

S106 RECONCILIATION WORK UPDATE – JUNE 2021

This report details the S106 activity for the financial year 1 April 2020 to 31 March 2021 (figures are summarised on accompanying spreadsheet):

Year-end balances (31st March 2021) have been completed and provision made to detail those Agreements where funding is for **specified use**.

Opening balance - 1 st April 2020	£983,931.39
Income received – 1 st April 2020 - 31 st March 2021	£16,977.95
Expenditure - 1 st April 2020 - 31 st March 2021	-£152,344.77

Expenditure breakdown:

Bowls club project	£3,915.00
Car park resurfacing project	£116,694.10
Library Equipment	£6,214.35
Grounds equipment:	£6,558.33 - Ransoms Gang Mower
	£18,062.99 – John Deer Tractor
Grounds maintenance	£900.00 – Vertidrainage recreation ground

Total S106 funds balance as at 31st March 2021: £848,564.57

The total balance of funds has been split down, to identify both specific and non-specific funding:

Play – Non-specific		£388,234.81
Public Open Space – Non-specific		£22,827.85
Community Facility – Non-specific	£53,787.76	
Community Facility – Specified	<u>£46,063.91</u>	
Total Community Facility		£99,851.67
Off-site Sports – Non-specific	£111,731.05	
Off-site Sports – Specified	<u>£218,545.36</u>	
Total Off-site Sports		£330,276.41
Cody Road Bus Shelter Maintenance		£5,127.85
Library Resource		<u>£2,245.98</u>
		<u>£848,564.57</u>

PLAY AREA FUNDING: Non-specific funds:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
04/08/2017	S/1907/14/OL	Land East of Cody Rd & North Bannold Rd (above Drs surgery)	57,803.95			
11/08/2017	S/0296/15/FL	Land West of Cody Rd/Wheatsheaf Way	77,476.63			
06/01/2018	S/0558/14/OL	Land to the north of Bannold Rd & to the west of Bannold Drove (Harvey Way/Drovers Way site)	98,114.90			
28/09/2018	S/1359/13/OL & S/2458/16/RM	Land North of Bannold Rd (Persimmon 90DUs)	154,839.33			
06/11/2018	CM/186/126 ii)	Children's play area at Haling Place (see below) - £50,000		-18,989.05		
		Totals:	388,234.81	-18,989.05		369,245.76

FUTURE FUNDING:

Specified Use funds: Provision and maintenance of a children's play area either at Haling Place or Waterbeach recreation ground

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
06/11/2018	CM/186/126 ii)	Children's play area at Haling Place		-31,010.95		
TBA	S/4744/18/FL	Land North of Bannold Road			31,010.95	
		Future funding balance:			31,010.95	0

Specified Use funds: - to help fund a new toddler play area on Waterbeach Rec ground or play feature located at Capper Road & Kirby Road

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
TBA	S/3865/17/FL	Land at Capper Road and Cody Road			17,196.25	

Summary of Play Area Funds available to allocate:

<u>Non-specific:</u>	£369,245.76
<u>Specific:</u>	£0
<u>Future funds:</u>	£17,196.25 (£31,010.95 already allocated to cover Haling Place)
<u>Total:</u>	<u>£386,442.01</u>

Potential items to consider for use of play area non-specific funding:

- CM/186/126 ii) – 06/11/2018 approved funding for children’s play area at Haling Place of £50,000 (accounted for above) – is this still relevant?
- The PC may also wish to explore what sort of upgrades it may want to make to the playpark to reflect new products and innovations on the market.
- The PC also explored a number of items of equipment aimed at older children which were put on hold following lockdown but need to be resurrected and consulted on before a firm proposal is put to Council.
- Upgrading the fencing on the toddler wheeled park from chain link (liable to damage) to more robust Zaun style fencing.
- SCDC has ruled out the potential to use funding from this heading for lighting and for using play funds to contribute to the cost of the rec car park project.

