

CAMBRIDGE CITY COUNCIL

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REPORT OF: Director of Environment

TO: East Area Committee

7/4/2016

WARDS: Abbey, Coleridge, Petersfield, Romsey

**2015/16 S106 PRIORITY-SETTING: FOLLOW-UP**

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**1. INTRODUCTION**

- 1.1 This Committee received a report on the 2015/16 S106 priority-setting round last October and allocated £175,000 of its devolved S106 funds for local projects. The need for a follow-up report was identified at that time given that there had been no proposals for local outdoor sports projects so far in the 2015/16 round.
- 1.2 This is also important because there are just over £26,000 of devolved outdoor sports contributions from Coleridge ward with an expiry date (which need to be contractually committed by July 2017). The Area Committee has just under £325,000 of devolved outdoor sports S106 contributions available overall.
- 1.3 The latest report sets out options for a couple of local outdoor sports projects, including pavilion improvements at Coleridge Recreation Ground which were suggested in the previous report. These proposals would enable the Area Committee to make good use of its devolved S106 funds (including the time-limited S106 contributions from Coleridge ward), whilst still leaving money available for outdoor sports in the next S106 priority-setting round.

**2. RECOMMENDATIONS**

It is recommended that the East Area Committee:

- 2.1 allocates up to £70,000 of its devolved outdoor sports S106 contributions for improvements to the pavilion at Coleridge Recreation Ground, subject to approval of the business case;
- 2.2 allocates £40,000 of its devolved outdoor sports S106 contributions for outdoor fitness training equipment next to the Astro turf pitch by Abbey Pool, subject to approval of the business case.

### **3. BACKGROUND**

- 3.1 The council asks developers to pay S106 contributions to mitigate the impact and extra demands that new developments place on local facilities. A quick guide to S106 funding can be found in Appendix A. More details can be found at [www.cambridge.gov.uk/s106](http://www.cambridge.gov.uk/s106), which sets out the council's S106 eligibility criteria and includes a list of the 2015/16 S106 projects prioritised by the Area Committee on 29 October. See also Section 6 of this report on background papers.
- 3.2 The Committee has around £320,000 of devolved, generic outdoor sports S106 contributions available, arising from local development in East Area. This is based on:
- around £120,000 from Abbey ward
  - around £85,000 from Coleridge ward
  - around £40,000 from Petersfield ward and
  - around £75,000 from Romsey ward.
- 3.3 In line with regulatory requirements that the use of S106 funding is related to the developments that it came from, the council aims to make sure that devolved contributions from a ward are used in the same ward or on a nearby local project in another ward in the area.
- 3.4 Although there is the one devolved outdoor sports contribution in Coleridge (around £26,300) with the July 2017 time limit date, there are no other devolved ones in this category with an expiry date before early 2021.

### **4. OPTIONS FOR LOCAL OUTDOOR SPORTS PROJECTS**

- 4.1 The proposals for improving the pavilion at Coleridge Recreation Ground (up to £70,000) can be found in Appendix B. This follows on from other recent S106-funded improvements at the recreation ground, including two tennis courts, a multi-use games area and upgrade of the play area. If agreed, this project could be implemented from autumn 2016 and would make use of the time-limited Coleridge contributions.
- 4.2 An opportunity has also recently arisen for the council to take advantage of a new range of fitness equipment, which could be installed at cost price. It offers a range of activities not currently on offer in the city. The proposal for introducing this equipment near the Astroturf pitch by Abbey Pool (at a cost of £40,000) is set out in Appendix C. As well as helping to mitigate the impact of local development, this would also tie in with the council's anti-poverty

strategy. Further discussions are taking place with the Streets & Open Spaces service and with the council's procurement adviser in order to ensure that relevant considerations are taken into account. If the project is agreed, this could also be implemented this autumn.

- 4.3 If the Area Committee chooses to allocate devolved S106 funding to these two proposals, the projects will be worked up in more detail for consultation with local communities and relevant groups, as well as the ward councillors. As both projects are under £75,000, the business cases would be reported to the Area Committee chair, vice chair and opposition spokes prior to sign-off by officers under delegated authority.

