

CAMBRIDGE CITY COUNCIL

REPORT OF: Director of Environment

TO: East Area Committee 29/10/2015

WARDS: Abbey, Coleridge, Petersfield, Romsey

S106 DEVOLVED DECISION-MAKING: 2015/16 PRIORITY-SETTING

1. INTRODUCTION

- 1.1 Between June-August 2015, the council ran its latest S106 bidding round. Proposals were invited for projects that could help to mitigate the impact of development in Cambridge through funding from generic, off-site developer contributions. In addition to a request to supplement strategic S106 funding for a project on the East/South Area border, the Area Committee is asked to consider five proposals have been received for local projects in East Area. These are for:
- establishing community gardens on Gwydir Street
 - formalising Coldham's Common BMX track
 - improving Ditton Fields play area for the under 5s and
 - improving Dudley Road play area
 - a grant request to improve community facilities at the Leper Chapel
- 1.2 Section 3 provides sets the context and provides an update on how much S106 devolved funding is available to the East Area. Section 4 assesses the applications against the council's S106 eligibility criteria.

2. RECOMMENDATIONS

It is recommended that the East Area Committee:

- 2.1 notes that (a) Petersfield Area Community Trust is not in a position to take up the offer of a £48.6k grant to convert Sturton Street Chapel and Hall into a community centre and that (b) this allocation will be cancelled and released back into the devolved S106 community facilities fund for other local community facility projects in East Area;
- 2.2 contributes £25k of its devolved S106 community facilities funds to a grant to refurbish the Memorial Hall and Church Hall on Cherry Hinton Road, subject to project appraisal and community use agreement; and
- 2.3 identifies which eligible local project proposals to prioritise for the use of devolved S106 contributions from East Area, subject to project appraisal and community use agreement, as appropriate.

3. BACKGROUND

- 3.1 New development creates extra demands on local facilities. The council asks developers to pay S106 contributions to mitigate that impact. This S106 funding has helped fund new and improved facilities. For more details (including factsheets on S106 grant-funded community and sports facilities with community use agreements), see the Developer Contributions web page (www.cambridge.gov.uk/s106).
- 3.2 Every year since 2012/13, the council has run a S106 priority-setting round, based on contributions received from off-site, generic S106 contributions based on broad infrastructure types.
- Each area committee has decision-making powers over the use of devolved S106 contributions for local projects in its area¹ - the focus of this report.
 - Executive councillors select strategic/city-wide projects benefitting more than one area or Cambridge as a whole²: Six such proposals in/relating to East Area were received in the latest bidding round and prioritised earlier this month. See Appendix A & paragraph 4.3.
- 3.3 Some major S106 projects have been completed in East Area during the last 12 months, including:
- the East Barnwell scout hut on Stanesfield Road;
 - tennis courts, a multi-use games area and new play area at Coleridge Recreation Ground;
 - new starting blocks at Parkside Pool (city-wide S106 project);
 - improvements to Ross Street community centre;
 - grant towards the kitchen and portable stage lift at the new C3 centre, which was opened earlier this month.
- 3.4 Appendix B highlights the progress made on on-going S106 projects. Although staff shortages and other workloads earlier this year caused some delays, several projects are expected to be completed next spring. A couple of other projects have not moved forward, however.

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1. The devolved funding for each area committee is based on all unallocated, generic off-site S106 contributions (for the provision of, improvement of or better access to particular types of facilities) received from minor developments in the area and half those from major developments in the area. This relates to the informal open space, play, community facilities and outdoor sports contribution types.
 2. The strategic funds for informal open spaces, play areas, community facilities and outdoor sports provision are based on (the other) 50% of the off-site generic S106 contributions from major developments. Meanwhile, all public realm and public art contributions received are held in separate city-wide funds.

- a. Last January, the Committee awarded an S106 grant of £48.6k to Petersfield Area Community Trust (PACT) to convert Sturton Street Chapel & Hall into a community centre, subject to PACT acquiring the site. Now the site has been sold to another bidder, PACT has confirmed that it cannot use S106 allocation, which now needs to be released back into the Area Committee's devolved fund. This is reflected in recommendation 2.1. See also paragraph 5.3.
- b. In November 2013, the Area Committee allocated £255,000 of devolved S106 community facilities funding to the county council's plans to develop the East Barnwell community centre. Last July, however, the county council decided not to proceed with its existing plans for the community centre, but is preparing a revised scheme instead. The city council has expressed its disappointment and has made clear to the county council how it would expect the revised plans to progress by June 2016. This city council response is summarised in Appendix B and has also been reported to the Community Services Scrutiny Committee earlier this month. The £255k S106 funding continues to be allocated to the project, but the Area Committee will be able to review this level of funding once the county council has provided its update on progress next June.

