



To: Executive Councillor for Communities:  
Councillor Richard Johnson

Report by: Director of Environment

Relevant scrutiny committee: Community Services Scrutiny 8/10/2015  
Committee

Wards affected: All

## **S106 PRIORITY-SETTING ROUND 2015/16: PROPOSALS FOR STRATEGIC/CITY-WIDE PROJECTS (COMMUNITIES PORTFOLIO)**

### **Key Decision**

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#### **1. EXECUTIVE SUMMARY**

- 1.1 Between June – August 2015, the council ran its latest S106 bidding round. It invited proposals and grant applications for projects which could help to mitigate the impact of development in Cambridge through funding from generic, off-site developer contributions. This is the first of two S106 reports on this agenda (see also item 11).
- 1.2 Around 65 bids have been received in this latest bidding round. Of these, 11 relate to proposals that need to be considered by the Executive Councillor - that is, strategic/city-wide funding bids relating to the community facilities and indoor and outdoor sports facilities S106 contribution types. An information pack setting out the detailed application forms (A1-C5) can be found on the council's Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)).
- 1.3 All proposals received have been assessed against the council's criteria for the use of off-site S106 developer contributions. Of the 11 strategic/city-wide proposals featured in this report, three are eligible for S106 funding, feasible and ready to be considered in October. The reasoning behind the assessments is set out in section 4.
- 1.4 In addition to these three proposals, it is envisaged that between three and six others could be considered in a follow-up report to this Committee in early 2016 in the light of updated evidence base information (currently being compiled) about community and sports facilities in Cambridge.

## **2. RECOMMENDATIONS**

It is recommended that the Executive Councillor for Communities:

- 2.1 prioritises the following proposals for strategic/city-wide S106 funding, subject to project appraisal and community use agreement:
  - a. a grant of up to £100,000 to the Greek Orthodox Community of St Athanasios for the refurbishment of the Memorial Hall and large church hall on Cherry Hinton Road as a community facility – this is also conditional on the further £50,000 requested being allocated from the South and East area committees
  - b. a grant of up to £75,000 to Cambridge Gymnastics Academy for a sunken trampoline & foam pit in the gym which is being developed on the North Cambridge Academy site
  - c. £40,000 grant to the Kelsey Kerridge Sports Hall Trust to improve and extend the Outlooks Gym changing rooms and to develop a new health suite at the Kelsey Kerridge Sports Centre;
- 2.2 receives a follow-up report to this Committee in early 2016, with recommendations for further S106 priority-setting within the current round in the light of updated audits of sports and community facilities in Cambridge;
- 2.3 receives a monitoring report to this Committee in June 2016 to review the progress of some key sports and community facilities projects allocated S106-funding in previous priority-setting rounds, which are currently still under development.

## **3. BACKGROUND**

- 3.1 New development creates extra demands on local facilities. The council asks developers to pay Section 106 contributions to mitigate that impact. This has helped to fund new and improved facilities across Cambridge. Recent examples can be found on the council's Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)), which also includes an update on the progress of on-going schemes and details of S106-funded sports and community facilities with community use agreements.
- 3.2 Every year since 2012/13, the council has run a S106 priority-setting round, based on contributions received from off-site, generic developer contributions within broad infrastructure types. An overview of that process can be found in Appendix A. Alongside devolved decision-making to area committees over the use of devolved S106 contributions for local (area-based) projects<sup>1</sup>, the Executive Councillor

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1. Each area committee will receive, this autumn, a report on the local project proposals  
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decides which projects with a wider benefit across Cambridge to prioritise using the strategic/city-wide S106 funds in his portfolio<sup>2</sup>.

