REPORT TITLE: S106 Developer Contribution Allocations

To:
Cabinet Member for Communities, Councillor Mike Todd-Jones & Cabinet Member for Nature, Open Spaces and City Services, Councillor Martin Smart

Cabinet 16th November 2026

Report by:
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Wards affected:
All

Assistant Director Alistair Wilson 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 Cabinet Members: a) Approve the allocation of Section 106 developer contributions to the projects set out in Table 1 of this report, subject to confirmation that each allocation complies with the relevant Section 106 agreement, that sufficient eligible funding is available, and that the proposed expenditure can be committed or incurred within the applicable contractual deadlines. b) Delegate authority to the Director of City Services, to approve further allocations of remaining eligible pre-2017 generic Section 106 contributions to individual projects up to £25,000, subject to: I. Confirmation of the availability and eligibility of the relevant contributions. II. Demonstration that the proposed expenditure meets the purposes and restrictions of the relevant Section 106 agreements. III. Evidence that the project is deliverable within the applicable funding deadline.

	IV. Compliance with the Council's financial, procurement and grant-making requirements. V. Maintenance of a documented audit trail of decisions, commitments and expenditure. c) Require proposed allocations exceeding £25,000 to be submitted to the relevant Cabinet Member for approval, subject to the Council's Constitution and applicable decision-making requirements. d) Require officers to maintain a consolidated record of allocations made under the delegation, including the projects supported, amounts committed and expenditure deadlines, and to provide a final report on the allocation and use of the remaining generic contributions.
2.	**Purpose and reason for the report**
2.1	The purpose of this report is to seek approval for the allocation of remaining eligible Section 106 developer contributions towards improvements to sports facilities, community infrastructure, public open spaces and allotments across Cambridge. These investments will help mitigate the impacts of development, improve the quality and accessibility of local facilities and deliver benefits for residents and communities. A number of the Council's remaining generic Section 106 contributions were secured through earlier planning agreements and are approaching their contractual expenditure deadlines. Where contributions are not committed or spent in accordance with the terms of the relevant agreements, there is a risk that funding may become repayable to developers, resulting in the loss of opportunities to invest in local infrastructure. The report therefore seeks approval for a programme of identified projects, alongside a controlled delegation to enable officers to allocate remaining eligible generic contributions to smaller projects within the relevant funding deadlines. This approach will maximise the community benefits of developer contributions while ensuring that expenditure remains consistent with the relevant planning obligations and is subject to appropriate financial and governance controls.
3.	**Alternative options considered**
3.1	The Council has previously approved allocations of more than £870,000 of Section 106 contributions towards local projects and infrastructure improvements through reports considered between 2023 and 2025. The current report seeks to address the remaining

	eligible generic contributions and ensure that these are used effectively before the relevant contractual deadlines. The alternative of retaining the remaining contributions without making further allocations was considered but is not recommended, as this would increase the risk of funds becoming repayable to developers and would delay investment in eligible community infrastructure. The option of seeking individual Cabinet Member approval for every remaining allocation was also considered. However, given the relatively small value of some remaining contributions and the need to respond to funding deadlines, a controlled delegation for allocations up to £25,000 is considered a proportionate approach. Larger allocations would continue to require approval from the relevant Cabinet Member.
4.	**Background and key issues**
4.1	Historically, the Council secured Section 106 contributions through planning agreements that included both generic contributions, available for eligible infrastructure improvements within specified categories, and contributions restricted to particular sites or projects. Changes to the Council's approach to securing developer contributions have resulted in a greater proportion of funding being linked to specific infrastructure requirements and locations. The remaining generic contributions secured under earlier agreements provide some flexibility to support eligible projects, subject to the terms of the individual agreements. Many of the remaining generic contributions are approaching their contractual deadlines, with a number expected to require expenditure or commitment within the next 16 to 18 months. It is therefore important that the Council identifies eligible and deliverable projects and ensures that the necessary approvals and financial commitments are made within the relevant timescales. Officers are working with Planning and Finance colleagues to reconcile the remaining Section 106 balances, including previous expenditure, existing contractual commitments and relevant expiry dates, within the Exacom planning obligations database. This work will provide a consolidated and auditable record of the contributions available for allocation. The proposed delegated authority would enable officers to allocate remaining eligible generic contributions to smaller projects, subject to appropriate financial, legal and procurement controls. Allocations exceeding £25,000 would be referred to the relevant

