

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Update – Implementation of Open Space & Play Projects Funded from Section 106 Contributions
Meeting/Date:	Overview & Scrutiny (Economy & Growth) - 8 March 2016
Executive Portfolio:	Councillor Robin Carter – Executive Councillor for Operations & the Environment
Report by:	Alistair Merrick – Interim Head of Service (Operations)
Ward(s) affected:	All Wards

Executive Summary:

1. The report provides an update on the open space and play projects being implemented through Section 106 contributions that the Operations Service has the responsibility to manage; and to recommend more proactive measures for managing the development of schemes by Town and Parish Councils.
2. There are 22 public open space and play projects to be implemented through Section 106 contributions that the Operations Service are managing. The progress made in implementing the projects is as follows:
 - 2 projects have been rated as Blue, this means they have been completed and are operational.
 - 1 project has been rated as Green because the Operations Service is holding capital and revenue monies for play provision as part of the next phase of the Loves Farm development in St Neots, meaning no action can currently be taken to progress these play facilities at present.
 - 12 projects have been rated as Amber; this means detail of the projects to be implemented is still awaited from Town and Parish Councils, with Huntingdon Town Council needing to supply the detail for 4 projects against the needs analysis endorsed by this Overview and Scrutiny Panel. There are also three projects that will need to be finalised on the completion of the needs analysis work for St Neots.
 - 7 projects have been rated as Red, this is because of the date the contributions were received and the length of time the detail of projects from Town and Parish Councils have been outstanding.

3. With the most common cause for the delay in implementing projects being the detail of projects a more assertive approach is proposing to be taken with Town and Parish Councils by the Operations Service to secure the detail of projects so that they can be evaluated and agreed to release the Section 106 monies being held.

Recommendation(s):

- 1 The Overview and Scrutiny Panel is requested to note the progress made on the 22 public open space and play projects to be implemented through Section 106 contributions that the Operations Service are managing; and to endorse the proposed new arrangements for more proactively managing project development which is the primary cause for the delay in project implementation.

1. PURPOSE OF THE REPORT

- 1.1 To provide an update on the open space and play projects being implemented through Section 106 contributions that the Operations Service has the responsibility to manage; and to recommend more proactive measures for managing the development of projects by Town and Parish Councils.

2. BACKGROUND

- 2.1 The Overview and Scrutiny Panel at the request of the Chairman has previously received detail of the open space and play projects being implemented through Section 106 contributions that the Operations Service has the responsibility to manage. This report provides a progress report on the implementation of the projects, the issues that are holding up progress and the action proposed to be taken.
- 2.2 For housing developments over 10 properties current planning policy of the Council requires the provision of open space (and play facilities) on site or on an agreed site out with the development site if no suitable space is available within the development site. Consequently from housing developments that have taken place across the District there are 22 historic public open space and play projects to be implemented under the current planning policy, based on Section 106 contributions of circa £603k.

3. OPTIONS APPRAISAL

- 3.1 Detailed in Appendix 1 of this report are the 22 public open space and play projects to be implemented through Section 106 contributions that the Operations Service are managing. The progress made in implementing the projects is as follows:
- 2 projects have been rated as Blue, this means they have been completed and are operational.
 - 1 project has been rated as Green because the Operations Service is holding capital and revenue monies for play provision as part of the next phase of the Loves Farm development in St Neots, meaning no action can currently be taken to progress these play facilities at present.
 - 12 projects have been rated as Amber; this means detail of the projects to be implemented is still awaited from Town and Parish Councils, with Huntingdon Town Council needing to supply the detail for 4 projects against the needs analysis endorsed by this Overview and Scrutiny Panel. There are also three projects that will need to be finalised on the completion of the needs analysis work for St Neots.
 - 7 projects have been rated as Red, this is because of the date the contributions were received and the length of time the detail of projects from Town and Parish Councils have been outstanding.

- 3.2 The Overview and Scrutiny Panel is requested to support a more assertive approach being taken with Town and Parish Councils by the Operations Service to secure the detail of projects so that they can be evaluated and agreed to release the Section 106 monies being held. To do this the Development Manager for Environmental Services will now conduct quarterly progress meetings with Town and Parish Councils with the specific purpose of progress chasing the detail of projects. The support of any District Councillors who are also Town and Parish Councillors will also be sought to move matters along.

4. COMMENTS OF OVERVIEW & SCRUTINY PANEL

- 4.1 The comments of Overview and Scrutiny will be taken into account in respect to the future management of Section 106 contributions for open space and play by the Operations Service.

5. KEY IMPACTS

- 5.1 The purpose of the report is to confirm the current status on the implementation open space and play projects funded by Section 106 contributions managed by the Operations Service; and to recommend a more proactive approach in getting the design of projects finalised by Town and Parish Councils which is the major cause of delay.