## 5. IMPLICATIONS

- 5.1 **Financial implications:** The Area Committee has sufficient devolved outdoor sports S106 contributions available to fund both proposals
- 5.2 If the proposal for improving the pavilion at Coleridge Recreation Ground is not accepted, the time-limited devolved outdoor sports contributions from Coleridge ward would still not be allocated to a nearby project. In this eventuality, officers would explore other options for making appropriate use of this funding on time (by July 2017). At the same time, this raises the possibility that officers may also need to report the risk to the Executive Councillor at the Community Services Scrutiny Committee in June 2016.
- 5.3 As the Committee has been reminded previously, S106 funding is tapering off and running down. The only generic S106 contributions still awaited are those that were agreed prior to 6 April 2015.
- 5.4 Whilst allocation of S106 funding to these two proposals will reduce the amount of devolved funding that is available to the East Area, around £215,000 will still be available for future local outdoor sports projects. It is currently expected that the arrangements for the next S106 priority-setting round will be reported to the Community Services Scrutiny Committee in June or September 2016.
- 5.5 **Staffing implications:** These projects have been proposed by officers in the Community, Arts and Recreation service and would be managed by them.
- 5.6 **Other implications:** Equality and anti-poverty impacts, environmental implications, procurement matters, community safety issues and consultation findings will be considered as part of business cases for specific prioritised projects.

## 6. BACKGROUND PAPERS

These background papers were used in the preparation of this report:

- “S106 devolved decision-making – 2015/16 priority-setting” report to East Area Committee on 29/10/2015;
- “S106 priority-setting round 2015/16: proposals for strategic/city-wide projects” reports to Community Services Scrutiny Committee on 8/10/2015;
- “S106 interim approach: taking stock” report to Community Services Scrutiny Committee on 17/3/2016;
- “S106 priority-setting round 2015/16: outdoor sports follow-up” report to Community Services Scrutiny Committee on 17/3/2016.

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

## 7. APPENDICES

- A. Quick guide to S106 funding
- B. Proposal for pavilion improvements at Coleridge Rec Ground
- C. Proposal for outdoor fitness training area at Abbey Pool

## 8. INSPECTION OF PAPERS

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

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1. Before April 2015, most off-site S106 contributions collected by the city council were for generic contribution types (for providing, improving or giving or better access to' particular type of infrastructure in Cambridge).
2. The uses of these generic contribution types (eg, community facilities) are defined in the council's Planning Obligations Strategy 2010. Whilst some projects involve funding from different contributions types for different elements, funding cannot be swapped between contribution types (e.g., outdoor sports contributions cannot fund landscaping).
3. Official regulations also require the use of S106 contributions to be related to the developments that they came from. The council aims to make sure that devolved contributions from a particular ward are spent in that ward or on a related project in another ward in the area.
4. To be eligible for S106 funds, proposals must be specific; in Cambridge; accessible for the wider community, affordable and provide additional benefit (not for repairs, maintenance or running costs).
5. Every year since 2012/13, the council has run a S106 priority-setting round, based on the available off-site, generic S106 contributions.

### Area Committees make decisions on....

- the use of **devolved** S106 funding for **local** projects for
  - ▶ community facilities
  - ▶ informal open space
  - ▶ play areas
  - ▶ outdoor sports

based on 50% of contributions from major planning applications and 100% of contributions from minor/other applications in the area.

### Executive Councillors make decisions on....

- the use of **strategic** S106 funds for projects benefitting more than one area of Cambridge for:
  - ▶ community facilities
  - ▶ informal open space
  - ▶ play areas
  - ▶ outdoor sports

based on other 50% from major applications in the area.

- the use of S106 contributions in a **city-wide** fund for projects relating to:
  - ▶ indoor sports
  - ▶ public art
  - ▶ public realm

based on all contributions in these types from across Cambridge.

6. S106 funding is tapering off and running down. Since April 2015, new regulations have confined the council to seeking contributions for specific projects (not covered by S106 priority-setting rounds).