	Cabinet Member for approval. All decisions would be recorded, with the eligibility of the expenditure and applicable funding deadlines confirmed before commitments are entered into. The proposed allocations have been identified having regard to the purposes of the relevant Section 106 contributions, the infrastructure needs of local communities, the benefits of the proposed improvements and the ability of the projects to be delivered within the available funding timescales. Projects have been considered against the following criteria: • Eligibility under the relevant Section 106 agreement, including any geographical or infrastructure-specific restrictions. • Contribution to mitigating the impacts of development and addressing identified community infrastructure needs. • Benefits to local residents, including improvements in accessibility, participation and the quality of facilities. • Deliverability within the relevant funding deadlines. • Financial viability, including the availability of any necessary match funding and the management of future maintenance responsibilities. • Value for money and the ability to demonstrate measurable community benefits. Where contributions are restricted to named sites or specific purposes, the proposed expenditure must comply with those restrictions. Where generic contributions permit a wider choice of projects, officers have considered the relative benefits and deliverability of eligible proposals.
5.	**Corporate plan**
5.1	Corporate plan 2022-27: our priorities for Cambridge - Cambridge City Council These projects and spending of developer contributions help mitigate growth within local neighbourhoods and also aligns with the Corporate plan delivering on the following objectives; ○ provides for great places ○ increases wellbeing and social inclusion, ○ plans for the right infrastructure in the right places at the right times to serve our growing communities. ○ 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 ○ continuously improve the services we provide so that they best meet the needs of those who use them ○ review our assets to ensure they are delivering optimum value to the Council and wider community, increasing social capital

6.	Consultation, engagement and communication
6.1	Since the previous round of Section 106 allocations in 2024/25, officers have received proposals from community organisations, sports facilities and local groups seeking financial support for improvements to existing facilities. These include projects where contributions have been specifically secured for named facilities, alongside proposals that may be eligible for support from remaining generic contributions. In considering proposals, officers have had regard to the eligibility of expenditure under the relevant Section 106 agreements, the benefits to local communities, accessibility and participation, project deliverability, and the availability of any additional funding required to complete the works. Further engagement with relevant ward councillors, community organisations, facility operators and other stakeholders will be undertaken where appropriate as individual projects are developed and delivered. For allocations made under delegated authority, officers will ensure that relevant consultation and project approvals are completed before funding is committed.
7.	**Anticipated outcomes, benefits or impact**
7.1	The proposed allocations will support improvements to community, sporting and recreational facilities across Cambridge. The projects have been identified to address local infrastructure needs, improve the quality and accessibility of facilities, support greater participation in community activities and maximise the benefits of eligible developer contributions. **Romsey Mill - £8,291 of Indoor Sports funds** With funds being requested to go towards the upgrade of the Sports Hall floor & purchase and installation of Badminton posts & net and basketball hoops. Romsey Mill has also achieved some external funding to complete the sports hall flooring works. **Chesterton Sports Centre - £86,532 of Indoor Sports funds*** Chesterton Sports Centre have requested the release of their dedicated funds to go towards the following projects at the Sports Centre; £38,485 of Named S106 Indoor Sports and £26,200 of Generic Indoor Sports funds contributions for the Sports Hall floor upgrades. £12,912 of named S106 Indoor Sports contributions for the screens, window films and blinds across the sports centre and gyms £8,938 of named S106 Outdoor Sports contributions for pitch improvements and new goals on the outdoor pitches (3G & Grass)

	With the total sum of £86,532 of funds to Chesterton Sports Centre will conclude all the funds that are currently available and collected that are noted within specific S106 agreements solely for use at facilities within Chesterton Sports Centre and pitches. **Chesterton Indoor Bowls Club - £10,000 of Indoor Sports funds** Chesterton Indoor Bowls Club have requested funds towards provision of new social seating and café tables and chairs for use by the public and members. **Cambridge Dive Gym - £4,680 of Indoor Sports funds** Have requested a contribution towards new indoor land based training facilities at Netherhall Academy to include a new AirTrack and Air Mattress. **Parkside Pools - £45,000 of indoor sports funds** Additional funds towards an existing S106 project allocation for a larger scale display and scoreboard on poolside. **Centre 33 - £40,000 of Communities funds** Contribution to facility upgrades for youth support and delivery of youth services at their Cambridge centre. **Nightingale Pavilion - £13,500 of Outdoor Sports funds** For the provision of new Steel Railings around the Pavilion to increase safety and reduce vandalism and opens the veranda up for more spectator usage of the football pitches. **Trumpington Pitches - £4,608 Outdoor Sports funds** For provision of recreational mobile football goals on the Academy sports field for general public and local residents use. **Abbey Leisure Complex - £35,000 of Outdoor Sports funds** For surfacing expansion around the fit kit station and Youth Cabin to allow for more recreation sports, table tennis and HITT training and exercises to be used and delivered. **Abbey Leisure Complex - £3,000 of Outdoor Sports funds** For additional 9v9 goals on the 3G pitch to meet the additional demand from hirers of the pitch requesting theses size goals **Parkers Piece £85,000 of Informal Open Space & Public Realm funds*** The proposed allocation will support improvements to the electrical infrastructure at Parker's Piece, enabling mains power to be provided to two quadrants of the open space. The improvements will support the delivery of community events and activities,

