

Item

S106 COMMUNITY FACILITIES FUNDING ROUND 2018

To:

Councillor Richard Johnson, Executive Councillor for Communities
Environment and Community Scrutiny Committee 28/06/2018

Report by:

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Wards affected:

Abbey, Arbury, Castle, Cherry Hinton, Coleridge, East Chesterton, King's
Hedges, Market, Newnham, Petersfield, Queen Edith's, Romsey,
Trumpington, West Chesterton

Key Decision

1. Executive Summary

- 1.1 In line with the arrangements agreed by the Executive Councillor on 18th January 2018, for the Community Facilities S106 funding round 2018, applications have been invited for proposals to improve community facilities in Cambridge. Eleven applications have been received and assessed against the S106 selection criteria. This report summarises those applications and assessments and makes nine recommendations for S106 funding.
- 1.2 This report also takes stock of other S106 issues which come within the Executive Councillor's portfolio and:
 - a) reviews community facilities and outdoor/indoor sports S106 funding already allocated to particular existing projects;
 - b) considers further opportunities for allocating community facilities and outdoor sports S106 funding to projects already identified as priorities in the Council's Community Centre Strategy and Playing Pitch Strategy.

2. Recommendations

The Executive Councillor is recommended to:

- 2.1 agree the following S106 Community Facility grants and funding, detailed in Section 3 and Appendices 1 and 2, subject to:
- planning and building control requirements satisfactorily met
 - business case approval
 - signed community grant agreement, securing appropriate community use of the facilities
 - any other conditions highlighted in the report

Ref	Grant	Organisation	Purpose
R1	£31,000	Cambridge Museum of Technology (Abbey)	New kitchen, accessible toilets, equipment (chairs, projector screen and speakers)
R2	£50,000	Arbury Community Centre (King's Hedges)	Refurbishment and reconfiguration of large hall
R3	£30,000	St Clement's Church (Market)	Platform lift and protective railings around the lift area to enable main entrance accessibility
R4	£100,000	St John's Church (Queen Edith's)	Extension, new kitchen block, new toilet block and access, accessibility alterations front and rear entrances
R5	£24,000	Netherhall School (Queen Edith's)	Improvements to dining hall, involving the removal of the stage and replacing the flooring increasing available area
R6	£15,000	Nightingale Community Group (Queen Edith's)	Improvements to existing meeting hut in the community garden at Nightingale Recreation Ground, including seating, tables, serving hatch and external rain shelter with bio-diverse roof
R7	£21,000	Romsey Mill (Romsey)	Improvements to community room, kitchen, multi-purpose community hall, arts room and music studio
R8	£15,000	Empty Common Community Garden Group (Trumpington)	Wooden community meeting hut within Empty Common community garden

Ref	Funding	Organisation	Purpose
R9	All available generic S106 funding from Petersfield – circa £74,600	Cambridge City Council – funding allocation	For a Community Facility on the Mill Road depot site: contribution towards construction with any surplus funds to contribute towards the fit out and equipment for this building

- 2.2 increase the community facilities S106 funding contribution for the new Nightingale Avenue Recreation Ground Pavilion from £33,000 up to £150,000 towards the increased overall project budget of £425,000. This reduces the outdoor sports S106 funding allocation from £370,000 to no more than £275,000. (Detailed in Section 4).
- 2.3 allocate up to £250,000 for increased hockey pitch provision, to be available for community use, at the Cambridge University Sports Ground, subject to community use agreement. (Detailed in Section 5).
- 2.4 allocate up to £25,000 of indoor sports S106 funding as a grant to Netherhall School for the provision of inclusive fitness equipment for its new community gym and fitness studio. (Detailed in Section 6).
- 2.5 request officers to review and report back to this Committee any of these S106-funded projects which do not progress to the implementation stage within 18 months.

3. S106 Community Facility Grants

- 3.1. The Council has secured generic, off-site S106 funding from developers, under a range of contribution types, to help mitigate the impact of local development prior to the changes to the national regulations in 2015. An overview can be found at: www.cambridge.gov.uk/our-approach-to-s106.
- 3.2 Community facilities S106 funding can be used for ‘the provision of, improvement of, or better access to’ buildings/structures in which local people/groups can meet for social or community activities. Examples of the types of projects which have already been funded using S106 funding include improvements to meeting halls/rooms, upgrades to kitchens, toilets, storage, furniture and equipment. The current Planning Obligations Strategy 2010 includes in its definition of community

facilities those which help meet the varied needs of the residents of Cambridge, including social activities.

