

WATERBEACH PARISH COUNCIL

S106 UPDATE

Report for the October meeting

Introduction

The term Section 106 agreement refers to Section 106 of the Town and Country Planning Act 1990. This states “A local planning authority may enter into an agreement with any person interested in land in their area for the purpose of restricting or regulating the development or use of the land, either permanently or during such period as may be prescribed by the agreement.” A Section 106 agreement is a method of delivering, or addressing matters that are necessary to make a development acceptable in planning terms. Such an agreement is not intended as a tool for providing additional funding towards current deficiencies in local infrastructure.

Contributions relating to Highways and Education issues go to the County Council. Those relating to sports, play and community facilities are usually passed down to Parish Councils. Before 2015 children's play and outdoor sport were within a category called public open space.

WPC has a greater flexibility in how pre-2015 monies are spent than it does with more recent contributions where legislative changes required PCs to identify potential projects upfront. Alongside the requirements on WHAT S106 has to be spent on is a WHEN requirement; essentially the S106 developer contributions must be spent within 10 years.

S106 Finances

Up until the start of the FY2016/17, WPC had received S106 receipts totalling £135,230. While it has until April 2026 to spend these, it has already done so - £49,165 up until the end of the last financial year and with invoices for the car park project between April-Sept this year totalling £113,797.

At Annexes A and B Councillors can see details of S106 receipts to date and monies spent.

How much remains in the different headings cannot be defined precisely since there is scope to allocate spending on some projects among different categories, but here are the broad figures per category:

- Sport – between £123k - £202k – decisions to be taken on how much of car park project will be accounted for in the Sports heading
- Play – max £239k (this assuming none of car park project is accounted for from this heading)
- Indoor Community – max £89.5k (ditto)
- Public Open Space - £63k (ditto)

Current large projects

A. Car Park

Earmarked	£210,000
2018-19	£4,014
2019-20	£15,724
2020-21 to date	£113,797
TOTAL	£133,535

This is now operational but not yet complete –signage, landscaping and electrical ducting work to be undertaken, and final account figure with the main contractor needs to be confirmed. Moreover, the lighting was removed from the current scheme when it became apparent that the trial of a solar light did not produce the level of performance required. In due course Council can allocate a proportion of the Car Park Project to any combination of Sport, Play, Public Open Space and Community headings – and will need to document how it did so.

B. Bowls pavilion

Earmarked -	£100,000
Spend to date:	£6,466
Estimated -	£200,000

This has now secured planning permission for the demolition and replacement of the existing pavilion. The Project Manager has submitted a paper highlighting that the £100,000 earmarked so far will not be sufficient.

Council can allocate a proportion of the bowls project to the Indoor Community heading but there are preconditions:

- There needs to be both a firm commitment from the bowls club to make it available as a community resource AND details on how this will be worked in practice.
- This needs to document how it did so.

The bowls club Chair has confirmed its willingness in principle but it will be important the club is clear of the commitment and obligations this requires.

Council needs to decide if it wants to increase the size of the funding envelope for this project

C. Indoor Community

S106 funding has so far been provided to upgrade some of the small fixture/fittings the community library.

A request from the Tillage Hall Management Committee has come in for a new kitchen in the Tillage Hall – a sum of £15,000 is provisionally sought. A further project to upgrade the shutters to meet new technical standards may also be needed but has not yet been costed.

A relocation of the facility has been mooted but identifying sites is challenging. The Old garage site (current footprint 10.8m x 5.4m) may be too small. Relocating it to an extended Tillage Hall or onto

the footprint of the current Parish Office (which in turn would need to relocate) were also considered less than ideal.

D. Play.

The PC had commissioned some potential schemes from companies for older children/teenagers. A sum for two table tennis tables has been earmarked but has been alloted to the Public Open Space heading. The imposition of Covid and nervousness over what this means for play areas (along with challenges of enforcement) has meant that a discussion on the other elements has not yet been scheduled.

DECISIONS FOR THE CURRENT MEETING

- Car Park - agree quote for metal signage
- Car Park - decide whether to explore options for cycle parking and discuss options for lighting
- Bowls Pavilion –agree what sum to earmark for the project. (NB the grant request from Bowls Club for fixtures and fittings is NOT S106 fundable but can be considered under S137 grant funding.
- Tillage Hall - decide whether to commit S106 community funding for a new kitchen
- Waterbeach Library – amended order. To approve a new order for mobile bookcases following poor experience with product recently ordered and now being returned.

Annex A

WPC – S106 CONTRIBUTIONS RECEIVED

Here are the receipts WPC has received per Financial Year:

Year	Total £	Public open space £	Community facility £	Sports £	Play £
2009-10	743	743			
2010-11	0				
2011-12	99,732	6208	513	93,011	
2012-13	0				
2013-14	10,266	8,810	1,456	0	
2014-15	16,260	13,667	2,593		
2015-16	8,229	7,055	1,174		
Sub total at April 2016	135,230	36,483	5,736	93,011	
2016-17	40,031	5,025	830	34,176	0
2017-18	313,243	0	50,262	75,530	151,540
2018-19	643,099	18,744	32,018	125,970	96,692
2019-20	29,582			20,345	9,237
2020 -21	None to date				
TOTAL	1,296,415	96,735	94,582	442,043	257,469

ANNEX B

WPC - S106 EXPENDITURE AS AT END SEPTEMBER 2020.

ITEM	AMOUNT £	CATEGORY
2016/17		
Grass seed(pitch improvements)	921	S
Goal posts	925	S
2017/18		
Roller security shutters	1,986	C
Community library shelving	1,348	C
Vertidrainning – Recreation Ground	800	S
2018/19		
Toddler Wheeled Park	17,903	P
Community Library upgrade - Folding chairs and baby changing table	307	C
2019/20		
Animal bin for wheeled park	417	P
Tennis court surface full colour application and lining	5,095	S
Grounds equipment – roller/mower	15,893	S
Vertidrain/aeration and surface restorations of sports surfaces	3,570	S
2020/2021		
Car park upgrade running total (210 earmarked)	133,535 spend to date	S/P/C
Replacement bowls pavilion (100k earmarked)	6,466	S
Reconditioned set of gang mowers 19/224a	6,558	S
Toddler bookcases 19/224b	765	C
Mimi 2 bookshelves and A frame (19/244c)	707	C
Grounds equipment – tractor (20/56)	18,062	S

ITEMS EARMARKED BY COUNCIL RESOLUTION

ITEM	AMOUNT £000s
Replacement Bowls Pavilion*	100
Recreation Ground car park upgrade*	210
Haling Park playground	50
Water Fountain	3
tennis fencing	23
library bookcases	1.47
Table tennis tables	8
Security enhancements	1.62