

This report has been compiled by the S106 Working Group members, following the zoom meeting held on Monday 1st November at 7.30 pm.

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Background Information

The Finance Officer advised the meeting, the format of the S106 master spreadsheet has changed (effective from 1st April 2021). The master spreadsheet contains 12 years of data and has become quite unwieldy. All historical data remains within this master spreadsheet - it is just separated within the various sheets. Copy of the S106 master spreadsheet to accompany this report.

The historical method of monitoring used the 4 main categories: Community Facility; Off-Site Sports; Play; Public Open Space

However, following a change in the rules about seven years ago, the analysis now needs to be further broken down to reflect:

- a) **Non specific use** - agreements where funds are “generally” available, for use within 1 of the 4 main categories
- b) **Specific use** - agreements where predetermined projects for the use of the funds have been stipulated (e.g. car park, library etc.)
- c) **Bank interest apportionment** – bank interest must be apportioned to the balance of funds held in each individual S106 agreement
- d) **Reallocation of expenditure** – Costs have been allocated to the “oldest” relevant agreement (both specific and non-specific use). On guidance received (and due to the absence of a Council resolution) the car park costs were originally allocated to specified use agreements (offering greater flexibility to the Council, by maximising the non-specific funds). However, to accommodate requests received to maximise funding for the sports pavilion upgrade and library access point, guidance was sought from SCDC, to identify approved alternative source of funding for the allocation of the car park costs to-date. The revised allocations have now been implemented (subject to Council Resolution) and includes future income expected from (S3865/17/FL – Land at Capper Road & Cody Road - £6,440.56). Car park costs to-date = £155,060.14 (against an approved budget of £210,000).

An overview of the data contained within each sheet of the Master Spreadsheet was provided:

I&E wef 01_04_21 – opening balances from 1st April 2021 and all income and expenditure transactions since that date to 31st October 2021, split by specific and non specific funding.

Balances wef 01_04_21 – the top section contains reconciled balances – at each month end from 1st April 2021; the bottom section identifies approved expenditure/future projects for which there is a Council minute. This expenditure is shown as ‘earmarked funds’ – the final balance on this sheet provides the funds available to allocate and any projected deficit. The Finance Officer highlighted the deficit for the Bowls Pavilion and (since reallocation of the car park costs to-date) the potential over-spend on non-specific off-site sports funding.

I&E to 31_03_21 – contains historical data (all income and expenditure to 31st March 2021)

Balances 31_03_2021 - is the year end position at 31/3/2021 – balance of funds held.

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|------------------------------|---|--|
| Comm Fac | } | These 4 sheets provide the following information: |
| OSS | } | top section is summary of all income and expenditure; |
| Play Area | } | bottom section details the S106 agreement to which expenditure has been allocated |
| POS | } | apportionment of bank interest allocated to each agreement |
| Library | } | separate sheets produced simply to reflect income received from <i>Cambridgeshire County Council</i> |
| Cody Road Bus Shelter | } | |

Meeting Objectives:

Members agreed the priority of this meeting should be limited to:

1. Review “specific use” agreements to identify suitable “use of funds” to be earmarked (thus enabling the costs of the car park to be allocated to non-specific funding)
2. Review the proposed car park cost allocations (the alternative funding allocation for the car park requires a Council Resolution to “earmark” funds from the specific agreements for future projects, to enable non-specific funds to be used towards the car park costs and to maximise the funding available to the Sports Pavilion and Library Resource, if accepted).
3. Review proposed allocations to 31st March 2021 (i.e. Agree opening balances for the current financial year)
4. Submit recommendations to Council
5. To request a Council meeting is called for Tuesday 16th November 2021 at 7.00 pm (immediately prior to the next planning committee meeting) to receive a report from the working group and consider recommendations contained therein.
6. To consider the request for a meeting to discuss S106 funding possibility from Cam Sailing Club at Clayhithe, Waterbeach. The Finance Officer confirmed the Parish Council hold no section 106 money that is capable of being used by the Cam Sailing Club (this has also been confirmed by SCDC) and therefore, it would not be appropriate for a meeting to be held. Members agreed the Clerk should formally respond to the Club, suggesting the Club could submit a grant application for consideration by the Council.