3.5 As previously reported to this Committee, the off-site, generic S106 funding available for S106 priority-setting rounds is set to taper off and run down over the next few years³. Given the need to make effective use of it, an Outdoor Play Investment Strategy was approved following a report to Community Services Scrutiny earlier this month: it contains a play area audit, which area committees can use to inform their devolved decision-making about the use of S106 play area funding.

3.6 The latest analysis (as at 13/10/15 and rounded down to the nearest £25k), shows that the following devolved S106 funding is available.

| Informal open space | Play area provision | Community facilities | Outdoor sports |
|---------------------|---------------------|----------------------|----------------|
| £225k | £125k ⁴ | £150k ⁵ | £300k |

3. 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 payments have not yet been triggered (eg, by start of building works). New S106 pooling constraints mean that, from April 2015, new S106 contributions must be for **specific** projects with no more than five of these agreed for any particular project. See paragraph 5.4.
4. The availability of devolved S106 play area funding for East Area recognises that some costs associated with the Bath House play area project are assigned to a S106 contribution specifically for a play area in the vicinity of the development.
5. The devolved S106 community facilities funding figure has been increased to reflect the fact that the £48.6k allocated to the grant offer to PACT is no longer possible.

3.7 Please note the following points about the funding availability analysis.

- a. Projects prioritised in previous rounds have already been allocated funding: the table shows the received contributions available now.
- b. To ensure that the use of S106 contributions is related to the developments from which they have been paid, officers aim to fund a local project in a particular ward firstly from relevant S106 funding from the same ward before using contributions from developments in other wards in the Area which will benefit from the project⁶.
- c. This means that the devolved funding available is not always spread evenly across wards within an area, depending on the level of development in (and contributions received from) each ward and the S106 allocations made for already-prioritised projects. In East Area, this particularly affects devolved community facilities contributions in Abbey⁷: The current allocation of £255k for East Barnwell Community Centre means that there is currently no further S106 community facilities funding available from that ward.
- d. The annual priority-setting rounds have helped to ensure that S106 contributions with expiry dates are managed in a timely way. This means that the unallocated devolved S106 contributions from East Area with the nearest expiry dates are from Coleridge (around £26k for informal open space and £29k for outdoor sports): they have to be contractually committed to projects by July 2017⁸. This report returns to this issue in paragraph 5.2.

4. CONSIDERATIONS: ANALYSIS OF S106 BIDS RECEIVED

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

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

As part of this, grant applicants are asked to explain why they need the S106 funding requested (ie, they do not already have sufficient funding for the project). The guidance for applicants also emphasises the need for bids to be feasible and ready to be considered.

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6. The need for the use of S106 contributions to be directly-related to developments is set out in the statutory tests in the Community Infrastructure Levy (CIL) Regulations, which also require them to be necessary to make development acceptable in planning terms and fair and proportionate (in scale and kind) to the development.
 7. Some wards in others Areas face the similar issues to the ones highlighted for Abbey.
 8. The amounts of S106 contributions with expiry dates are regularly reviewed and may change (for example, subject to opportunities to assign them to related local projects).

