

CAMBRIDGE CITY COUNCIL

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REPORT OF: Director of Environment

TO: East Area Committee

8/1/2015

WARDS: Abbey, Coleridge, Petersfield, Romsey

## **S106 DEVOLVED DECISION-MAKING: GRANT APPLICATIONS**

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### **1. INTRODUCTION**

1.1 Since the Area Committee briefing last October about the next S106 priority-setting rounds, local groups & organisations have submitted S106 grant applications for developing their sports and community facilities or small-scale public art projects (see the summary of the process in Appendix A). Overall, 30 applications have been received from across Cambridge: five are for facilities or projects in East 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 two bids relating to East Area:

- Public art (four seasons) panels at Cambridge Community Church;
- Historyworks media project (public art) involving past and present pupils of Abbey Meadows Primary School.

1.3 Grant applications seeking devolved S106 funding for local outdoor sports or community facilities are being reported to the relevant area committees in early 2015. There are three applications in this Area:

- Disability access and community access for the Cambridge Community Church (C3) centre, Coldhams Lane (Appendix B);
- Sturton Street Chapel and Hall conversion to community centre use (Appendix C);
- Redevelopment of the multi-use games area at East Barnwell Community Centre (Appendix D).

1.4 As well as grant applications, 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 & teenagers and public realm improvements) and proposals that could involve council project management and delivery.

## **2. RECOMMENDATIONS**

The East Area Committee is recommended to:

- 2.1 allocate £53,000 devolved community facilities S106 contributions to Cambridge Community Church towards the kitchen and portable stage lift at the new C3 centre, subject to satisfactory project appraisal and a community use agreement (paragraph 5.2 refers);
- 2.2 encourage an updated S106 grant application for converting /refurbishing Sturton Street Chapel and Hall into a community centre in the next S106 priority-setting round, later in 2015, once the site has been acquired (paragraph 5.3 refers);
- 2.3 allocate £20,000 devolved outdoor sports S106 contributions for the additional features of a new multi-use games area (MUGA) at East Barnwell Community Centre, subject to satisfactory project appraisal and a community use agreement (paragraph 5.4 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](http://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 contributions are now taken by the relevant executive councillors, area committees continue 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 East Area devolved funds relevant to this third S106 priority-setting round (figures rounded down to the nearest £25k).

<b>S106 contribution types</b>	<b>East Area</b>
Community facilities	£125k
Outdoor sports	£250k

- 4.2 Of the devolved outdoor sports contributions, please note that around £43,000 has to be contractually committed by July 2017. The allocation of S106 funding for the East Barnwell Community Centre MUGA (as per recommendation 2.3) would help to reduce this amount. It will, however, be important for further proposals for new or improved local outdoor sports facilities (primarily benefitting East Area) to be put forward for the next (fourth) S106 priority-setting round. At this (8/1/15) 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 Around £110,000 of devolved community facilities funding has been received in East Area in the last year. There are no expiry dates relating to the devolved funding in this category between 2015-2019.
- 4.4 The Area Committee is not expected to allocate all its available devolved S106 contributions now. The Equality Impact Assessment on S106 priority-setting, reported to the Community Services Scrutiny Committee last October, highlighted the risk that allocating S106 contributions in the third round to grant-funded projects could reduce the funding available for projects in the fourth 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 – ideas for which will be invited in the fourth round in 2015.
- 4.5 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 three applications for consideration by the Area Committee are set out in Appendices B – D. The care taken by applicants in setting out local needs is particularly noticeable. Whilst councillors will want to take this into account as much as possible, it is important to remember that developer contributions have to be used for their intended purposes, which is, first and foremost, to address the impact of development. To be eligible and suitable for S106 funding, proposals need to provide additional benefit for local communities and be accessible for all sections of the community.
- 5.2 The grant application from Cambridge Community Church for disability access and community access at the new C3 centre on Coldhams Lane can be found in Appendix B. The officer assessment has highlighted the following comments and issues:

**Overview:** The suitability of some aspects of this proposal for S106 funding has been questioned. Officers would recommend a smaller, community facilities S106 grant of £53,000.