Recommendations to Council:

1. Proposed Use of Specific Agreements:

SPECIFIC USE - EXISTING FUNDING (SCDC) – Figures are balances at 30th September 2021:

| Term start date | Planning ref | Description | Community Facility | Off-site Sports | Specified Use or Non-Specific | Proposed Earmarked Use |
|-----------------|---------------------|---|--------------------|-----------------|---|-----------------------------|
| 29/07/2016 | S/0882/14/FL | Land adj 41 Denny End Road | £13,735.20 | | to provide additional indoor community space either as an extension to Waterbeach Tillage Hall or a new multi-purpose community building on Waterbeach Recreation Ground | Still To Be Agreed |
| 29/07/2016 | S/0882/14/FL | Land adj 41 Denny End Road | | £30,250.87 | to provide and maintain additional tennis courts and/or sports pavilion refurbishment on Waterbeach recreation ground | Tennis Courts |
| 11/08/2017 | <u>S/0296/15/FL</u> | Land West of Cody Rd/Wheatsheaf Way | | £71,479.66 | Provision of off-site sports, in particular upgrade to Sports Pavilion car park & refurbishment of sports pavilion | Sports Pavilion |
| 11/08/2017 | <u>S/0296/15/FL</u> | Land West of Cody Rd/Wheatsheaf Way | £32,135.02 | | Provision of and improvements to indoor facilities serving the site, in particular upgrade of Tillage Hall car park and improvements to Library Access Point | Library Access Point |
| 28/09/2018 | S/2461/16/FL | Land North of Bannold Road (Beezer Persimmon 45DUs) | | £53,634.56 | Purpose of upgrading the sports pavilion on Waterbeach Rec ground, resurfacing of the associated pavilion car park, enlargement of the bowls pavilion, provision of new sports pitches and/or equipment for sports ground maintenance in Waterbeach | Bowls Pavilion |
| 28/11/2019 | S/2177/16/FL | Gibson Close | | £20,423.12 | Upgrade sports pavilion, resurfacing car park, new bowls pavilion and new maintenance equipment | Bowls Pavilion |
| 28/09/2018 | S/2461/16/FL | Land North of Bannold Road (Beezer Persimmon 45DUs) | £11,452.56 | | Purpose of funding upgrades to the Village Hall and/or erection of a new multi-purpose facility within the village | Still To Be Agreed |
| 28/11/2019 | S/2177/16/FL | Gibson Close | £8,008.83 | | Upgrade Tillage Hall & Library access point; building new multi-purpose community facility and the purchase of land* | Library Access Point |

As reported to Council on 22nd June 2021 (CM 21/54) funding for the bowls club project is limited to income from the following agreements only:
 Off-site Sports – Specific: S/0558/14/OL - Land to the north of Bannold Rd & to the west of Bannold Drove (Harvey Way/Drovers Way site);
 Off-site Sports – non-specific: S/2461/16/FL - Land North of Bannold Rd (45 DUs)
 Off-site Sports – Specific: S/2177/16/FL - Gibson Close
 Future income to come from: Off-site Sports – Specific – S/4744/18/FL - Development land North of Bannold Road

Council is advised:

- a) the proposed nominated use could be adjusted (but still “limited to” the specified use, by further Council Resolution) as and when the projects commence and detailed costings available for review.
- b) Some work included on the original brief for the car park has not been completed (for example, lighting). Once the outstanding items have been identified, agreed and costings established, the working group would review the most appropriate source of funding (only available from specific-use funds – as per the above table) for any additional costs to be allocated.

Recommendation:

Council is asked to approve the nominated “proposed use” (above) to allow the funds from the specific agreements to be earmarked for those projects and facilitate the use of the non-specific funding for the car park costs to 30/09/21. (*Resolution requested for each of the above listed 6 allocations*).

2. Proposed car park cost allocations:

The revised allocation of the car park costs to date, totalling £155,060.14 (to 30th September 2021), as summarised below:

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|---|---|
| Non-specific Public Open Space: | £22,827.85 |
| Non-specific Off-Site Sports: | £125,791.73 |
| Specific Off-site Sports – future income: | £6440.56* *S/3865/17/FL - Land at Capper Road & Cody Road (£6440.56 funds not yet received) |
| Car park total costs to 30/09/2021 | <u>£155,060.14</u> |

Recommendation:

Council is asked to approve the car park allocations to 30/09/2021.

3. Approve allocations to 31st March 2021 (i.e. agree opening balances for the current financial year)

Recommendation:

Council is asked to approve the proposed allocations to 31st March 2021 (opening balances wef 01_04_2021), as ratified by SCDC.