

Report for Resolution

Report to Executive
28 July 2010
Report of Head of Finance
Subject S.106 Expenditure 2010/2011

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Purpose

To seek approval of expenditure on S.106 schemes for 2010/2011.

The schemes submitted for approval are in addition to the programme of S.106 expenditure approved by the Executive on the 10th February 2010 following consideration of the report on Non Housing Capital Plan and Capital Programme 2010/11.

Details of the S.106 funded schemes and expenditure already approved for 2010/2011 are incorporated within this report as **Appendix A**.

Recommendations

- 1) To approve the following discretionary expenditure of S.106 capital balances as set out in Appendix B:-
 - a. **Waterloo Park**, revised proposals and additional funding for works to paddling pool and existing play equipment £179,000. (Replaces £126,000 funding pool approved by Executive on 9th July 2008 and proposes an additional £53,000 of funding.)
 - b. **Hamlet Centre**, revised proposals for funding of specialist play facilities for children with disabilities necessitated by relocation of the Hamlet Centre from Thorpe Hamlet to the St Raphael Centre, £40,000. (Replaces funding pool approved by Executive 18th February 2009)
 - c. **St Clements Eco Park** additional funding from S.106 contributions recommended following reappraisal of cost of delivering final design. (Additional £40,050 of funding proposed to supplement £97,255 Big Lottery Fund Grant and existing £21,695 S.106 funding pool approved by Executive 11th July 2007)
 - d. **Marriott Way**, improvements to Marriott Way Cycle Route, £19,500.
 - e. **Dereham Road Bus Rapid Transit Scheme**, pooling of transportation contributions arising from developments that will benefit from the implementation of the BRT towards the overall cost of the scheme, £39,357.
 - f. **Westlegate & Chapelfield North** – contribution towards public realm improvements and traffic circulation changes, £6,355.
 - g. **Cathedral Meadow Flood Alleviation Landscaping** – flood alleviation and landscaping project, £16,241
- 2) To note the current balances of S.106 accounts currently held as described in the tables incorporated within the following report.

Financial Consequences

There are no financial consequences for the Council's budgets arising from the expenditure proposed by this report. The funding has already been received from developers and is held on account.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority-:

"Safe and healthy neighbourhoods – working in partnership with residents to create neighbourhoods where people feel secure, where the streets are clean and well maintained, where there is good quality housing and local amenities and where there are active local communities"

"Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future"

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Background Documents

None

Report

Additional Proposals for S106 Expenditure 2010/2011

Background

1. S.106 funded investment in the play facilities and paddling pool at **Waterloo Park** was previously approved at a meeting of the Executive on the 8th July 2008. (Approved budget £126,000) The approved proposal recommended utilisation of the S.106 contribution originating from the development on the former UEA site on Fifers Lane. To comply with the obligations contained within the agreement the Council was obliged to gain the approval of the joint developers Persimmon Homes and George Wimpey. Persimmon Homes' approval was subsequently received. George Wimpey failed to respond to the Council's request for approval. This has necessitated a revision of the original funding proposal. At the same time the cost of the proposed improvements at Waterloo Park has been reappraised. An increased pool of S.106 funding totalling £179,000 is now recommended. The planned expenditure will be funded by the contribution received from Persimmon Homes and a contribution arising from the adjoining Bloor's development of the Former Officer Mess on Fifers Lane. (Bloors have also given their approval). The remaining funding is derived from a Bovis Homes development on the old Pointers Abattoir site on Aylsham Road. The Council is not obliged to seek any additional approval from Bovis Homes.
2. The Ex UEA Fifers Lane S.106 contribution received from George Wimpey has been redirected to fund play projects at **Sterling Road/Fifers Lane** and **Fiddlewood**. Both schemes were incorporated into the Non Housing Capital Plan and Capital Programme 2010/11 approved by Executive on the 10th February 2010. (**See Appendix A**) The Council was not obliged to seek George Wimpey's approval for the utilisation of the developer's contribution at either Sterling Road/Fifers Lane or Fiddlewood.
3. Revised proposals for funding the creation of a specialist play area for children with disabilities at the **Hamlet Centre** have been necessitated by the charity's relocation from Thorpe Hamlet to the St Raphael Centre. The S.106 agreements providing the source of the funding approved by Executive on the 18th February 2009 contain covenants restricting the utilisation of funds outside of the Thorpe Hamlet locality. **Appendix B** recommends a revised pool of S.106 funding compliant with the Hamlet Centre's new location.
4. The additional funding proposed for **St Clements Eco Park** is based upon a reappraisal by the Landscape & Design team of the cost of delivering the final design. Consultation with the local community was instrumental in shaping the design of the park. The additional funding will ensure that the proposed scheme can be delivered without compromise.
5. The intention had been to include the S.106 contributions towards the funding of the **Dereham Road BRT** project and the funding for the **Marriotts Way** project within the Non Housing Capital Plan and Capital Programme 2010/11 presented to the Executive on the 10th February 2010 but unfortunately the proposals were omitted from the final draft of the report.
6. The S.106 funding towards the cost of the **Westlegate & Chapelfield North** project and for the **Cathedral Meadow Flood Alleviation Landscaping** project has been secured subsequent to the compilation of the Non Housing Capital Plan and Capital