- a. It would be reasonable to expect the developers of a new development to meet costs associated with a new development, such as the audio-visual fit-out.
- b. Cambridge Community Church should also be expected to meet the costs of complying with building regulations (including disability access requirements). This means that it would not be appropriate to provide S106 grants towards the main lifts, a hearing loop and toilets for disabled people. It is only possible to consider S106 funding for those features that would be over and above the standards expected by building regulations: in this case, this would be confined to the portable stage lift (£7,000).
- c. Given the range of community activities to be run at the new centre and the way that these would be supported by being able to serve refreshments, officers consider that it would be appropriate to contribute to the kitchen fit-out costs: the Area Committee could allocate the full £46,000 requested for this. Alternatively, in view of other proposals for community facilities S106 funding in the fourth priority-setting round, councillors may wish to make a smaller contribution towards these costs.

- d. Community Funding & Development officers have already discussed with Cambridge Community Church that facilities supported by S106 grant-funding must be accessible to all and that S106 funding cannot be used to support religious activity.
- e. Please note that S106 grants have already been provided in recent years to support community centre improvements at Ross Street and St Philip's Church in Romsey ward.

5.3 The grant application from Petersfield Area Community Trust for converting Sturton Street Chapel and Hall for community centre use can be found in Appendix C. The officer assessment has highlighted the following comments and issues:

**Overview:** This application is not ready to be considered. It is not yet clear whether the funding requested would be used on eligible works. Officers would ask the applicants to provide an updated bid in early summer 2015 with more details about the proposed refurbishment.

- a. It would be premature to consider this application before the site has been acquired.
- b. While the proposed project refers to “conversion”, other references within the application suggest that the requested funding may also contribute to the acquisition of the site: officers would question whether acquisition costs would represent the best use of the limited S106 funding available.
- c. Officers would need to know more about what specific works the applicant has in mind for the building. Given references in the application to quinquennial survey reports and “fixing” details of the site, it is not yet clear whether this would involve repairs and maintenance work, which would not be eligible for S106 funding.
- d. The application could benefit from the applicants having more time to identify (and to calculate the association costs of) what specific improvements to the site are needed in order to provide a better facility and/or one that would provide additional benefit to the local community.
- e. It would also be useful to have more details in an updated application next summer about how uses of the centre would develop (compared to activities prior to the hall’s closure) and expand to the levels indicated in the application.
- f. Please note that the nearby Cherry Trees Centre (on St Matthew’s Street) was awarded around £80,000c in S106 grants in 2012: this has now been refurbished and is available for community use. The King's Church community centre in Petersfield ward was also refurbished in 2012.

- 5.4 The grant application from Cambridgeshire County Council for the redevelopment of the multi-use games area at East Barnwell Community Centre can be found in Appendix D. The officer assessment has highlighted the following comments and issues:

**Overview:** Recommend a £20,000 grant only, focussed on those elements of a new MUGA that would represent additional benefit.

- a. As part of the wider redevelopment of the community hub, the county council is looking to relocate the existing MUGA (which was part-funded from S106 funding 10 or so years ago). Officers are very clear that S106 funding could not be used for the like-for-like replacement of the MUGA, which the county council would be expected to fund. Thereafter, the county council would be responsible for the maintenance of the MUGA, including surfacing.
- b. S106 funding could only be used for upgrading the facilities (eg, goal-ends and fencing) – and this is why a £20,000 grant is recommended. The grant could not be increased above this level for the reasons explained in the paragraph above (even in the context of paragraph 4.2).
- c. Please note that there is a small (free-to-use) AstroTurf pitch at Abbey Rec Ground and another MUGA within 5 minutes' walk of East Barnwell Community Centre.

## 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, the grant recipients will be responsible for the running/maintenance costs of their projects.
- 6.2. **Staffing implications:** Community Funding and Development officers will keep in contact with Petersfield Area Community Trust 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.
- 6.3. **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 are reflected in paragraph 4.4.

## **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 East Area Committee, 23/10/2014.
- “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>
- Supporting information (including community use survey data) provided by C3 in support of its application

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](http://www.cambridge.gov.uk/s106)).

