



To: Executive Councillor for Communities:
Councillor Richard Johnson

Report by: Director of Environment

Relevant scrutiny committee: Community Services
Scrutiny Committee 30/6/2016

Wards affected: All

USE OF GENERIC S106 CONTRIBUTIONS (COMMUNITIES)

Key Decision

1. INTRODUCTION

- 1.1 The Council makes decisions on how to use generic S106 developer contributions through annual S106 priority-setting rounds. There have been four rounds since 2012/13, with another planned for later in 2016/17. Many S106 priority projects have been completed, mitigating the impact of development and benefitting local communities.
- 1.2 Plans for a June 2016 update to the Executive Councillor for Communities¹ have been highlighted in previous S106 reports to this Committee in October 2015 and March 2016 in order to:
- take stock of progress on major sports and community facilities projects still under development which were allocated S106 funding in earlier S106 priority-setting rounds (see section 4); and
 - assess whether any further proposals for strategic/city-wide outdoor and indoor sports projects, submitted for the 2015/16 round, are ready to be considered yet (see section 5).
- 1.3 In summary, it has taken longer than expected for the S106 grant-based projects still under development to reach the business case appraisal stage. The council needs to impress upon all the grant applicants the need for greater urgency and progress. Meanwhile, none of the outstanding 2015/16 strategic/city-wide sports project proposals are ready to be considered for S106 funding yet. Applicants would be welcome to apply again during the 2016/17 S106 priority-setting round.

1. There is no S106 report to the Executive Councillor for City Centre & Public Places on this agenda as key issues were addressed in reports last March.

2. RECOMMENDATIONS

The Executive Councillor for Communities is recommended to:

- 2.1 instruct officers to notify the grant applicants for these long-standing S106 projects still under development that the current S106 funding allocations may be cancelled in early 2017 unless good progress (paragraph 4.7 refers) is made by the end of 2016. These projects are:
 - a. changing facility improvements at Cambridge Rugby Club;
 - b. visitor changing facility improvements at King's College School (with access for other schools and clubs to King's College School's indoor and outdoor sports facilities);
 - c. improved community facilities at East Barnwell Community Centre;
 - d. community meeting room provision at Milton Road Library.
- 2.2 refocus the £250,000 S106 allocations for demolishing and rebuilding the Rouse Ball Pavilion so that the project could encompass proposals to develop new pavilion facilities within or next to Jesus Green Pool;
- 2.3 confirm that no further proposals from the 2015/16 bidding round for strategic outdoor sports projects or city-wide indoor sports facilities will be recommended for funding: fresh applications can be considered as part of the 2016/17 S106 priority-setting round.
- 2.4 note that several specific S106 contributions agreed prior to April 2015 have now been received and, as a result, the following projects are now on the council's 'projects under development' (PUD) list:
 - a. community facility improvements at The Junction;
 - b. outdoor sports improvements at Chesterton Recreation Ground;
 - c. indoor sports facility improvements at Netherhall School.

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 to fund new/improved facilities across Cambridge. Since 2012/13, the council has run annual priority-setting rounds to decide how to use available generic² S106 contributions.
- 3.2 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

2. Before 6/4/2015, most S106 agreements were based on generic contributions ("for the provision of, improvement of, or better access to" broad contribution types "within the city of Cambridge"). The council can no longer seek generic contributions, but has a S106 interim approach (see the next report in these agenda papers).

strategic fund and indoor sports contributions in the city-wide fund³. A summary of the assessment process (to make sure that project implementation arrangements are robust) can be found in Appendix A.

