

## REPORT TITLE: S106 Projects for Sports, Communities and Open Spaces

### To:

Mike Todd-Jones, Cabinet Member for Safety, Wellbeing and Tackling Homelessness

Cabinet on 15<sup>th</sup> July 2025

### Report by:

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### Wards affected:

Chesterton, Petersfield, Market

Director Approval: Director Sam Scharf confirms that the report author has sought the advice of all appropriate colleagues and given due regard to that advice; that the equalities impacts and other implications of the recommended decisions have been assessed and accurately presented in the report; and that they are content for the report to be put to the Cabinet/Cabinet Member for decision.

## 1. Recommendations

### 1.1

It is recommended that the Cabinet Member for Safety, Wellbeing and Tackling Homelessness

1. Approves the use of Generic and Specific S106 contributions for the following capital projects;

	Project proposals	Amount	S106 type
A	Chesterton Indoor Bowls Club: Changing Room & Toilet Facilities Upgrades	£80,000	Indoor Sports
B	Kelsey Kerridge Sports Centre: Creation of new Studio	£60,000	Indoor Sports (**)
C	Guildhall Main and Small Halls: AV Kit & Equipment	£7,000	Community Facilities

**KEY:** (\*\*) designates use of specific site contributions may be used.

## 2. Purpose and reason for the report

- 2.1 This report seeks investment into both Council and local Community facilities for Indoor Sports and Community developer contributions, and recommends allocating £147,000

	of S106 funds to three proposals utilising remaining sums of generic S106 contributions, or combinations of both generic and site specific allocations in some instances.
<b>3.</b>	<b>Alternative options considered</b>
3.1	<p>From October 2023 to January 2025 Officers have presented (and Councilors approved) a range of projects submitted through four separate S106 funding rounds to Environment &amp; Communities Scrutiny Committee for investment in local community and sports facilities. These rounds produced over 55 projects with allocations of over £1,200,000 of S106 contributions improving equipment, storage and facilities at a range of sports venues or community buildings and spaces across Cambridge.</p> <p>These investments affirm the Council's approach to investing S106 funding in both Council and Community owned facilities whilst using the funds for their intended purpose of mitigating the impact of growth. This investment strategy 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.</p> <p>Alternatives considered are therefore limited to either spending funds within the allotted timeframes on viable and appropriate schemes, or returning funds to developers and therefore would not be mitigating the impact of growth that the contributions were originally committed to via the planning processes.</p>
<b>4.</b>	<b>Background and key issues</b>
4.1	<p><b>Background to S106 funding</b></p> <p>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 <a href="#">Developer Contributions</a> web pages, including information about the S106 funding rounds and S106-funded projects (with a <a href="#">photo gallery</a> of projects in each ward).</p> <p>The Council's approach to managing S106 funding is summarised in the <a href="#">overview</a> briefing note on these web pages.</p>

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 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 over the short term so that these remaining generic S106 contributions could be allocated to relevant projects that could be delivered quickly.

The same criteria has been used for allocation of the S106 funds to the named projects in 1.1 as all other previous reports which have to be;

**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.

**affordable** from the relevant S106 funds available which can be justified for spend on that sort of facility in that part of the city.

**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.

**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.

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

Many of the previous projects have now been delivered or are in the final processes of being delivered and installed, or are on order and a summary list of previous projects

	<p>are attached in Appendix 2 showing progress of projects approved over the last four committee reports to date.</p> <p>Reports to the cabinet Member will now be brought forward on a regular basis requesting allocations based on strategic delivery of Sports Facilities linked to the Playing Pitch, Indoor Sports, Informal Open Space, Play and Community Facility Strategies to assign the final amounts of local Generic S106 developer contributions that need to be allocated as time limited funds begin to draw near including the use of some site specific funds for improvements in Leisure Facilities within the City.</p> <p>The range of projects proposed in this report are proposed to complete by the 31/03/2026 as some funds to be used to deliver these proposed projects are timed limited to be used by the end of this period.</p> <p>All of the proposals recommended for S106 funding in section 1.1 are subject to business case approval (and community use agreements, as appropriate).</p> <p>The key in 1.1 highlights where it might be possible to part-fund several of the proposals from specific S106 contributions for particular facilities that have already been received. The recommendations in paragraph 1.1 for Cabinet Member approval is mainly 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.</p>
<b>5.</b>	<b>Corporate plan</b>
5.1	<p>The proposed projects link to three main areas of the corporate plan and projects will help deliver against;</p> <p><b>Priority 1: Leading Cambridge's response to the climate change and biodiversity emergencies</b></p> <ul style="list-style-type: none"> <li>• reduce carbon emissions from council buildings, land, vehicles and services to net zero by 2030,</li> </ul>