## **8. APPENDICES**

- A. S106 grant application & assessment process
- B. S106 grant application from Cambridge Community Church (community facilities)
- C. S106 grant application for Sturton Street Chapel & Hall conversion
- D. S106 grant application for East Barnwell MUGA

## **9. 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 Cambridge Community Church

<b>1. Organisation:</b>	<b>CAMBRIDGE COMMUNITY CHURCH (C3)</b>
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<b>2. Project:</b>	<p>The current C3 Centre on Coldhams Lane has inherent problems particularly in relation to the size of the building and its design. The rooms are insufficient (in number and size) to accommodate even our current programme. The toilet/kitchen facilities are inadequate, the power supply into the property is below requirements, and the general standard of the building is extremely low. To run our programmes we have to hire external venues, which are difficult to secure when needed and very expensive.</p> <p><b>Overview of the Building Project</b></p> <p>The building (C3 Centre) is to be constructed on a strategic and prominent site owned by C3. On three floors, construction work has just commenced and completes late 2015.</p> <ul style="list-style-type: none"> <li>• Ground floor: 9,750 sq ft: 400 seat auditorium, large coffee area, three multipurpose rooms, kitchen, and ancillary areas</li> <li>• 1st floor: 4800 sq ft: Large lounge, four multipurpose rooms, kitchenette and ancillary areas</li> <li>• 2nd floor: 2224 sq ft: Multipurpose room and ancillary areas</li> </ul> <p>Total net area: 16,650 sq ft Gross internal area: 23,400 sq ft</p>
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<b>3. Which category does this proposal relate to?:</b>	Community Facilities
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<b>4. Where:</b>	C3 Coldhams Lane Campus, CB1 3HW
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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>£5,223,000</b>	<b>£3,850,000</b>	<b>£186,900</b>

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

There are two specific areas for which we are seeking funding:

- **Disability Issues:** Lift: to enable easy access to all community rooms on the first and second floor Stage/platform lift: This will provide access to the main stage in the auditorium Hearing loop in main hall: This will enhance the auditory experience of those with hearing impairment Disable toilets: This will provide easy access to bathroom facilities.
- **Community Accessibility:** Kitchen fit-out: This will allow the community to use the facilities for a wider range of activities. Audio/Visual fit out: This will provide high-tech facilities for community use.

In order of priority: lift £50,000; hearing loop £2,500; disabled toilets £27,400; portable stage lift £7,000; kitchen £46,000; audio visual £54,000.

## 7. Why is this project needed? How would it benefit city residents?

The new C3 Centre lies on the edge of Romsey Ward, adjacent to the Abbey Ward where 30% of households receive Housing Benefit / Council Tax Benefit. 36% of children in Abbey Ward live in households receiving Housing Benefit / Council Tax Benefit). For Romsey Ward the proportions are 16.4% and 21.2% respectively.<sup>1</sup> Pensioner poverty, the proportion of residents aged 60+ in receipt of Housing Benefit / Council Tax Benefit for Abbey is 33% & for Romsey 22%. Child poverty (households below 60% of median income) is the highest in Cambridge in Abbey Ward at 29% and 14% in Romsey compared to the national average of 20%.<sup>2</sup>

We are looking to build a facility that will have a significant City and local impact, particularly in the Romsey and Abbey wards. C3 also has a proven track record of delivering these numerous and varied programmes/ activities. We are unaware of any other charity who run such an extensive programme of activities and has such a wide geographical reach.

- C3 is able to mobilise an exceedingly large number of highly motivated and skilled volunteers.
- C3 will also be the only organisation with such a world-class facility from which these activities will be delivered.
- C3 has also proved that it is able to deliver such services from a very strong and stable financial position.

### How it would benefit Cambridge residents....

1. Enable people to help themselves out of poverty – running debt advice, money advice and job clubs

1. [www.cambridge.gov.uk/mapping-poverty](http://www.cambridge.gov.uk/mapping-poverty)

2. [www.endchildpoverty.org.uk/why-end-child-poverty/poverty-in-your-area](http://www.endchildpoverty.org.uk/why-end-child-poverty/poverty-in-your-area)

2. Strengthen the role of the family – running parenting classes, pre- and post-marriage and divorce support groups/classes
3. To enhance the individual well-being – running self-esteem courses for boys, girls (in school) and women
4. To increase community involvement – working closely with the community to provide, for example, food bank, housing for vulnerable women and community action days (in conjunction with the Cambridge City Council – to improve local communities).