- 3.3 The S106 projects allocated strategic/city-wide community facilities and indoor/outdoor sports S106 funding since 2012/13 are listed in Appendix B. Of the 17 projects:
- a. nine have been completed, including two from the 2015/16 round;
 - b. two more are expected to be completed in the next few months;
 - c. three from the 2015/16 round are on the projects under development (PUD) list, which is to be expected; but
 - d. three from 2012/13 and 2013/14 are still on the PUD list and have not yet progressed to business case appraisal (i.e., rebuilding the Rouse Ball pavilion on Jesus Green and grants for changing facilities at Cambridge Rugby Club and King's College School.
- 3.4 In the 2015/16 priority-setting round, the Executive Councillor has allocated £490,000 of strategic/city-wide S106 funding across five projects (again, see Appendix B), subject to business case approval and community use agreement. This is significant because it:
- a. makes use of a small number of unallocated S106 contributions with expiry dates within the next few years;
 - b. enables reassignment of time-limited contributions previously allocated to projects still under development, so that they can be used on time⁴; and
 - c. provides more room for manoeuvre in case projects currently allocated S106 funding are unable to come to fruition in future.
- 3.5 Arrangements for the 2016/17 S106 priority-setting round are now due to be reported to this Committee in October⁵. This will enable the on-going review of public involvement in formal decision-making to be reported to the Civic Affairs Committee in September 2016 first – in case this highlights any issues for S106 priority-setting and devolved decision-making that need to be taken into account.

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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 long-standing projects still under development still have appropriate S106 contributions attached to them: in some cases, they have been assigned more recently received generic S106 contribution.
 5. The S106 report in October 2016 will be a report to the Executive Councillor for City Centre and Public Places, who oversees the overall arrangements for S106 priority-setting. It will include an overview of generic S106 funding availability, which is tapering off and running down overall.

4. REVIEW OF S106 PROJECTS STILL UNDER DEVELOPMENT

- 4.1 The October 2015 S106 (Communities) report include an update on the three strategic/city-wide projects mentioned in paragraph 3.3d. It also covered two local, grant-based projects, prioritised in 2013/14, which had not progressed to the business case stage either: these two local projects for improving community facilities at East Barnwell Community Centre and Milton Road Library warrant the Executive Councillor's attention, given the nature of the delay and the amount of the S106 funding allocations (£255,000 and £100,000 respectively). The background to all five projects is summarised in Appendix C.

Strategic/city-wide, grant-based sports projects

- 4.2 ***Cambridge Rugby Club's changing facilities project:*** A change of leadership at the club since last autumn's update means that the preparations made have not been as envisaged then, but nonetheless there is progress. Officers have met the rugby club's new project team and have made clear what is expected by the end of the year.
- a. There is a clear determination from the rugby club that the changing facility improvements will happen. Revised design proposals have been developed. The project team plans that the first phase of the project will commence in spring 2017.
 - b. Discussions over funding bids to the Rugby Football Union (for a loan and a grant) seem to be positive. The Rugby Club awaits a formal announcement from the RFU about the value of the loan and still needs to apply for the grant.
 - c. The club also needs to organise its own fund-raising amongst its membership in order to generate the significant amount of finance needed. Confirmation that fund-raising totals have been achieved (particularly for the first phase of development) and details of the revised project designs and phasing programme will need to be received before the business case for the grant can be signed off by the council's Capital Programme Board.
 - d. The current planning approval expires in October 2017.
- 4.3 ***King's College School's visitor changing facilities project:*** Officers have learned (although, disappointingly, not directly from the grant applicant) that the proposed nature of the sports facilities to be made available to local clubs and schools through the council's S106 funding support has changed significantly. The applicant has not kept officers informed in a timely manner and this raises doubts.
- a. Planning permission (15/1309/FUL) for a reduced scheme (no longer including a swimming pool in the first phase) was secured last October. This has reduced the footprint of the development by

a quarter by deleting the swimming pool (and its associated changing and plant rooms), rationalising circulation space and reducing the size of the gym/studio.

- b. The applicant points out that this has allowed an increase in the size of the sports hall (to four badminton courts) “which increases the possibilities for external use and is why the visitor changing facilities are so vital. Phase 1 plans have been developed to allow a second phase of development, including an indoor swimming pool - although this would be subject to planning approval.”
- c. The applicant has recently informed the council that it still has to raise £900,000 for the scheme. Subject to this funding being forthcoming, it plans to start the building works in April 2017⁶.
- d. Before this project could proceed to the consideration of the business case, officers would need the applicant to address the issues set out in paragraph 4.7 below. This includes the need for confirmation from the applicant about how the new phasing plans scheme would have implications for community access.
- e. Given the changes to the nature of the project, officers are minded to report back to both this Scrutiny Committee and West/Central Area Committee (which has allocated £50,000 of devolved outdoor sports funding to this project) to seek their views about the acceptability of this project and the community use agreement.