PUBLIC OPEN SPACE FUNDING: Non-specific funds:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
23/04/2015	S/0185/12/FL	64 Cambridge Road	2,271.96			
29/04/2016	S/1889/13/FL	12 Pieces Lane	1,577.61			
06/01/2018	S/0558/14/OL	Land to the north of Bannold Rd & to the west of Bannold Drove (Harvey Way/Drovers Way site)	18,978.28			
		Balances:	<u>22,827.85</u>			22,827.85

Summary of Public Open Space Funds available to allocate:

Total (Non-specific): **£22,827.85**

COMMUNITY FACILITY FUNDING: Non-specific funds:

Term Start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocated
23/04/2015	S/0185/12/FL	64 Cambridge Road	375.49			
02/07/2015	S/0423/13/FL	Land R/O 54 Way Lane	203.96			
30/09/2015	S/1892/12/FL	41 Rosemary Road	396.24			
29/04/2016	S/1889/13/FL	12 Pieces Lane	850.80			
28/09/2018	S/1359/13/OL & S/2458/16/RM	Land North of Bannold Road (Persimmon 90DUs)	51,961.27			
		Balances:	53,787.76			

COMMUNITY FACILITY FUNDING:**Specified use funds: Tillage Hall extension or new multi-purpose building:**

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
02/03/2018	S/0882/14/FL	Denny End Road	13,722.12			13,722.12

Specified use funds: Tillage Hall upgrade and/or new multi-purpose building:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
28/09/2018	S/2461/16/FL	Land North of Bannold Rd (45 DUs)	24,340.48			
02/02/2021	CM20/174	Tillage Hall Kitchen refurbishment*		-14,083.00		
		Balances:	24,340.48	-14,083.00		10,257.48

*(work commenced May 2021 – costs incurred to-date total £12,910.32)

Specified use funds: Tillage Hall Upgrade & Library access point; building new multi-purpose community facility on rec ground and the purchase of land

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
28/11/2019	S/2177/16/FL	Gibson Close	8,001.31			8,001.31

COMMUNITY FACILITY**FUTURE FUNDING:****Specified use funds:: Tillage Hall improvements**

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
TBA	S/4744/18/FL	S/4744/18/FL - Development land North of Bannold Road - An off-site contribution of £10,133.60 towards funding improvements to Waterbeach Tillage Hall			10,133.60	10,133.60

Summary of Community Facility Funds available to allocate:**Non-specific:** £53,787.76**Specific:** £31,980.91**Future funds (Specified):** £10,133.60**Total:** £95,902.27

OFF SITE SPORTS FUNDING:Non-specific funds:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
14/10/2011	S/1551/04/O	Bannold Road (Camlocks)	3,712.10			
28/09/2018	S/1359/13/OL & S/2458/16/RM	Land North of Bannold Rd (Persimmon 90DUs)	108,018.95			
21/08/2020	CM 20/74	Outdoor tennis tables		-8,000.00		
03/03/2020	CM 19/224 c	Security Enhancements on the rec ground		-1,620.00		
03/12/2019	CM 19/172	Tennis Court Fencing		-23,060.00		
06/11/2018	CM 186/126 iii)	Goalposts for use by Waterbeach Colts		-600.00		
07/08/2018	CM 18/60 b)	Water fountain on recreation ground		-3,000.00		
		Balances:	111,731.05	-36,280.00		75,451.05

OFF SITE SPORTS FUNDING Specified use funding: Car Park Resurfacing Project:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
11/08/2017	S/0296/15/FL	Land West of Cody Rd/Wheatsheaf Way	17,534.44			
		Balance:	17,534.44			0

Future funding:**Specified use funding: Car Park Resurfacing Project:**

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
	S/3865/17/FL	Land at Capper Road & Cody Road car park specific			6,440.56	
		Final invoices for project – estimated:		-23975.00		
		Balances:		-23975.00	6,440.56	0

Background to car park resurfacing costs allocation:

To maximise the amount of funds available for both the Bowls Pavilion project and the Sports Pavilion refurbishment, on advice received from SCDC funding for the car park has been allocated against the S106 agreements included in the following table:

Paid/Due	Expenditure	Non Specific Off-site Sports S/1907/14/OL	Specific Off-site Sports S/0296/17/FL	Specific Community Facility S/0296/17/FL	Non Specific Community Facility S/1907/14/OL	Non Specific Community Facility S/0558/14/OL
Income:		41967.64	28943.75	32082.33	18897.39	32116.10
FY 18/19	4054.02					
FY 19/20	15724.65					
30/06/2020	73081.7					
30/04/2020	2966.2					
25/08/2020	457.20					
25/08/2020	490.00					
25/08/2020	989.80					
25/08/2020	35,025.00					
24/09/2020	787.3					
29/10/2020	1629.00					
30/12/2020	1117.90					
28/01/2021	100.00					
24/03/2021	50					
Costs allocated as at 31/03/2021:	136,422.77	41,967.64	11,409.31	32,082.33	18,897.39	32,116.10
Balance as at 31/03/2021		0.00	17,534.44	0.00	0.00	0.00

S/0296/17/FL – provides for an off-site sports contribution of £66,887.35 to be used towards the provision of and improvements to off-site sports facilities serving the site in particular, upgrade to Waterbeach Sports Pavilion Car Park and the refurbishment of the Waterbeach Sports Pavilion. To maximise the amount available for the Sports Pavilion refurbishment, the amount of **£28,943.75 only**, has been allocated for the car park (leaving a balance of **£42,446.28**) for the sports pavilion refurbishment.

S/0296/15/FL - Community facility- specified use: Provision of and improvements to indoor facilities serving the site, in particular upgrade of Tillage Hall car park and improvements to Library Access Point. All available funding from this Agreement has been allocated to the car park and therefore, no funds available for improvements to the Library Access point.

OFF SITE SPORTS FUNDING: Specified use funding: Bowls Pavilion Project:

If the project proceeds at the approved budget of: £170,000.00
The maximum amount available to fund this project is: £159,223.32
Council must fund the deficit -£10,776.68 from Council Reserves.

Funds received to 31st March 2021 inc. bank interest total: £136,902.63
Costs allocated to 31st March 2021 total: -£8,579.55 and have been allocated against S/0558/14/OL
Balance of funds at 31st March 20201 £128,323.08
Future funding specific for bowls club use will be: £22,320.69

Adjusted balance of identified potential funds: £150,643.77

To maximise the amount of funding available, SCDC has advised the following can be used towards the Bowls project:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Balance of Earmarked Funds	Future Income	Balance available to allocate
06/01/2018	S/0558/14/OL	Land to the north of Bannold Rd & to the west of Bannold Drove (Harvey Way/Drovers Way site)	54,339.54			
28/09/2018	S/2461/16/FL Off Site Sports	Land North of Bannold Rd (45 DUs)	53,582.32			
28/11/2019	S/2177/16/FL Public Open Space	Gibson Close	20,401.22			
		Balances:	128,323.08	-161,420.45	See below	-33,097.37

Future Funding: Specified use funding - Bowls Pavilion Project:

Term start date	Planning Ref:	Description	31/03/2021 Balance	Balance of Earmarked Funds	Future Income	Balance available to allocate
TBA	S/4744/18/FL	Development land N of Bannold Road an off-site contribution of £22,320.69 towards provision and maintenance of an extended and upgraded WB Bowls pavilion including provision for indoor bowls.			22,320.69	-10,776.68
		Anticipated Balances:	128,323.08	-161,420.45	22,320.69	-10,776.68

Deficit amount to fund the approved £170,000 budget = -£10,776.68

(Actual funds £159,223.32 less approved budget £170,000) :

this deficit CANNOT be funded by any other S106 agreement – see advice from James Fisher, SCDC – received via email on 14th June 2021:

“Section 106 planning obligations are used to mitigate the impact of development and are secured in accordance with national and local planning policies, including the Local Plan.

