

S106 FUNDING ROUND – SECOND PHASE SPORTS AND COMMUNITY FACILITIES



To:

Councillor Rachel Wade, Executive Councillor for Communities
Environment & Community Scrutiny Committee 18/01/2024

Report by:

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Wards affected: All

Key Decision

1. Executive Summary

- 1.1 In 2023/24, the S106 funding round for community and sports facilities has sought proposals from community groups, sports clubs and schools (as well as council services) of between £5,000 and £30,000 for improving equipment and/or storage at sports venues or community buildings with meeting space in Cambridge. The first phase of applications (for projects deliverable by the end of April 2024) took place last summer, with over £125,000 of S106 funds allocated to nine projects at last October's Committee. The second phase continued until 31/10/2023, seeking eligible project proposals that could be completed by October 2024.
- 1.2 This report recommends allocating over £420,000 of S106 funds to 22 proposals relating to the community facilities and outdoor/indoor sports contribution types. Consideration of applications from the first phase for improving swimming pool infrastructure were deferred until now, so the report also seeks approval for investing over £73,500 in a new approach to delivering swimming pool disinfection at Parkside Pools.
- 1.3 The allocation of £40,000 Public Art S106 funds for a project at Nightingale Recreation Ground is also recommended.

2. Recommendations

The Executive Councillor for Communities is recommended to:

- 2.1 Allocate generic S106 funding from the relevant S106 contribution types, subject to business case approval and community use agreement (as appropriate) and possible part-funding by specific S106 contributions where relevant and available (see paragraph 4.5), to the following project proposals:

	Project proposals	Amount	S106 type
a.	Chesterton Indoor Bowls Club: lighting upgrades	£14,847	Indoor sports
b.	Trumpington Village Hall: furniture provision	£8,565	Community facilities
c.	Netherhall Sports Centre: outdoor court improvements	£39,606	Outdoor sports
d.	Netherhall Sports Centre: fitness equipment provision	£10,285	Indoor sports
e.	Campkin Road Community Centre: equipment & furnishings	£30,000	Community facilities
f.	Squared Circle Boxing Club: storage and equipment	£5,242	Indoor sports
g.	St Matthew's Piece: basketball improvements	£17,722	Outdoor sports
h.	Scotland Road Rec Ground: basketball improvements	£12,115	Outdoor sports
i.	Green End Road Rec Ground: basketball improvements	£14,184	Outdoor sports
j.	Cambridge Dive Club: diving facility improvements	£16,250	Indoor sports
k.	St Paul's Primary School: football equipment and storage (also subject to conditions set out in paragraph 4.3)	£13,276	Outdoor sports

	Project proposals	Amount	S106 type
l.	Ross Street Community Centre: kitchen improvements	£28,000	Community facilities
m.	Ross Street Community Centre: audio-visual (AV) equipment & Storage	£10,000	Community facilities
n.	The Junction: AV & presentation equipment	£24,852	Community facilities
o.	Cambridge Canoe Club: additional storage	£40,000	Outdoor sports
p.	Christ The Redeemer Church: storage, furniture & equipment	£8,275	Community facilities
q.	Coldham's Common: outdoor fit kit storage	£7,500	Outdoor sports
r.	Abbey Pool Fitness Studio: gym equipment provision	£22,687	Indoor sports
s.	St. Philip's School: community meeting area & canopy (also subject to conditions set out in paragraph 4.3)	£25,000	Community facilities
t.	Cambridge United Foundation: AV equipment	£15,000	Community facilities
u.	King's Hedges Learner Pool: pool-based fitness equipment	£20,000	Indoor sports
v.	Christ's Pieces Tennis Courts: court improvements	£37,371	Outdoor sports

See Section 4 and Appendices A and B for more details.

- 2.2 Allocate £73,666 of Swimming Pool S106 contributions towards a new approach to delivering swimming pool disinfection at Parkside Pools with ultraviolet disinfection and salt-based hypochlorite for onsite chlorination generation, subject to a business case approval;
- 2.3 Allocate generic S106 public art funding of up to £40,000 for a public art project at Nightingale Recreation Ground, Community Garden and Pavilion, subject to business case approval.