6. TIMETABLE FOR IMPLEMENTATION

- 6.1 If the report is supported the new way of working will be immediately implemented.

7. LINK TO THE CORPORATE PLAN

- 7.1 The outputs and outcomes from these projects will fundamentally contribute to the Corporate Plan as follows:
- a) Enhancing fundamentally the built and green environment of the District.
 - b) Empowering local communities to become involved in the design of play facilities.
 - c) Ensuring that service improvement planning (priority setting) and service delivery in Operations is driven by customer engagement, strategy formulation and robust business planning, with available resources being accurately and promptly applied against agreed strategy documents

8. CONSULTATION

- 8.1 The detail of individual projects to meet the priorities identified by the needs analysis work shall be the subject of local consultation to finalise the detail of each project.

9. LEGAL IMPLICATIONS

- 9.1 The Section 106 contributions for open space and play must be spent in accordance with the 106 Agreement itself; and this sets the parameters for the schemes to be developed by the Town and Parish Councils.

10. RESOURCE IMPLICATIONS

- 10.1 All the projects detailed in Appendix 1 are to be funded by secured Section 106 contributions. This covers the capital costs of creating the provision and then 15 years of maintenance costs. The maintenance costs after the 15 year duration of the Section 106 Agreements fall upon Town and Parish Councils to fund.
- 10.2 The 106 Agreements are all for a fixed time period so if the 106 contributions are not spent within the stipulated time period they are lost.

11. OTHER IMPLICATIONS

- 11.1 The report highlights the need for the Operations Service to more proactively manage the implementation of open space and play schemes funded by Section 106 contributions to ensure they are being delivered in accordance with completed needs analysis work endorsed by Overview and Scrutiny and the Cabinet but also in a more timely fashion.
- 11.2 The proposed progress chasing arrangements are an interim management measure until the 20 outstanding projects are closed. The purpose of the needs analysis work of open space and play facilities being carried out by the Operations Service is to identify future service development needs and have ready to go projects to meet the confirmed needs.

12. REASONS FOR THE RECOMMENDED DECISIONS

- 12.1 The purpose of the report is to provide an update on the open space and play schemes being implemented through Section 106 contributions that the Operations Service has the responsibility to manage; and to recommend more proactive measures for managing the development of schemes by Town and Parish Councils.

13. LIST OF APPENDICES INCLUDED

- 13.1 Appendix 1: Schedule of Section 106 Funded Open Space & Play Schemes

BACKGROUND PAPERS

None.

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Appendix 1: Schedule of Section 106 Funded Open Space & Play Schemes

S106 ID	Location	Town	Nature of Planning Gain	Adopting Authority	Category	Received	15/16 Commuted Sum Current Bal C/F	Payments out in 2015/06		Project Progressed/Earmarked	RAG status
305	Valiant Square -14 new houses	BURY	Public Open Space	Bury Parish Council	awaiting PC/TC scheme	2014/15	(16,719.53)		(16,719.53)	PC and local Ward Cllr aware awaiting spending plan	Awaiting scheme
203	Sect 106 - Manor Farm, East Street, Colne	COLNE	Leisure and Recreation facilities	Colne Parish Council	Completed	2011/12	(7,677.92)	(7,677.92)	0.00	Project complete	Completed
75	Kings Ripton Road Huntingdon	HUNTINGDON	Play Equipment	Huntingdon Town Council	awaiting PC/TC scheme	2012/13	1,903.87		1,903.87	Overspend	Awaiting scheme
312	Butts Grove Way - The Whaddons - 48 new build houses (demolition of existing houses)	HUNTINGDON	Play Equipment	Huntingdon Town Council	Completed	2014/15	(48,479.79)	(48,479.79)	0.00	Project complete	Completed
266	Grampian - Former Model Laundry Site Ouse Valley Walk Huntingdon	HUNTINGDON	Play Equipment	Huntingdonshire District Council	Ops to spend	2007/08	(29,501.59)		(29,501.59)	Project previously agreed but cost covered by Balance in L524, need a new project	Needs Identified in Huntingdon Gap Analysis - awaiting proposals from HTC
230	Sect 106 - Thames Road/Sapley Park, Huntingdon (Miller Homes)	HUNTINGDON	Play Equipment	Huntingdonshire District Council	Ops to spend	2010/11	(62,047.69)		(62,047.69)	HDC earmarked for Oak Tree Play Area project/HTC aware	Needs Identified in Huntingdon Gap Analysis - awaiting proposals from HTC
290	Sect 106 - 15 Kings Ripton Road, Sapley, Huntingdon	HUNTINGDON	Play Equipment	Huntingdonshire District Council	Ops to spend	2011/12	(22,166.40)		(22,166.40)	HDC earmarked for Oak Tree Play Area project/HTC aware	Needs Identified in Huntingdon Gap Analysis - awaiting proposals from HTC