South Cambridgeshire Local Plan Policy SC/7 states that all housing developments will contribute towards Outdoor Playing Space (including formal outdoor sports facilities), to meet the need generated by the development. The District Council has secured contributions on behalf of Waterbeach Parish Council which will be spent on any number of identified sports projects including the provision of a new pavilion to serve the bowls green.

South Cambridgeshire Local Plan Policy SC/6 states that all housing developments will contribute towards the provision of indoor community facilities to meet the need generated by the development, with contributions based on a standard of 111m² of such floorspace per 1,000 additional population. The supporting text states that Indoor community facilities, including village halls, community halls, church halls and other publicly accessible buildings, play a crucial role in maintaining a sense of local identity, as well as providing a base for a variety of different groups and activities, from pre-school groups, to indoor carpet and short mat bowls, yoga, meetings or coffee mornings.

The Bowls Club have explored the possibility of enabling the new pavilion to be hired out to the general public, in order to benefit from additional section 106 contributions under Policy SC/6. However, the Bowls Club have concluded that this is not something they wish to pursue at this time. Whilst this position is understandable, the new pavilion will not therefore qualify as an indoor community facility and is therefore unable to benefit from indoor community space contributions.”

In May 2021 drawings providing for larger footprint to the building were commissioned at a cost of £620.00 (not included in sums above).

OFF SITE SPORTS FUNDING:

Specified use funding - Sports Pavilion

S/0296/17/FL – provides for an off-site sports contribution of £66,887.35 to be used towards the provision of and improvements to off-site sports facilities serving the site in particular, upgrade to Waterbeach Sports Pavilion Car Park and the refurbishment of the Waterbeach Sports Pavilion. To maximise the amount available for the Sports Pavilion refurbishment, £28,943.75 only (on the assumption the final account for the car park resurfacing works does not exceed the anticipated balance of £23,975) – any additional costs will need to be allocated from this funding), has been allocated to the car park (leaving a balance of £42,466.28) for the sports pavilion refurbishment

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
11/08/2017	S/0296/15/FL	Land West of Cody Rd/Wheatsheaf Way	42,466.28			42,466.28

Specified use funding - Additional Tennis Courts and/or Sports Pavilion Refurbishment

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
02/03/2018	S/0882/14/FL	Denny End Road	30,221.56			30,221.56

OFF SITE SPORTS**FUTURE FUNDING:****Specific use of funding - New storage shed on recreation ground**

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
TBA	S/3865/17/FL	Land at Capper Road and Cody Road:			14,186.24	14,186.24

Summary of Off-Site Sports Funds available to allocate:

Non-specific: £75,451.05

Specific: £72,687.84

Future funds (specific): £14,186.24

Total: £162,325.13

SPECIFIC FUNDING RECEIVED FROM CAMBS COUNTY COUNCIL:**Advice from Cambridgeshire County Council is there is no time limit in which funds must be spent.****Cody Road Bus Shelter Maintenance**

Receipt date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
10/12/2020	S/1359/13/OL & S/2458/16/RM	Land North of Bannold Road	5,127.85			5,127.85

Library Access Point

Receipt date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
30/12/2020	S/3204/16/FL	Land at Waterbeach Barracks - Papworth Nurses' accommodation	2,245.98			2,245.98

FUTURE FUNDING:**Cody Road Bus Shelter Maintenance**

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
TBA	S/0558/14/OL & S/2588/RM	Land North of Bannold Rd & West side of Bannold Drove	4,529.18			4,529.18

Cody Road Bus Shelter Maintenance

Term start date	Planning Ref:	Description	31/03/2021 Balance	Earmarked Funds	Future Income	Balance available to allocate
TBA	S/2461/16/FL	Land North of Bannold Road	3,103.94			3,103.94

Finance Officer

17th June 2021