3. Background to S106 funding

- 3.1 S106 funds (or developer contributions) are payments from developers aimed at mitigating the impact of housing and other development. Every part of Cambridge has benefitted from new or improved facilities funded from S106 contributions. See the Council's [Developer Contributions](#) web pages, including information about the S106 funding rounds and S106-funded projects (with a [photo gallery](#) of projects in each ward).
- 3.2 The Council's approach to managing S106 funding is summarised in the [overview](#) briefing note on these web pages. This explains:
 - a. the distinction between generic S106 funds (the focus of this funding round), which the Council used to collect but do not stipulate a particular location, these are allocated by the appropriate Executive Councillor to particular projects via a S106 funding rounds such as this.
 - b. specific S106 funds that the Council now secures from new major developments which have already been identified as part of the planning approval by the Council's Planning Committee or Joint Development Control Committee, and require a business case to commit funds.
 - c. what the different S106 contribution types (e.g., community facilities, outdoor sports and indoor sports) can be used for; and
 - d. how S106 contributions are used to fund which projects, where community funds tend to be used locally in wards and sports funds tend to be more strategically allocated across the City.
- 3.3 The Council's generic S106 funding rounds over the last decade or so have helped to make sure that developer contributions are used on time and for their intended purposes. Prior to this latest S106 funding round, a report to this Committee in October 2021 recognised that, for the community facilities, outdoor sports and indoor sports categories, parts of the city still had pockets of contributions available. It highlighted that S106 funding round arrangements needed to be adapted so that these remaining generic S106 contributions could be allocated to relevant projects that could be delivered quickly.
- 3.4 The Executive Councillor at the time agreed that the next S106 funding round (in 2023/24) would focus on inviting applications from local community and sports groups for small-scale improvements to the

equipment and furnishings at their facilities, which could help them to provide additional benefit to their local communities.

- 3.5 The 2023/24 funding round for community and sports facilities was launched in July 2023 and informed by the [guidance](#) for applicants, which can be found on the Council's [S106 funding rounds](#) web page. The guidance set out that the application round would be in two phases:
- a. First phase: The S106 report to this Committee on 5 October 2023 culminated in Executive Councillor approval of £126,650 of S106 funding to nine projects that are due to be delivered by the end of April 2024. A number of these have already been finished or are close to completion.
 - b. Second phase: Local groups and council services were given until the end of October 2023 to put forward their proposals for improving equipment and storage at community and sports facilities within the city that could be delivered by the end of October 2024.
- 3.6 The selection criteria for this S106 funding round is set out on pages 2 and 3 of the guidance. They are based on the criteria that have applied to previous S106 funding rounds, albeit adapted to reflect the type of applications now being targeted. In summary, proposals need to be:
- a. **eligible** for the S106 contribution types on offer in this funding round. S106 funds cannot be used for repairs, maintenance, running costs or like-for-like replacements, nor for improvements that have already been purchased/made, nor for overtly profit-making purposes.
 - b. **affordable** from the relevant S106 funds available which can be justified for spend on that sort of facility in that part of the city.
 - c. an **effective** and legitimate **use** of S106 funding. The proposals need to mitigate the impact of development (i.e., meeting increased needs for community meeting space or outdoor/indoor sports facilities arising from new housing) and provide additional benefit.
 - d. **accessible** in line with the Council's equalities and diversity policies. S106 small grant recipients will need to sign a legally binding community use agreement, undertaking to serve all parts of the community and to make their facilities (related to the small grant) available for wider community use/affordable hire for an agreed number of hours per week for a period of five years.

e. realistic, ready and **deliverable** within the implementation timescales set for projects in this S106 funding round.

4. 2023/24 S106 funding round: second phase

4.1 Twenty-three applications are considered for community and sports facilities S106 funding as part of this report. This includes 22 applications received in the second application phase, plus a proposal for equipment for King’s Hedges Learner Pool, which was received in the first phase. In addition, three other proposals are featured in this report (two relating to swimming pool infrastructure and one for public art), which come within the Executive Councillor’s remit.

