

Item No. 12.	Classification: Open	Date: 10 October 2012	Meeting Name: Borough, Bankside and Walworth Community Council
Report title:		The release of £163,407 of S106 monies for the installation of a national standard BMX track at Burgess Park from the development at SAMUEL JONES INDUSTRIAL ESTATE PECKHAM GROVE, SE15, 05/AP/1949, A/n 312/, S106/16992.	
Ward(s) or groups affected:		Faraday and Peckham wards	
From:		Parks & Open Spaces Manager	

RECOMMENDATION

1. That the Community Council comments on the release of £163,407 for the installation of a national standard BMX track at Burgess Park from the development at Samuel Jones Industrial Estate Peckham Grove, London, SE15, 05/AP/1949, A/n 312/, S106/16992

BACKGROUND INFORMATION

2. The council is committed to delivering a new national standard BMX track at Burgess Park. The track will be one of the Council funded Olympic Capital legacy Projects.
3. The project was granted planning permission in March 2012 and it is anticipated, subject to confirmation of funding, that the work will commence in September 2012, to be completed in June 2013.
4. The total project value is estimated at £678,000. At present a total of £415,457 as been secured for the delivery of the project from the following sources:
 - Southwark Olympic legacy fund - £150,000
 - Play Sport facilities Fund - £121,000
 - London Marathon Charitable Trust - £100,000
 - Cleaner Greener Safer - £44,457.00
4. The contribution of £163,407 from S106 money will allow for the full scope of the development to be realised.
5. The track will be a national standard track designed to enable use by a wide variety of users, from novice to expert. The facility will be floodlit to enable a good level of usage all year round, and be open access to ensure that barriers to participation are removed.
6. The investment will lead to increased participation by young people in the area as well as other targeted groups including BME's. A sports development plan will be delivered by the resident BMX club (Peckham BMX).

7. The investment will contribute to the council's strategic priorities, including:
 - Health improvement including;
 - a. tackling childhood obesity (Southwark has the highest rates of obesity in England among Year 6 children),
 - b. tackling Diabetes
 - Crime diversion
 - Improvements to public realm
 - Creating social cohesion,
 - increasing participation in physical activity and sport.

KEY ISSUES FOR CONSIDERATION

Policy implications

8. The investment will be used to help achieve Southwark Council's objective of delivering good quality sport and leisure facilities and providing better opportunities across Southwark's parks.
9. The project is an exciting addition to the overall vision for improvements in Burgess Park.
10. The project provides a lasting Olympic Legacy for Southwark.

Community impact statement

11. This project will have a positive impact on the community. The provision of modern and innovative leisure facilities will greatly enhance the quality of life for the residents in surrounding areas
12. The provision of the new track will provide for a community hub where people from all sections of the community irrespective of class, gender, ethnic origin, disability, religious belief, age or sexuality can come together and enjoy a wide range of leisure activities
13. The driving factor for the BMX facility is to increase participation in sport and physical activity through providing a unique facility for the borough.
14. The facility will enable the delivery of an ambitious sports development plan which includes the following development outcomes:
 - Women's only evening – creation of an environment that supports women trying this for the first time. Use of pump track and freestyle area to build up core skills. Inactive young people – Burgess Park area has low levels of physical activity. BMX is attractive to young people who are not into team sports. Southwark Youth Services will help market the track for casual users not engaged in regular sport who can be integrated into coaching activities as their skills and confidence develop.
 - Disability sessions – working in partnership with local special schools to run dedicated sessions to allow them to achieve at the sport

- Coaching – Peckham BMX coaches have riders at national level (including Olympic hopefuls). Training is open to all standards and focuses on technical bike skills and cardiovascular fitness.
- Events – regional and national competitions would generate interest to help retain riders and generate revenue.
- Free usage – allowing the local community to enjoy the tracks on an informal basis, with one of the largest council estates in Europe (the Aylesbury Estate) just across the road the location of the track would generate significant informal usage.
- Performance – the national sized track will allow riders to develop their full potential through a quality facility and the expansion of a structured training programme. Monitoring will include (rider achievements in local, regional, national and international competitions, national ratings of juniors).
- Participation – the track will be a flagship for raising the profile of the sport in the area. (Registers and club memberships will track attendance and user profile including the number of girls participating. Informal usage will be tracked by bikes borrowed and informal surveys by Centre staff.
- Volunteering – the track will offer local juniors the opportunity to contribute to a constructive project boosting their skills and strengthening their CVs. This can be measured by the numbers obtaining coaching qualifications and hours of volunteering donated.

