



To: Executive Councillor for Communities:  
Councillor Richard Johnson

Report by: Director of Environment

Relevant scrutiny committee: Community Services  
Scrutiny Committee 17/3/2016

Wards affected: All

## **2015/16 S106 PRIORITY-SETTING ROUND: FOLLOW-UP REPORT**

### **Key Decision**

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#### **1. INTRODUCTION**

- 1.1 Following on from the 2015/16 S106 priority-setting report to this Committee last October, this latest report identifies further needs and opportunities for allocating S106 contributions to strategic sports and community facility projects before the next round.
- 1.2 Two new eligible proposals have come forward in recent months: they are ready to be considered now and would give the council more room for manoeuvre to ensure that S106 contributions, due to expire before the end of 2017, are used on time.

#### **2. RECOMMENDATIONS**

The Executive Councillor is recommended to:

- 2.1 allocate up to £250,000 of strategic S106 outdoor sports funding as a grant to Camrowers for a joint project with Cambridgeshire Rowing Association to build a new community boathouse on the River Cam, subject to business case approval and community use agreement;
- 2.2 allocate up to £25,000 of strategic S106 community facilities funding for equipping the new community centre on the Darwin Green development in Cambridge, subject to business case approval.

#### **3. BACKGROUND: S106 FUNDING AND PRIORITY-SETTING**

- 3.1 New development creates extra demands on local facilities. The council asks developers to pay S106 contributions to mitigate that impact. This helps fund new/improved facilities across Cambridge.

- 3.2 Since 2012, the council has run annual priority-setting rounds to decide how to use available generic S106 contributions<sup>1</sup>.
- a. Proposals for S106 funding are assessed against the council's S106 eligibility criteria, which require them to be: specific; within the city of Cambridge; about providing additional benefit<sup>2</sup>; accessible to the wider community; and both affordable and in need of funding.
  - b. Alongside the separate S106 devolved decision-making process, the Executive Councillor for Communities decides on the use of community facilities and outdoor sports S106 contributions in the strategic fund and indoor sports contributions in the city-wide fund<sup>3</sup>.
  - c. In line with the official regulations<sup>4</sup>, the council normally uses strategic/city-wide S106 funds from a particular area on projects in the same area<sup>5</sup> or, to related projects in a neighbouring area.
- 3.3 The 2015/16 S106 priority-setting round has already featured a report to this Committee last October, when the Executive Councillor agreed S106 funding for several strategic projects<sup>6</sup>. That report highlighted the need for a follow-up report later in 2015/16 in order to ensure that a few S106 contributions in the strategic fund, with expiry dates before the end of 2017, could be used on time. See paragraphs 3.5 and 3.6.
- a. This March 2016 report was meant to consider proposals that were deferred last October (Appendix A) until (i) audit findings for playing pitches, indoor sports and community facilities and (ii) more details on the proposals were available. However, further analysis of the collected audit data is on-going and the findings are now due to be reported by the end of June. Those proposals which are sufficiently developed will be reported to this Committee's meeting in June.
  - b. The focus of this March 2016 meeting is now on two new eligible proposals relating to the outdoor sports and community facilities S106 contribution types which have come forward in recent months and are feasible and ready to be considered now:

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1. Until 6/4/2015, S106 agreements tended to be based on generic contributions ("for the provision of, improvement of, or better access to" broad contribution types "within the city of Cambridge"). The council now seeks specific contributions for particular facilities (see the other S106 report on this agenda about the s106 interim approach).
  2. These are not for repairs, maintenance, like-for-like replacements or running costs.
  3. The strategic S106 funds for community facilities and outdoor sports are based on half the off-site generic contributions from major developments (10 or more homes). These are for project proposals which could benefit more than one area of the city. Meanwhile, all indoor sports contributions received are held in a city-wide fund.
  4. The Community Infrastructure Levy (CIL) Regulations require the use of S106 contributions to be related to the developments that they are from.
  5. Based on the council's North, East, South and West/Central area committees
  6. See the list of 2015/16 prioritised projects at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106).

- i. Camrowers<sup>7</sup>, with Cambridgeshire Rowing Association (CRA), seeks up to £250,000 outdoor sports S106 funding for the construction of a new community boathouse (see Appendix B);
- ii. the council's Community, Arts and Recreation Service seeks up to £25,000 of community facilities S106 funding to equip the new community centre at Darwin Green, which forms part of the major development of the north West Quadrant (Appendix C).