4.2 A summary of the proposals (labelled A-Z) can be found in Appendix A, while the officer assessment of these proposals against the selection criteria is set out in Appendix B. Table 1, below, provides a summary of their eligibility for S106 funding. Those that meet these criteria are featured in the recommendations for S106 funding in paragraph 2.1.

Table 1: Assessment of proposals in the second application window:

Proposals primarily for	Eligible	Not eligible
Community facilities	7 applications (B,E,L,M,N,P,T) plus 1 partly eligible S[i],	1 S[ii]
Outdoor sports	8 applications (C,G,H,I,K,O,Q,V)	-
Indoor sports	6 applications (A,D,F,J,R,U)	1 (W)
Swimming pool	2 applications (X & Y)	-
Public Art	1 application (Z)	-

4.3 One application (S) is only partly eligible for S106 funding and another (W) is not eligible.

a. The application from St Philip’s School to enable a community meeting space under a canopy (£25,000) for community hire would be eligible for S106 funding, but the request for books and games (£3,000) is not.

b. An application for funding towards setting up a new gym business does not meet the selection criteria and is not recommended.

- 4.4 All of the proposals recommended for S106 funding in paragraph 2.1 are subject to business case approval (and community use agreements, as appropriate). In addition, the grant awards to St Paul's and St. Philip's Primary Schools are subject to further clarification of the details of the community use agreements and the availability for public hire of the facilities for which S106 funding is requested.
- 4.5 Appendix A highlights that it might be possible to part-fund a number of the proposals (applications C, D, L, M, N, Q and R) from specific S106 contributions for particular facilities that have already been received. The recommendations in paragraph 2.1 seek Executive Councillor funding approval to fund the entire amount requested for projects from generic S106 contributions. This is to ensure generic S106 funds which tend to have earlier time limits or shelf-lives over specific S106 contributions are used timely. Even so, officers may use discretion about whether/how much specific contributions to use in appropriate cases in order to help manage the overall programme of S106 funded projects effectively.

5. S106 funding for Swimming Pool improvements

- 5.1 Several applications for improvements to water quality treatments at Parkside Pool were received from GLL in the first phase of applications over the summer. As noted in the S106 report to this Committee in October 2023, these applications were deferred to this second phase report. The applications have been considered and deemed to be best suited for use of S106 funding from major growth sites for swimming pool infrastructure improvements.
- 5.2 The first application for funding is to introduce an ultraviolet (UV) lighting disinfection system into Parkside Pools to treat the water in the main pool, diving and toddler pools. This treatment uses UV rays to kill bacteria in the water and reduces the levels of "Free Chlorine" needed to be available within the pool water traditionally used for this purpose. This makes the pool more usable by those that suffer from asthma, breathing and skin conditions due to the lower levels of chlorine needed compared to traditional pool water treatment regimes.
- 5.3 The second system requested for funding is a "Hyproliser" chlorination system. This is a system that uses a salt-water brine solution and

electrolysis to generate Sodium Hypochlorite on demand. This onsite generated chlorine solution is fed into the pools and, combined with the UV system, greatly reduces the free chlorine requirements from the traditional 'three parts per million' to 'one part per million' and below. At the same time, it maintains the same levels of bacteriological cleansing and water quality controls that the higher chlorine levels currently provide.

- 5.4 These systems combined will improve access and swimming conditions for a range of swimmers especially those that suffer with asthma, breathing and dry skin and allergy conditions that traditional chlorination levels have on some swimmers. By providing less chlorine in the water it will have the same levels of water quality control and provide a better swimming experience for all.
- 5.5 The Council receives requests from the public to provide "chlorine free" swimming facilities. These two projects, in conjunction with one another, whilst not totally reducing the reliance on chlorine based bacteriological controls to zero, will fundamentally reduce traditional "chlorine granule" use and chlorine levels within the pools and provide a much cleaner, safer and better water control within the three pools at Parkside.
- 5.6 The costs for implementation of the systems are £44,102 for UV treatment and £29,564 for the Hyproliser: a total of £73,666 from Swimming Pool S106 funds.