- 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 Before considering the local project proposals mentioned in paragraph 1.1, the Area Committee’s attention is drawn to the grant request for £150k to refurbish the Memorial Hall and church hall on Cherry Hinton Road as a community facility.
- a. The site is (just) in the Coleridge ward but the facility would also benefit Queen Edith’s ward in South Area. As the proposal would benefit more than one area, it was reported to the Community Services Scrutiny Committee on 8 October. Relevant extracts from this report can be found in Appendix D. The proposal meets all the assessment criteria.
 - b. The Executive Councillor for Communities agreed to allocate up to £100,000 of strategic S106 community facilities funding (from Coleridge and Queen Edith’s wards) towards the project, subject to project appraisal and community use agreement. This is also conditional on the South and East Area Committees, between them, funding the other £50k requested.
 - c. Whilst neither area committee has sufficient directly-related, devolved S106 funding to cover the overall £150k grant request, the allocation of strategic S106 funding means that both areas could afford £25k towards this project. This is recommended in paragraph 2.2. A similar recommendation will be made to the South Area Committee for its meeting on 14 December.
- 4.4 A pack of the detailed East Area local project proposals can be found at (www.cambridge.gov.uk/s106). Officers have assessed them against the criteria mentioned above. See the summary overleaf. The overall assessments in the right-hand column show that:
- a. the proposals for the community gardens on Gwydir Street (E1) and the community facilities at the Leper Chapel (E5) are not yet ready to be considered;
 - b. the Area Committee is invited to prioritise which of the three other proposals (for formalising the BMX track on Coldham’s Common or improving the play areas at Ditton Fields or Dudley Road) to prioritise, using the appropriate devolved S106 contribution types. See recommendation 2.3.

Table: Assessment of East Area local proposals against eligibility criteria

Key:

- = Yes. ◐ = Partly.
- ✘ = No. ? = Unclear.

| | | Specific | Eligibility/ Additionality | Access for all | S106 available | S106 needed | Feasible | Ready to consider | Overall assessment |
|-----------------------------|--|----------|-------------------------------|----------------|----------------|-------------|----------|-------------------|--------------------|
| Informal open space | | | | | | | | | |
| E1 | Community gardens on Gwydir Street | ● | ◐ | ◐ | ● | ● | ◐ | ✘ | NOT YET |
| E2 | Coldham's Common BMX track | ● | ● | ● | ● | ● | ◐ | ● | YES |
| Play areas | | | | | | | | | |
| E3 | Improve Ditton Fields play area | ● | ● | ● | ● | ● | ● | ● | YES |
| E4 | Improve Dudley Road play area | ● | ● | ● | ● | ● | ● | ● | YES |
| Community facilities | | | | | | | | | |
| E5 | Community facilities at the Leper Chapel | ● | ● | ● | ✘ | ● | ● | ✘ | NOT YET |

4.5 **Community gardens on Gwydir Street (E1):** A local resident has proposed raised beds, a potting area and seating for communal gatherings (alongside limited allocated parking spaces, a bollard, secure lighting, a gated secured bin area and resurfacing of the concreted area) on the wasteland used as a car park at the back of 99-105 Gwydir Street. The applicant's aim is to improve the environment and make better use of land that is considered overgrown, unsightly and misused.

► *Officer comments:* Whilst there have already been some discussions with City Housing and Gwydir Gardens Residents' Association, the supporters of this proposal are invited to come forward with more details and carry out further consultation with local residents (including occupants of the neighbouring homes). Creating a public open space at the rear of properties does not necessarily reduce the risk of anti-social behaviour (as has been suggested). Not all the features of the proposal would be eligible for S106 informal open space funding (for landscaping improvements).

4.6 **Coldham's Common BMX track (E2):** The Council's Streets and Open Spaces service has suggested formalising the existing BMX track at Coldham's Common, which has evolved since the early

1990s. Users of the track have developed and adapted the circuit and obstacles (eg, soil mounds) themselves. Whilst the current track is popular with users and provides a facility for young people away from housing, there are concerns about the risks of injury. Officers have had some initial, informal discussions with the Friends of Coldham's Common about how the BMX track could be improved.

- a. A more permanent, properly constructed track and obstacles (involving wider, gritted paths and fencing) would increase the safety of both BMX cyclists and of dogs/other animals which occasionally stray onto the track. Elsewhere in the city, the recent improvements to the BMX track facility at Brown's Field in North Area (also funded from S106 contributions) have proved popular.
- b. Officers have suggested that formalising the track could cost around £85k of devolved S106 informal open space contributions, which are available. If the Area Committee supports this proposal, it might also open up the possibility that an enhanced BMX facility could be developed here using specific new S106 contributions that are being sought⁹. An enhanced scheme could cost in the region of £140k and could include additional track features, shelters and benches, cycle parking and information boards.