Also to enhance community cohesion by providing opportunities for local charities & support groups to hire excellent facilities at a reasonable cost.

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

**a. Project management:** In place: Yes. Next Steps: We have a dedicated, qualified team who are working closely with the contractors to deliver the project on time and to the specification.

**b. Local/user consultation:** Prior to the planning we had an open consultation with the local community. C3 works in close cooperation with the Foodbank, Besom, Romsey Mill, Social Services, etc all of whom daily work in direct contact with the community. C3 has recently engaged in a survey of its services which 400 people completed online. This highlighted the support for the community services given and the general confidence in the direction of the trust. We have also carried out a survey of 40 current users of our programmes. This survey highlighted the need for: Toddler Drop In 80%; Kids' Activities 75%; Foodbank 70%; Community café 60%; Youth club 60%; and Seniors' club 50%.

**c. Land ownership:** Already in place

**d. Project design:** Already in place

**e. Planning approval:** Already in place

**f. Funding:** In place: £3,850,000. Next steps: 2 biannual planned special gift days over the next 3 years. Based on the last 3 years will raise over £600,000 – based on past giving. Application is being made to City Council for S106 grant. In view of our community activities, and based on past grant aid policy, we are confident of receiving support. Submissions to potential funders including Garfield Weston Foundation, Laing.

### 9. Are there any risks? How are these being addressed?: None known

### 10. Estimated project timescales

a.	Anticipated project start date	May 2014
b.	Anticipated project completion date	July 2015

## S106 grant application for Sturton Street Chapel and Hall conversion

<b>1. Organisation:</b>	<b>PETERSFIELD AREA COMMUNITY TRUST</b> (or successor legal entity)
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<b>2. Project:</b>	<b>STURTON ST CHAPEL &amp; HALL CONVERSION TO COMMUNITY CENTRE USE</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>	58 Sturton St, Cambridge CB1 2QA
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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>£48596.00</b>	<b>£0</b>	<b>£48596.00</b>

<b>6. What is the purpose of your project proposal? What works would it involve?</b>
We are aiming to acquire the chapel site with council or community support and this project will allow us to open it as a community facility including nursery facilities (available to the community outside nursery hours), kitchen, play area, double glazing, etc.

<b>7. Why is this project needed? How would it benefit city residents?</b>
The Petersfield area is lacking in facilities with specific and inclusive community aims for the whole local population. This specifically addresses inequality by subsidising basic community activities (toddler groups, coffee groups, toy library, girl guides, etc.) with paid use (youth dance school, adult activity classes, etc.). Site pre-closure was used by up to 250 people a week and we would expect to more than double that usage very rapidly.

<b>8. What preparations are in place? What still needs to be done?</b>
<b>a. Project management</b> In place: Campaign management team who have developed this plan & quantity surveyor who has estimated costs and could manage the project delivery for us. Next steps: None pre-acquisition of the site.

**b. Local/user consultation**

In place: On-going local surveys and feedback within campaign. Identifying local needs is a critical part of this project.

Next steps: Continues at local events and via flyer-ing, questionnaires, etc.

**c. Land ownership**

In place: No, the site is currently owned by the Cambridge Circuit of the Methodist Church and we must acquire it or it must be acquired and leased to us. Potential S.106 approval is beneficial to this plan. We have a business plan and legal entity advice and are working to secure it via community or council ownership (contact: Cllr Richard Robertson).

Next steps: Continued work to complete acquisition.

**d. Project design**

In place: Complete at this phase. Inputs include Methodist owners' "quinquennial" survey report, advice from energy consultant & architect, visual inspection.

Next steps: None, except continued review of condition of the (unused) building. Note a leasing approach might result in the owner completing some energy inefficiency work themselves, resulting in a decrease project estimate.

**e. Planning approval**

Already in place: Not required. No change of use or external change.

**f. Funding**

In place: None at this stage. We will seek matching funding however (to reduce the S.106 request by 50%).

Next steps: Discussions with CCF and WREN arranged for Dec 16<sup>th</sup>, other approaches.

**9. Are there any risks? How are these being addressed?**

This project is largely fixing details of the site and has limited risk, the biggest related risk would be a significant issue in the building since it is currently mostly unused and unheated.