	<ul style="list-style-type: none"> <li>• reduce energy consumption and carbon emissions from homes and buildings in Cambridge</li> <li>• reduce carbon emissions from transport in Cambridge</li> </ul> <p>The refurbishment of the Chesterton Bowling changing rooms and new studio at Kelsey Kerridge will contribute to reducing carbon impacts with new and improved LED lighting and ventilation.</p> <p><b>Priority 2: Tackling poverty and inequality and helping people in the greatest need</b></p> <ul style="list-style-type: none"> <li>• improve health outcomes, including mental health, for people on low incomes, including by playing a leading role in the Integrated Care System to prioritise action on health inequalities.</li> <li>• work towards a situation where all residents have equal access to public activities and spaces in Cambridge and are able to participate fully in the community and in making decisions about the places where they live</li> </ul> <p>Mostly all of the proposed projects will impact on improving local facilities and community groups and sports clubs to help improve the mental and physical well-being of residents.</p> <p><b>Priority 4: Modernising the council to lead a greener city that is fair for all</b></p> <ul style="list-style-type: none"> <li>• develop co-operative, collaborative ways of working with our communities and partners, increasing our collective ability to achieve the council's vision and improve the quality of life and wellbeing of everyone in the city</li> <li>• use innovation, including new technologies, to provide high quality services</li> <li>• continuously improve the services we provide so that they best meet the needs of those who use them</li> <li>• run our services in an efficient way, generating income where appropriate to reinvest into other council services</li> <li>• review our assets to ensure they are delivering optimum value to the Council and wider community, increasing social capital.</li> </ul> <p>All of the proposed projects will improve local facilities and help modernise existing assets.</p>
<b>6.</b>	<b>Consultation, engagement and communication</b>
<b>6.1</b>	<p>A range of local consultation and engagement opportunities have, or will be undertaken to include;</p> <ul style="list-style-type: none"> <li>• Communications to local Ward Councillors around the investment for projects requested by local groups, clubs and sports facilities around the City.</li> <li>• Consultation with local resident and user groups and clubs</li> <li>• Direct applications from Sports facilities operators and Academy school sites.</li> <li>• Projects that are noted for investment within the current Playing Pitch and Indoor</li> </ul>

	<p>Sports Strategies</p> <p>Once the Cabinet Member has made their decision on the recommendations, officers will consider (as part of the business case process) whether any further local consultation is necessary.</p>
<b>7.</b>	<b>Anticipated outcomes, benefits or impact</b>
7.1	<ul style="list-style-type: none"> <li>• Strategic investment of developer contributions around the City into Council and Community facilities to mitigate the impact of growth from local developments.</li> <li>• Projects will be allocated funding based on utilising the last of the generic sums collected to ensure that they are spent within any expiry dates.</li> <li>• The investments will improve and update a range of facilities that are all accessible to the public to use, and can improve provide opportunities for improving both physical and mental well-being.</li> <li>• Meeting visions and aspirations of the Corporate Plan</li> </ul> <p>Alignment with strategic investment plans for facilities across the City with recommendations from the Indoor Sports and Playing Pitch Strategies</p>
<b>8.</b>	<b>Implications</b>
8.1	<b>Relevant risks</b>
	<p>The Council's approach to S106 funding over the last year has helped 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.</p> <p>Funds are invested in local facilities that help mitigate the impact of Growth within new and expanding neighbourhoods and within the allotted timeframes.</p> <p><b>Staff implications</b></p> <p>This S106 funding round is being managed within existing resources by the Recreation Team now within the City Ops 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, and Community Safety concerns).</p>

	<b>Financial Implications</b>
8.2	<p>The recommendations in this report would enable the Council to invest over £147,000 of S106 funds to help mitigate the impact of development in Cambridge.</p> <p>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.</p>
	<b>Legal Implications</b>
8.3	Any S106 funding that is delivered via a grant to a community group, sports club or Academy will require a 5-year Community Use Agreement. (CUA)
	<b>Equalities and socio-economic Implications</b>
8.4	<p>An initial impact assessment has been undertaken as part of checking the applications against the selection criteria. This has not revealed any particular equalities or poverty implications.</p> <p>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.</p> <p>b. Any S106 funding that is delivered via a grant to a community group, sports club or Academy will require a 5-year Community Use Agreement. This will include an undertaking from grant recipients that facilities supported by an S106 grant will serve all parts of the community, regardless of age, disability, gender reassignment, marriage &amp; civil partnership, pregnancy and maternity, race, religion &amp; belief, sex and sexual orientation.</p>
	<b>Net Zero Carbon, Climate Change and Environmental implications</b>
8.5	The Indoor Sports projects will contribute to facilities being able to be run more cost effectively by replacing outdated technology and improved environmental impacts such as changes to new LED technology and ventilation upgrades, that will reduce energy consumption over existing dated technology.
	<b>Procurement Implications</b>
8.6	<p>There are no identified Procurement implications for these projects.</p> <p>They will either be procured works by the Recreation team inline with the Council's</p>