4.7 **Ditton Fields play area (E3):** The "We are Ditton Fields" group has set up its "Reclaim the Rec" campaign, seeking improved play equipment (particularly for the under-5s). It highlights concerns that Ditton Fields (and the high numbers of young children who live there) have been neglected, and a resentment that current equipment in the play area has been recycled from other play areas. Complaints have also been made about broken glass and graffiti at the play area.

- ▶ *Officer comments:* Ditton Fields play area would benefit from a £25k investment of devolved S106 play funding, which could buy three or four pieces of play equipment. The recently updated play area audit, as part of the Outdoor Play Investment Strategy, has scored this play area as 71% for location and 73% for play value.
- ▶ The site has proved difficult to maintain, not least with incidents of vandalised play equipment. The complaints about broken glass and graffiti, and the need to improve the maintenance of play area, have been passed to the Operations team within Streets & Open Spaces.
- ▶ Please note that it is standard practice across the city to rotate play equipment between play areas.

9. An enhanced BMX track might be one of the suitable uses for new S106 contributions from the student accommodation development of Cheddars Lane (planning ref. 15/0398/FUL). Specific contributions being sought for open space landscaping for recreational activities on Coldham's Common.

4.8 **Dudley Road play area (E4):** Proposals to completely refurbish this play area (similar to St Thomas' play area in Coleridge) have been put forward by officers in the light of the Outdoor Play Investment Strategy. The recent play area audit has revealed that Dudley Road play area is in greater need of improvement than Ditton Fields play area – scoring 83% for location, but only 44% for play value (where a lower score denotes more pressing need). Whereas new play area equipment was added to Ditton Fields play area in 2009, the Dudley Road play area was installed in the late 1990s. It is estimated that the Dudley Road play area refurbishment could cost around £50k-£60k, using primarily S106 play area funding.

- ▶ *Officer comments:* Of the £125k devolved S106 play area funding in East area, around £50k is from Abbey ward. If the Area Committee wishes to prioritise a play area proposal at this meeting, it will need to choose **either** to improve Ditton Fields play area **or** Dudley Road play area¹⁰. There are **not** currently sufficient devolved S106 play area funds directly related to the play areas to enable the Area Committee to choose both.

4.9 **Community facilities at the Leper Chapel (E5):** Cambridge Past Present and Future requests a grant of £60,000-£80,000 towards this £250k-£300k project. It is drafting its new strategic plan, and development of the Leper Chapel in Abbey ward will be included as an objective. It aims to make the chapel easier for everyone to use and enjoy as a community facility and for its unique historical importance for local people. Improvements would include toilet facilities, a kitchen and better storage, as well as access enhancements.

- ▶ *Officer comments:* Although the project aims meet most S106 criteria, it is not ready to proceed for two main reasons. Firstly, as highlighted in paragraph 3.7c, there are no further devolved S106 community facilities funds available in Abbey ward. Secondly, Cambridge PPF does not currently have the capacity to move this project forward yet. Although it has sketches of two building options, it has not secured adequate funding for this project and hopes to start a fund-raising campaign early 2016. The proposed start date is also April 2017.
- ▶ Officers will continue to liaise with Cambridge PPF in putting forward this project as a proposal in the next S106 bidding round, but lack of local, generic/off-site S106 funding availability will be an important consideration. See paragraph 5.4.

10. The play area audit aims to help inform S106 priority-setting by the area committees but it is, of course, for the Area Committee to decide.

5. NEXT STEPS

- 5.1 For those proposals which the area committee decides to prioritise, appropriate S106 contributions will be allocated and the schemes will be added to the council's 'projects under development' (PUD) list. Project appraisals¹¹ and community use agreements will be developed.
- a. Under current S106 devolved decision-making arrangements, project appraisals for projects under £75,000 are expedited, with a report to the Area Chair, Vice Chair and Opposition Spokes. Appraisals for projects above £75,000 are reported back to the Area Committee.
 - b. Given that the funding for the Memorial Hall and church hall on Cherry Hinton Road is likely to receive S106 funding from three sources (strategic S106 funds and devolved funding from two area committees), officers exploring how to keep the project appraisal reporting process as simple as possible, whilst making sure that Area Chairs, Opposition Spokes and local Members are consulted.
- 5.2 Once the Area Committee has set its priorities from the eligible local project proposals, officers will take stock of what this means for devolved S106 contributions in East Area with expiry dates (highlighted in paragraph 3.7d).
- a. If the Area Committee was to allocate devolved S106 informal open spaces funding to proposals E2 (Coldham's Common BMX track) and E3 or E4 (Ditton Fields or Dudley Road play areas), this could enable those informal open space contributions with expiry dates to be allocated to appropriate projects¹².
 - b. Officers are mindful, however, that none of the local proposals from East Area in the latest S106 bidding round relate to outdoor sports. Around £29k of devolved S106 outdoor sports contributions have to be contractually committed by July 2017. To help address this, officers are exploring options for project proposals (possibly relating to the refurbishment of Coleridge Recreation Ground pavilion), which could be reported to this Area Committee for consideration in early 2017. Coleridge ward councillors will be consulted.
- 5.3 Whilst a further S106 priority-setting round is likely to take place in 2016/17, officers are mindful that there may be some exceptional circumstances when it would be appropriate for some proposals to be