- 3.3 Before considering proposals from the most recent bidding round, Appendix B reminds Members of some key S106 projects relating to the community and sports facilities contribution types which were prioritised in earlier rounds and which are currently on the PUD (projects under development) list – the stage before going onto the council’s Capital Plan. Paragraph 2.3 recommends that the progress of these projects is reviewed by this Committee in June 2016.
- 3.4 The off-site, generic developer contributions funding available for these S106 priority-setting rounds is, for most contribution types, set to taper off and run down over the next few years.
  - a. S106 pooling constraints, introduced last April, mean that new contributions need to be for specific projects to mitigate the impact of particular developments and be identified before the planning application is determined. The council has put in place interim arrangements for securing as much S106 as possible for specific off-site projects. The report returns to this issue in paragraph 5.3.
  - b. The only off-site, generic S106 contributions left to be paid are those for which S106 agreements were completed before 6 April 2015 but where the payments have not yet been triggered.<sup>3</sup>
- 3.5 This reinforces the need to make sure that effective use is made of the S106 funding available, wherever possible informed by a current needs analysis in order to understand how best to mitigate the impact of development. The Community, Arts and Recreation service is currently compiling up-to-date audits of sports pitches, indoor sports facilities and venues where community activities regularly take place: it is envisaged that these audits will be completed by early 2016. In this context, it would be sensible to defer making strategic/city-wide S106 priority-setting decisions for community and sports facility

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put forward in the latest S106 bidding round in order to set its priorities. More details can be found in Appendix E of this report and Appendix D of the report for item 11.

2. The strategic S106 funds for community facilities and outdoor sports are based on 50% of the off-site generic contributions from major developments. The proposals considered for project allocations from these funds include facilities with catchment areas straddling more than one area. Meanwhile, (as agreed in October 2014) all indoor sports contributions received in Cambridge are held in a city-wide fund.
3. Placing a value on the amount of agreed-but-not-yet-received generic contributions which are expected to become payable in the coming years is not straightforward as:
  - i. for S106 agreements completed at outline approval stage, the scale of development depends on subsequent reserved matters applications; and
  - ii. not all developments for which S106 agreements are signed will come to fruition.

proposals, apart from those cases (set out in the recommendations) where it would be particularly helpful to allocate funding sooner.

- 3.6 The latest S106 funding analysis shows that the following levels of S106 contributions are available in the strategic/city-wide funds for the contribution types within the Executive Councillor’s portfolio (figures rounded down to the nearest £25,000)<sup>4</sup>.

<i>As at mid-September 2015</i>		Comprising contributions from			
Contribution type	<b>Strategic/ City-wide</b>	North	East	South	West/ Central
Community facilities	<b>£325k</b>	7%	45%	33%	15%
Outdoor sports	<b>£550k</b>	16%	23%	56%	5%
Indoor sports	<b>£500k</b>	43%	39%	16%	2%

- 3.7 To help make sure that the use of S106 contributions can be directly-related to the particular developments from which they have arisen, officers aim to fund strategic projects from contributions from major developments in the same area first, before looking for contributions from nearby major sites in neighbouring areas. For this reason, the table above highlights the distribution (%) of strategic/city-wide funds across the four areas.
- 3.8 A summary of those unallocated S106 contributions relating to this portfolio, which need to be contractually committed before the end of 2020 can be found in Appendix C.
- a. The annual priority-setting rounds have helped to make sure that, currently, there are no unallocated S106 contributions with expiry dates before December 2016.
  - b. There are, however, four contributions relating to community facilities and outdoor sports (including some devolved to area committees) which have to be contractually committed between then and July 2017.
  - c. The aim is to allocate these contributions to projects within this current S106 round – either this autumn or, if necessary, through follow-up reports to this committee and/or area committees (as appropriate in early 2016) to make sure that contributions can be used on time. This is achievable.

#### **4. CONSIDERATIONS: ANALYSIS OF S106 BIDS RECEIVED**

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4. This funding analysis focuses on S106 funding available in the strategic/city-wide funds. Further information about the availability of developer contributions devolved to the council’s area committees will be reported to the area committees this autumn.

4.1 As part of the latest S106 bidding round, the council has published clear eligibility criteria (see Appendix D) that proposals should be:

- specific;
- within the city of Cambridge
- about providing additional benefit
- being accessible to all and
- affordable and financially viable.

Guidance for applicants has also emphasised the need for bids to be feasible and ready to be considered.

4.2 The latest S106 bidding round ran from 22 June – 10 August 2015. This was publicised via:

- the council's Developer Contributions web page
- news releases and social media
- emails to local community groups, organisations and residents who have enquired about S106 funding in recent years and
- emails to local councillors, asking them to spread the message within their wards.