Local, grant-based community facilities

- 4.4 ***Provision of community room at Milton Road Library:*** The county council’s preparations have progressed, addressing the requirements for further information raised by the city council last September.
 - a. It has produced design details, including a dedicated 62m² community meeting space with its own external access, as part of the wider plans for the development of Milton Road library.
 - b. Public consultation and meetings with the Friends of Milton Road Library and Ascham Road Residents were held in early 2016.
 - c. The county council submitted a planning application earlier this month. If approved, the county council envisages a 12-month construction period from early 2017.

- 4.5 ***Additional youth/community space at East Barnwell:*** The county council’s plans for this project are less developed following clearly specified requests for further information by June 2016. This is disappointing.

6. Earlier contact by the grant applicant with council officers in April 2016 had suggested that construction might commence in February 2017.

- a. Detailed design proposals have been promised, with assurances that additional community meeting space will be provided⁷.
- b. Strategy meetings with community groups and local councillors have taken place over the last year, but there has not yet been fresh consultation with local people more widely.
- c. A (now covered) multi-use games area is proposed, to be available after school for youth groups at discounted rates: the county council does not currently intend to seek S106 funding for this.
- d. The county council plans to appoint a planning consultant in June 2016 to develop the project (including further public consultation and site surveys) with a detailed planning application by February 2017. Assuming that planning approval is secured, it anticipates an 18-month construction period from autumn 2017.

Conclusions from the review of the grant based projects

- 4.6 It is understandable that such large and complex construction projects take time to develop, but the council has a responsibility to make sure that the S106 funding is used effectively and in a timely way. Whilst wanting to give all of these projects full opportunity to succeed, the point will soon be reached where the council will need to reconsider its S106 grant-funding allocations to these projects if there are not clear signs of progress soon. This is reflected in recommendation 2.1⁸.
- 4.7 Here are some examples of what “good progress by the end of 2016” might look like from the city council’s perspective⁹.
- a. There is a clear project brief and design. Any significant changes to the project since S106 funding was originally allocated have been discussed and worked through with the city council.
 - b. There is clarity about how the S106 funding would be used in line with S106 eligibility criteria.
 - c. There is evidence that the project helps to mitigate the impact of development and meets the needs of local people.
 - d. Local public consultation shows broad support for the latest proposals and any concerns are reasonably addressed.

7. The county council is proceeding with plans for East Barnwell Community Centre on its own, but has made clear that the neighbouring church could join the project later.

8. The Milton Road Library community meeting space and East Barnwell Community Centre projects were prioritised by the North and East Area Committees, based on their devolved S106 funding allocations. Any reconsideration of devolved S106 funding allocations would need to be made by those area committees.

9. This is a progression of the requirements raised with the county council last autumn for the East Barnwell Community Centre and Milton Road Library projects.

- e. Planning permission for any building works involved is in place or expected soon.
- f. The grant applicant is able to show that all the funding needed to undertake the project is now in place or that it will be in place soon following a concerted fund-raising campaign.
- g. The grant applicant can demonstrate why s106 funding is still needed. This is particularly important:
 - (i) if the project will generate extra income for the grant applicant (eg, through property sales) and/or
 - (ii) if the grant applicant is already expected to provide community access to its facilities¹⁰. Evidence of sufficient existing community access will be needed alongside examples of how the new facilities will provide even greater community access.
- h. Discussions on the details of the community use agreement for the project is at an advanced stage and to the council's satisfaction.
- i. There is a clear project implementation plan so that the project can commence during 2017 or as soon as possible thereafter.
- j. The grant applicant keeps council officers regularly updated on progress and any significant changes of course or issues encountered throughout the rest of the project's development.

4.8 It is hoped that each of these grant applicants will be able to show good progress by the end of 2016. If this is not possible, it will be important for the city council in early 2017 to make the S106 funding available to other projects¹¹ which could make effective use of it.

Demolish and rebuild the Rouse Ball pavilion on Jesus Green:

4.9 The background details for this project can be found in Appendix C. Since £250,000 of S106 funding was allocated in 2013/14, it has been recognised that this is a long-term project¹² and that it would take time to clarify purposes, prepare designs and find the considerable amounts of additional funding needed from other sources.