	reduce reliance on temporary generators and provide more sustainable infrastructure for the use of the site. The project will be subject to confirmation of the full capital cost, ongoing operational arrangements and future maintenance responsibilities. **Coldham's Common - £65,000 of Informal Open Space funds *** The proposed allocation will support improvements to pedestrian access onto Coldham's Common from the Abbey Leisure Complex and to the approach to the footbridge connecting the open spaces across the railway. The works are intended to improve accessibility, connectivity and the usability of the Common for local residents and visitors. Delivery will be subject to the necessary technical assessments, permissions and confirmation of future maintenance responsibilities. **Darwin Green & Clay Farm allotments - £10,000 of Allotment funds** The proposed allocation will support the provision of community composting bays and associated storage facilities at Darwin Green and Clay Farm allotments. The improvements are intended to support more sustainable allotment management, improve facilities for plot holders and encourage the reuse of organic materials on site. **Kings Hedges "Pulley" £3,500 of Informal Open Space funds** The proposed allocation will support landscaping improvements and the installation of a picnic bench within the play area, improving the quality and usability of the space between the splashpad and existing play equipment for children, families and other visitors.
8.	**Implications**
8.1	**Relevant risks**
	The principal risk is that remaining Section 106 contributions are not allocated, committed or spent within the deadlines specified in the relevant planning agreements, potentially resulting in funds becoming repayable to developers. Additional risks include project delays, increases in delivery costs, the allocation of contributions to expenditure that does not meet the relevant agreement requirements, and the creation of future maintenance liabilities. These risks will be managed through the reconciliation of contribution balances and expiry dates, assessment of project eligibility and deliverability, appropriate financial and procurement controls, and confirmation of project ownership and maintenance arrangements before expenditure is committed.

	Local Government Reorganisation (LGR)
8.2	The proposed allocations are intended to ensure that eligible Section 106 contributions are committed and spent within the deadlines specified in the relevant planning agreements. The programme will be managed having regard to the anticipated timetable for Local Government Reorganisation, with appropriate records maintained to support financial accountability and any future transfer of responsibilities or outstanding obligations.
	Financial Implications
8.3	The proposed allocations will be funded from eligible Section 106 developer contributions held by the Council and will not require additional funding from the Council's General Fund, provided that project expenditure remains within the available contribution balances and any required match funding is secured. Finance and Planning colleagues will confirm the availability, eligibility and relevant deadlines of contributions before allocations are finalised. Officers will also ensure that any additional project costs, match-funding requirements and ongoing maintenance or operational liabilities are identified and appropriately funded before commitments are entered into. A consolidated record of allocations, commitments and expenditure will be maintained to support financial monitoring and audit requirements.
	Legal Implications
8.4	Section 106 contributions are secured through legally binding planning obligations under the Town and Country Planning Act 1990. The use of these contributions is governed by the terms of the individual agreements, including restrictions on eligible purposes, geographical application and any applicable deadlines for expenditure or commitment. Before any allocation or expenditure is authorised, officers will confirm that the proposed project is consistent with the relevant agreement and that the Council has the necessary authority to apply the contribution. Where funding is awarded to third-party organisations, appropriate grant or funding agreements will be required to secure delivery of the intended benefits, ensure compliance with the relevant Section 106 restrictions and provide suitable monitoring and accountability arrangements.

	Legal advice will be sought where there is uncertainty over the interpretation of an agreement, the proposed use of a contribution or the Council's ability to meet the relevant contractual requirements.
	Equalities and socio-economic Implications
8.5	The proposed investments are intended to improve the quality, accessibility and availability of community, sporting and recreational facilities for residents across Cambridge. Improvements to existing facilities may provide opportunities to increase participation among different age groups and communities, including those who experience barriers to accessing recreational activities. Individual projects will be assessed for relevant equality impacts as they are developed, with appropriate consideration given to accessibility, inclusive design and the needs of users with protected characteristics.
	Net Zero Carbon, Climate Change and Environmental implications
8.6	The environmental implications of individual projects will vary depending on the nature and scale of the proposed works. Where appropriate, project delivery will consider sustainable materials, waste reduction, energy efficiency and opportunities to minimise environmental impacts. In particular, the proposed electrical infrastructure improvements at Parker's Piece have the potential to reduce reliance on temporary diesel and biodiesel generators for events and activities, supporting the Council's wider environmental objectives. The extent of any carbon reduction will depend on the future use of the infrastructure.
	Procurement Implications
8.7	Works and services funded through the proposed allocations will be procured in accordance with the Council's applicable Contract Procedure Rules and financial regulations. Where contributions are awarded to third-party organisations, appropriate funding agreements will be used to establish the permitted use of the funding, delivery requirements, monitoring arrangements and relevant obligations relating to procurement and value for money.
	Community Safety Implications