11. Project appraisals will set out the scope and design of the project and will take account of local consultation (as appropriate), alongside more details about project costs and delivery timescales.

12. Not necessarily to the newly prioritised projects, but by re-assigning existing S106 allocations to appropriate projects.

considered sooner. An example of where this might apply relates to community facilities in Petersfield, particularly given that it has not been possible to proceed with the grant to PACT for Sturton Street Chapel and Hall. If, prior to the 2016/17 S106 round, officers receive alternative proposals in Petersfield which are eligible, feasible and ready to be considered, these could be reported to the Area Committee at an earlier date.

- 5.4 In the context of the reducing availability of off-site, generic S106 contributions and S106 pooling constraints, officers are updating the council's evidence bases about facilities within the city and the capacity of those facilities to meet demands generated by new development. In addition to the recent Outdoor Play Investment Strategy (incorporating the updated play area audit), evidence bases are currently being compiled/refreshed in relation to sports pitches, indoor sports and community facilities: the Community Services Scrutiny Committee is due to receive an updated in early 2016. One of the aims is to provide a clear basis for seeking new, S106 contributions for specific projects to mitigate the impact of development. In arranging new S106 contributions, officers will be mindful of appropriate and eligible projects for new and improved facilities which are in need of capital funding.

6. IMPLICATIONS

- 6.1 **Financial implications:** This report has emphasised the constraints on S106 funding. The allocation of devolved S106 contributions to prioritised projects (arising from this report) will reduce the amounts available to East Area. At the same time, receipts from already agreed off-site, generic S106 contributions are tapering off.
- 6.2 **Staffing implications:** Apart from the recommended £25k contribution to the grant for refurbishing the Memorial Hall and church hall on Cherry Hinton Road, the other local project proposals which the Area Committee could prioritise will involve project management by council services. Realistic timescales for implementing these projects, within available staffing capacity, will need to be worked up in the context of the workloads arising from other project priorities being identified across the strategic/city-wide S106 funds and all four areas of the city. Once projects have been appraised, an overview of project timescales and progress will be updated regularly and featured on the council's Developer Contributions web page (www.cambridge.gov.uk/s106).
- 6.3 **Equalities and poverty implications:** An equality impact assessment (EqIA) on the S106 priority-setting process was updated in October

2014. Further EqlAs relating to specific prioritised S106 projects will be developed (as appropriate) as part of the business case/project appraisal process for those projects.

- 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 round 2015/16: proposals for strategic/city-wide projects” – two reports to Community Services Scrutiny Committee, 8/10/2015;
- S106 priority-setting / devolved decision making reports to East Area Committee, in particular 28/11/2013 and 8/1/2015
- “Outdoor Play Investment Strategy” report to Community Services Scrutiny Committee, 8/10/2015;
- “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).

8. APPENDICES

- A. Strategic/city-wide projects in or relating to East Area prioritised by executive councillors on 8 October 2015
- B. Progress of on-going S106-funded projects in East Area
- C. S106 eligibility criteria
- D. Proposals to refurbish Memorial Hall and church hall on Cherry Hinton Road – extract from Community Services Scrutiny Committee report, 8/10/2015.