3.4 **S106 funding availability:** As previously reported, new S106 income received from generic contributions agreed prior to April 2015 is tapering off, while the overall availability of generic S106 funding is running down. As at the beginning of March 2016, the availability of S106 strategic funds<sup>8</sup> relating to these two proposals is as follows:

- Outdoor sports: £575,000
- Community facilities: £250,000<sup>9</sup>

3.5 The annual S106 priority-setting process has enabled the council to make sure that time-limited S106 contributions can be used on time. This Committee also receives regular updates on S106 contributions with expiry dates within the next two years. There are three<sup>10</sup> in strategic S106 funds, in particular, to be aware of:

Contribution type	Amount	From	Expiry date <sup>11</sup>
Community facilities	£34k (unallocated)	Castle	May '17
Outdoor sports	£29k (unallocated)	Coleridge	July '17
Outdoor sports	£123k (allocated)	Market	November '17

3.6 Although the £123,000 outdoor sports strategic contribution from Market ward has already been allocated to previously prioritised projects, officers are keen to take a 'belt and braces' approach just in case those projects take longer than planned to come to fruition. The proposals considered in Section 4 would enable the council to make timely use of these contributions **and** continue to move forward with S106-allocated schemes on the 'projects under development' list.

7. Camrowers is a non-competitive rowing club for older people (mostly in their 60s, 70s and 80s), most of whom have never rowed before joining.

8. Rounded down to the nearest £25k. Area committees also have devolved S106 funding based on all generic contributions from minor developments in their areas and the other half of generic contributions from major developments in their areas.

9. This takes account of the £100,000 of community facilities S106 strategic funds allocated to refurbishing the Memorial Hall and Church Hall on Cherry Hinton Road.

10. These three relate to (in the order that they are listed in the table above) the NIAB frontage land, The Marque development and the CRC Brunswick site.

11. That is, they need to be assigned to appropriate projects that are ordered/ contractually committed by the expiry date.

## 4. CONSIDERATION OF S106 APPLICATIONS

- 4.1 Both the applications being considered in this report meet the council's assessment criteria for S106 funding.

If these proposals had been made prior to last October's Committee report, they would have been recommended for funding then.

	<b>Key to assessment:</b> ● = Yes. ◐ = Partly. ✘ = No.						
	Specific proposal?	Additional benefit?	Access for all?	S106 available?	S106 needed?	Feasible project?	Ready to consider?
Up to £250k grant to Camrowers for new community boathouse	●	●	●	●	●	●	●
Up to £25k to equip Darwin Green community centre	●	●	●	●	●	●	●

### Grant application for new community boathouse

- 4.2 The community boathouse on Logan's Way (East Chesterton) will comprise both a base for Camrowers and a boat storage facility run by the CRA available to 'town' rowing clubs. The project is 'ready to go', with a June/July 2015 start date. In order to meet conditions for other grant funding from Sport England, it needs to be - and will be - completed in early 2017. The project will both enable:
- Camrowers to continue to operate and to encourage more elderly people to take part in rowing;
  - 'town' rowing clubs to be able to provide more opportunities for local people of all ages (including school pupils) to get involved.
- 4.3 As well as providing greater access to the sports for residents from across the city, it is also worth noting that:
- the city council has a well-established working relationship with Camrowers (e.g., through the GP referral service, giving people with a variety of health problems access to regular exercise);
  - the increased usage of the River Cam would be within agreed time slots (when the river is not being used for training sessions by university students and other town clubs). Camrowers and the CRA work closely with Cam Conservators.
- 4.4 When considering this grant application, officers have been mindful of (and have answered) a number of important questions, which are set out in paragraph 4.5 – 4.8.

#### 4.5 ***Is S106 funding needed for this project?***

Yes. The community boathouse project is expected to cost in the region of £651,000<sup>12</sup>. Between them, Camrowers and the CRA have already raised £387,000, leaving £264,000 still to be raised. Whilst arrangements have been made for commercial borrowing and personal, interest-free, 5-year loans – so that the project can start this summer and be delivered before March 2017 – the grant applicant is keen not to have to rely on these loans. Otherwise, the focus moving forward would have to be on continuing fund-raising in order to pay off the loans, rather than being able to concentrate on increasing opportunities for local people to get into rowing<sup>13</sup>.