4.3 A pack of all the detailed strategic/city-wide proposals for community and sports facilities can be found on the council's Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)). Officers have assessed the proposals received against the criteria mentioned above. A summary of the assessment of strategic/city-wide proposals can be found in the table on page 6 of this report. The right-hand column provides an overall assessment of whether each proposal meets the criteria: the reasoning behind these ratings is set out below.

4.4 Two proposals have been assessed as 'NO' (they do not meet the assessment criteria).

### ***C1. Beach volleyball facility***

The Cambridge & university volleyball clubs have asked the council to provide a beach volleyball facility at Jesus Green or Lammas Land.

- ▶ As the applicants acknowledge, the main issue is finding a suitable location – and no such site has been identified. Officers understand that the universities have not offered land for this purpose. Whilst recognising the enthusiasm of the volleyball clubs, the extent of wider public support for a beach volleyball court is also questioned. If such a facility was provided, it is not clear how the running costs would be resourced.

<b>Table: Assessment of S106 proposals against criteria</b>		Specific?	Additional benefit?	Access for all?	S106 available?	S106 needed?	Feasible?	Ready to consider?	Does it meet the criteria?
<b>No.</b>	<b>Proposal</b>								
<b>Key: ● = Yes. ◐ = Partly. ✘ = No. ? = Unclear.</b>									
<b>COMMUNITY FACILITIES</b>									
A1	Cherry Hinton Road Memorial Hall and church hall refurbishments	●	●	●	●	●	●	●	YES, now
<b>INDOOR SPORTS FACILITIES</b>									
B1	Cambridge Gymnastics Academy trampoline pit	●	●	●	●	●	●	●	YES, now
B2	Kelsey Kerridge changing rooms and health suite development	●	●	●	●	●	●	●	YES, now
B3	Kelsey Kerridge studio conversion	●	●	●	●	●	●	◐	YES
B4	Netherhall School inclusive fitness equipment	●	●	●	●	●	●	◐	YES
B5	Stephen Perse Foundation indoor sport complex	?	?	?	?	●	?	✘	NOT YET
<b>OUTDOOR SPORTS FACILITIES</b>									
C1	Beach volleyball facility	●	●	?	●	?	✘	✘	NO
C2	Good Gym Cambridge initiative	✘	✘	●	✘	●	✘	✘	NO
C3	Long Road Cambridge 3G pitch	●	●	●	●	●	?	?	NOT YET
C4	St Mary's floodlit courts and pavilion extension	●	●	?	●	●	?	?	NOT YET
C5	Wilberforce Rd hockey pitches/changing rooms	●	●	●	●	●	●	◐	YES

## ***C2. Good Gym, Cambridge initiative***

'Good Gym Cambridge' seeks a grant of £15,000 towards a £25,000 project to get people into regular physical activity, provide manual labour for community organisations and support the most lonely/isolated people.

- ▶ Whilst this new group may be a useful contact, this project is not eligible for S106 capital project funding for facilities, as envisaged by the council's Planning Obligations Strategy.

- 4.5 Three proposals have been assessed as 'NOT YET', with a view to the applicants providing further clarification to enable revised bids to meet the criteria more fully and to be reconsidered in future (either in early 2106 or in a future priority-setting round).

## ***B5. Stephen Perse Foundation indoor sports complex***

Stephen Perse Foundation seeks a grant of £350,000 towards the cost of building of an indoor sports complex at its senior school on Union Road, Cambridge. Community use would be available in the evenings, at weekends and during school holidays.

- ▶ Officers have commented that the application has not identified the costs for the sports component of a much wider build programme. Community use would be via school use, not for the general public.

## ***C3. Long Road Cambridge 3G pitch***

Long Road Sixth Form College seeks a grant of £200,000 towards a £600,000 project to provide a 3G football all-weather pitch, which would offer community use for 60% of the available time

- ▶ Officers have commented that this proposal would support the council's emerging Playing Pitches strategy (which will highlight the need for 3G pitches in the city). Before this proposal can be considered, there needs to be further clarity about how the rest of the funding needed will be secured. Planning permission will also be needed for this scheme to go ahead.

