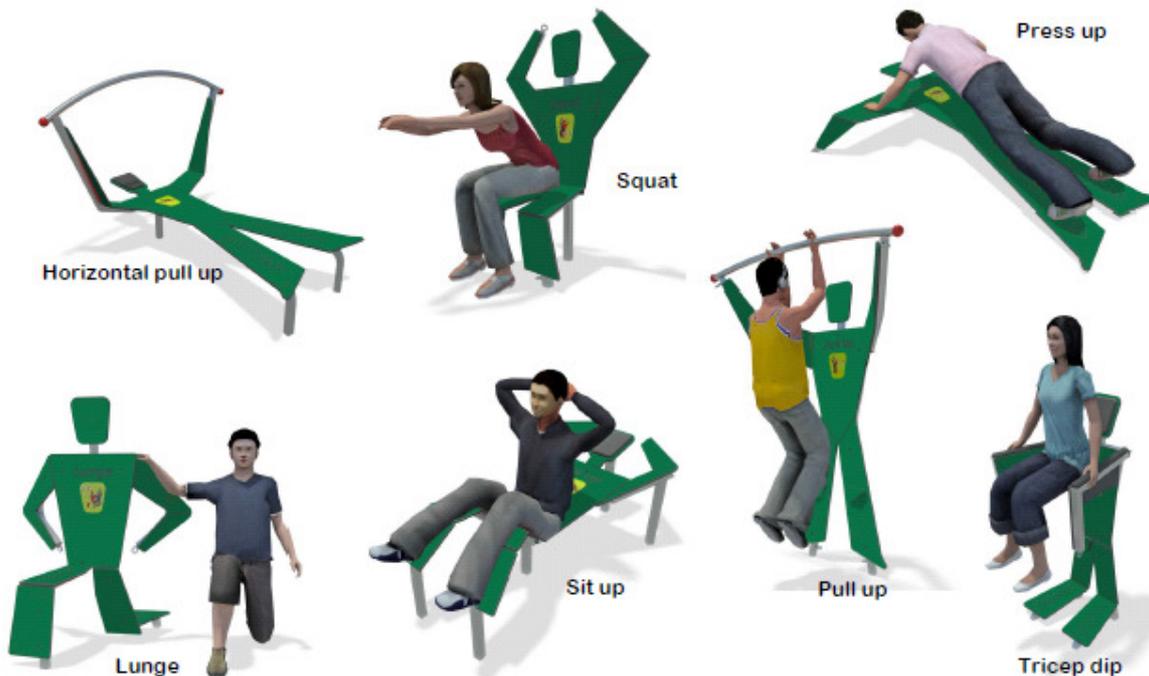
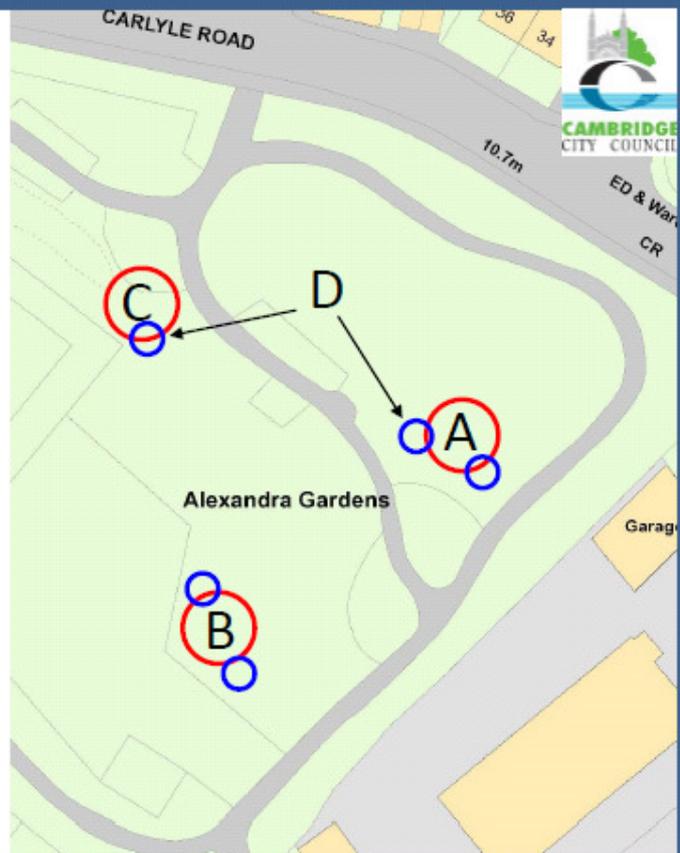
Ian Douglas, District Library Manager: Cambridge  
Community and Cultural Services

# ALEXANDRA GARDENS OUTDOOR GYM PROPOSAL

Cambridge City Council is proposing to site new outdoor gym equipment at Alexandra Gardens. There are several locations and options regarding the number and type of equipment that we are seeking public opinion on. The potential locations shown on the adjacent map are either clusters of equipment (options A,B or C) or a trail (option D). Each differs in their visibility, ease of access and proximity to other features in the park.

The proposed outdoor gym equipment consists of three, five or seven 'training buddies'. The items have no moving parts to reduce the need for ongoing maintenance. These pieces will be set into grass. The survey below includes questions on the location and number of features preferred.

This survey is also available online at:  
[www.surveymonkey.com/s/93F6MF8](http://www.surveymonkey.com/s/93F6MF8)  
 until 28th November 2014



OPTIONS FOR NUMBER OF ITEMS



## OPTIONS FOR POSITION OF FEATURES ON SITE

A



This cluster is set within the grassed area close to the Carlyle Road side of the park where it will be easily seen by passers by. The position will be fairly close to the path, which is the main route around the park. This location is mostly out of sight of the existing play area.

B



This cluster is adjacent to the existing play space and outside the fenced area. This keeps the active equipment closer together so that families can use all the facilities on the site at the same time in one area. This location is also near to the main route around the park making the equipment fairly easy to access with a short walk across the grass.

C



This cluster is between the bowling green and the path and benefits from being close to the path for easy access, and is visible from Carlyle Road. It is also near to the play area should families wish to use both facilities, and leaves the larger green space open so that other informal games can be played.

D



This trail option proposes that the pieces (3,5 or 7) are spread over a larger area in different parts of the park. This would form a fitness trail around the area to be used as part of a larger circuit. Exact locations can be decided when the number of pieces have been confirmed.

We value your views on these plans and would appreciate your feedback. Please fill in the survey below.

1. Which location do you prefer?

A  B  C  D  None

2. Why do you prefer this location? If you chose 'none' go to question 3.

3. If you chose 'none' please tell us why.

4. How many items would you prefer?

3  5  7  None

5. Why do you prefer this number of items? If you chose 'None' go to question 6.

6. Do you have any other comments or suggestions?

### Thank you for completing this survey

Please return this completed survey to Cambridge City Council

Freepost RTGU-HXRA-REBZ  
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