8.8	Several of the proposed projects are expected to provide community safety benefits through improvements to the condition, accessibility and usability of public facilities and open spaces. These include the proposed railings at Nightingale Pavilion and access improvements at Coldham's Common. Any specific safety risks associated with construction, installation or future operation will be addressed through the relevant project design, risk assessment and delivery arrangements.
9.	**Background documents** Used to prepare this report, in accordance with the Local Government (Access to Information) Act 1985
9.1	Previous S106 reports to Environment and Communities Committees 2023 – 2024 October 2023, January 2024, June 2024.
10.	**Appendices**
10.1	Appendix 1 – Proposed Section 106 allocations and funding schedule A schedule setting out the proposed projects, allocation amounts, contribution categories, generic or site-specific funding sources, relevant expenditure deadlines and anticipated delivery arrangements.
	To inspect the background papers or if you have a query on the report please contact; Ian Ross - Recreation Development Manager tel: 01223 458638, email: Ian.Ross@cambridge.gov.uk

Appendix 1 – Section 106 Allocations and Funding Schedule

This schedule reflects the proposed allocations in the report recommendations. It does not confirm that sufficient eligible funds are available or that individual agreement restrictions and expiry dates have been verified. Those checks must be completed before funds are committed.

Table 1 - Proposed project allocations

Project / portfolio	Allocation	S106 category	Proposed works	Funding / checks required
Romsey Mill (Communities / Sports)	£8,291	Indoor Sports	Sports hall flooring and sports equipment	Not specified. Confirm agreement eligibility, balance, delivery date and match funding.
Chesterton Sports Centre (Communities / Sports)	£86,532	Indoor Sports*; Outdoor Sports* in narrative	Sports hall and gym upgrades; pitch improvements	Named and generic (breakdown in 7.1). Confirm grant conditions and delivery
Chesterton Indoor Bowls Club (Communities / Sports)	£10,000	Indoor Sports	Social seating and café tables	Not specified. Confirm eligibility of furniture and public/community access.
Cambridge Dive Gym (Communities / Sports)	£4,680	Indoor Sports	AirTrack and air mattress at Netherhall Academy	Not specified. Confirm grant conditions and delivery.
Parkside Pools (Communities / Sports)	£45,000	Indoor Sports	Large display and scoreboard	Not specified. Confirm existing allocation, total cost and additional funding need.
Centre 33 (Communities / Sports)	£40,000	Communities	Contribution to facility upgrades	Not specified. Specify works, eligible community benefit and funding agreement.
Nightingale Pavilion (Communities / Sports)	£13,500	Outdoor Sports	Steel railings to pavilion	Not specified. Confirm sporting purpose and ongoing maintenance.
Trumpington Pitches (Communities / Sports)	£4,608	Outdoor Sports	Recreational football goals	Not specified. Confirm public access and site permissions.
Abbey Leisure Complex (Communities / Sports)	£35,000	Outdoor Sports	Surfacing for recreation and exercise	Not specified. Confirm scope, eligibility and maintenance.
Abbey Leisure Complex (Communities / Sports)	£3,000	Outdoor Sports	For additional 9v9 goals on the 3G	Not specified. Confirm scope, eligibility and maintenance.
Parker's Piece (Open Spaces / Allotments)	£85,000	Informal Open Space & Public Realm*	Power and infrastructure upgrades	Some site-specific Reconcile; confirm event/public benefit, full costs and maintenance.
Coldham's Common (Open Spaces / Allotments)	£65,000	Informal Open Space*	Access improvements	Some site-specific. Confirm access design, consents, footbridge interface and maintenance.
Darwin Green & Clay Farm allotments (Open Spaces / Allotments)	£10,000	Allotments	Composting bays and storage	Not specified. Confirm split between sites and geographical eligibility.

Kings Hedges “Pulley” (Open Spaces / Allotments)	£3,500	Informal Open Space	Landscaping and picnic bench	Not specified. Confirm eligible use and maintenance arrangements.

* The report indicates that some site-specific contributions are included.

Table 2 - Allocation summary

Communities and sports (10 projects)	£250,611
Open spaces and allotments (4 projects)	£163,500
Total in recommendations (14 projects)	£411,111