4.10 A number of factors which will have a bearing on the way forward are still outstanding. These include:

- a. the on-going consideration for a swimming pool to be developed at the University's West Cambridge Sports Centre and the

10. For example, private schools with charitable status.

11. Possibly, as part of the next 2016/17 priority-setting round.

12. The S106 contributions allocated to this project are regularly reviewed and refreshed, so that there are no immediate time pressures. The nearest S106 expiry dates for the contributions currently allocated to this project are not until 2022.

implications for the council's strategic approach for swimming pool provision in Cambridge as a whole; and

- b. the review of public conveniences in Cambridge (including those at the existing Rouse Ball pavilion), which is due to reported to the Strategy and Resources Scrutiny Committee in October 2016.

- 4.11 Over the last few years, discussions with the Jesus Green Association and the Friends of Jesus Green Pool have helped to put the proposals for pavilion improvements in the context of the wider uses of Jesus Green and the Pool in particular. The thinking seems to have moved more towards developing pavilion facilities within the curtilage of the Pool rather than necessarily rebuilding the existing pavilion on its current site. The recommendation in paragraph 2.2 addresses this.
- 4.12 At this stage, it would be premature to revise the amount of S106 funding allocated to this project yet. The next steps are to develop, consult and agree upon the key features and purposes of pavilion facilities at Jesus Green Pool, to work up design proposals and to explore project costs. Further funding would be needed from a range of sources and partners including GLL (Greenwich Leisure Limited) and national lottery funds, along with the possibility of seeking more S106 funding allocations¹³.
- 4.13 Having raised these possibilities, it is important to recognise that the overall project costs for the development of facilities at Jesus Green Pool could far exceed the current £250,000 S106 allocations. It remains to be seen whether/how much others sources of funding will become available. There can still be no guarantees that the development of pavilion facilities at Jesus Green will be able to go ahead, but it is worth exploring. Future S106 reports to this Committee will continue to review the allocation of S106 funding for this project.

5. OPPORTUNITIES FOR FURTHER S106 FUNDING ALLOCATIONS

- 5.1 Beyond the S106 strategic/city-wide projects prioritised in 2015/16, the S106 (Communities) reports last October and March concluded that other sports proposals should not be considered until the findings from audits were available. Playing Pitches and Indoor Sports strategies were reported to the Development Plan Scrutiny Sub-Committee on 2 June¹⁴: they highlight the need for more 3G pitches, hockey provision (subject to planning permission) and indoor sports facilities.

13. It will also be important to assess whether the current allocations (£125,000 strategic community facilities S106 funding and £125,000 strategic outdoor sports S106 funding) are still consistent with any re-clarification of the purposes of the project.

14. A summary of the main findings of the Playing Pitches and Indoor Sports strategies can be found (under Appendices C and D) in the next report on this agenda relating to the S106 interim approach.

- 5.2 Appendix D, below, provides an update on these outdoor and indoor sports proposals. Whilst none are sufficiently advanced yet to be ready for consideration of S106 funding, they seem to be progressing. This is reflected in the recommendation in paragraph 2.3.

Specific S106 contributions (prior to the S106 interim approach)

- 5.3 Alongside the generic S106 funding, a few specific S106 contributions¹⁵ agreed a number of years ago (prior to the S106 interim approach) have now been received:
- a. £97,947 to provide/improve community facilities at The Junction¹⁶.
 - b. £177,878 towards a new clubroom, or changing facilities, or pitch improvements (or any combination of these) on the Chesterton Recreation Ground¹⁷; and
 - c. £168,871 towards the indoor sports facilities in the vicinity of the Bell School development¹⁸. A report to the Joint Development Control Committee in June 2008 clarified that this was intended for the improvement/extension to the existing sports hall facility at Netherhall School, including plans to provide a large community health and fitness gym and an indoor facility for martial arts.
- 5.4 These projects are now being included on the 'projects under development' (PUD) list of the council's capital programme. This is reflected in the recommendation in paragraph 2.4. Business case appraisals will be developed and considered by the council's Capital Programme Board in due course.