3.3 Following a report on 18th January 2018 to Community Services Scrutiny Committee, the Executive Councillor for Communities agreed the arrangements and selection criteria for the S106 community facilities 2018 funding round. The key points were that:

- grant applications for improvements to community facilities in Cambridge would be invited from local groups and organisations (including proposals from officers for improvements to City Council owned or managed buildings);
- the funding opportunities would be widely publicised, whilst also managing expectations about variations in S106 funding availability across the city;
- the selection criteria would remain much the same as recent S106 rounds (detailed in paragraph 3.7 below);
- councillors would have the opportunity to comment on proposals relating to their wards, which are deemed eligible for S106 funding;
- the assessment of applications received and recommendations for S106 funding would be reported back to the scrutiny committee meeting on 28th June 2018.

3.4 There is a finite 'pot' of generic, off-site community facilities S106 funding, which is shrinking. This remaining funding is also spread unevenly spread across the city. The latest provisional analysis of generic S106 Community Facilities funding availability by ward, rounded to the nearest £5,000, is set out in the table below:

NORTH		EAST	
Arbury	£0	Abbey	£70,000
East Chesterton	£50,000	Coleridge	£110,000
King's Hedges	£65,000	Petersfield	£75,000
West Chesterton	£0	Romsey	£95,000
SOUTH		WEST/CENTRAL	
Cherry Hinton	0	Castle	£0
Queen Edith's*	£275,000	Market	£45,000
Trumpington	£85,000	Newnham	£0

*includes over £155,000 for new/improved community facilities in the vicinity of the Bell School site. The remainder is from other sites elsewhere in the ward.

- 3.5 As explained in the January 2018 report, there are four considerations regarding this funding availability:
- (a) In wards where no 'community facilities' S106 funding is available, it would be difficult to support grant applications.
 - (b) The ability of projects to mitigate the impact of developments is not necessarily confined by ward boundaries. It may be possible to draw on funding from a number of neighbouring wards, particularly in more densely populated parts of the city, where wards are close to one another. At the same time, it is more difficult to justify the use of S106 funds from one ward for a project more than a mile or so away in another ward, even in the same area.
 - (c) Previous S106 grants have been around £100k-£150k and opportunities for grants of a similar size are now limited.
 - (d) This analysis of funding available represents a point-in-time snapshot of current S106 funding availability. Officers will continue to review how remaining unallocated contributions are allocated to projects. As a result, the profile of funding availability from ward to ward may change.
- 3.6 Grant applications were invited from local organisations, including the Council itself, from early February until the 3 April 2018 deadline.
- (a) This was publicised via the Council's website, news releases, social media and emails to Councillors, equalities groups and those who had expressed an interest in applying.
 - (b) To help manage expectations amongst prospective applicants, updates in February and March 2018 were posted on the S106 priority-setting web page. The Council regularly reviews funding allocations to ensure best available 'fit'.
- 3.7 The eleven applications received from local organisations have been assessed by officers, which included visits, against the S106 selection criteria which focus on the need for proposals to:
- (a) be eligible for community facilities S106 funding (e.g. within the city, not for repairs, maintenance or like-for-like replacements);
 - (b) be affordable within the 'community facilities' S106 funding available within that part of the city to which the proposal relates;

- (c) demonstrate that it would represent an effective use of resources in line with the city council's strategic objectives;
- (d) provide additional benefit;
- (e) be accessible, in line with Council equalities policies;
- (f) be realistic, achievable and ready to be considered; and
- (g) be financially viable with robust management plans.

3.8 The applications are detailed in Appendix 1 and the assessments are detailed in Appendix 2. In general, those not recommended for an award do not meet one or more of the selection criteria above.