Resource implications

15. The proposed expenditure will be met from existing approved project budgets.

Consultation

16. During 2011/12 Southwark council undertook a comprehensive consultation exercise to establish community support for the proposed facility. The location of the track for example was guided by community input.
17. The project has been developed through consultation with various stakeholder groups. These include:
 - Friends of Burgess Park
 - Local Schools
 - Burgess Park Steering group
 - British Cycling
 - Peckham BMX
 - Childrens Services
18. Consultation sessions were also held at the Childrens Services building on Albany Road where local people had the chance to view proposals.

19. Local school children were surveyed to assess their interest in using a new BMX facility. The results were overwhelmingly positive
20. This report has been sent for comments to the Borough, Bankside and Walworth Community Council and the Peckham and Nunhead Community Council.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

21. Members of the Planning Committee are requested to authorise the release of funds from the s106 agreement dated 17 January 2007, totalling £163,407, for expenditure on sports development as specified in paragraph 1 of the recommendation.
22. The S106s monies must be expended in accordance with: -
 - (i) the terms of the specific S106s; and
 - (ii) Regulation 122(a) of the Community Infrastructure Levy Regulations in that they must be: -
 - (iii) relevant to planning purposes;
 - (iv) necessary to make the developments on the respective sites acceptable in planning terms by mitigating adverse impacts;
 - (v) directly related to the respective developments;
23. The s106 Agreement dated 16 January 2007 in respect of Samuel Jones Industrial Estate, secured an Sports Contribution in the amount of £179,174.00 to be used towards sports development. This report seeks to use that contribution towards the provision of a new BMX track at Burgess Park. The allocation of the Sports Contribution towards this provision is therefore in accordance with the terms of the s106 legal agreement.
24. The decision to consider and approve S106 expenditure exceeding £100,000 is reserved to members of Planning Committee in accordance with Part 3F, paragraph 2 under the heading 'Matters Reserved for a Decision'. Subject to taking account of the above considerations, members are advised to approve the expenditure which would be consistent with the terms of the S106 and the legal and policy tests relating to validity and expenditure of S106 contributions.

Section 106 Manager

25. The development at Samuel Jones Industrial Estate on Peckham Grove (05/AP/1949) secured £502,720 in contributions (A/n 312) towards a variety of local infrastructure mitigation. All of the received contributions have been paid, including £179,174 which is for sport facility development.
26. The proposed allocation of £163,407 toward a new national standard BMX track in Burgess Park would provide direct and appropriate mitigation for some of the impacts of this development in one of the closest areas of open space. It is therefore considered this is an appropriate use of the funds.

Strategic Director of Finance and Corporate Services (SDFCS)

- 27. This report recommends that the Planning Committee authorises the release of specified S106 monies for the installation of a national standard BMX track at Burgess Park.
- 28. The Strategic Director notes the resource implications contained within the report, and that the relevant S106 monies have been received and are available. Officer time to effect the recommendation will be contained within existing budgeted revenue resources. NR/FCS/18/9/12.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Design brief	London Borough of Southwark, Parks Department, 160 Tooley Street	Ruth Miller 020 7525 0877

AUDIT TRAIL

Lead Officer	John Wade, Parks & Open Spaces Manager	
Report Author	Ruth Miller, Burgess Park Project Manager	
Version	Final	
Date	13 September 2012	
Key Decision?	Yes	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	Yes	Yes
Strategic Director of Finance and Corporate Services	Yes	Yes
S106 Manager	Yes	Yes
Cabinet Member	No	No
Date final report sent to Constitutional Team	1 October 2012	