

S106 Community Facilities Funding to The Junction

**To:**

Councillor Alex Collis Executive Councillor for Open Spaces, Food Justice and Community Development at Environment and Community Services Committee – 30th June 2022

Report by:

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Wards affected:

Coleridge

Non Key Decision

1. Executive Summary

This report proposes to provide a grant to The Junction towards its £120,000 project (which is ready to implemented) to improve its community facilities for use by local groups and residents beyond its function as an arts and music venue. This would be funded primarily from specific S106 developer contributions (aimed at mitigating the impact of development) which already stipulate improvements to community facilities at The Junction as their purpose. The funding will provide a range of adaptations to the ground and first floors within the J2 building at the Junction to provide enhanced meeting areas, storage, and furniture suitable for a range of community use activities and public use within The Junction.

2. Recommendations

The Executive Councillor is recommended to:

2.1 Allocate £113,185 of S106 community facilities funding (as detailed in financial implications in paragraphs 4.1 to 4.3, subject to business case approval and a community use agreement, as a grant to The Junction towards its improvement project to provide enhanced and furnished meeting areas and associated storage space at its J2 building.

3. Background

3.1 This report brings forwards proposals from the Junction Management Team to Cambridge City Council - Communities Officers for use of specific S106 developer contributions from the CB1 Cambridge Station Area development that can only be used at The Junction for improvements of Community Facilities within the venue.

3.2 Communities Officers have been working with the Junction Management Team on a range of viable proposals for improvements and enhancements to The Junction venue for enhanced public use by community groups, organisations and general use of spaces and facilities.

3.3 The Junction Management Team have also carried out a range of community consultation events across Coleridge, Petersfield, Queen Edith's, Romsey, Cherry Hinton and Trumpington. Local people attending expressed a really strong interest in furthering community programmes, in particular informal and hands on experiences which included learning new skills as well as meeting other local people. In addition, conversations with local Councillors and community outreach workers suggests there are not enough meeting spaces for people in the local area.

3.4 The improvements within the J2 building would provide dynamic and accessible facilities for local communities in the foyer and first floor meeting spaces, to develop programmes of activity, alongside The Junction's own community work and engagement programmes.

3.5 By remodelling an existing public area and first floor meeting space the range of works to be funded with the S106 contributions would;

- a) Enlarge and make a more flexible a community meeting room, increasing the existing space by 67% (over 9m²).
- b) Install flexible furniture for a range of uses in the community meeting room, on the mezzanine level, and to the other meeting room on the mezzanine level, and also throughout the ground floor foyer to enable flexible community use.
- c) Install connective technology in the community meeting room and existing meeting room to enable hybrid meetings and enable screenings.

- d) Install a balustrade on the mezzanine level to enable unsupervised use of the mezzanine, and to make it secure for use by families and children.
- e) Install lockable storage facilities for community groups on the corridors alongside the outside of both sides of the auditorium on the mezzanine level.
- f) Install a storage unit in the car park to enable all the flexible furniture to be stored when community events require the spaces to be unfurnished for maximum flexibility.

3.6 The scale of works proposed by The Junction total £120,000. The Junction seeks a grant award of £113,185 towards these improvements, funding the remainder from its own funds. Under the Junction's current timescale the work could be completed by April 2023.

3.7 These adaptations would make welcoming and accessible community focused spaces in The Junction. The activities that this could enable range from the informal use of social spaces on the ground floor, through to groups being able to store equipment onsite and base themselves at the premises. This could allow groups to grow and develop on site, to increase daytime usage of the facility, and increase the range of social and learning activities for local residents, encouraging and strengthening a sense of local community in an area that is often seen as part of the central business district.

3.8 The community and groups that are formed locally would also benefit from having a new community base from which they can plan and deliver local activities, and connect to other local people.

3.9 The funding would be allocated to The Junction in the form of a Community Use Agreement committing usage of the facilities for public community access for a period of 12 years.