4. Nightingale Avenue Recreation Ground Pavilion

4.1 In December 2015, the South Area Committee agreed to allocate £403,000 of devolved S106 funding for the provision of a new Pavilion at Nightingale Avenue Recreation Ground. At that time, this improved facility was primarily for sports and this was reflected in the way that the budget was made up of £370,000 of outdoor sports S106 contributions and around £33,000 of community facilities S106 contributions. The priority-setting decision to allocate funding for this proposal has already been made and the development of this project has reached an advance stage. The purpose of including this project in this report is to primarily review the mix of outdoor sports and community facilities S106 funding.

4.2 Since the project was allocated the £403,000 of S106 funding, three important factors have come into play.

- (a) Consultation with the local community, residents' association and Friends of the Recreation Ground has drawn out the need for a much larger space to be designed within the building to be able to be used as a community meeting space for local residents, groups and clubs.
- (b) As mentioned in the report to the Community Services Scrutiny Committee last January, the Building Stronger Communities Strategy highlighted the need to increase access to community facilities provision in Queen Edith's ward.

(c) Further community facilities S106 instalments have been received from the Bell's School site developments for new/improved community facilities in the vicinity of the Bell School site. This would enable the Council to increase the level of community facilities S106 funding for this project substantially.

- 4.3 The design now incorporates a large multifunctional room at the front of the building along with separate kitchen and storage facilities that can be used by a wider range of groups. The kitchen will also be specified to allow for a pop-up community café to be run or just serve teas and coffees on match days when junior football is in session.
- 4.4 With the uplift in community meeting space now envisaged within the building, it would now be appropriate to increase the original allocation of community facilities S106 contributions from £33,000 up to £150,000, an increase of up to £117,000. This would reflect the space and accessibility the pavilion will now offer as a community hub for local residents rather than just a set of changing room provision for the grass pitches on the recreation ground.
- 4.5 Due to the rise in building costs and increase in footprint since the allocation of the funding an increase of £22,000 on the original £403,000 budget is now requested, to provide a capital budget of £425,000 for the delivery of the new facility. These changes would mean that the levels of outdoor sports S106 funding for the Pavilion project would reduce from £370,000 to no more than £275,000. The outdoor sports contributions no longer allocated to this project will be reinvested in other outdoor sport facility improvement projects in the city that will benefit the South Area.
- 4.6 The project team is currently finalising the exterior design, and a planning application will be submitted in late summer 2018. Assuming that planning permission is granted and the project then receives business case approval by the Council's officer-level Capital Programme Board, the Recreation team, are hoping to procure the build through a modular construction technique. This will limit the amount of construction and disruption time on site and deliver a valuable sporting and community asset at Nightingale Recreation Ground for all to use.

5. Cambridge University Sports Ground – Hockey Pitches

- 5.1 It was in the 2015/16 funding round that the Council first received a S106 funding application from the University of Cambridge, in partnership with Cambridge City Hockey Club for improved hockey pitch provision, for community use, at the University's Sports Ground. The officer assessment of the application, which was reported to the Community Services Scrutiny Committee in October 2015, gave it a provisional 'yes'. However, the report did not make firm funding recommendations at the time as sports strategies were still being developed. Since then, progress has been made on three fronts.
- 5.2 The joint Playing Pitch Strategy, between the City Council and South Cambridgeshire District Council was adopted in June 2016. This identified that, to accommodate future population growth and development in the sport, a further three artificial sand based pitches were required for Hockey training and league games. It noted England Hockey's approach to facility development for Hockey is to create, where possible, multi-pitch hubs.
- 5.3 Work has been ongoing between the University sports department and Cambridge City Hockley Club culminating in planning permission being granted in March 2017 (17/0473/FUL) for the addition of two floodlit hockey pitches on the Wilberforce Road Sports and Athletics complex, along with the existing floodlit pitch will create a three pitch hockey hub.
- 5.4 The Council has recently received confirmation that the applicants are now in a position to move forward with the improved hockey pitch provision. The Council is being asked for up to £250,000 of Outdoor Sports S106 contributions as the final funds needed to deliver the project. This would secure full community use and public access to all three floodlit pitches and changing facilities within the University's Wilberforce Road site.
- 5.5 This level of investment is in line with other S106 outdoor sport contributions for single artificial pitch investments over previous years and the Wilberforce Road site is key to unlocking 3G artificial pitch provision and future investment around the City and moving all Hockey play onto sand based artificial pitches.