**10. Estimated project timescales**

a.	Anticipated project start date	May 2014 Ideally
b.	Anticipated project completion date	June-July 2014

## S106 grant application for East Barnwell MUGA

<b>1. Organisation:</b>	<b>CAMBRIDGESHIRE COUNTY COUNCIL</b>
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<b>2. Project:</b>	<b>REDEVELOPMENT OF EAST BARNWELL MULTI-USE GAMES AREA (MUGA)</b>
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<b>3. Which category does this proposal relate to?</b>	Outdoor Sports
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<b>4. Where:</b>	East Barnwell Community Centre, Newmarket Road
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<b>5. Project funding (overall :</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>£ 1,920,000</b>	<b>£1,800,000<sup>[3]</sup></b>	<b>£ 120,000<sup>[4]</sup></b>

<b>6. What is the purpose of your project proposal? What works would it involve?</b>
The project entails the redevelopment of a MUGA constituting Phase 2 of East Barnwell's Community Hubs development. The project would involve building a new, larger and fit-for-purpose MUGA in a more appropriate position on the East Barnwell Community Hub site to maximise use of the entire site. Building works would include the provision of fencing, lighting & appropriate surfacing for multi-sport use.

<b>7. Why is this project needed &amp; how would it benefit city residents?</b>
In 2013/14, Abbey Ward was reported to have third highest levels of antisocial behaviour in Cambridge as well as the highest rates of violent crime. <sup>5</sup> Community workers in Abbey report that there is a distinct lack of activity for young people, with significant levels of antisocial behaviour reported. There is a strong belief in the local community that more positive activities are needed for young people, to prevent anti-social behaviour and promote community cohesion <sup>6</sup> . Sport England research backs up this local view with evidence, showing that: "regular involvement in sport can

3. This is the total amount fundraised for the East Barnwell Community Hub, and shows overall commitment to the project.
4. Estimate is taken from Sport England's guidance figures for the capital costs of developing a MUGA. See <https://www.sportengland.org/media/198443/facility-costs-4q13.pdf>
5. Cambridge Community Safety Partnership, Strategic Assessment 2013/14
6. <http://abbeypeople.org.uk/attachments/Chatty.pdf> (3.3.1-3.3.2)

benefit individuals and communities and contribute to a range of positive outcomes including:

- a reduction in youth offending and anti-social behaviour;
- an increase in the culture of respect & tolerance among young people;
- a reduction in crime and in alcohol and drug misuse;
- a reduction in the fear of crime.”<sup>7</sup>

Local young people further support this view. Young people playing football at the Abbey Fields project have said “It keeps us off the streets and gives us something to do with all our mates” (Ryan, aged 14) and “it’s really useful and keeps us all active and fit” (Raeqwon, aged 13). Those playing football at the current MUGA at the East Barnwell Community Centre supported by a local youth worker have said: “I like it best because it’s close to where I live” and “it’s a bit old and not as good as it could be but we really need something like this.”

We know that the provision of local outdoor sports facilities is a priority for this round of funding. A previous application has been submitted in relation to the redevelopment of the East Barnwell MUGA. Several questions were raised which we believe are answered throughout this application, which will help to meet local priorities around the provision of local outdoor sport facilities as well as community provision.

Provision of improved sporting facilities as part of the East Barnwell Community Hub has always been a part of the vision for the project. Phase 2 of the Community Hub project was envisioned to include fundraising for and then building sporting facilities on the site. However, there are many benefits to including the creation of the improved MUGA facilities at this point in the project cycle. These include the ability to maximise use of the site by moving the exact location of the MUGA, improving not only the sporting facilities by the direct provision of an improved & more appropriate MUGA facility, but also the community facilities as a whole, as best use can be made of the space. Building the improved MUGA as part of the Community Hub build will also reduce disruption to the local community & create efficiencies in the building project.

The current East Barnwell MUGA is not fit for purpose – it is too small to be used for regulation games of netball or five-a-side-football, and the surface material is non-porous and therefore slippery when wet, meaning it is not ideal for the sporting activities currently carried out there. Presently, many sports groups enquire about the possibility of using the East Barnwell MUGA but do not make bookings due to the size of the court and nature of the surface. It is recognised that community hire of the MUGA would also generate a significant income stream for East Barnwell Community Centre, which further demonstrates the need for an improved facility.