#### 4.6 ***What if Camrowers or the CRA ceased to operate?***

- a. Officers have discussed this issue with both Camrowers and the CRA<sup>14</sup>. The response is that, whilst Camrowers would be unlikely to be able to continue without the community boathouse project, its future would be much stronger with S106 funding support.
- b. Camrowers have also outlined to officers the work that they have undertaken on succession planning in order to ensure their club can continue to be well-organised in future.
- c. As with all S106 grants, a community use agreement would be put in place with both Camrowers and the CRA both to ensure fair access to these facilities for everyone and that the benefits of this S106 funding are safeguarded.

#### 4.7 ***Would up to £250,000 for this project be at the expense of S106 funding allocations for already prioritised projects?***

No. If the Executive Councillor agrees the recommendation in paragraph 2.1, the time-limited, outdoor sports contributions<sup>15</sup> would be re-allocated to the community boathouse project (along with other appropriate contributions). The projects under development, from which the time-limited contributions would be reassigned, would then be topped up with other (currently unallocated, longer-term) outdoor sports contributions from the strategic fund<sup>16</sup>.

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12. This total cost estimate is based on quantity survey work by the applicant's architects, albeit that it is recognised that builders' quotes might be higher.

13. See the grant applicant's responses to questions 10, 11 and 12 in Appendix B.

14. See answers to question 13 of the grant application in Appendix B.

15. As mentioned in paragraphs 3.5 and 3.6.

16. As promised last October, there will be a report back to this Committee next June on the progress of projects prioritised in previous S106 rounds. At that point, the Executive Councillors can review the current levels of S106 funding allocated to these projects (which could involve the options of either reducing or increasing the current amounts, or keeping them as they are). That is, however, a separate exercise.

#### 4.8 ***Why should this proposal be considered before other proposals for strategic S106 funding?***

- a. By its very nature, the new boathouse project is not covered by the Playing Fields audit or the Indoor Sports audit, so there is no reason to wait until the findings of those audits are published.
- b. In order to make sure that Camowens and the CRA do not lose out on Sport England grant-funding, which requires the project to be completed by March 2017, it would help for a decision on the S106 funding to be made before June 2016.
- c. Even if the Executive Councillors allocates £250,000 of outdoor sports S106 contributions from the strategic fund, there will still be at least £325,000 still available for other outdoor sports proposals.
- d. It remains to be seen how many of the outdoor sports proposals which were reported to this Committee last October (Appendix A) will actually be viable (e.g., in terms of being able to secure sufficient amounts of funding from other sources and/or being able to secure the necessary planning permission).
- e. In short, it would be better to allocate funding to this outdoor sports project that is 'ready to go' now, and which would help to make use of time-limited S106 contributions, rather than holding on for other projects which may or may not be ready to make use of that S106 funding on time.

#### **Project for equipping the new community centre at Darwin Green**

- 4.9 Construction of the Darwin Green development (formerly known as the NIAB site) in the North West Quadrant is now expected to commence later this spring. This major growth site will include a new community centre for which a detailed planning application is expected to come forward in June (or soon after). Whilst the developers will be providing the community centre building (which will be located within the city of Cambridge), as part of their on-site planning obligations, this will still need to be equipped.
- 4.10 There is £34,000 of community facilities S106 funding still unallocated in the strategic pot from the NIAB Frontage Land development on Huntingdon Road, which has to be contractually committed by May 2017. It would make sense to use some of this to fund the furniture and equipment for the new community centre on the nearby Darwin Green development. Even if the community centre is not completed by that date, it will at least be possible to place an order for the equipment on time, which could then be kept in storage until needed.
- 4.11 The estimated costs of the furniture/equipment for the community centre (up to £25,000) is less than the £34,000 still unallocated. There

are, however, a couple of options available to officers to make sure that this funding can be used on time.