## ***C4. St Mary's floodlit courts and pavilion extension***

St Mary's School seeks a grant of £426,000 for floodlit tennis/netball/hockey courts and a pavilion extension with changing facilities, toilets and a kitchen. The facilities would be available for community use in the evenings, at weekends and during school holidays.

- ▶ Officers have commented that access off Long Road may be an issue and have advised that the (nearby) proposal C3 might be more sustainable and community accessible. Considerable funding still has to be raised and the proposal will require planning permission.

- 4.6 Three proposals have been assessed as 'YES', with a view to the bids being reported to this Committee for consideration in early 2016 in the light of updated facility audit information, which will have been compiled by then.

***B3. Kelsey Kerridge studio conversion***

Kelsey Kerridge Sports Centre seeks a grant of £180,000 to convert existing studio space in the Outlooks Gym into more space available for the use of gym resistance and cardio equipment and to convert the Fenners gallery (part of the sports centre) into several self-contained dance and class based fitness studios.

- ▶ Officers have confirmed that this scheme meets the criteria, but that the other Kelsey Kerridge bid (B2) needs to be carried out first. Consideration of proposal B3 could wait until early 2016.

***B4. Netherhall School inclusive fitness equipment***

Netherhall School and Sixth Form Centre seek a grant of around £22,000 for new inclusive fitness equipment for the new community fitness suite, making the gym widely accessible to residents.

- ▶ Officers note that the school is due to receive S106 funding for the new fitness suite from the Bell School development, plus a further £64,000 from the 3rd S106 priority-setting round earlier this year. The equipment would be useful, but this proposal could wait until early 2016 to be considered.

***C5. Wilberforce Road hockey pitches and changing rooms***

The University of Cambridge seeks £250,000 out of a £2 million project to provide two additional floodlit hockey pitches plus additional changing facilities at its Wilberforce Road sports ground.

- ▶ Officers have commented that this is to be a community facility, with all usage community-led. The University has sufficient capacity on the existing pitch. Funding is due to come from a donor to Cambridge City Hockey Club, but the project requires some top-up funding to enable delivery. Planning permission for an extra pitch has already been agreed, but the university will need to submit planning applications for the further pitch and the clubhouse facility.



- 4.7 Three proposals have been assessed as 'YES NOW', and are recommended for priority-setting in paragraph 2.1.

***A1. Cherry Hinton Road Memorial Hall and church hall refurbishments***

The Greek Orthodox Community seeks a grant of £150,000 to renovate its Memorial Hall and church hall. These will be used not only by the owners but by residents and community groups in the Coleridge and Queen Edith's wards as a community centre. The applicants wish to: extend the small hall and install toilets (with baby changing facilities), heating and flooring and kitchen facilities. The applicants have run out of capital funds, which they have spent carrying out repairs needed to the Memorial Hall.

- ▶ Officers have commented that, although the facility is not yet in a position to take community bookings, given its current condition, the organisers have already been approached by a number of residents who wish to book for various purposes. The applicants are keen to publicise the multi-purpose space, once the works have been carried out. They also intend to contact all nearby community facilities to make them aware of their space and to work together. They specifically want to do some targeted work to host activities for older people in isolation, and said longer term they could have CAB/Credit Union sessions at the venue. It is envisaged that the space could be used by the community for 40-50 hours per week (9am-8pm, weekends open until 11pm). The Community Funding and Engagement Officer has discussed with the applicants the need for a community use agreement, and this is understood.
- ▶ The facility is on the South and East Area border, and the refurbishment would benefit residents of both areas. Whilst there is not enough strategic S106 community facilities funding from the Coleridge and Queen Edith's wards to meet the full £150,000 requested, there would be enough for a £100,000 grant from strategic funds. This is being recommended to the Committee's October meeting so that the remaining £50,000 sought could be requested from the East and South Area Committees (say, half each) this autumn. It is recommended that the strategic allocation would be conditional upon the area committees providing their shares.

***B1. Cambridge Gymnastics Academy trampoline pit***

The Cambridge Gymnastics Academy seeks up to £75,000 for installing a sunken trampoline and foam pit in their new gym (warehouse conversion) on the North Cambridge Academy site. The overall project is expected to cost £190,000 and the Executive

Councillor has already agreed £65,000 towards this (in addition to this new request) last January. The facility would encourage greater participation from teenagers, adults, people with a disability and elite gymnasts. It would also be open for general hire for parties. The nearest similar facility, otherwise is in Huntingdon.

