

Item

S106 COMMUNITY FACILITIES FUNDING ROUND 2019



To:

Councillor Anna Smith, Executive Councillor for Communities
Environment & Community Scrutiny Committee 27/06/2019

Report by:

Jackie Hanson, Community Funding and Development Manager
Tel: (01223) 457867 Email: jackie.hanson@cambridge.gov.uk

Key Decision

1. EXECUTIVE SUMMARY

- 1.1 The Council uses S106 contributions paid by developers to mitigate the impact of developments on facilities and amenities in Cambridge. In line with the arrangements for the Community Facilities S106 funding round 2019, agreed by the Executive Councillor on 21st March 2019, applications have been invited for proposals to improve community facilities in Cambridge. Five applications have been received and assessed against the S106 selection criteria. This report summarises those applications and assessments and makes five recommendations for S106 funding.

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 being satisfactorily met
 - business case approval
 - signed community grant agreement, securing appropriate community use of the facilities and
 - any other conditions highlighted in the report

Ref	Grant	Organisation	Purpose
R1	£3,000	Arbury Court office Cambridge Council for Voluntary Services (CCVS)	To transform an underused store room into an additional meeting space that will be available for hire and for groups to use.
R2	£15,000	Brown's Field Community Centre Cambridge City Council	Creation of a community kitchen space in the main foyer area. (5.6m ²). Change of use of the current kitchen to create a catering standard kitchen (11m ²).
R3	£15,000	Chesterton Methodist Church (CMC)	Construction of a new accessible toilet block, and improvements for wheelchair access.
R4	£800	Nun's Way Pavilion North Cambridge Community Partnership	Shelving for storage space.
R5	£15,000	St George's Church	Provision of a hearing loop and AV equipment to enhance the facilities in the hall. Ceiling for church kitchen.

2.2 Allocate up to £55,000 of existing generic S106 contributions for the development of a community room as part of the nursery building on the 75 Cromwell Road development, as detailed in paragraph 4.2.

2.3 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. BACKGROUND: 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.

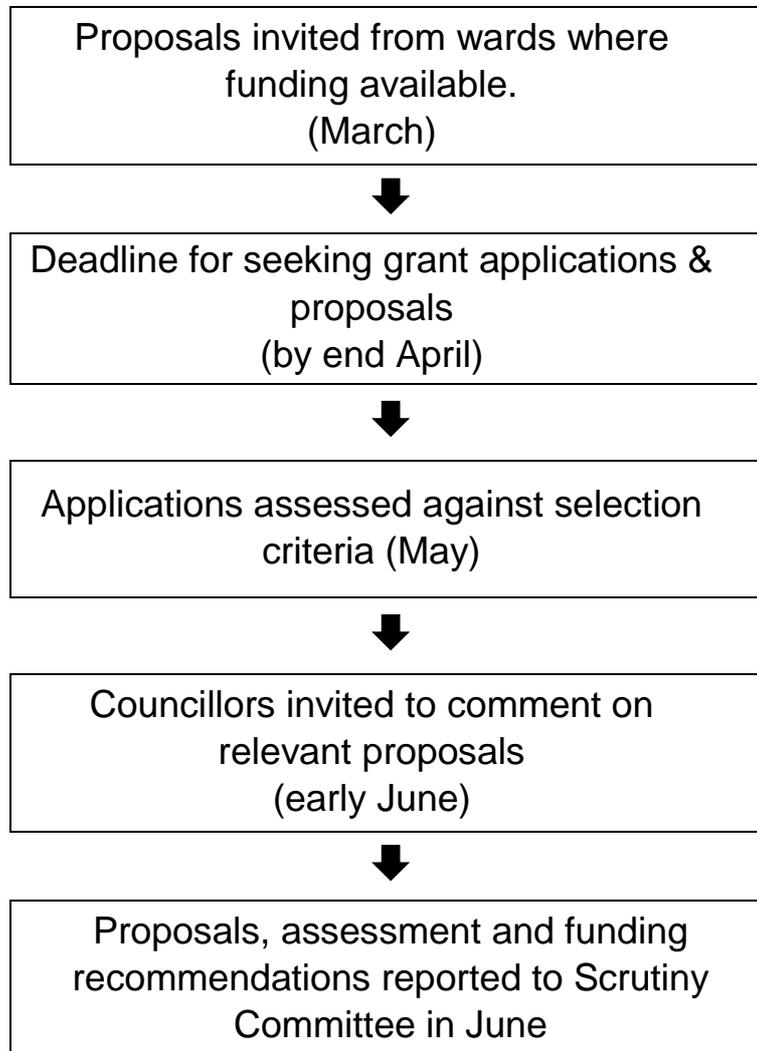
- 3.2 S106 funding has to be used for its intended purposes. Community facilities S106 funding can be used for ‘the provision of, improvement of, or better access to’ buildings/structures within the city of Cambridge in which local people/groups can meet for social or community activities. Examples of 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.
- 3.3 The availability of the generic S106 funding that still remains is limited and is unevenly spread across the city. Consistent with all previous S106 funding rounds, the 2019 generic S106 funding rounds has only been able to seek project proposals from those wards that still have S106 funding locally.