- a. Other new strategic community facilities projects may present themselves, possibly via the report to this Committee next June, which could enable the remainder to be contractually committed by the following May.
- b. Officers could swap the strategic, time-limited contributions with other more recently received and/or non-time-limited contributions in strategic or devolved funding pots for the same contribution type, ***without altering the overall amounts meant to be in each pot.*** This swapping technique has already been used in appropriate cases (see Appendix D). Here, it could enable the remaining NIAB Frontage Land community facilities contributions to be used on related projects where purchase orders have already been placed and/or where spending has already been incurred.

## 5. IMPLICATIONS

- 5.1 **Financial implications:** The financial context – not least, that generic S106 funding is tapering off and running down – has been set in paragraphs 3.4 – 3.6. The implications of the proposals for the new community boathouse and the project equip the new community centre at Darwin Green have been explored in Section 4.
- 5.2 **Staffing implications:** If the Executive Councillor agrees the recommendations in paragraphs 2.1 and 2.2, officers will:
  - a. finalise the community use agreement with Camrowers and Cambridgeshire Rowing Association before June/July; and
  - b. develop the business cases for both the boathouse and community centre equipment projects, which will be considered by the council's Capital Programme Board. Given that each project is below £300,000, officers do not expect that these projects will need to be reported back to councillors for sign-off.
- 5.3 **Equalities and poverty implications:** An Equality Impact Assessment (EqIA) of 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 during the S106 bidding process with organisations representing equalities 'strands'/groups. Further EqIAs relating to specific prioritised S106 projects will be developed (as appropriate) as part of the business case/project appraisal process.

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

## 6. **BACKGROUND PAPERS**

For more details about the council's approach to S106 funding, see the Developer Contributions web page ([www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106)). Meanwhile, these background papers have been used in the preparation of this report:

- “2015/16 S106 priority-setting round (Communities)” report to Community Services Scrutiny Committee, 8/10/2015

## 7. **APPENDICES**

- A. Original indoor and outdoor sports proposals submitted for the 2015/16 S106 priority-setting round
- B. Camrowers' grant application for new community boathouse
- C. Application for equipping the new Darwin Green community centre
- D. Swapping S106 contributions

## 8. **INSPECTION OF PAPERS:**

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

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## Original proposals submitted for 2015/16 S106 priority-setting round

These indoor and outdoor sports proposals for strategic S106 funding were mentioned in last October's report as possibilities for consideration in early 2016 or a later round.

They were deferred last October in order to enable them to be considered in the context of the Indoor Sports and Playing Pitches audit findings and to give more time for the proposals to be developed further – not least for applicants to secure other sources of funding needed.

Application from	Proposal	Grant type	S106 grant request
Long Road Sixth Form College	3G pitch	Outdoor sport	£200k
St Mary's School	Floodlit courts/pavilion extension	Outdoor sport	£426k
University of Cambridge sports ground	Hockey pitches/changing rooms	Outdoor sport	£250k
Netherhall School and Sixth Form	Inclusive fitness equipment within new community fitness suite	Indoor sport	£22k
Stephen Perse Foundation	Indoor sports complex	Indoor sport	£350k
Kelsey Kerridge Sports Centre	Conversion of studio space	Indoor sport	£180k

## S106 application from Camrowers

<b>1. Applicant:</b>	<b>Camrowers</b> (a Registered Charity) Applying on behalf of Camrowers and the Cambridgeshire Rowing Association (CRA) - a not for profit organisation (currently applying for Charitable status)	
<b>2. Does this organisation have a bank account?</b>	YES	
<b>3. Project aims:</b>	We aim to build a new community boathouse to increase access to rowing in Cambridge, enabling people of all ages and backgrounds to participate in and enjoy all kinds of rowing for leisure and competition on the River Cam.	
<b>4. Address of project:</b>	The Combined Colleges Boathouse Site Logan's Way, Cambridge, CB4 1BL	
<b>5. Does the organisation own or lease this land or property?</b>	The land is owned by the City Council. The tenant, the Combined Colleges Boathouse, is replacing their old boathouse, and has secured a 99 year lease. The Combined Colleges has granted a sub-lease to the CRA, which in turn is granting a 99 year sub-under-lease to Camrowers. The City Council made it a condition of the lease that provision must be made to accommodate Camrowers on the site.	
<b>6. Type of S106 funding requested</b>	Outdoor sports	
<b>7. What improvement works would your project proposal involve?</b>	CRA represents all Cambridge town boat clubs. Camrowers is a boat club specialising in rowing for older people. The two organisations have been working together for a number of years to find a site to build a boathouse to meet the growing pressures upon them. An options appraisal exercise in 2009 identified space on the Combined Colleges site to be the only remaining location on the Cam in Cambridge that is suitable for a new boathouse. CRA and Camrowers see this as the last opportunity to build a boathouse for "town" rowers of all ages. They have developed plans for a new building - a "semi-detached" boathouse of 408 metres <sup>2</sup> . One part will have storage for Camrowers' specialist fleet of learner boats, plus changing rooms, accessible showers and toilets, a small area for hot drinks and for rowing machines - a total of 180 metres <sup>2</sup> . The club has had no dedicated space of its own in the past. The other part will enable CRA to store 20 boats (eights and fours), increasing the rowing capacity it can offer to its member clubs by 228 metres <sup>2</sup> .	