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7. <http://www.sportengland.org/media/91502/creating-safer-communities.pdf>

A local, fit for purpose MUGA at the East Barnwell Community Hub would provide the opportunity for both formal and informal sporting opportunities. There would be immediate benefits for Cambridgeshire residents able to take part in sports. It would benefit the East Barnwell Community Hub, as hiring out the MUGA would provide a substantial revenue source to support the sustainability of the hub itself. The provision of some open access outdoor space would directly benefit local young people by providing much-needed purposeful activity. This also benefits the wider community as it supports the community aim expressed through the 'Chatty About Abbey' report by providing more youth activities locally to enhance community cohesion.

In response to the previous proposal for these funds, City Council questioned the necessity of this provision in East Barnwell due to the addition of other MUGAs within the locality. It is acknowledged that further MUGAs have been provided in the wider area since the East Barnwell MUGA was provided 15 years ago, however young people using other facilities have expressed frustration that the Abbey Pool's Astro was too large and not near enough to home, limiting the use they could make of it. That facility is also extremely popular and often booked up far in advance, limiting the possibilities for informal or occasional use, which a smaller, more local MUGA facility would be able to provide. Local youth workers report that young people value having a very local, informal, partially open access facility at the East Barnwell site.

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

**a. Project management:** In place: The redevelopment of the MUGA would be Phase 2 of the development of the Community Hub, which already has project management in place. Marta Maj is the project manager for the Community Hub project and is currently managing Phase 1 of the project. Communications and community engagement plans as well as project planning processes from Phase 1 of the Community Hub project would support this Phase 2 build. Next steps: Develop detailed project plan.

**b. Local/user consultation:** In place: A great deal of local consultation has already taken place in East Barnwell as part of the development of the community hub project. The 'Chatty About Abbey' report shows that a top priority for local people is the provision of additional activities for young people, as well as opportunities to bring communities together – both of which are supported by the redevelopment of the MUGA. Consultation with local young people has suggested the need for small, local facilities which can be partially used for open access / informal sport. Next steps: Ongoing consultation with the local community and particularly young people to ensure engagement and that the facility is designed to meet local need. As part of the Hub project, a youth consultation panel has



been established, engaging with young people who currently use the East Barnwell Community Centre as well as hard-to-reach youth known to the Locality team. Sessions of youth engagement are already planned for the new year to ensure youth input into design of the community centre – further engagement would build on this work.

**c. Land ownership:**

In place: Land is owned freehold by CCC. Next steps: None needed.

**d. Project design:** In place: Engagement and consultation to investigate what kind of MUGA facilities are most needed locally, to inform design. Next steps: Further local consultation to ensure facilities designed meet local need. Procure detailed design work including community input. Input from City Council to inform this research.

**e. Planning approval:** In place: The site is currently used as a MUGA, there is no change of use. We believe that planning permission for a new MUGA would be extremely likely, given that there is currently a MUGA on the site. Next steps: Further detailed work on planning for the Community Hub site as a whole, worked on as part of the larger project.

**f. Funding:** In place: Project management and development costs. Next steps: Secure capital funding as needed.

**9. Are there any risks? How are these being addressed?**

- 1) *MUGA developed does not meet local needs and so is under-utilised.* There are many kinds of MUGA with different surfaces which can be used for many different combinations of sports. Active consultation with local users will prevent an inappropriate facility from being provided.
- 2) *MUGA is not maintained or operating costs are too high to be sustainable.* These issues are being tackled as part of a larger piece of work on the sustainable maintenance and running of the Community Hub. A charity organisation called ‘Locality’ has been commissioned to provide external expertise on sustainably running and maintaining community-led assets. Successful development of the MUGA should support the sustainability of the Community Hub as a whole, as a significant source of revenue & a way of attracting hub visitors.

**10. Estimated project timescales**

a.	Anticipated project start date	September 2015
b.	Anticipated project completion date	September 2016 (phases 1 & 2) <sup>8</sup>

8. Work to build a new MUGA could commence early and be incorporated within the Phase 1 project timeframe; project timeline anticipated in January 2015 once contractor appointed, from which point this can be further investigated.

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