Availability	Wards
None	Castle, Cherry Hinton ¹ , Newnham, Petersfield, West Chesterton
Less than £5,000	Arbury, Queen Edith’s ²
£5,000 - £15,000	-
£15,000 - £30,000	King’s Hedges, Market
£30,000 - £45,000	-
£45,000 - £60,000	Abbey ³ , East Chesterton
£60,000 - £75,000	Romsey, Trumpington
£75,000 - £100,000	-
£100,000 - £125,000	Coleridge

Given that the impact of development in one ward can be mitigated by an improvement project in another, this has provided some room for manoeuvre.

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1. All available generic community facilities S106 contributions from Cherry Hinton (plus other nearby developments) along with specific contributions, are allocated to phase 2 of the Cherry Hinton Hub project.
 2. During the 2018 funding round, over £250,000 of generic S106 funds from Queen Edith’s were allocated to community facility improvements in that ward (including a £100,000 grant to St John’s Church and increasing the amount of Community Facilities S106 funding going into the new pavilion at Nightingale Avenue Rec Ground.
 3. £255,000 of generic S106 funds from Abbey ward are currently allocated for a grant to the County Council for improving East Barnwell Community Centre.

3.4 The arrangements for the 2019 S106 funding round for community facility improvements were agreed by the Executive Councillor following a report to the Community Services Scrutiny Committee on 21st March 2019. The process has been as follows:



3.5 The process has been publicised via the Council’s website, social media and news releases. Where S106 funding has been available in a ward, the local ward Councillors have been:

- a. invited to put forward eligible proposals for its use;
- b. asked to encourage local groups also to put forward eligible proposals; and
- c. given the opportunity to comment on any of the proposals received in their area of the city, as part of the assessment process. Officers will provide an update at the meeting on any comments received from local members.

- 3.6 The community facility improvement proposals received during the 2019 S106 funding round have been assessed against the following selection criteria, which were featured in the application pack. This highlighted that proposals needed 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 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.

4. CONSIDERATIONS

- 4.1 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 in 3.6.
- 4.2 Alongside the 2019 S106 funding round, officers are already mindful of arrangements being made for new community facilities as part of the housing developments at the former Mill Road Depot site and at 75 Cromwell Road.
- a. Last year, the Executive Councillor agreed that all remaining, available generic S106 contributions from Petersfield ward (around £75,000) should be made available for furnishing the Mill Road Depot community facility.
 - b. Romsey local members have also previously expressed interest in developing a small community room alongside the planned nursery facilities on the 75 Cromwell Road site. Following Planning Committee consideration earlier this month of planning application 19/0288/FUL, arrangements are expected to be put in place for the developer to make a contribution towards the on-site provision of this community meeting room.
This report considers the additional funding required towards this project and officers recommend that up to £55,000 from existing generic community facilities S106 contributions from Romsey ward is made available for this purpose. It is likely that this would be allocated from the relevant contributions arising from a recent large-scale development elsewhere on Cromwell Road.