Above: Camrowers' previous hot drinks area  
Below: Club boats stored in a garden



## **8. Why is this project needed?**

At a time when there is an increased interest in rowing and Cambridge is growing, the capacity of the town boat clubs to expand membership is practically at a standstill, while demand is ever increasing.

CRA and its 14 affiliated town clubs have just 4 boathouses between them to support around 1200 local members ranging in age from 10 to 70+. (This compares with the 17 college boathouses, which support a university rowing community of some 2,500 students.) The 11 clubs without their own facilities depend on storing their boats in the CRA's existing boathouse or using College boathouses, where their situation is often short term and or tenuous and many boats remain stored outside. CRA has a 20 year waiting list to store a further 70 boats, demonstrating the urgent demand from its member clubs. The lack of accessible boat storage seriously affects the activities of all town clubs. Many have boats in storage away from the river or have funds for new boats but nowhere to put them. Moreover, outdoor storage means that boats (many of which have been funded by grants and donations) deteriorate and are difficult to maintain.

Camrowers is unique in the country in specialising in teaching older people, many with health problems or disabilities, to row. It provides the stable boats and carefully controlled rowing sessions which enable members (mostly in their 60s, 70, and 80s) to row safely. It started as a GP Referral scheme set up by the City Council and British Rowing in 2001 and has grown to a club of 90 rowers and 17 specialist boats. There is always a waiting list. It has moved 4 times as it has outgrown borrowed (mostly dire) facilities at other boatclubs. The redevelopment of the Combined Colleges Boathouse, Camrowers' last home, means that the club has had to store its boats away from the river. It would now be homeless if it were not for the hospitality of CRA and its boathouse and the use of borrowed boats from other clubs. This is a stop-gap solution only.

The new purpose built boathouse will, for the first time, provide Camrowers with a secure home, with appropriate disabled facilities from where it can grow and develop. It will have a building and fleet which is ideal for learners of all kinds. The CRA's member clubs will at last be able to increase their capacity and widen participation in rowing.

## **9. How would local communities in Cambridge benefit?**

Rowing isn't a sport that you can do alone. You need to join a club to have access to boats, coaching and rowing sessions. Use of the river has to be regulated to ensure it is safe and not crowded. The town boatclubs are the key to giving wide access to people who want to row or learn to row.

The new boathouse will enable town clubs (including Camrowers) to increase its membership; give more security to clubs that rely on short term arrangements with colleges; enable clubs to organise their sessions more effectively and give more opportunities for more people to be introduced to

rowing through group and taster sessions. ***We estimate that usage will increase by 31%***<sup>17</sup> (a total of 19,500 extra rowing outings per year - Sport England's measure for the number of times people participate in sport).

67% of Camrowers' members live in the city (all CB areas), 30% in outlying villages and 3% from further afield (similar to other town clubs). As we already attract rowers from Cherry Hinton and Histon, we anticipate there will be demand from the Southern Fringe and North West Cambridge.

Camrowers and CRA are already planning open days and taster sessions to interest more local people in rowing, boat conservation and volunteering.