6. S106 Public Art project at Nightingale Recreation Ground, Community Garden, and Pavilion

- 6.1 A new public art commission is proposed, to link to and build upon the completion of the new Pavilion at Nightingale Recreation Ground. The commission will be funded via S106 public art contributions. The proposed budget for the project is up to £40,000. This will cover artist fees, community workshops, the development and installation of the artwork/s and other associated costs. This will help to deliver a meaningful public art commission for the local community.
- 6.2 Public art commissions funded by developer contributions are developed in line with the criteria set out in the Council's Public Art

Supplementary Planning Document (SPD). This commission at Nightingale Recreation ground is being developed to ensure that it meets and exceeds the criteria.

- 6.3 An artist will be commissioned to design and deliver a bespoke artwork/s, which is inspired by the Nightingale Recreation Ground area and is site-specific. The artwork/s will be contemporary and site specific. The location and design of the artwork/s will also be informed by the need for the work/s to be robust and consider potential vandalism.
- 6.4 The artwork/s will be authored by the artist but there will be an engagement process with the local community through artist-led workshops. The commission is likely to begin in the late spring/summer (depending on the artist's availability), but the artist will be contracted before April 2024.
- 6.5 The commission will be managed by the Public Art Officer. A Project Steering Group will be set up, which will include officers, ward councillors and community representatives.
- 6.6 This public art commission would be funded from public art S106 funds from Queen Edith's and neighbouring wards, including a local developer contribution which needs to be contractually committed in spring 2024.

7. Implications

- 7.1 **Financial implications:** The recommendations in this report would enable the Council to invest over £530,000 of S106 funds to help mitigate the impact of development in Cambridge. The Council's approach to S106 funding also helps to address the risk that, if S106 funds cannot be used for their intended purposes on time, developers could ask for unspent amounts to be returned. There will be further S106 reports later in 2024, including one in March on public art and a follow-up report in the summer/autumn on the use of generic and specific S106 funds for improving community and sports facilities.
- 7.2 **Staffing implications:** This S106 funding round is being managed within existing resources by the Sports and Recreation team in the

Communities Group. Other managers are involved to ensure that S106 selection criteria, business case and project management requirements are applied consistently and that advice is sought from relevant services (e.g., relating to potential noise or light pollution risks).

7.3 *Implications re: equality & poverty; net zero carbon, climate change & the environment; procurement; and community safety:*

An initial impact assessment has been undertaken as part of checking the applications against the selection criteria. This has not revealed any particular equalities and poverty implications.

- a. A further impact assessment of projects allocated S106 funding will be carried out as part of the completion of business cases by council officers once S106 funding awards have been confirmed.
- b. Any S106 funding that is delivered via a grant to a community group, sports club or school will require a 5-year community use agreement. This will include an undertaking from grant recipients that facilities supported by an S106 small grant will serve all parts of the community, regardless of age, disability, gender reassignment, marriage & civil partnership, pregnancy and maternity, race, religion & belief, sex and sexual orientation.

8. Consultation and communication considerations

8.1 The S106 funding round application form includes a question about the consultation and engagement that has already been undertaken in relation to the proposals. In most of the applications received within these two windows, consultation has already been carried out and has identified support and enthusiasm from users of the facilities. Once the Executive Councillor has made her decision on the recommendations, officers will consider (as part of the business case process) whether any further consultation is necessary.

8.2 The emphasis of this second phase of S106 funding round is on seeking grant applications from local organisations. As well as targeted contacts with community groups, sports clubs and schools in those parts of the city where the relevant generic S106 funds have been available, the round has been publicised via the Council's [Developer Contributions](#) web pages and news releases. Councillors have also been made aware via their weekly bulletin.