5. IMPLICATIONS

- 5.1 **Financial implications:** This report has already highlighted that generic S106 funds are running down and are not evenly spread. In March 2019, the Executive Councillor agreed the arrangements for future annual generic S106 funding rounds for community facilities, focused on those parts of the city where such funding remains available.
- 5.2 **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.
- 5.3 **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 in previous years, officers raised awareness of the 2019 S106 funding round and bidding process amongst groups representing the range of equality strands, whilst managing expectations about the availability of S106 funds.
- 5.4 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.
- 5.5 **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.

6. CONSULTATION AND COMMUNICATION CONSIDERATIONS

- 6.1 The arrangements taken to publicise the funding available and application process is detailed in paragraph 3.5.

7. BACKGROUND PAPERS

Background papers used in the preparation of this report:
S106 funding: next steps (Communities) report to Environment and Community Scrutiny Committee on 21st March 2019

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

8. APPENDICES

Appendix 1 - Applications for S106 Community Facilities Funding
Appendix 2 - Assessment Summary

9. INSPECTION OF PAPERS

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

Jackie Hanson, Community Funding Development Manager
(tel: 01223-457867, email: jackie.hanson@cambridge.gov.uk) or
Tim Wetherfield, Urban Growth Project Manager
(tel: 01223-457313, email: tim.wetherfield@cambridge.gov.uk)

Appendix 1 – Summary of S106 Community Facilities Applications 2019

A: Award Recommended

	Project	Ward & Full project cost	Comments	Award amount
R1	<p>Arbury Court Office Cambridge Council for Voluntary Services (CCVS) To transform an underused store room into an additional meeting space that will be available for hire and for groups to use. Additional furniture and equipment.</p>	<p>King's Hedges £3,000</p>	<p>Additional space for use by the community /groups and to enable additional services. City Council property under lease, proposed works approved.</p>	£3,000
R2	<p>Brown's Field Community Centre Cambridge City Council Creation of a community kitchen space in the main foyer area. (5.6m²). Change of use of the current kitchen to create a catering standard kitchen (11m²)</p>	<p>East Chesterton £15,000</p>	<p>Project will provide additionality, enable wider community use. East Chesterton highlighted as a gap in the Community Centres Strategy</p>	£15,000
R3	<p>Chesterton Methodist Church (CMC) Construction of a new accessible toilet block, and improvements for wheelchair access.</p>	<p>East Chesterton £35,000</p>	<p>Bid was for £25,000 but on assessment CMC is able to make an additional contribution and the project costs are lower than expected. East Chesterton highlighted as a gap in the Community Centres Strategy</p>	£15,000

R4	<p>Nun's Way Pavilion North Cambridge Community Partnership</p> <ol style="list-style-type: none"> 1. External solar lighting 2. Shelving for internal store 	<p>King Hedge's</p> <p>£1,567</p>	<ol style="list-style-type: none"> 1. No award recommended. Project under discussion as City property. Concerns around adequacy of proposal, impact on residents and lighting currently in situ. 2. Additional shelving will increase storage for new community activities. King's hedges highlighted as a priority area in the Community Centres Strategy 	<p>£800</p>
R5	<p>St George's Church</p> <ol style="list-style-type: none"> 1. Provision of a hearing loop and AV equipment to enhance the facilities in the hall. 2. Ceiling for church kitchen. 	<p>East Chesterton</p> <p>£15,000</p>	<p>Project 1: Bid £4,500. Will improve accessibility and offer for community use.</p> <p>Project 2: Assessment visit highlighted planned works for a ceiling on the kitchen in the church to provide accessible facilities. (Part of a larger project to replace the heating). East Chesterton highlighted as a gap in the Community Centres Strategy.</p>	<p>£15,000</p>