	Procurement Strategy or they will be grants to third party organisations who will procure directly or have already had a range of quotations for the works or equipment they have requested.
	<b>Community Safety Implications</b>
8.7	There are no community Safety implications as a result of these proposed projects
<b>9.</b>	<b>Background documents</b> Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	<b>Background papers</b> Background papers used in the preparation of this report: <ul style="list-style-type: none"> <li>• Report to Community Services Scrutiny Committee on “S106 Funding Round for Community Facilities and Indoor/Outdoor Sports Facilities” on 05/10/2023.</li> <li>• Report to Community Services Scrutiny Committee on “S106 Funding Round for Community Facilities and Indoor/Outdoor Sports Facilities” on 18/01/2024.</li> <li>• Report to Community Services Scrutiny Committee on “S106 Funding Round for Community Facilities and Indoor/Outdoor Sports Facilities” on 27/06/2024.</li> <li>• Report to Community Services Scrutiny Committee on “S106 Funding Round for Community Facilities and Indoor/Outdoor Sports Facilities” on 16/01/2025.</li> <li>• S106 small grants for community &amp; sports facility improvements funding round <a href="#">guidance</a>.</li> </ul>
<b>10.</b>	<b>Appendices</b>
10.1	<i>List any appendices to the report.</i> <b>Appendix 1</b> – Proposed Projects – June 2025 <b>Appendix 2</b> - Previous Projects Update
	To inspect the background papers or if you have a query on the report please contact <b>Ian Ross</b> Recreation Development Manager Tel: 01223–458638 Email: <a href="mailto:ian.ross@cambridge.gov.uk">ian.ross@cambridge.gov.uk</a>

## Appendix 1 – Proposed Projects June 2025

	Project proposals	Amount	S106 type
<b>A</b>	<b>Chesterton Indoor Bowls Club</b>		
	Changing Room & Toilet Facilities Upgrades	£80,000	Indoor Sports
	<p>This project is to upgrade the changing rooms, toilets and disabled toilet at the indoor bowls club which are currently dated and go back to the 1990's since the last refurbishment took place. With a wider range of users now coming to the club not only for indoor bowling but more community activities, low impact exercise sessions and social sport sessions these are the last spaces within the club to modernise and help open the facilities up for wider use by the local community. The Indoor club now hosts a range of social groups and recreational sessions and in the UK bowling circuit is now recognised as one of the top centres in the country.</p> <p>The facility upgrade will provide new modern changing facilities that will be in keeping with the rest of the building that the club has been modernising over the last couple of years. Water saving taps and Wcs will help reduce water usage and new ventilation and LED lighting will help reduce energy usage within the centre. It will also upgrade and improved disabled changing and toilet facilities within the centre.</p>		
<b>B</b>	<b>Kelsey Kerridge Sports Centre</b>		
	Creation of new Studio	£45,000	Indoor Sports
	<p>This project is to create a new studio space at Kelsey Kerridge to help facilitate the wider investment in climbing and bouldering. The planned upgrade for the expansion of the bouldering and climbing facilities into the room adjoining the existing facility is an old squash court and is currently used for a range of activities from spin classes to U3A Table Tennis sessions.</p> <p>This project is to convert an alternative space opposite the climbing facilities into a purpose built studio to accommodate a range of classes and activities by different user groups and will included improved LED lighting and ventilation and cooling. These works will be in conjunction with the previously approved project to upgrade the climbing and bouldering facilities and provide a range of new</p>		

offers and activities within the indoor sports centre for public use.			
<b>C</b>	<b>Guildhall Main and Small Halls</b>		
AV Kit & Equipment		£7,000	Community
<p>This project is from officers to invest within the Guildhall small and large hall facilities for upgrades to AV equipment and storage to improve community hires of the spaces for community, social and public events. It is to provide new storage cases for equipment and AV equipment and microphones to be used and stored at the halls.</p>			