9. Background papers

Background papers used in the preparation of this report:

- Applications received during the second application phase of the 2023 S106 funding round for community facilities and outdoor/indoor sports.
- Report to Community Services Scrutiny Committee on “S106 Funding Round for Community Facilities and Indoor/Outdoor Sports Facilities” on 05/10/2023.
- S106 small grants for community & sports facility improvements: 2023 Phase 2 funding round [guidance](#).
- Report to Environment and Community Scrutiny Committee on “2021 S106 funding Round: Community Services” on 7/10/2021

10. Appendices

Appendix A: Summary of proposals

Appendix B: Assessment of proposals received against the S106 selection criteria

11. Inspection of papers

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

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Appendix A: Summary of proposals

In the 'Note' column, a '★' denotes that it may be possible to meet some of the costs from specific S106 contributions already received.

	LOCATION	PROPOSAL SUMMARY	Note
A	Chesterton Indoor Bowls Club	Grant application for improved LED lighting over bowls rink & community areas to enhance playing conditions and social spaces (£14,847).	
B	Trumpington Village Hall	Grant application (£8,565) for new equipment tables & chairs	
C	Netherhall Sports Centre	Grant application from Anglian Leisure Netherhall for upgrades & improvements to the outdoor hard courts used for netball and tennis (£39,606)	★
D	Netherhall Sports Centre	Grant Application from Anglian Leisure Netherhall for new multi-use and disability accessible gym equipment (£10,285)	★
E	Campkin Road Community Centre	In-house proposal for fit-out of community centre equipment, tables, chairs, kitchen equipment and furnishings (£30,000)	
F	Squared Circle Boxing Club	Grant application from this club in Abbey ward for equipment & storage (£5,242)	
G	St. Matthews Piece	In-house application for improvements and upgrades to the hard-court area for basketball (£17,722)	
H	Scotland Road Rec Ground	In-house application for improvements and upgrades to the hard-court area for basketball (£12,115)	
I	Green End Road Rec Ground	In-house application for improvements and upgrades to the hard-court area for basketball (£14,184)	
J	Parkside Pool and Netherhall Sports Gym	Grant application from Cambridge Dive Club for new video replay system on poolside and dry-side training equipment (£16,250 in total)	

	LOCATION	PROPOSAL SUMMARY	Note
K	S. Paul's Primary School	Grant application for new football equipment and storage for community club use (£13,276)	
L	Ross Street Community Centre	In-house application for kitchen improvements and upgrades (£28,000)	★
M	Ross Street Community Centre	In-house application for AV equipment and increased storage (£10,000)	★
N	The Junction	Grant application from the Junction for additional AV equipment, acoustic treatments & community space enhancements (£24,852)	★
O	Cambridge Canoe Club	Grant application for a contribution towards the extension & storage facilities at Sheep's Green Canoe Club (£40,000)	
P	Christ The Redeemer Church	Grant application from Christ Redeemer Church for community use tables, chairs and storage (£8,275)	
Q	Coldham's Common	In-house application for additional outdoor fitness equipment and secure storage by the Abbey fit kit. (£7,500)	★
R	Abbey Pool Fitness Studio	Grant application from GLL for new multi-use and disability accessible gym equipment at Abbey Pool Gym (£22,678)	★
S	St. Philips School	Grant application for: i. The installation of a two-sided shade canopy fixed to two angled external walls, which would provide community meeting space and storage space. (£25,000) ii. funding for books and games (£3,000)	
T	Cambridge United Foundation	Grant Application from Cambridge Community Foundation for new AV equipment at Dion Dublin Suite (£15,000)	

	LOCATION	PROPOSAL SUMMARY	Note
U	Kings Hedges Learner Pool	Grant Application from GLL for new exercise equipment for water workouts and hydrotherapy (£20,000)	
V	Christ's Pieces Tennis Courts	In-house application for improvements to the tennis courts at Christ's Pieces including new gated entry system (£37,500)	
W	Adelie Studios	Grant application from Adelie Studios for start-up and fit out costs for a new gym business in West Chesterton ward (£20,603)	

Other proposals from the Council's current leisure service provider, Greenwich Leisure limited (GLL), for use of Swimming Pool S106 Funds. See Section 5 of the report.