It's a myth, but for those who don't know rowing, it can conjure up images of a sport for the young, rich and super fit, striving for the Olympics or The Boat Race. It is in fact a sport for people of all backgrounds, all ages and all abilities. It is not expensive - club membership can cost an adult from £80 up to £250 per year. Most of the town clubs run school programmes and sessions to introduce youngsters to rowing. For example, one club hopes to develop a second junior squad in partnership with a local state school - it has the money for a new boat, but is waiting for the new boathouse before it can go ahead. Many clubs have invested in specially adapted boats for people with disabilities. For many town users, the joy of rowing is that it is truly intergenerational - a crew of different ages and abilities can row together with real enjoyment and achievement. At a Camrowers session a captain of industry might be rowing alongside a college porter - each will be equally scruffy, and probably muddy, but simply interested in enjoying rowing together. A quote from an 82 year old Camrower says it all:

***“Coming from a working class background I never thought that one day I would row on the Cam - that was only for rich people.”***

With an average age of 70 and the oldest regular rower now in his 90th year, Camrowers members are living proof of the benefit of exercise for older people, helping them recuperate from illness, cope with chronic conditions and keep active into old age. Camrowers specialises in non-competitive rowing for older people, and those with disabilities. Its new facilities, together with its fleet of stable boats, will be ideal for learners of all kinds. The club has plans to give access to other groups of learners, which could come from schools, community groups, or disabled groups.

### **How the project contributes to the City's Vision for Cambridge:**

All of the clubs involved have a wide and diverse membership and an egalitarian ethos. Rowing contributes to health and well-being for all and Camrowers is a very special example. It is a life-line in helping people to cope with ill-health and to keep fit into old age, and it's a friendly and sociable activity, which helps overcome social isolation.

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17. Officers understand that this is compared to the current usage made by Camrowers and those rowing clubs whose boats will be stored at the new boathouse.

The project is an example of Town and Gown working together. It wouldn't be possible without the active support of the City Council and the Bursars of the Combined Colleges. We know that the spirit of sharing and helping each other out will remain a feature on the new site - as it was when Camrowers was kindly permitted to use the Combined Colleges' old facilities.

The River Cam is special for the City, a reason why Cambridge is a great place to live. The new boathouse has been designed to enhance its position on the riverside. It will be a modern and sympathetically designed building, replacing an area previously full of scaffolding poles holding a motley collection of boats. The area in front will be reinforced grass, rather than concrete, and the much loved willow tree will remain. We work closely with the Cam Conservators and the River Manager especially in preparation for the Town Bumps, which have been organised by the CRA since 1868 and attract over 1000 rowers and over 1000 spectators - a great Cambridge institution. We also look forward to seeing more people who move to the city enjoying the special nature of rowing on the river.

## 10. Project funding

Estimated total capital costs	Funding already secured	Still to be raised: other fund-raising	S106 grant requested
<b>£651k</b> Camrowers £306k CRA £345k	<b>£387k</b> Camrowers £217k CRA £170k	<b>£264k</b> Camrowers £89k CRA £175k	<b>Up to £250k</b>

## 11. Why is this S106 grant needed?

CRA and Camrowers have been striving to achieve this project for many years. They must go ahead now. The location is the last space for a new boathouse on the Cam in Cambridge. Together, CRA and Camrowers represent the interests of all town rowing and Camrowers is the club in most urgent need. They can achieve economies of scale by working together. £387k has already been raised towards this £651k project. This includes £75k from Sport England's Inspired Facilities Fund for Camrowers.

One of Sport England's conditions is that the project has to be completed by **March 2017**, so it must start this spring to keep this funding. This is the point of no return.

Both organisations continue to fundraise hard, but have also taken steps to borrow funds in the future to meet the funding gap - only if absolutely necessary. CRA can raise a commercial bank loan and Camrowers has identified private individuals prepared to give 5-year interest-free loans. This is to enable the project to go ahead, but if this route had to be taken, it would have serious financial implications for the future.

Investing S106 funding in the project will enable town clubs to expand and develop for the first time in years. It is the only opportunity for Camrowers

to be secure and able to expand and reach other learner groups. Without this project, Camrowers would fail, not only a dreadful loss for its current members, but also for the future members to come.

## 12. Preparations

### Project management

Already in place: A Joint Project Management Team has been set up, including the Chairman of Camrowers and the President of CRA. The team meets regularly with the Architect, who is acting as Project Manager.

Next steps: Go out to tender in March. Aim to award contract in April/May.

### Local/user consultation

Already in place: We held a consultation event with neighbours from both sides of the river in advance of the planning application. Anxieties focussed on retaining trees (definitely); they liked the small scale of the building. There were only positive remarks about Camrowers needing a home.