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
Author’s Phone Number: 01223 – 457313
Author’s Email: tim.wetherfield@cambridge.gov.uk

Strategic/city-wide projects in or relating to East Area prioritised by executive councillors on 8 October 2015

| Prioritised projects* | Allocation | S106 type |
|---|-------------|----------------------|
| Grant to Greek Orthodox Community of St Athanasios for the refurbishment of the Memorial Hall and church hall on Cherry Hinton Road as a community facility – this is conditional on the further £50,000 requested being allocated from the South and East area committees (Coleridge ward) | Up to £100k | Community facilities |
| Grant to 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 (Petersfield ward) | £40k | Indoor Sports |
| Mill Road Cemetery access and main footpath improvements (Petersfield ward) | £175k | Open space |
| Grant for Mill Road ‘gateway’ sign (Petersfield ward) | Up to £42k | Public realm |
| Grant to Historyworks for History Trails (involving some schools from East Area as well as schools elsewhere in Cambridge) | Up to £20k | Public art |
| Grant to Historyworks for ‘Sounds of Steam’ project (involving some schools from East Area as well as schools elsewhere in Cambridge) | £15k | Public art |
| Grant to St Matthew’s Primary School for ‘The place where we stand’ performance (Petersfield ward) | £15k | Public art |

* projects have been prioritised subject to project appraisals & community use/grant agreements (as appropriate)

Those strategic/city-wide projects located in East Area have been allocated S106 funding from the strategic/city-wide funds – so this does not affect the availability of devolved funding shown in the table under paragraph 3.6.

Appendix B: Progress of on-going S106-funded projects in East Area

Includes projects that were on-going in October '14. Projects prioritised in January '15 S106 round are marked 'NEW'.

| Project | Ref. | S106 £k allocated | Stage reached | Progress (as at early Sept 15) | Expected delivery |
|--|--------|-------------------|------------------|--|-------------------|
| Abbey Pool play area | SC479 | £100k | COMPLETED | - | - |
| Bath House play area improvements | PR030f | £50k | Being prepared | Consultation planned this autumn | Spring 16 |
| NEW: Cambridge Community Church: added community facilities | PR030k | £53k grant | COMPLETED | New centre was opened in early October | - |
| Coleridge Rec Ground improvements | SC544 | £290k | COMPLETED | Tennis courts & play area completed. Multi-use games installed (line-painting soon). | - |
| | | | Under way | Landscaping to be carried out | Autumn 15 |
| NEW: Clicking to Connectivity public art involving Abbey Meadows School | PR040c | £15k grant | Almost complete | Creative workshops held. Film produced. Public events this autumn (including 29/10/15) | Autumn 15 |
| East Barnwell (Stanesfield Road) Scout hut | PR026g | £100k grant | COMPLETED | - | - |
| Mill Road 'railway workers' public art | PR030j | £30k grant | Being prepared | Project appraisal to be developed. | Summer 16 |
| Mill Road/Cavendish Road seating/paving | PR030e | £8k | Being prepared | Design ready. Agreements to be finalised | Spring 16 |

| Project | Ref. | S106 £k allocated | Stage reached | Progress (as at early Sept 15) | Expected delivery |
|---|--------|-------------------|--------------------|--|-------------------|
| Parkside Pool starting blocks | PR034k | £21k grant | COMPLETED | - | - |
| Romsey 'town square' improvements | PR030h | £60k | Being prepared | On-going discussions with landowner | Spring 16 |
| Ross Street community centre improvements | PR030i | £70k grant | COMPLETED | - | - |
| St Thomas' Square play area improvements | PR030d | £50k | COMPLETED | Safety certification to be carried out before opening in late Oct. | - |
| NEW: Sturton Street Chapel & Hall: convert into community centre | PR030l | £48.6k grant | No longer possible | See report paragraph 3.4a. | Not applicable |

East Barnwell Community Centre: In July 2015, the county council decided not to proceed with its existing plans for the community centre. The city council expressed its disappointment and has reiterated its keenness to work with the county council in finding a way forward. The £255k S106 funding allocated to the project by East Area Committee is on hold until June 2016. This will provide the county council time to bring forward a revised scheme that both meets the needs of local people and is acceptable to the city council. If this does not happen, however, 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 eligibility criteria

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 craftsperson. 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 | East | South | West/Central |
|-----------------|-------------|---------------|---------------------|
| 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.

Cherry Hinton Road Memorial Hall and church hall refurbishment proposals

Extract from report to Community Services Scrutiny Committee, 8/10/15

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.