- ▶ Officers recommend that this proposal is considered now so that the gym can install the trampoline pit as part of the wider conversion works (due to start later this autumn), which would be more cost-efficient than adding it at a later date. The project would be accessible.

### ***B3. Kelsey Kerridge changing rooms & health suite development***

The Kelsey Kerridge Sports Centre seeks a £40,000 grant to improve and extend the Outlooks Gym changing rooms. It would include the development of new health suite to include a new sauna and hot tub and improve ventilation throughout. The project would see an extension onto the top floor of the Queen Anne Car Park to create more changing room space, which will utilise 3 car parking spaces: this has the approval of the City Council Parking Services and approved planning permissions.

- ▶ Officers recommend this project, which is ready to go. It simply awaits the completion of essential holding repair programmed works to be completed at Queen Anne Car park. These works need to be carried out first to enable the studio conversion (mentioned in B3 above) to be able to go ahead in due course.

## **5. NEXT STEPS**

- 5.1 For those proposals which the Executive Councillor decides to prioritise, appropriate S106 contributions will be allocated and project appraisals and community use agreements will be developed.
- 5.2 The allocation of S106 funding to prioritised projects will reduce the amounts available in the strategic/city-wide funds for the relevant contribution types. Members are reminded that S106 funding is set to taper off and run down over the next few years. Whilst there is likely to be a further S106 priority-setting round in 2016, the future availability of off-site, generic S106 contributions will be limited.
- 5.3 Following the report to this Committee last March about the impact of S106 pooling constraints, an interim approach to securing (no more than five) new S106 contributions for specific projects was agreed in June 2015. This included a commitment to review progress after six months and to report back to this Committee in January 2016.

- 5.4 In the meantime, Members are asked to note the implications of a High Court ruling in July 2015: this found in favour of an appeal by West Berkshire and Reading councils, against a CLG<sup>5</sup> announcement in November 2014 (that S106 contributions should not be secured for developments of less than 11 dwellings).
- a. Whilst the ruling means that S106 contributions can now be sought from a wider range of developments, in the context of the pooling constraints, it may also mean that the amount of S106 funding collectable from five directly-related (and possibly smaller) developments may now be lower.
  - b. Members are asked to note that, in view of the extra workload generated by having to identify specific projects within the standard timescales for processing planning application, it may be necessary to focus efforts on securing higher value contributions. This issue will be addressed in more detail in a report to this Committee in January 2016.

## 6. IMPLICATIONS

- 6.1 **Financial implications:** This report has emphasised the constraints on S106 funding. It needs to be used wisely in order to mitigate the impact of development. This is under-pinned by the S106 eligibility criteria, which have been applied to the assessment of proposals. S106 funding cannot be used for repairs or maintenance purposes, nor for like-for-like replacements or running costs. All the proposals recommended in this report can be afforded within the S106 funding available within the strategic/city-wide funds.
- 6.2 **Staffing implications:** All three proposals recommended in paragraph 2.1 of this report are based on grants: the grant recipients will be responsible for implementing the projects. The workload implications for council officers are focussed on negotiating/ liaising with those organisations in producing project appraisals and community use agreements and in monitoring project progress.
- 6.3 **Equalities and poverty implications:** An Equality Impact Assessment (EqIA) on the S106 priority-setting process was reported to this Committee in October 2014. Actions identified as part of the EqIA have been implemented, including engagement with organisations representing equalities 'strands'/groups during the latest S106 bidding process. Further EqIAs relating to specific prioritised S106 projects will be developed (as appropriate) as part of the business case/project appraisal process for those projects.

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5. CLG stands for the government Department for Communities and Local Government.

6.4 **Other implications:** Environment implications, procurement matters, community safety issues and the need for further consultation will be considered as part of project appraisals for specific prioritised projects.