Programme 2010/11.

7. Table 1 summarises the S.106 balances held on accounts as at the 31st March 2010 and income received and expenditure incurred during the last financial year.

	Balance b/fwd 08/09 £'000s	Income 09/10 £'000s	Expenditure 09/10 £'000s	Balance c/fwd 09/10 £'000s
Summary				
Capital Contributions				
General/Miscellaneous	(154)	0	14	(140)
Playspace provision	(2,030)	(148)	497	(1,681)
Open Space	(67)	0	0	(67)
Affordable Housing	(401)	0	0	(401)
Transportation	(318)	(126)	85	(359)
Major Infrastructure	(1,565)	(67)	1,565	(67)
Historic Interpretation	(1)	0	0	(1)
Off site landscaping	(98)	(22)	0	(120)
Street trees	(11)	0	3	(8)
Riverside walk	(10)	0	0	(10)
C'field Gardens Pedestrian	(6)	0	6	0
St Stephens Churchyard	(20)	0	0	(20)
Cycling	(18)	0	15	(3)
Total Capital Contributions	(4,699)	(363)	2,185	(2,877)
Revenue Contributions				
General/Miscellaneous	(47)	(14)	1	(60)
Playspace maintenance	(3,263)	(154)	66	(3,351)
Open Space	(47)	(31)	7	(71)
Transportation	(98)	(3)	35	(66)
Major Infrastructure	0	(11)	0	(11)
Off site landscaping	(13)	(9)	13	(9)
Street trees	(60)	0	3	(57)
C'field Gardens Pedestrian	0	(6)	6	0
City Walls Preservation	(20)	0	0	(20)
Cycling	(69)	0	3	(66)
Total Receipts In Advance	(3,617)	(228)	134	(3,711)
Total All Contributions	(8,316)	(591)	2,319	(6,588)

8. Over the last ten years S.106 contributions negotiated with developers and subsequently paid to the Council have funded £4M of improvements to infrastructure, play facilities, open space and transportation schemes across the City. Significant schemes completed with the aid of S.106 expenditure include:-

- £1.6M contribution towards the cost of constructing the Lady Julian Bridge. (Project completed in September 2009).
- £350K of expenditure at Jenny Lind Park including the installation of a new Multi Use Games Area, new children's play area, landscaping and renewal and repair of footpaths improving access to the park. (Project scheduled for completion August 2010)
- £95K of expenditure on upgrade of BMX track and improved play and games facilities at Sloughbottom Park (Project completed November 2008)
- £75K of expenditure at Wilberforce Road on the installation of a new play area. (Project completed December 2008)
- £124K of expenditure at Gildencroft Park/ Wensum Park. (Phase II of Gildencroft project completed June 2010. S.106 investment augmented by £50K Playbuilder grant)
- £116K of expenditure at Pilling Park including installation of new play equipment and creation of BMX track. (Project completed 2007)
- 621 Affordable Homes have also been secured and delivered by S.106 obligations since 2002/2003. An additional £1.136M of funding for the provision of Affordable Housing in lieu of on site provision has also been paid by developers.