## Appendix 2. Summary of Previously Approved Projects Update

Phase	Project	Funding	Type	Status
05/10/2023	<b>Jesus Green Lido:</b>			
	Improved lighting within the facility	£36,000	Outdoor Sports	Complete
05/10/2023	<b>Nightingale Avenue Pavilion:</b>			
	Furnishings and equipment	£20,000	Community facilities	Complete
05/10/2023	<b>Chesterton Rec Pavilion:</b>			
	Additional equipment	£15,000	Community facilities	Complete
05/10/2023	<b>Basketball court improvements</b>			
	Coldham's Common, St Matthews Piece, Green End Rd, Scotland Rd	£20,000	Outdoor Sports	Complete
05/10/2023	<b>Football goal improvements</b>			
	Cherry Hinton, Nightingale Avenue Rec, Coldham's Common	£10,000	Outdoor Sports	Complete
05/10/2023	<b>Netherhall Sports gym:</b>			
	Grant to Cambridge Dive for specialist equipment for diving training	£9,050	Indoor Sports	Complete
05/10/2023	<b>Parkside Pool:</b>			
	New competition lane ropes & improved access to 1-metre diving board	£11,600	Indoor Sports	Complete
05/10/2023	<b>Parkside Pool:</b>			
	Grant to City of Cambridge Swimming Club for additional storage	£5,000	Indoor Sports	Complete
05/10/2023	<b>The Meadows Community Centre:</b>			
	Equipment for social events	£8,650	Community facilities	Complete
Jan-24	<b>Chesterton Indoor Bowls Club:</b>			
	lighting upgrades	£14,847	Indoor sports	Complete
Jan-24	<b>Trumpington Village Hall:</b>			
	furniture provision	£8,565	Community facilities	Complete
Jan-24	<b>Netherhall Sports Centre:</b>			
	outdoor court improvements	£39,606	Outdoor sports	Complete

Jan-24	<b>Netherhall Sports Centre:</b>			
	fitness equipment provision	£10,285	Indoor sports	Complete
Jan-24	<b>Campkin Road Community Centre:</b>			
	equipment & furnishings	£30,000	Community facilities	Complete
Jan-24	<b>Squared Circle Boxing Club:</b>			
	storage and equipment	£5,242	Indoor sports	Complete
Jan-24	<b>St Matthew's Piece:</b>			
	basketball improvements	£17,722	Outdoor sports	Complete
Jan-24	<b>Scotland Road Rec Ground:</b>			
	basketball improvements	£12,115	Outdoor sports	Complete
Jan-24	<b>Green End Road Rec Ground:</b>			
	basketball improvements	£14,184	Outdoor sports	Complete
Jan-24	<b>Cambridge Dive Club:</b>			
	diving facility improvements	£16,250	Indoor sports	Complete
Jan-24	<b>St Paul's Primary School:</b>			
	football equipment and storage	-	Outdoor sports	Withdrawn
Jan-24	<b>Ross Street Community Centre:</b>			
	kitchen improvements	£28,000	Community facilities	Complete
Jan-24	<b>Ross Street Community Centre:</b>			
	audio-visual (AV) equipment & Storage	£10,000	Community facilities	Complete
Jan-24	<b>The Junction:</b>			
	AV & presentation equipment	£24,852	Community facilities	Complete
Jan-24	<b>Christ The Redeemer Church:</b>			
	storage, furniture & equipment	£8,275	Community facilities	Complete
Jan-24	<b>Coldham's Common:</b>			
	outdoor fit kit storage	£7,500	Outdoor sports	Complete
Jan-24	<b>Abbey Pool Fitness Studio:</b>			
	gym equipment provision	£22,687	Indoor sports	Complete
Jan-24	<b>St. Philip's School:</b>			
	community meeting area & canopy	£25,000	Community facilities	Complete