## 7. BACKGROUND PAPERS

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

- “S106 priority-setting and devolved decision-making”, report to Community Services Scrutiny Committee, 13/10/14;
- S106 bidding round 2015: strategic/city-wide proposals pack (Communities) comprising all 11 detailed proposals/grant applications;
- “S106 funding and interim arrangements ahead of the local introduction of the Community Infrastructure Levy”, report to Community Services Scrutiny Committee, 19/03/15;
- “Interim approach to S106 contributions”, briefing note for executive councillors, opposition spokes & scrutiny committee chairs, June 2015.

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

## 8. APPENDICES

- A. Overview of S106 priority-setting process (also available at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106))
- B. Updates on key projects from previous S106 priority-setting rounds
- C. S106 contributions (within Communities portfolio) with expiry dates (to contractually commit by) before 2020;
- D. S106 eligibility criteria (also available at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106))
- E. Community and outdoor sport facility proposals to be reported to area committees in Autumn 2015

## 9. INSPECTION OF PAPERS:

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

Author’s name: Tim Wetherfield, Urban Growth Project Manager

Author’s phone:: 01223 - 457313

Author’s email: [tim.wetherfield@cambridge.gov.uk](mailto:tim.wetherfield@cambridge.gov.uk)

## Overview of S106 priority-setting process

Update: 10 August 2015. For more details, please email: [s106@cambridge.gov.uk](mailto:s106@cambridge.gov.uk)



1. Prior to 6 April 2015, most off-site S106 contributions collected by Cambridge City Council were for generic infrastructure types (that is, 'for the provision of, improvement of, or better access to' particular types of facilities/projects with the city of Cambridge). The contribution types were defined in the council's Planning Obligations Strategy 2010. It is these contributions that provide the funding for our S106 priority-setting process.
2. Since 2012, the council has run a number of S106 bidding and priority-setting rounds to give local communities more say about how these generic S106 contributions are used to mitigate the impact of development locally. Area committees make decisions on the use of their devolved S106 funding for particular categories, while the relevant Executive Councillors make decisions on strategic projects (benefitting more than one area).

	Area Committees	Executive Councillors	
Decide on :	Local projects for <ul style="list-style-type: none"> <li>• community facilities</li> <li>• informal open space</li> <li>• play areas</li> <li>• outdoor sports</li> </ul>	Strategic projects for: <ul style="list-style-type: none"> <li>• community facilities</li> <li>• informal open space</li> <li>• play areas</li> <li>• outdoor sports</li> </ul>	All projects for: <ul style="list-style-type: none"> <li>• indoor sports</li> <li>• public art</li> <li>• public realm.</li> </ul>
S106 funding available based on:	Of these types: 50% of contributions from major planning applications from the relevant area 100% of contributions from minor/other planning applications from the relevant area	Of these types: 50% of contributions from 'major' planning applications	Of these types: All contributions from across Cambridge
		<i>Reports on strategic/city-wide project proposals will be considered by the Community Services Scrutiny Committee on 8 October 2015.</i>	

3. The four area committees and the wards they cover are as follows:

	North	East	South	West/Central
Comprising these wards:	Arbury East Chesterton West Chesterton King's Hedges	Abbey Coleridge Petersfield Romsey	Cherry Hinton Queen Edith's Trumpington	Castle Market Newnham
S106 report expected on:	<i>19 November (date changed)</i>	<i>29 October</i>	<i>14 December</i>	<i>3 December</i>

4. The key stages of the next S106 priority-round are:

	Timescales
Bidding process seeking project ideas & grant applications	22 June – 10 Aug 15
Initial officer assessment of eligibility for S106 funding & feasibility	August-September 15
Reports to relevant area/scrutiny committee, then priority-setting	October–mid Dec 15
Detailed project appraisal (as appropriate) of prioritised projects	As/when ready

5. Please note that S106 funding is running down and difficult priority-setting decisions will need to be made by councillors. The priority projects identified from autumn 2015 will be subject to subsequent project appraisal, as appropriate, once these details are ready.

## Updates on key projects from previous S106 priority-setting rounds

1. **Cambridge Rugby Club:** The Executive Councillor made a provisional £200,000 allocation of outdoor sports S106 contributions last January for changing facility improvements, subject to a report back to this (October 2015) meeting on this Committee.