6. IMPLICATIONS

- 6.1 **Financial implications:** The report's recommendations present no new financial implications, which are not already funded. The projects mentioned in section 4, which are still under development still have the agreed S106 funding allocated to them. This will remain in place unless decisions are made by the relevant Executive Councillor or area committee to change these funding levels. The project proposals mentioned in section 5 has not been allocated S106 funding.
- 6.2 **Staffing implications:** There are no specific implications from this report, beyond on-going dialogue with grant applicants and monitoring S106 funding and project allocations within existing resources.

15. These are not subject to S106 priority-setting. This does not affect that availability of generic S106 funding in the devolved and strategic/city-wide S106 funds.

16. From the CB1 Station Area redevelopment (planning ref: 08/0266/OUT).

17. From Cambridge City FC's ground redevelopment, Milton Road (ref: 14/0790/FUL).

18. From the Bell School development on the Southern Fringe (ref: 06/0795/OUT).

6.3 **Other implications:** There are no specific implications from this report relating to equality and anti-poverty strategies, environmental implications, procurement matters, community safety issues or consultation.

7. BACKGROUND PAPERS

7.1 These background papers have been used in preparing this report:

- “S106 priority-setting round 2015/16: follow-up”, report to Community Services Scrutiny Committee, 17/3/2016
- “S106 priority-setting round 2015/16: proposals for strategic/city-wide projects (Communities portfolio), report to Community Services Scrutiny Committee, 8/10/2015
- “Cambridge and South Cambridgeshire Playing Pitch Strategy” report to Development Plan Scrutiny Sub-Committee, 2/6/2016;
- “Cambridge & South Cambs Indoor Sports Facility Strategy” report to Development Plan Scrutiny Sub-Committee, 2/6/2016;
- “Bell School outline planning application (06/0795/OUT)” report to the Joint Development Control Committee, 11/6/2008.

7.2 For more details about the council’s approach to S106 funding, see the Developer Contributions web page (www.cambridge.gov.uk/s106).

7.3 Planning applications can be viewed via the council’s Public Access page at (<https://idox.cambridge.gov.uk/online-applications/>)

8. APPENDICES

- A. Assessment of S106 project proposals
- B. Strategic/city-wide sports and community facilities projects allocated S106 funding via S106 priority-setting rounds
- C. Background to outstanding S106 projects still under development
- D. Update on 2015/16 S106 outdoor & indoor sports project proposals

9. INSPECTION OF PAPERS:

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

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All proposals are checked carefully to ensure that they are eligible for S106 funding, feasible and ready to be considered. Following priority-setting¹⁹, there are more detailed checks before projects can be implemented. The process has developed from round to round and will be strengthened further ahead of the 2016/17 round. Here are the current arrangements.

- A1. Since 2014/15, local residents and community groups seeking S106 funding for particular projects have been asked to fill in a standard application form. Applicants seeking grants are required to outline their project, why it is needed, how local communities would benefit, how much it would cost, why a grant is needed, how preparations for the project are progressing²⁰, how risks are being managed and when the project is expected to commence and be completed. Officers from Community Services meet grant applicants to find out more.
- A2. These applications for S106 funding are assessed against the council's S106 eligibility criteria, which require proposals to be: specific; within the city of Cambridge; about providing additional benefit²¹; accessible to the wider community; and both affordable and in need of funding²².
- A3. Through the S106 priority-setting rounds, local projects are prioritised by the area committee using devolved S106 funding allocations²³ and strategic/city-wide projects are prioritised by the relevant executive councillor. All prioritised projects over £15,000 are subject to business case approval and community use agreement (as appropriate).
- A4. All business cases are considered by the Capital Programme Board, chaired by the Head of Finance, to check that implementation plans are robust and comply with corporate policies (e.g., procurement, equal opportunities consultation) and that S106 contributions allocated to projects (in their developed form) are still appropriate.

19. The allocation of S106 funding to projects is subject to business case approval, community use agreement and grant agreements, as appropriate.

20. This includes details about project management arrangements, consultation, land ownership, project design, planning applications and fund-raising.

21. These are not for repairs, maintenance, like-for-like replacements or running costs.

22. The eligibility criteria require grant applicants to confirm that they need the S106 funding sought – ie, that they do not already have sufficient funding for the project.

23. The generic devolved S106 funds relate to the community facilities, informal open space, outdoor sports and provision for children and teenagers (play areas). The devolved funds are based on all contributions in the Area from minor developments and half the contributions in the area from major developments.