## PROPOSALS FOR PAVILION IMPROVEMENTS AT COLERIDGE RECREATION GROUND

1. Project:	Coleridge Pavilion improvements
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2. Where?	Coleridge Recreation Ground
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3. Which category does this proposal relate to?	Outdoor sports
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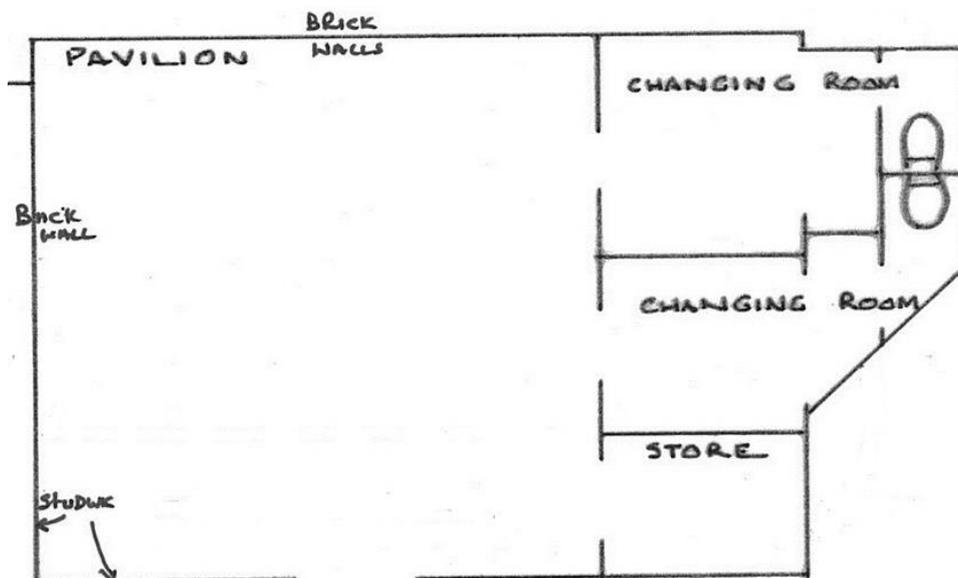
4. What sort of improvements do you have in mind?
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Improved access, better storage, changing room updates

### 5. Why is this project needed? (ie, what is the current unmet need?)

The pavilion was built in the 1970s. Small modifications have been made over the years to adapt the space for use by two bowls clubs that operate out of it during the summer and football teams using the pitches on the Recreation ground over the autumn to spring periods.