The Rugby Club has provided an update that it will be in a position to launch a fund-raising campaign amongst its membership in early 2016 and will also be putting forward funding bids to sports governing bodies. The club will take stock next spring whether the project will be able to go ahead, so that this can be reported back to this Committee next June.

If the project is able to move forward, it is expected that the building works would take place before the start of the 2017/18 season. This would be able to make use of strategic S106 contributions with expiry dates in October 2017 (for works to be contractually committed). If the Rugby Club's project cannot go ahead on time, however, the contributions will be reassigned to other projects that will fit the timescales.

2. **Rouse Ball Pavilion:** The use of the existing £250k funding allocation is being considered alongside plans for wider uses of Jesus Green, in particular the outdoor swimming pool. This is also set in the context of on-going discussion about proposals for future swimming pool provision in the city and how funding for those purposes should be allocated.
3. **Other grants for indoor and outdoor sports facilities** were also agreed last January, notably for visitor changing rooms at King's College School. Officers are awaiting confirmation from successful grant applicants that they are ready to move forward with their proposals (having developed their plans, applied for planning permission and secured other funding needed). Once this happens, community use agreements can then be taken forward (including a report back to this Committee on the King's College School agreement).
4. **Area Committee S106 allocations for county council-led community facilities projects:** The council is also monitoring the next steps in the development of proposals for improved community facilities at East Barnwell Community Centre in Abbey ward and at Milton Road library in West Chesterton. Whilst these projects have been provisionally allocated devolved S106 funding by the East and North Area Committees (£255,000 and £100,000) respectively, the scale of the S106 allocations warrants the Executive Councillor's attention.

In July 2015, the county council decided not to proceed with their existing plans for these schemes. The city council expressed its disappointment and has reiterated its keenness to work jointly with the county council in finding a way forward.

The city council has suggested that the S106 funding allocated to the projects is retained on hold until June 2016. This will provide the county council with time to bring forward revised schemes that both meet the needs of local people and are acceptable to the city council. If schemes are not brought forward in this time or are not acceptable to the city council, then reallocation of those allocated S106 funds may need to be reconsidered.

In terms of progress by June 2016, the city council would expect to see:

- a design brief, and details of how the S106 funding would be used;
- consultation has been undertaken with local people;
- indicative planning advice has been undertaken;
- evidence that the s106 funding contribution is still required in respect of the financial make-up of the schemes);
- evidence that the s106 contribution requested provides the expected additionality;
- evidence that the scheme meets the needs of local people; and
- a clear project plan and timeframe.

## S106 contributions (within Communities portfolio) with expiry dates (to contractually commit by) before 2020

Contributions with expiry dates before the end of 2017 are shown in bold.

Ref.	Unallocated	Devolved or strategic	Expiry date
<b>COMMUNITY FACILITIES</b>			
<b>03/0282/OP</b>	<b>£37.6k</b>	<b>£37.6k (strategic)</b>	<b>01/05/2017</b>
<b>06/0007/OP</b>	<b>£4.9k</b>	<b>£4.9k (strategic)</b>	<b>05/07/2017</b>
<b>OUTDOOR SPORTS (or formal open spaces)</b>			
<b>01/0502/OP</b>	<b>£76.9k</b>	<b>£76.9k (South)</b>	<b>17/12/2016</b>
<b>06/0007/OP</b>	<b>£55.4k</b>	<b>£26.3k (East)</b> <b>£29.1k (strategic)</b>	<b>05/07/2017</b>
08/0111/FUL	£20.8k	£10.4k (North) £10.4k (strategic)	09/05/2019
07/1263/OUT	£1.0k	£1k (North)	13/06/2019



## S106 eligibility criteria



For more information, email [s106@cambridge.gov.uk](mailto:s106@cambridge.gov.uk) or phone 01223 457313

To be eligible for S106 funding from the city council, project proposals need to

1. be **SPECIFIC** (eg, clear about what is proposed, where it would be, who would benefit, why it is needed and how it could be done) and relate to one or more S106 category.

The S106 categories here are: community facilities; play areas for children/teenagers; open spaces; indoor and outdoor sports; public art; and improving the public realm. These are set out in the [Planning Obligations Strategy 2010 SPD](#).