23. The Exec. Councillor for Communities allocates strategic/city-wide S106 funds for community facilities, indoor sports & outdoor sports. The Exec. Councillor for City Centre and Public Places determines the use of strategic/city-wide S106 funds for informal open space, play provision for children & teens, public art and public realm.

STRATEGIC/CITY-WIDE SPORTS & COMMUNITY FACILITIES PROJECTS FUNDED VIA S106 PRIORITY-SETTING ROUNDS

Key: OS = Outdoor sports; IS = indoor sports; CF = community facilities
PUD = on the council's "projects under development" list

Project	£ S106	Type	Round	Status
Community facilities grant for improvements to St Andrew's Hall (PR034G)	£140k	CF	2012/13	Complete
Community facilities grant for refurbishment of Cherry Trees Centre (PR034H) ²⁴	£44k	CF	2012/13	Complete
Community facilities grant for improvements to Centre@St Paul's – phase 3 (PR034I)	£50k	CF	2012/13	Complete
Rouse Ball Pavilion rebuilding (PR034J)	£125k £125k	OS CF	2012/13 ²⁵	PUD
Grant for cricket nets (for community use) at Netherhall School (PR034K)	£25k	OS	2013/14	Complete
Grant to Parkside Pool for new starting blocks	£19k	IS	2013/14	Complete
Grant to King's College School for visitor changing facilities (PR034M) ²⁶	£75k	IS	2014/15	PUD
Grant for Cambridge Rugby Club changing facilities (PR034R)	£200k	OS	2014/15	PUD
Supplementary grant ²⁷ for Netherhall School community gym facilities (PR034O)	£64k	IS	2014/15	Complete

24. The East Area Committee contributed £36,000 of devolved S106 funding to the Cherry Trees Day Centre refurbishment too.

25. The initial funding allocation in January 2013 was increased in October 2013.

26. Alongside the allocation of £75,000 city-wide indoor sports S106 funding, the West/Central Area has also allocated £50,000 of devolved outdoor sports funding.

27. This supplementary grant to Netherhall School (for its Blue Gym) is in addition to the specific S106 contributions for indoor sports contributions at the school, which is referred to in paragraph 5.3 of this report.

Project	£ S106	Type	Round	Status
Grant for kitchen upgrade at Cambridge 99 rowing club (PR034P)	£5k	OS	2014/15	Under way
Grant for storage improvements at Cambridge Canoe Club ²⁸ (PR034Q)	£10k	OS	2014/15	Under way
Grant to Cambridge Gymnastics Academy for warehouse conversion into new gym facility (PR034N)	£65k	IS	2014/15	Complete
Grant to Cambridge Gymnastics Academy for trampoline/foam pit as part of new gym facility (PR041B)	£75k	IS	2015/16	Complete
Grant for Kelsey Kerridge changing facilities & new health suite (PR041C)	£40k	IS	2015/16	Complete
Grant for refurbishment of Memorial Hall and church hall on Cherry Hinton Road (PR041A) ²⁹	£100k	CF	2015/16	PUD
Grant for Camrowers/CRA ³⁰ community boathouse (PR041D)	£250k	OS	2015/16 (Mar 16)	PUD
Equipping new community centre on Darwin Green development (PR041E)	£25k	CF	2015/16 (Mar 16)	PUD

28. The Canoe Club has received a temporary, five-year planning permission for this storage. The £10,000 grant has been approved as appropriate spend given that it equates to just £2,000 per year.

29. The £100,000 of strategic, community facilities S106 funding has been supplemented during the 2015/16 priority-setting round by £25,000 of devolved S106 allocations each from the South and East Area Committees.