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S.106 BUDGET PLAYSPACE PROPOSALS 2010-2011 APPROVED AT EXECUTIVE 10th FEBRUARY 2010.

Play Area	Play Sector	Proposed Budget	Project Outline	Financed by	
				S.106 Contribution	Amount
Peterson Road	3	8,500	Replacement of old play equipment at Peterson Road. Expenditure must be completed June 2018.	4081 Havers Road	8,500
Total		8,500			8,500

Play Area	Play Sector	Proposed Budget	Project Outline	Financed by	
				S.106 Contribution	Amount
Eaton Park	12	8,550	Improvements to existing MUGA facility at Eaton Park. No time limit on expenditure.	4137 Sunningdale, Eaton 4162 Land R/O 523-527 Earlham Road	6,350 2,200
Total		8,550			8,550

Play Area	Play Sector	Proposed Budget	Project Outline	Financed by	
				S.106 Contribution	Amount
Stirling Road	1	80,000	Creation of new play facility on area on open space adjoining Fifers Lane residential development. (Scheme approved by Exec in July 2008. Now proposed that scheme funded entirely from contribution originating from George Wimpey to ensure utilisation of S.106 contribution within specified time limit.) Must be utilised before September 2011.	4107 Former UEA Fifers Lane (George Wimpey)	80,000
Total		80,000			80,000

Play Area	Play Sector	Proposed Budget	Project Outline	Financed by	
				S.106 Contribution	Amount
Fiddlewood Road	1	70,000	Improvements to existing MUGA and skatepark adjoining Fiddlewood Community Centre. (Scheme approved by Exec in July 2008. Now proposed that scheme partially funded by contribution originating from George Wimpey, Fifers Lane to ensure utilisation of S.106 contribution within specified time limit.) Must be utilised before September 2011.	4107 Former UEA Fifers Lane (George Wimpey) 4106 Former Officers Mess Fifers Lane (J S Bloor)	15,074 54,926
Total		70,000			70,000

Play Area	Play Sector	Proposed Budget	Project Outline	Financed by	
				S.106 Contribution	Amount
Pointers Field	4	20,000	To install a new 'natural play' park consisting of landscaping mounds, planting and play equipment subject to consultation. Proposed budget will supplement potential £50K of grant funding available via the government's 'Playbuilder' programme.	4036 Bovis Aylsham Rd	20,000
Total		20,000			20,000

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S.106 BUDGET TRANSPORT PROPOSALS 2010-2011 APPROVED AT EXECUTIVE 10th FEBRUARY 2010.

Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Heartsease Cycle Links	8,826	Upgrade of pelican crossing at Rider Haggard Road/Heartsease Lane to a toucan crossing.	4110 Sale Road	1,039
			4115 Paine Road	2,800
			4154 Munnings Road	4,987
Total	8,826			8,826

Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Pedestrian Improvements on Rosary Road.	7,650	Contribution towards cost of installation of zebra crossing on Rosary Road.	4163 Bertram Books Site, Rosary Road	7,650
Total	7,650			7,650

Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Riverside Travel Planning	8,000	City Council contribution to the production of a travel plan for major destinations in the City including Riverside	4163 Bertram Books Site, Rosary Road	8,000
Total	8,000			8,000

Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Green Infrastructure Improvements - Northern City	96,330	Measures to encourage walking and cycling in the North of the City, including new cycle routes and pedestrian crossings. To support and co-ordinate with NCCAAP and NATS Implementation Plan.	4122 Old Grove Court, Catton	2,493
			4126 Site of former Crown & Magpie	6,207
			4136 Vulcan Road	15,200
			4157 Former Anglia Windows site, Fifers Lane	47,562
			5700 Premier Travel Inn, Delft Way, Norwich Airport.	22,052
			5700 The Waterings	2,816
Total	96,330			96,330

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Additional S.106 Children's Playspace Scheme Funding 2010/2011

Playspace Project	Proposed Budget (£'s)	Project Outline	Financed by	
			S.106 Contribution	Amount
Hamlet Centre	40,000	S.106 contribution towards cost of creating specialist play area at the Hamlet Centre Trust's new premises at the St Raphael Centre. Facilities will be open to all children with disabilities. Project expenditure approved by Executive in February 2009 but relocation of the Hamlet Centre from Thorpe Hamlet has necessitated utilisation of alternative S.106 contributions.	4144 Cathedral Street	13,670
			5700 Northumberland Avenue	11,966
			5700 59 Bethel Street	4,505
			5700 99 Heigham Street	6,600
			5700 1 Guardian Rd/238-244 Bowthorpe Rd	3,259
	40,000			40,000

Playspace Project	Proposed Budget (£'s)	Project Outline	Financed by	
			S.106 Contribution	Amount
Waterloo Park	179,000	S.106 contribution towards cost of carrying out repairs and improvements to the Waterloo Park paddling pool and existing play area equipment. £126K budget approved by Exec July 2008. Project implementation delayed whilst approval secured from Persimmon Homes and J S Bloor for utilisation of contributions originating from the developers respective Fifers Lane developments at Waterloo Park. Approvals now secured. Additional funding also proposed following reappraisal of project costs by project team.	4036 Pointers Abattoir (Bovis Homes)	41,064
			4106 F.O.M Fifers Lane (JS Bloor)	71,140
			4107 Former UEA Fifers Lane (Persimmon)	66,796
	179,000			179,000

Playspace Project	Proposed Budget (£'s)	Project Outline	Financed by	
			S.106 Contribution	Amount
St Clements Park	159,000	S.106 contribution supplementing BLF grant to create a 'Eco Park' at St Clements Park. £21K of S.106 funding approved at Executive on 11th July 2007. Following public consultation on design and reappraisal of cost of installing final design additional £40K of S.106 funding proposed.	Big Lottery Fund	97,255
			4036 Former Pointers Abattoir (Bovis Homes)	40,050
			4097 Bullard Road	5,625
			4122 Old Grove Court	16,070
	159,000			159,000

Additional S.106 Transportation Scheme Funding 2010/2011
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Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Dereham Road Bus Rapid Transit Scheme	39,357	S.106 contribution towards cost of enhancing Dereham Road Bus Rapid Transit Scheme.	4028 Woodlands, 379-381 Dereham Road	2,510
			4070 Co-Op, Dereham Road	3,333
			4156 Nelson Street	537
			4162 523-527 Earlham Road	11,777
			5700 1 Guardian Road/238-244 Bowthorpe Road	5,856
			5700 Blazer Court, Northumberland Street.	15,344
Total	39,357			39,357

Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Marriott Way Improvements	19,500	Improvements along Marriott Way cycle route.	4081 Havers Road (Anderson Meadow contribution)	6,200
			5700 Burnet Road	13,300
Total	19,500			19,500

Transportation Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Westlegate & Chapelfield North	6,355	Contribution towards public realm improvements and traffic circulation changes.	5700 59 Bethel Street	6,355
Total	6,355			6,355

Additional S.106 Landscape Scheme Funding 2010/2011

Landscape Project	Proposed Budget	Project Outline	Financed by	
			S.106 Contribution	Amount
Cathedral Meadow Flood Alleviation & Landscaping	16,241	Castle Meadow flood alleviation measures and associated landscaping.	4106 Flood Prevention	7,241
			4149 Ailwyn Hall	9,000
Total	16,241			16,241