	LOCATION	PROPOSAL SUMMARY
X	Parkside Pools	Proposal to install a new ultraviolet treatment system to enhance pool water quality and reduce chlorine levels making it more accessible to those with asthma and allergies (£44,102)
Y	Parkside Pools	Proposal to install a new hypolyser salt-based treatment system to enhance pool water quality and reduce chlorine levels making it more accessible to those with asthma and allergies (£29,564)

	LOCATION	PROPOSAL SUMMARY
Z	Nightingale Avenue Rec Ground	Public art commission (£40,000). See Section 6 of the report.

Appendix B

Assessment of proposals received against selection criteria

	Officers have assessed applications against the S106 selection criteria (see paragraph 3.5)	Eligible	Affordable	Effective	Accessible	Deliverable	Recommend?
	Proposals	Assessment against criteria					
A	Chesterton Indoor Bowls Club: lighting upgrades	✓	✓	✓	✓	✓	Yes
B	Trumpington Village Hall: furniture	✓	✓	✓	✓	✓	Yes
C	Netherhall Sports Centre: outdoor court improvements	✓	✓	✓	✓	✓	Yes
D	Netherhall Sports Centre: fitness equipment	✓	✓	✓	✓	✓	Yes
E	Campkin Rd Community Centre: equipment/furnishings	✓	✓	✓	✓	✓	Yes
F	Squared Circle Boxing Club: storage and equipment	✓	✓	✓	✓	✓	Yes
G	St. Matthew's Piece: basketball improvements	✓	✓	✓	✓	✓	Yes
H	Scotland Road: basketball improvements	✓	✓	✓	✓	✓	Yes
I	Green End Road Rec Ground: basketball improvements	✓	✓	✓	✓	✓	Yes
J	Parkside Pool & Netherhall Sports Gym (Cambridge Dive Club)	✓	✓	✓	✓	✓	Yes
K	St Paul's Primary School: football equipment and storage	✓	✓	✓	?	✓	Possibly
L	Ross Street Community Centre: kitchen	✓	✓	✓	✓	✓	Yes
M	Ross Street Community Centre: AV equipment/storage	✓	✓	✓	✓	✓	Yes
N	The Junction: AV & presentation equipment	✓	✓	✓	✓	✓	Yes

	Officers have assessed applications against the S106 selection criteria (see paragraph 3.5)	Eligible	Affordable	Effective	Accessible	Deliverable	Recommend?
	Proposals	Assessment against criteria					
O	Cambridge Canoe Club: additional storage	✓	✓	✓	✓	✓	Yes
P	Christ The Redeemer Church: storage, furniture & equipment	✓	✓	✓	✓	✓	Yes
Q	Coldham's Common: outdoor fit kit storage	✓	✓	✓	✓	✓	Yes
R	Abbey Pool Fitness Studio: gym equipment provision	✓	✓	✓	✓	✓	Yes
Si	St Philip's School: community meeting area & canopy	✓	✓	✓	?	✓	Possibly
Sii	St Philip's School: books & games	✗	-	✗	?	-	No
T	Cambridge United Foundation: AV equipment	✓	✓	✓	✓	✓	Yes
U	Adelie Studios: fitness studio installation	✗	-	-	-	-	No
V	King's Hedges Learner Pool: pool-based fitness equipment	✓	✓	✓	✓	✓	Yes
W	Christ's Pieces Tennis Courts: court improvements	✓	✓	✓	✓	✓	Yes
X	Parkside Pools: UV system	🏊	✓	✓	✓	✓	Yes
Y	Parkside Pools: Hypolyser	🏊	✓	✓	✓	✓	Yes

Key: 🏊 denotes eligibility for 'swimming pool infrastructure' S106 type

Z Nightingale Recreation Ground public art commission

This is being developed to ensure that it meets and exceeds the criteria set out in the Council's Public Art SPD. These are about seeking new and original public art, accessible to the public and involves an artist, and engages the community and has a lasting legacy.