Camrowers' member survey in May 2015 helped determine the design. CRA consults and updates its affiliated clubs through regular meetings.

Next steps: CRA continues to keep in touch with the Riverside Association.

### Use of the land/property

Already in place: Leases are secured - see Section 5 above.

Next steps: The CRA sub-lease is to be signed and the Camrowers sub-under-lease to be finalised and signed before the project starts on site.

**Project design:** Already in place: Yes

**Planning approval:** Already in place: Yes - Ref14/0696/FUL August 2014

**Funding:** Already in place: Cost estimates have been compiled by the Quantity Surveyor and updated to reflect changes agreed with the architect. Work continues to review costs wherever possible.

Funding Sources and Activities include:

- From club reserves: Camrowers - £34,500; CRA - £170k.
- Donations: Camrowers £108k from members, supporters & businesses
- Applications for grants: Camrowers - successful bid to Sport England for £75k and £1k from Persimmon Homes; current bid to the Garfield Weston Foundation for £31k, with a decision in March.

Running Costs: Both organisations have forecasts of detailed running costs, demonstrating that they can run the building within their annual budgets.

Next steps: CRA will apply to the Amey Foundation in March for £35.5k (decision due in June). Both continue to seek further appropriate funds<sup>18</sup>.

CRA is applying for Charitable status - this would save c. £35k from capital.

18. Unfortunately, CRA's recent grant bid to the Evelyn Trust was unsuccessful.

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

This project is well prepared and ready to go. CRA and Camrowers are both well organised, established, and stable organisations. Together they have done everything they can to get the project to this stage and to mitigate any risks that would impede it. Section 106 funding would reinforce the effort and preparation that has gone before and enable the project to move forward without the risk of delay that further fundraising or calling on loans might require.

Any funding from S106 would help the project to move forward. Full funding of £250k would make a dramatic difference. It would enable the project to go ahead immediately. Just as importantly, Camrowers and CRA, free from the hindrance of significant debt, would be able to thrive in the future, giving them the confidence to maximise the potential of the new boathouse for the community.

**14. Estimated project timescales**

a.	Anticipated project start date	June/July 2016
b.	Anticipated project completion date	February 2017





28<sup>th</sup> January 2016

To whom it may concern.

Dear Sir or Madam,

Camrowers and Cambridge Rowing Association

We understand that Camrowers and the Cambridge Rowing Association (CRA) are making an application for funding from the Section 106 Community Fund.

Rowing is a sport where there is growing interest from people of all ages and social backgrounds. It is recognised that clubs and organisations that are affiliated to British Rowing provide access to the sport of rowing at affordable prices, in a safe environment, making the sport of recreational or competitive rowing and truly accessible to all.

There is clearly a need for more facilities and storage space for town rowers on the River Cam. The CRA has played a leading role in this, and is well positioned to continue to lead, and deserves the appropriate facilities to do so..

Camrowers emerged in recent years and pioneered the first GP Referral Scheme for British Rowing, once again proving that the sport is diversified and open to all. Although it has had to work with the most basic of facilities in its early years, the club has grown and thrived, clearly demonstrating its value to members of the Camrowers community.

We are not aware of any other rowing clubs with the same profile and we feel that this club deserves to grow and sustain in thrive in modern facilities that are fit for purpose in this day and age.

Clearly these organisations will require additional funding from the communities that they serve and we would ask you support this project with inclusion in Community Funding sources, especially at this time, Section 106 funding.