282	Temple Close Huntingdon	HUNTINGDON	Play Equipment	Huntingdonshire District Council	Ops to spend	2012/13	(15,751.09)		(15,751.09)	earmarked to Riverside Park, Huntingdon – Children’s Play Trail	Needs Identified in Huntingdon Gap Analysis - awaiting proposals from HTC
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282	Temple Close Huntingdon	HUNTINGDON	Play Equipment	Huntingdonshire District Council	Ops to spend	2012/13	(6,300.42)		(6,300.42)	earmarked to Riverside Park, Huntingdon – Children’s Play Trail	Needs Identified in Huntingdon Gap Analysis - awaiting proposals from HTC
313	Primrose Lane	HUNTINGDON	Play Equipment	Huntingdonshire District Council	Ops to spend	2013/14	(51,187.24)		(51,187.24)	earmarked to Riverside Park, Huntingdon - Adult Gym	Needs Identified in Huntingdon Gap Analysis - awaiting proposals from HTC
268	Sect 106 - The Allotments, Constable Leys, Kimbolton	KIMBOLTON	Play Equipment	Kimbolton Parish Council	awaiting PC/TC scheme	2008/09	(13,073.66)	(5,000.00)	(8,073.66)	PC aware, project for Gym rejected/ 3/9/15 £5k approved to improve football pitches and the rest to be used to improve play area	Awaiting scheme from PC
278	Sect 106 - Old Station Rd, Ramsey	RAMSEY	Play Equipment	Ramsey Town Council	awaiting PC/TC scheme	2010/11	(8,411.69)		(8,411.69)	PC aware, project for Gym rejected	Awaiting scheme from PC
243	Sect 106 - 117a Herne Road, Ramsey St Marys (HPC Homes Ltd)	RAMSEY STMARYS	Play Equipment	Ramsey Town Council	awaiting PC/TC scheme	2010/11	(14,185.77)		(14,185.77)	TC aware no recent contact	Awaiting scheme from PC
307	South Land at Cromwell Works, New Rd - 14 residential units	ST IVES	Public Open Space	St Ives Town Council	awaiting PC/TC scheme	2014/15	(18,703.66)	(8,974.02)	(9,729.64)	TC aware of balance, £20k already transferred, £8974.02 to be transferred	awaiting scheme from PC
254	Sect 106 - Houghton Rd St Ives Taylor Wimpey	ST IVES	Play Equipment	Huntingdonshire District Council	Ops to spend	2012/13	(77,993.86)		(77,993.86)	TC aware Play Equipment Contribution on site LAP and off- site	Fitting play are in retrospect consultation to be carried out by Ops
238	Sect 106 - 15 Church View, St Neots	ST NEOTS	Play Equipment	St Neots Town Council	awaiting PC/TC scheme	2009/10	(19,091.87)		(19,091.87)	TC aware and hoping to spend on MUGA Duck Lane	Needs to be identified in St Neots GAP Analysis and spent in partnership with SNTC
241	Sect 106 - Land West of Tesco Barford Road, St Neots	ST NEOTS	Play Equipment	St Neots Town Council	awaiting PC/TC scheme	2010/11	(30,619.21)		(30,619.21)	TC aware and hoping to spend on MUGA Duck Lane	Needs to be identified in St Neots GAP Analysis and spent in partnership with SNTC
270	Kings Lane - 12 apartments	ST NEOTS	Play Equipment	St Neots Town Council	awaiting PC/TC scheme	2014/15	(118.20)		(118.20)	balance after transfer	Needs to be identified in St Neots GAP Analysis and spent in partnership with SNTC
309	ATS Brook Street - Restoration of old mill & new build with car parking	ST NEOTS	Public Open Space	St Neots Town Council	awaiting PC/TC scheme	2014/15	(13,288.82)		(13,288.82)	Off-site Green Space project to be identified	Needs to be identified in St Neots GAP Analysis and spent in partnership with SNTC

237	Sect 106 - Land north of Cambridge Road, St Neots (JJ Gallagher Ltd)	ST NEOTS	Play Equipment	Huntingdonshire District Council	Loves Farm - Ops holding PA capital and Rev	2011/12	(137,045.19)		(137,045.19)	HDC holding for play area maintenance and remaining play areas to be installed at Loves Farm	On hold for Loves Farm extension
309	ATS Brook Street - Restoration of old mill & new build with car parking	ST NEOTS	Strategic Open Space	Huntingdonshire District Council	Ops to spend	2014/15	(6,138.86)		(6,138.86)	Off-site Green Space project to be identified	Needs to be identified in St Neots GAP Analysis and spent in partnership with SNTC
296	Sect 106 - Chapel street Yaxley	YAXLEY	Public Open Space	Yaxley Parish Council	awaiting PC/TC scheme	2011/12	(6,149.15)	(2,937.04)	(3,212.11)	PC aware, part payment already received awaiting project for balance	Awaiting scheme