#### Existing layout

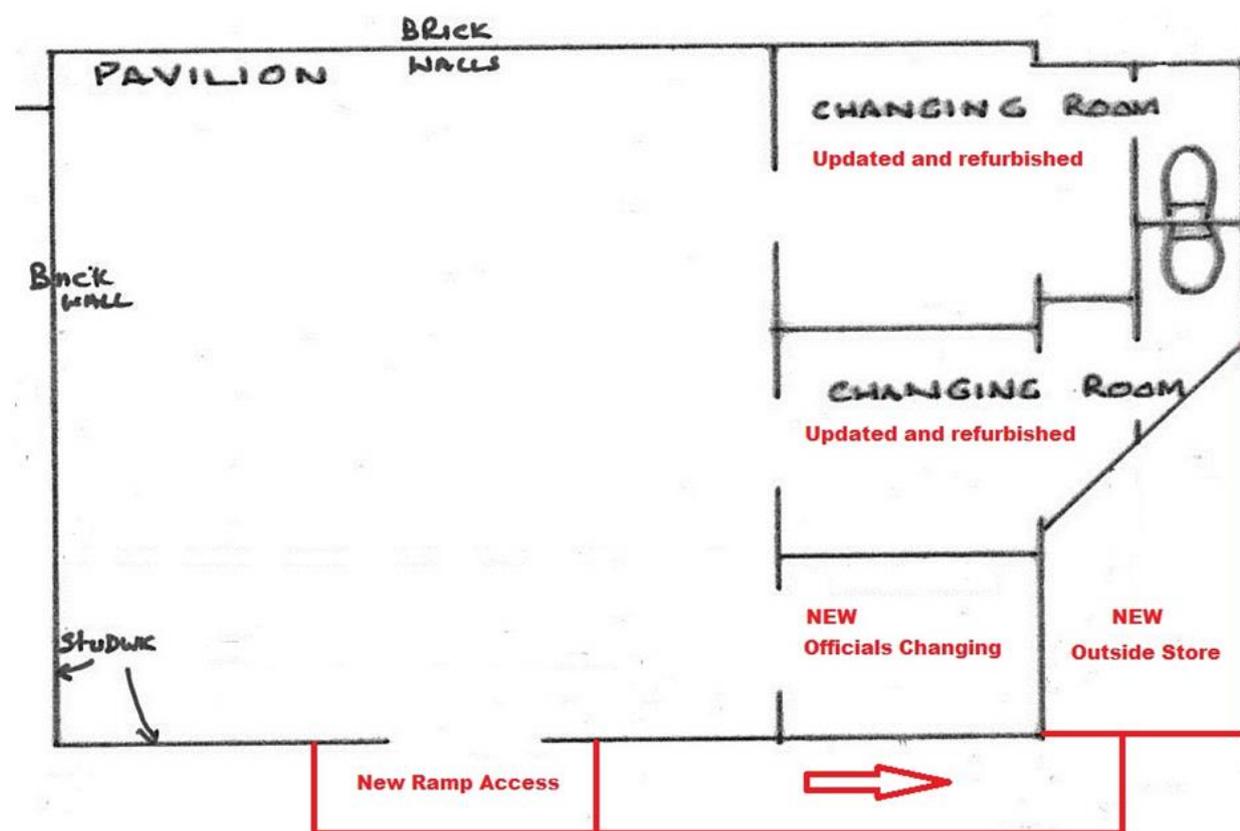


The pavilion consists of a large room incorporating a small kitchen work-top area, with two small team changing rooms and small toilet facilities and a storage area. These facilities are dated, with only the main room having some minor investment in recent years, repairing damage from vandalism and a fire following a break in to the property. Investment has been made to the exterior of the property with a new roof and external decorations, along with cladding being repaired and replaced, and a couple of old wooden window frames also being replaced.

## Proposed improvements

The proposed works to the pavilion would be:

- To seek to enhance the access to the property which is currently up several steep concrete steps, to be replaced with a ramp, which will help the older bowls club members use the facilities
- A small extension, in-filling scrub area to the right of the pavilion, would provide an outside accessible storage area for the football posts and nets, as they are currently stored in the changing rooms, which during the football season do not pose an issue, but during the summer months are in the way when being used by the bowls clubs
- To reconfigure and modernise the two existing changing rooms
- To add an officials changing room by conversion of the old internal store



Potential costs for the above improvements are estimated to be between £40,000 - £70,000 dependent upon the level of upgrades required in the changing rooms.

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

Usage of the recreation ground is increasing for formal sport usage.

- The outdoor bowls rink serves two clubs in the local area, which both use and share the pavilion over the summer months.
- Over the years colts football has also grown in demand, and Cherry Hinton Lions and other local junior teams are seeking to use the recreation ground and pitches for several of their colts teams for the coming 2016/17 season.
- These works would improve the facilities for all those clubs and their members using the recreation grounds facilities. The introduction of an officials changing room would address a safeguarding issue for changing of adults and juniors in the same building during football games.

## **7. Have any discussions taken place about this proposal?**

Some initial feedback has been received, highlighting a desire to update the facility by all those using it and from local ward members.

Further consultation will be undertaken with the bowls clubs, local football clubs and ward members to ensure the proposal are fit for purpose and meet the current and some future needs of the teams using the current dated facilities.

## **8. Are you aware of any opposition to this proposal or other potential issues? If so, how might this be overcome?**

There are no known concerns nor opposition to the proposals. Further consultation with local groups will be able to identify any concerns and how they can be addressed.

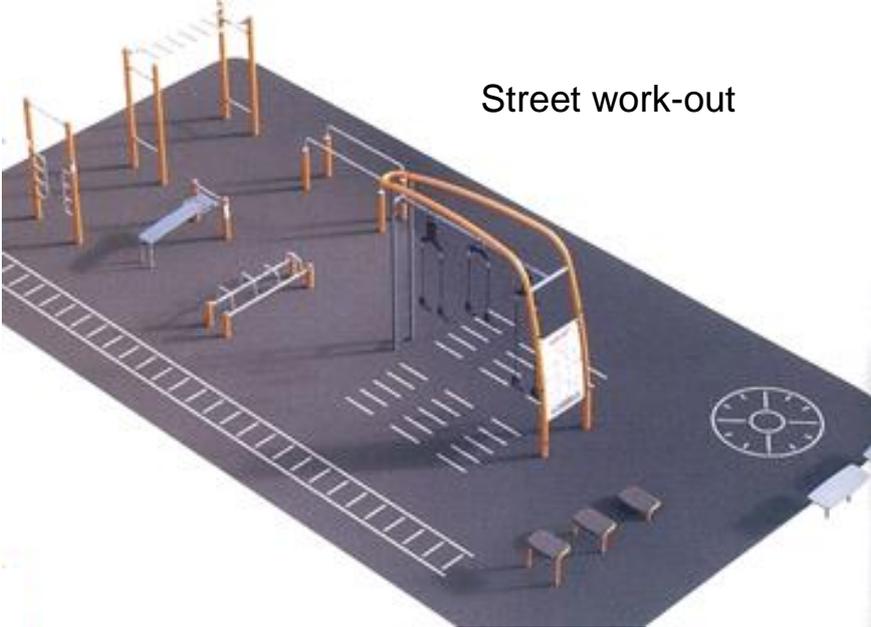
## PROPOSAL FOR OUTDOOR FITNESS TRAINING AREA AT ABBEY POOL