Public art is defined in our [Public Art SPD](#). In short, it needs to be original, of high quality, designed for the community and produced or facilitated by an artist or craftsman. It should engage local communities, be publicly accessible and have a legacy (there will need to be a permanent record of all temporary works). Public artwork within schools (which is visible to users of the school, parents and visitors) comes within the scope of the definition.

2. be **WITHIN THE CITY OF CAMBRIDGE** and of benefit to Cambridge residents.

These wards are within the city of Cambridge (presented here by area of the city).

North Area	East Area	South Area	West/Central Area
Arbury	Abbey	Cherry Hinton	Castle
East Chesterton	Coleridge	Queen Edith's	Market
West Chesterton	Petersfield	Trumpington	Newnham
King's Hedges	Romsey		

3. provide **ADDITIONAL BENEFIT** (please note: S106 funding cannot be used for replacing like-for-like facilities/equipment or repairing/maintaining existing facilities).

S106 grants are not available for buying land & property, but could be made available to refurbish/extend facilities once sites have been acquired by other means.

4. be **ACCESSIBLE**, in line with the council's grants and equalities policies. Successful grant applicants have to sign community use agreements, which are then monitored.

Community use agreements make clear that grant recipients shall not discriminate against any community group wishing to hire the space (eg, in relation to race, gender, religion, disability, sexual orientation, age). S106 grants cannot be used to support places of worship, but the council can provide grant-funding to faith groups who make their facilities open to all sections of the community as meeting spaces or venues for community activities.

5. be **AFFORDABLE AND FINANCIALLY VIABLE** – remembering that S106 funding is reducing and cannot be used for running costs.

There are limits on the amount of S106 funding available for particular categories across the city – councillors may not wish to invest all the S106 funding available into single projects.

Grant applicants must also give assurances that they need the S106 funding that they are seeking – ie, that they do not already have sufficient funding for the project.

Local groups seeking S106 grants should carry out other fund-raising too. Alternative sources of funding are suggested on our Developer Contributions web page

Any organisation or community groups seeking funding will need to have its own bank account.

## Community & sports facility proposals to be reported to area committees in autumn 2015

These proposals are for the area committees to consider (as part of their decision-making powers over the use of devolved S106 funding). They are listed here simply to provide an overview of all proposals from the latest bidding round. The area committee reports will include an analysis of which proposals are eligible for S106 and meet the other assessment criteria

In view of those contributions with expiry dates (to be contractually committed) before the end of 2017 (see Appendix C), officers will also be asked to consider putting forward any other proposals for relevant projects which could help to mitigate the impact of development in those areas.

<b>Proposal / request</b>	<b>Report to:</b>
<b>COMMUNITY FACILITIES</b>	
Centre at St Paul's: £3k grant to repair floor of lower hall	South AC, 14/12/15
Cherry Hinton community hub: £250k grant for enhancements	South AC, 14/12/15
Chesterton Methodist Church: £250 grant for community meeting space (café, halls & rooms)	North AC, 19/11/15
Leper Chapel: £60k-£80k grant for improved access and community facilities	East AC, 29/10/15
Lutheran Church: £95k grant for disability access and community use of Shaftesbury House	South AC, 14/12/15
Rock Road library: £16.5k grant for improvements to community room facilities	South AC, 14/12/15
Rowan Humberstone: £75k grant for hireable community facility with kitchenette and disabled toilet	North AC, 19/11/15
St Mark's Church: £1.9k grant for induction loop and PA system in large hall of community centre	West/Central AC, 3/12/15
St Paul's CofE Primary School: £32k grant for multi-purpose arts space and secure storage area	South AC, 14/12/15

Proposal / request	Report to:
<b>OUTDOOR SPORTS FACILITIES</b>	
Cherry Hinton Rec Pavilion: phase 2 of refurbishment/extension of pavilion, with new changing rooms & kitchenette	South AC, 14/12/15
Lammas Land tennis court improvements (new surfacing and fencing)	West/Central AC, 3/12/15
Nightingale Avenue Rec Pavilion: £175k to demolish and redevelop/extend, with upgraded facilities	South AC, 14/12/15
North Cambridge Academy: £100k grant for four floodlit tennis courts	North AC, 19/11/15