Yours sincerely

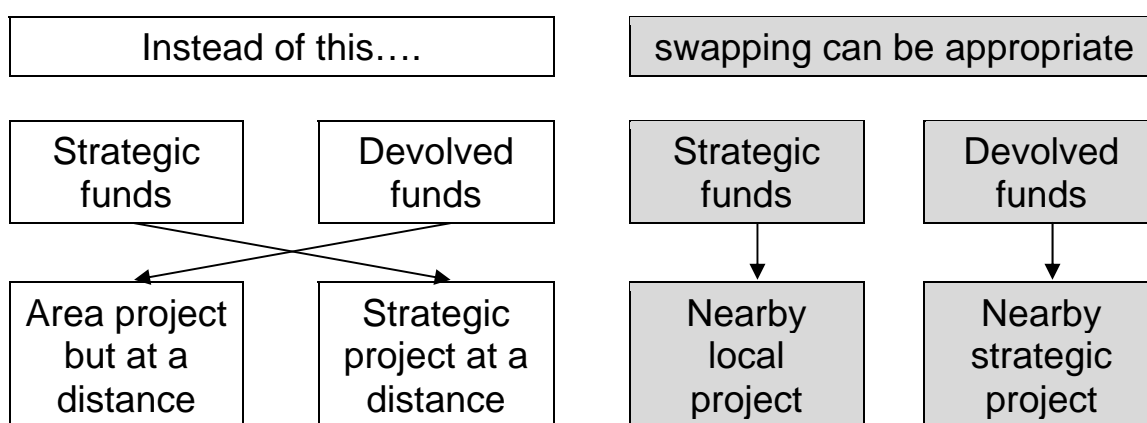
**Alan Meegan**  
**British Rowing Facilities.**

## S106 application to equip Darwin Green community centre

<b>1. Project:</b>	Darwin Green Community Centre – equipment
<b>2. Where?</b>	Darwin Green – as a major growth site forming part of the North West Quadrant
<b>3. Type of S106 funding requested</b>	Community facilities
<b>4. What sort of improvements do you have in mind?</b>	
<p>Equipment for the whole community centre (featuring 2 x meeting rooms, office space and kitchenette) as it will be a new building. This will include:</p> <ul style="list-style-type: none"> <li>• tables, desks and coffee tables;</li> <li>• folding chairs; office chairs; comfortable chairs;</li> <li>• projectors, screens, microphones and an induction loop</li> <li>• cutlery, crockery and other kitchenware;</li> <li>• blinds for the whole community centre.</li> </ul> <p>Total estimated cost: up to £25,000.</p>	
<b>5. Why is this project needed?</b>	
To enhance the facilities on offer (with furniture and equipment) beyond the standard fittings provided in a new community centre.	
<b>6. How would local communities in Cambridge benefit?</b>	
The Community Centre is being built for the new community and existing community to use. This will enable the community to develop local clubs/groups and will promote social cohesion and a sense of well-being in the community. A programme will be developed in partnership with the local community and the centre will be available for hire by local people and the wider community. The medium to long term aim is for a community organisation to take on the running of the building.	
<b>7. What discussions have taken place about this proposal?</b>	
The council is working with the developers and the local community to input into the design of the building and identify equipment needed.	
<b>8. Any issues to be addressed</b>	
Community facilities S106 contributions from the NIAB frontage land have to be contractually committed by May 2017. Whilst it is not yet clear when the community centre will be completed, it will be possible to order the equipment by the expiry date and keep it in storage until it is needed.	

## Swapping S106 contributions

- D1. The vast majority of S106 contributions are used in line with the division into strategic and devolved funds.
- Devolved funds for an area (the other half of contributions from major developments and all contributions from minor developments in the area) are used for nearby local projects in the area.
  - Strategic funds (50% of contributions from major developments) are used for strategic projects that benefit more than one area.
- D2. There are, however, cases where it makes sense to do things differently. Care is taken to ensure this does not affect the overall funding levels meant to be in the strategic and devolved funds<sup>19</sup>.
- D3. S106 community facilities funding from the NIAB Frontage Land site (Castle ward) is a good example of this, in relation to the funding of improvements to St Augustine's Church Hall in Castle ward (local project) and the Cherry Trees Day Centre refurbishment (strategic project) in Petersfield.
- D4. Swapping has enabled strategic S106 funds from Castle to be used towards the nearby local project in Castle ward, rather than being used on a project in Petersfield. At the same time, an equal amount of devolved contributions from Market ward (close to the border with East Area) have been used towards the nearby strategic project in Petersfield, rather than being used on a project on the other side of the West/Central Area.



- D4. This has not previously been reported to Committee because it does not affect overall devolved or strategic S106 funding levels. Officers would, of course, look to report to Committee and seek appropriate Executive Councillor approval if there was a need to reduce the overall levels of S106 contributions in any strategic or devolved fund.

19. The option of swapping contributions between devolved and strategic funds was suggested to the West/Central Area Committee in February 2016.