5.6 The delivery of other artificial pitches at ARU's site on Howes Place, and potentially St. Mary's School sports pitch application for their Long Road site, and this hockey Hub at Wilberforce Road will completely deliver on all current and future growth requirements for sand based pitches for Hockey in both the City and South Cambridgeshire.

6. Netherhall School Gym – Fitness equipment

- 6.1 The Netherhall Academy made an application in the 2015/16 S106 funding round, which was reported to the Community Services Scrutiny Committee in October 2015. This requested an indoor sports S106 grant towards fitting out their new community gym with some specialist pieces of adaptive disabled fitness equipment from the Inclusive Fitness Initiative (IFI). The application was given a provisional 'yes' from officers but was deferred to be considered at a later time when the delivery timescale for its wider, community gym had been finalised and was ready to be delivered. It is this funding (up to £25,000) of indoor sports S106 funding that is now requested.
- 6.2 This request is ready to be considered because the Netherhall Academy is now in a position to deliver the wider community gym project. Contractors are in place and are planned to start in July for completion in October. This will convert some space within its sports centre to provide a 30 station gym and a fitness/martial arts studio. This new community gym will be available for school use during the day and open for public use from 5pm onwards weekdays and 9am-7pm at the weekends. This wider community gym project is being part-funded by S106 contributions from the Bell School site development and from an additional £64,000 of indoor sports S106 funding that was allocated in 2014/15.
- 6.3 The Academy is working with the Active Lifestyles team on the new community gym project and the gym will become a referral centre on the City's Exercise Referral programme. The community gym will be available for public use after school hours, but the Academy will be offering set times during the day within curricular hours for exclusive sessions for exercise referral, cancer rehabilitation, and works with Addenbrookes outpatients.
- 6.4 As the community gym project is entering into the delivery stage the Academy now requests their application for funds of up to £25,000 for

the IFI equipment be considered to help fit out the gym with 4-6 pieces of adaptive equipment for community use.

7. Implications

- 7.1. **Financial implications:** This report has already highlighted that generic S106 funds are running down and are not evenly spread.
- 7.2 Depending on the projects allocated S106 funding in this grant round (in terms of size and ward location), future rounds may need to be more narrowly focused on certain parts of the city. Consideration may also need to be given to using residual generic contributions to supplement the funding of projects for which specific projects are being collected.
- 7.3. **Staffing implications:** Most projects funded from 'community facilities' S106 contributions tend to be based on grants to community groups and local organisations. Council officers are involved in developing business cases and community use agreements, before grants can be issued, and then supporting and monitoring the grant recipients' project delivery progress and compliance with grant agreements.
- 7.4 **Equality and Poverty implications:** The arrangements and selection criteria for S106 funding aim to provide a fair and consistent approach for priority-setting decisions. In line with the existing equality impact assessment of the arrangements for S106 priority-setting rounds, officers raised awareness of the S106 funding round and bidding process amongst groups representing the range of equality strands, whilst managing expectations about the availability of S106 funds.
- 7.5 All successful S106 grant applicants are required to sign a community use agreement. This confirms that the facilities being improved through a S106-funded project will be made accessible to the public and this clearly highlights all of the protected characteristics.
- 7.6 **Other implications:** Environmental, community safety and procurement implications are addressed as part of the business case appraisal for projects that are selected via the S106 priority-setting process.

8. Consultation and communication considerations

- 8.1 The arrangements taken to publicise the funding available and application process is detailed in 3.4.

9. Background papers

Background papers used in the preparation of this report:

- (a) 'Community facilities S106 funding' report to Community Services Scrutiny Committee on 18th January 2018

Further information (can be found at the Council's Developer Contributions web page (www.cambridge.gov.uk/s106)).