Jan-24	<b>Cambridge United Foundation:</b>			
	AV equipment	£15,000	Community facilities	Complete
Jan-24	<b>King's Hedges Learner Pool:</b>			
	pool-based fitness equipment	£20,000	Indoor sports	On Order
Jan-24	<b>Christ's Pieces Tennis Courts:</b>			
	court improvements	£37,371	Outdoor sports	Complete
Jan-24	<b>Parkside Pools:</b>			
	Hyprolyser and UV water treatment systems	£73,666	Swimming Pool	Complete
27/06/2024	<b>Chesterton Indoor Bowls Club</b>			
	Indoor sports equipment	£7,000	Indoor Sports	Complete
27/06/2024	<b>Cambridge Gymnastics Academy</b>			
	New gym training equipment	£20,000	Indoor Sports	Complete
27/06/2024	<b>Abbey Leisure Complex</b>			
	sports changing room upgrades	£20,000	Indoor Sports	Installing
27/06/2024	<b>Kelsey Kerridge Sports Centre</b>			
	new gym equipment	£35,000	Indoor Sports	Complete
27/06/2024	<b>CamSkate</b>			
	Indoor skate equipment at RailPen sites at Newmarket Road Retail Park	£45,000	Indoor Sports	Complete
27/06/2024	<b>Pickleball markings at tennis courts</b>			
	South, East & West/Central areas	£10,000	Outdoor Sports	Complete
27/06/2024	<b>Nightingale Recreation Ground</b>			
	upgrade tennis courts	£65,000	Outdoor Sports	Complete
27/06/2024	<b>Nightingale Recreation Ground</b>			
	playing pitch improvements	£30,000	Outdoor Sports	Autumn 2025
27/06/2024	<b>Abbey Astroturf pitch</b>			
	new benches and team shelters around the new 3G pitch	£20,000	Outdoor Sports	Complete
27/06/2024	<b>Coldham's Common</b>			
	new Gaelic football posts	£3,000	Outdoor Sports	Complete
27/06/2024	<b>Four Bowls Clubs within Cambridge</b>			
	Additional tables and chairs	£10,000	Outdoor Sports	On Order

27/06/2024	<b>Jesus Green skate park</b>			
	Flood lighting and CCTV coverage	£20,000	Outdoor Sports	Installing
27/06/2024	<b>Abbey Leisure Complex</b>			
	Joint funding with NHS England for mental health space "The Cabin"	£50,000	Community Facilities	In Delivery
27/06/2024	<b>Kings Hedges Learner Pool</b>			
	Light & sound equipment for pool users	£25,000	Swimming	Awaiting install
Jan-25	<b>Chesterton Indoor Bowls Club</b>			
	LED Digital Display and Scoreboard	£25,000	Indoor Sports	Complete
Jan-25	<b>Chesterton Indoor Bowls Club</b>			
	works to create community spaces	£50,000	Indoor Sports	Installing
Jan-25	<b>Kelsey Kerridge Sports Centre</b>			
	Conversion of Studio into additional climbing and bouldering walls	£50,000	Indoor Sports (**)	Scoping
Jan-25	<b>Netherhall Sports Centre:</b>			
	LED Digital Display and Scoreboard	£12,500	Indoor Sports (**)	Complete
Jan-25	<b>Parkside Swimming Pool:</b>			
	LED Digital Display and Scoreboard	£12,500	Indoor Sports	On Order
Jan-25	<b>Parkside Swimming Pools:</b>			
	Poolside Learn to dive platforms	£10,200	Indoor Sports	On Order
Jan-25	<b>Various Recreation Grounds:</b>			
	New Football Goals	£16,230	Outdoor Sports	Complete
Jan-25	<b>Nuns Way Rec:</b>			
	Upgrade Nunns Way Pavilion Sports Changing Rooms and kitchen area.	£12,500	Outdoor Sports	Scoping
Jan-25	<b>Nunns Way Rec:</b>			
	Upgrade Nunns Way Pavilion kitchen area & Community space & storage	£22,000	Community Facilities	Scoping
Jan-25	<b>Armed Forces Veterans Club - Barnwell:</b>			
	New Vinyl Flooring	£4,000	Community Facilities	Complete
Jan-25	<b>St. James Church – Queen Ediths:</b>			
	Community Kitchen upgrades	£30,000	Community Facilities	Scoping
Jan-25	<b>Trumpington Pavilion:</b>			

	Upgrade AV kit & Equipment, tables chairs storage and secure external space.	£26,700	Community Facilities	On Order
Jan-25	<b>BrownsField Community Centre:</b>			
	Additional Tables & Chairs and Softplay Equipment. Kitchen Equipment.	£10,000	Community Facilities	On Order
Jan-25	<b>Guildhall Main and Small Halls:</b>			
	Tables & Chairs	£10,000	Community Facilities	On Order
Jan-25	<b>Abbey Leisure Complex:</b>			
	Hyprolyser and UV water treatment systems for the pools.	£62,250	Swimming Pool	Commissioning
		<b>£1,303,623</b>		

S106 Contribution Type	
Community Facilities	£346,042
Indoor Sports	£402,161
Outdoor Sports	£381,228
Swimming Pool	£160,916
Total	<b>£1,290,347</b>