3.10 A Monitoring Committee group would be formed as part of the community use agreement with representatives of the Council Communities Team and the Junction Management Team and Board to ensure the usage of the facility continues within the terms of the agreement, charges are comparable to those of council run community run spaces in the area, and

regular monitoring data is also to be supplied for breakdowns of usage of the community facilities.

3.12 The Junction team have already carried a range of public and local consultations and expect a wide of groups to access the new community areas from young mothers groups, LGBTQ+ groups, neighbourhood groups and general socialising opportunities.

3.13 The Junction Management Team would manage the £113,185 grant from the City Council and its capital building works it will require, alongside a recent Arts Council Award to them in May 2022 for improvements to both J1 & J2 facilities. The Arts Council award is specifically to address areas within the Junction for accessibility improvements, a replacement lift, and disabled toilets & changing adaptations, along with Audio Visual and Sound equipment replacements within the auditoriums.

4. Implications

a) Financial ImplicationsPage: 4

4.1 The overall £113,185 grant from the City Council would be funded from S106 developer contributions, which is collected by the Council to mitigate the impact of development. See the Council's [Overview of S106 funding](#), which explains the difference between specific and generic S106 contributions.

4.2 This grant would be based on a specific S106 contribution of almost £97,847 from the nearby CB1 development which is already stipulated for the improvement of community facilities at The Junction. This would enable effective use of this time-limited contribution, which has to be contractually committed by May 2024.

4.3 The remaining grant could be funded from either generic or specific S106 community facilities funding from other nearby major developments, which would be appropriate for community facility improvements to a major venue that benefits local groups and residents from across the city.

b) Staffing Implications

4.4 There are no staffing implications as a result of this report or award of funding to The Junction. Community Services officers will work with the Junction Team for completion of the Community Use Agreement.

c) Equality and Poverty Implications

4.5 The EQIA has been completed in accordance with the S106 community facility application process. The findings are that the project proposal for the Junction is to enhance facilities and space available to create more room and time for community groups and community organisations. The Junction have been conducting their own research with local groups to find out what is needed to make the venue a viable option to bring these groups in. The Junction has spoken to a diverse range of groups to understand need and to establish a relationship that can be developed over time. Groups that have been spoken to include LGBTQ+, BAME, along with religious groups and various leisure and social clubs too. There is also work undertaken to review hire charge fees so that under represented or low-income groups can book the facility at a reasonable rate. This is ongoing work for the Junction management team.

d) Net Zero Carbon, Climate Change and Environmental Implications

4.6 The rating tool has been completed in accordance with S106 community facility applications and found to be 'low positive'. Although this project has many scores of 'Nil', the project is not negatively affecting the climate, or the councils bid for carbon neutrality. There are some strides made to positively affect the objective of net zero carbon with reference to utilising current space with natural lighting, and new storage spaces to be provided for regular groups will mean transporting goods and equipment by groups is reduced. With a facility more community minded than before, the Junction will be able to look at ways to meet the demands of net zero and put in place new procedures in order to bring them closer to the City Council's objective.

e) Procurement Implications

4.7 There are no procurement implications as this will be a grant award to The Junction for them to procure, project manage and deliver the items noted within this report.

f) Community Safety Implications

4.8 There are no Community Safety Implications.

5. Consultation and communication considerations

Consultations between Officers and The Junction Management Team have been ongoing for several years for project ideas and their suitability to meet

the S106 funding criteria, which culminate in the range of enhancements proposed within this report, and also align with a recent capital award from the Arts Council to The Junction for other enhancements and improvements to their venue. The Junction team have also carried out a range of local consultations as highlighted in 3.3 of this report.

6. Background papers

No background papers were used in the preparation of this report.

7. Appendices

There are no appendices to this report.

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact: Ian Ross, Sport & Recreation Manager,
Email Ian.Ross@cambridge.gov.uk