- (b) Playing Pitch Strategy – [Click here](#)

10. Appendices

Appendix 1 - Applications for S106 Community Facility Funding

Appendix 2 - Assessment Summary

11. Inspection of papers

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

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Appendix 1 – Summary of S106 Community Facility Applications 2018

A: Award Recommended

	Project	Ward and full project cost	Comments	Bid/Award amount
R1	Cambridge Museum of Technology Accessible toilets, new kitchen, stacking chairs, projector, screen and speakers.	Abbey £393,000	Award recommended - bid was £14k but on assessment increasing funding would meet the funding gap and enable additional equipment Abbey highlighted as a gap in the Community Centres Strategy	£31,000
R1	Arbury Community Centre Reconfigure and refurbish the large hall enabling the hall to be warmer in winter and cooler in summer. Renew furniture and curtains. Replace fire doors.	King's Hedges £75,000	Award recommended - excluding the door replacement element which is maintenance King's hedges highlighted as a priority area in the Community Centres Strategy	£50,000
R3	St Clement's Church Accessible entrance – platform lift and railings. Also creating a new multi-purpose space for wider community use, with new accessible kitchen and toilets.	Market £38,000	Award recommended - bid was £18k but on assessment increasing funding will assist with wider project to provide accessible facilities to the wider community	£30,000
R4	St John's Church, Hills Road New kitchen, toilet block, accessibility alterations to garden, front and rear entrances, improved safety exits, canopy protected weather cover for toilet access.	Queen Edith's £290,000	Award recommended - excluding garden alterations, to enable the building to be a well utilized community space for new and existing communities Queen Edith's highlighted in the Community Centres Strategy	£100,000

R5	Netherhall School Remove the staging and replace flooring in the dining room to enable a larger community meeting space.	Queen Edith's £26,000	Award recommended to enable a larger meeting space with a community hire rate Queen Edith's highlighted in the Community Centres Strategy	£24,000
R6	Nightingale Recreation Ground Improvements to existing meeting hut in the community garden, including seating, tables, service hatch and external rain shelter with bio-diverse roof.	Queen Edith's £15,000	Award recommended – compliments the other projects in Queen Edith's and brings together new and existing communities in free facilities	£15,000
R7	Romsey Mill Improvements to community room, kitchen, community hall, creative arts space and music studio. Includes storage, equipment, carpets and redecoration.	Romsey £59,000	Award recommended – the contribution requested will cover eligible spend and not maintenance elements of the wider project	£21,000
R8	Empty Common Community Garden New community meeting hut within the open access garden.	Trumpington £21,000	Award recommended – the hut will increase the flexibility and range of activities the area can provide to an already popular garden space used by all ages. Bid £18k, reduced to meet smaller grant level.	£15,000
R9	Mill Road Depot Site Community centre development and construction alongside specific contributions secured for the project.	Petersfield	Award recommended – allocate the funding for the construction and any surplus to be spent on fitting out the new facility	£75,000

B: No Award Recommended

	Project	Ward and full project cost	Comments	Bid
N1	Bath House, Gwydir Street Replace two entrance double doors, two internal doors and two external fire doors	Petersfield £12,500	No award recommended – repairs and maintenance	£10,500
N2	King's Church Forecourt restoration – block paving	Petersfield £15,000	No award recommended - esthetical improvements, no increase meeting space and income received from letting out car park	£9,000

Appendix 2 – Assessment Summary of S106 Community Facility Applications 2018

				SELECTION CRITERIA							Recommendation
Location		Ward	S106 Bid	Eligible	Affordable	Effective use	Additionality	Accessible	Ready	Viable	
				a	b	c	d	e	f	g	
R1	Cambridge Museum of Technology	Abbey	£14k	✓	✓	✓	✓	✓	✓	✓	Yes
R2	Arbury Community Centre	King's Hedges	£50k	✓	✓	✓	✓	✓	✓	✓	Yes
R3	St Clement's Church	Market	£18k	✓	✓	✓	✓	✓	✓	✓	Yes
R4	St John's Church	Queen Edith's	£100k	✓	✓	✓	✓	✓	✓	✓	Yes
R5	Netherhall School	Queen Edith's	£24k	✓	✓	✓	✓	✓	✓	✓	Yes
R6	Nightingale Rec Ground Community Building	Queen Edith's	£15k	✓	✓	✓	✓	✓	✓	✓	Yes
R7	Romsey Mill	Romsey	£21k	✓	✓	✓	✓	✓	✓	✓	Yes
R8	Empty Common Community Building	Trumpington	£18k	✓	✓	✓	✓	✓	✓	✓	Yes
R9	Mill Road Depot Community Centre	Petersfield	£75k	✓		✓	✓	✓			Yes
N1	Bath House, Gwydir Street	Petersfield	£10.5k	x							No
N2	King's Church	Petersfield	£9k	x							No