30. CRA stands for the Cambridgeshire Rowing Association.

BACKGROUND ON OUTSTANDING S106 PROJECTS STILL UNDER DEVELOPMENT

		Paragraphs
C1	Grant to Cambridge Rugby Club for changing facilities	4.2
C2	Grant to King's College School for changing facilities	4.3
C3	Grant to Cambridgeshire County Council for Milton Road Library community room	4.4
C4	Grant to Cambridgeshire County Council for East Barnwell Community Centre	4.5
C5	Demolish and rebuild the Rouse Ball Pavilion on Jesus Green	4.9-4.13

C1 Grant to Cambridge Rugby Club for changing facilities

Original proposal in 2014/15: summary	<p>The proposal aims to refurbish the existing club room and create separate male and female changing rooms, a physiotherapy and medical room and a gymnasium.</p> <p>Estimated overall costs: £750,000.</p> <p>Preparations already in place:</p> <ul style="list-style-type: none"> • the club has set up a committee to oversee the project; • the site is owned by the club; • full project design plans have already been produced; • planning approval has already been obtained; • some club funds had already been allocated to the project. <p>Other major fun-raising campaigns are due to be launched.</p> <p>Anticipated start: April 16. Anticipated delivery: Sept 16</p>
Decision:	<p>Up to £200,000 (outdoor sports, strategic) provisionally allocated by the Executive Councillor in January 2015. This is conditional on the club being able to provide satisfactory assurances by October 2015 that it could enter into a contract by October 2017 for construction of the changing facilities.</p>
October 2015 update	<p>The Rugby Club says it will be in a position to launch a fund-raising campaign amongst its membership in early 2016 and will put forward funding bids to sports governing bodies. It will take stock next spring whether the project will be able to go ahead (ahead of the June 16 report to this Committee). If it can, it is expected that the building works would take place before the start of the 2017/18 season. If it cannot go ahead on time, the contributions will be reassigned to other projects.</p>

C2	Grant to King's College School for changing facilities
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Original proposal in 2014/15: summary	<p>King's College School is planning to build a new Sports Centre comprising a 25 metre, 5-lane indoor pool; a sports hall suitable for a variety of indoor sports and large enough for three badminton courts; an aerobics studio suitable for judo, fencing, dance and yoga; and a climbing wall. The School would like to invite local primary schools, people with disabilities, local community and sports groups to use the new sports centre and its existing outdoor facilities.</p> <p>Estimated overall project costs: £12 million (£6.5 million in place)</p> <p>Preparations already in place:</p> <ul style="list-style-type: none"> • a project manager has been appointed; • parents of school-children and the local community have been consulted over the planning application; • the school owns the land; • project designs have been completed; • planning permission has been secured; • over half the funding needed has already been raised and further fund-raising was on-going. <p>Anticipated start: July 2015 Anticipated delivery: August 2016</p>
Decision:	<p>£75,000 indoor sports S106 (city-wide) funding allocated by the Executive Councillor in January 2015, plus £50,000 of devolved outdoor sports S106 funding allocated by the West/Central Area Committee,</p> <p>Both amounts subject to community use agreement.</p>
October 2015 update	<p>Officers are awaiting confirmation from successful grant applicants that they are ready to move forward with their proposals (having developed their plans, applied for planning permission and secured other funding needed).</p> <p>Once this happens, community use agreements can then be taken forward (including a report back to this Committee on the King's College School agreement).</p>

C3	Grant to Cambridgeshire County Council for Milton Road Library community room
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Project	Milton Road library community room
Original proposal in 2013/14: summary	<p>As part of library demolition/re-build (with flats above), the aim is to provide around 60m² of dedicated community space with a kitchenette. A much bigger area (250-300 m²) could be available outside library opening hours to host larger community activities.</p> <p>Outline plans are being developed. The county council is involving local residents, community groups, young people and schools. Pre-application discussions are under way. It is hoped that a planning application will be submitted in summer 2014.</p> <p>Anticipated start: End 2014. Anticipated completion: By end 2015</p>
Decision	£100,000 allocated in February 2014 by North Area Committee, subject to a report back on progress. ³¹
October 2015 update	<p>In July 2015, the county council decided not to proceed with its existing plans. The city council expressed its disappointment and reiterated its keenness to work jointly to find a way forward. S106 funding allocations are being retained on hold until June 2016.</p> <p>This will provide the county council time to bring forward a revised scheme that both meet the needs of local people and are acceptable to the city council. If this is not brought forward in this time or is not acceptable to the city council, then reallocation of those allocated S106 funds may need to be reconsidered. In terms of progress by June 2016, the city council would expect to see:</p> <ul style="list-style-type: none"> • 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 is still required in respect of the financial make-up of the scheme; • evidence that the s106 contribution requested provides the expected additionality; • evidence that the scheme meets the needs of local people; • a clear project plan and timeframe.