<b>1. Project:</b>	Outdoor Fitness Training Area – Abbey Pool
<b>2. Where?</b>	Abbey Pool – by the Astroturf
<b>3. Which category does this proposal relate to?</b>	Outdoor sports
<b>4. What sort of improvements do you have in mind?</b>	
An outdoor fitness training facility, able to be used by the public free of charge.	
<b>5. Why is this project needed? (ie, what is the current unmet need?)</b>	
<p>Abbey Ward has recently been classified as the most deprived ward in the City in the recent IMD ratings for 2015, being ranked 5,578 out of 32,287 across the UK. It also has some of the highest mapped obesity and sedentary behaviours across the city as well, and this project will seek to provide a new range and style of outdoor fitness equipment that the general public can use free of charge, replicating indoor fitness activities and exercise workouts.</p> <p>The range of fitness kit is easy to use and will help engage with the local community and residents to provide a range of fitness opportunities free of charge. The equipment is more stylised and offers a range of new activities not currently on offer in the City which will be able to be used by all ability levels and ages from 12 years upwards.</p> <p>Working with the sports development team and GLL, the aim is to set up a range of exercise classes and fitness instructions for local residents and referrals. This will be able to link in with Everyone Health to provide an area where exercise can be undertaken in a different environment outside of the traditional gym and yet still be supported by trained fitness and well-being professionals, and then continue to be used.</p> <p>Potential costs for the fitness area are estimated to be around £40,000. The manufacturers (Kompan) are currently offering the City Council an “at cost” installation as an early adopter of their equipment. They want to work with the sports development team on how the kit can be used and promoted to local residents and what impact it can then have on changing lifestyles to be more active and healthier.</p>	

**Examples of the proposed equipment**



Cross-training



Street work-out



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

Working with the sports development team and GLL fitness instructors, a range of targeted exercise classes will be able to run outdoors where any member of the public and target local communities can join in.

The equipment will always be free to use and offers a whole range of activities and workouts. Unlike other equipment on the market place these pieces also offer resistance-based exercises and levels of activities suitable for those just starting out to the hardened fitness fanatic.

The equipment also features a new style of interaction with a new app for mobile phones that will provide bespoke workouts on the equipment range installed and has a set of fully interactive videos for a range of exercises that can be undertaken on the equipment. It can also track physical activity and even go as far as providing nutritional information and advice linked into set health and fitness goals and objectives.

<http://appshopper.com/healthcare-fitness/kompan-sport-fitness>

It is proposed the equipment will be sited near the astroturf and small games area round the side of the Abbey Pool. This means a whole host of activities and sessions can be run on the equipment and then widen the activity out onto the astroturf and games areas, and open spaces to help provide a wide range of fitness and exercise opportunities. This will help improve the existing high levels of sedentary behaviours and work with partners to local communities' general access.

The ultimate goal is to provide a fitness opportunity in a deprived ward with high levels of obesity and sedentary behaviours, which is free to use, engaging and fun, that can lead to healthier lifestyles.

## **7. Have any discussions taken place about this proposal?**

Further consultation will be required for the exact siting of the equipment

## **8. Are you aware of any opposition to this proposal or other potential issues? If so, how might this be overcome?**

There are no known concerns nor opposition to the proposals and further consultation with local groups will be able to identify and concerns and how they can be addressed.