31. This report back was considered by the North Area Committee in February 2015.

C4	Grant to Cambridgeshire County Council for East Barnwell Community Centre
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Project	East Barnwell Community Centre
Original proposal in 2013/14: summary:	<p>The county council's aim is to transform the centre into a thriving community hub. This would co-locate public services (eg, library and the Children & Young People's service locality team) alongside improving/ expanding SeeSaw pre-school. The go-ahead has been given to develop plans for a mixed use scheme, partnering with a developer to deliver limited housing and basic community facilities. S106 funding would enable up to 100m² of dedicated youth space / additional community space. A county council Cabinet decision on the project is due in December 2013.</p> <p>Anticipated start and completion: Not yet known</p>
Decision	£255,000 allocated in November 2013 by East Area Committee (amendment to officer recommendation)
October 2015 update	<p>In July 2015, the county council decided not to proceed with its existing plans. The city council expressed its disappointment and reiterated its keenness to work jointly to find a way forward. S106 funding allocations are being retained on hold until June 2016.</p> <p>This will provide the county council time to bring forward a revised scheme that both meet the needs of local people and are acceptable to the city council. If this is not brought forward in this time or is not acceptable to the city council, then reallocation of those allocated S106 funds may need to be reconsidered. In terms of progress by June 2016, the city council would expect to see:</p> <ul style="list-style-type: none"> • 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 is still required in respect of the financial make-up of the scheme; • evidence that the s106 contribution requested provides the expected additionality; • evidence that the scheme meets the needs of local people; • a clear project plan and timeframe.

C5 Demolish and rebuild the Rouse Ball Pavilion on Jesus Green

Original proposal in 2012/13: summary	<p>This would involve replacing the existing pavilion with an expanded and more sustainable building (in a similar style) that could encompass sports changing rooms, public toilets, a community hub / community meeting space and a café. This would benefit visitors to the park from across the city.</p> <p>b. A business plan for this project, which was prepared for an earlier (unsuccessful) bid for lottery funding, put the overall costs of this project above £500,000. This will need to be refreshed alongside the development of detailed proposals.</p> <p>c. This project is one for the longer-term. It is hoped that the proposed allocation will signal the council's commitment as it seeks to secure other funding from partners and other external sources.</p> <p>Estimated overall project costs: over £500,000</p>
Decision:	£250,000 S106 funding allocated (half strategic outdoor sports S106 funding, half strategic community facilities S106 funding) allocated by the relevant Executive Councillors in January and October 2013.
October 2015 update	The use of the existing £250k funding allocation is being considered alongside plans for wider uses of Jesus Green, in particular the outdoor swimming pool. This is also set in the context of on-going discussion about proposals for future swimming pool provision in the city and how funding for those purposes should be allocated.

UPDATE ON 2015/16 S106 OUTDOOR AND INDOOR SPORTS PROJECT PROPOSALS

Appendix D

Grant applicant	Project proposal	S106 bid	Update (June 2016)
Outdoor sport			
Long Road Sixth Form College	Grant towards 3G pitch	£200,000	Developing designs/plans and still in discussion with external funding sources.
St Mary's School	Grant towards floodlit courts and pavilion extension	£426,000	Developing designs/plans and still in discussion with external funding sources.
University of Cambridge	Grant towards hockey pitches & changing facilities at Wilberforce Rd sports ground	£250,000	Developing designs/plans and still in discussion with external funding sources.
Indoor sport			
Stephen Perse Foundation	Indoor sports complex	£350,000	Planning approval for the sports hall was secured in November 2015. The complex is now being built. There have been no further enquiries from Stephen Perse Foundation about seeking S106 funding.
Cambridge Sports Hall Trust	Conversion of studio space at Kelsey Kerridge Sports Centre	£180,000	The Sports Hall Trust is working up some smaller-scale projects which it may wish to take forward (possibly via the 2016/17 priority-setting round) ahead of the studio space conversion project.
Netherhall School and Sixth Form	Inclusive fitness equipment within new community fitness suite	£22,000	The school is currently developing its plans for the sports facilities project using the specific Bell School S106 contributions (see paragraph 5.3c). This follow-up bid can be considered once the detailed arrangements for that larger project are in place.