

Item No. 10.	Classification: Open	Date: 8 October 2013	Meeting Name: Planning Committee
Report title:		S106 release report for £160,891 to refurbish the athletics facilities at Southwark Park from local developments.	
Ward(s) or groups affected:		Rotherhithe, Livesey, South Bermondsey, and Riverside wards	
From:		Head of Culture, Libraries, Learning and Leisure	

RECOMMENDATION

1. To authorise the release of £160,891 of section 106 funding from the legal agreements in respect of the following developments:
 - £134,479 - 11/AP/0139, a/n 557 Silwood Estate (Phase 4b), Land at Silwood Street, Debnams Road, Corbetts Lane, London SE16
 - £16,505 - 10/AP/3458 a/n 541 Southwark Park Club, 386 Southwark Park Road, London, SE16 2ET and
 - £9,907 - 10/AP/0614 a/n 498 Southwark Park Club, 386 Southwark Park Road, London, SE16 2ET

towards the refurbishment of athletics facilities at Southwark Park.

BACKGROUND INFORMATION

2. The S106 funding will contribute to the refurbishment of the athletics facilities at Southwark Park. The investment will provide opportunities for participation in sport and physical activity with a focus on developing the athletics talents of young people in the borough.
3. The council is committed to the upgrade and modernisation of the athletics facilities at Southwark Park to improve the user experience for all participants.
4. The project is one of Southwark's Olympic Legacy projects and in accordance with the Leisure Investment strategy to improve the councils leisure centres, Southwark Council is committed to reinstating the facilities for local people.
5. The poor condition of the athletics facilities has resulted in the facility being unusable. Investment is focused on reinstating the athletics track and field events to secure the long term future of the facility and develop athletics in Southwark.
6. The total cost of the development is in the region of £1.09m. The council has allocated £370,000 from the Olympic Capital Legacy Fund. In addition, the Council has secured £150,000 from the London Marathon Charitable Trust, £145,000 from Sport England's Inspired Facilities Fund, £230,000 from the Mayor of London Facilities Fund, and £35,000 is being sought from England Athletic.
7. The capital development includes:
 - Re-laid athletics track with Mondo surface suitable for wheelchair racing

- New field event areas incorporating a full-size grass pitch for football and field athletics.
8. The investment will lead to increased participation by under represented groups in the Rotherhithe area and across the borough. Overall participation will also increase which is key for an area which suffers from high deprivation and low participation in physical activity.
 9. The investment will contribute to the council's strategic priorities, including:
 - Health improvement including:
 - tackling childhood obesity (Southwark has the highest rates of obesity in England among Year 6 children),
 - tackling diabetes
 - Crime diversion
 - Improvements to public realm
 - Creating social cohesion
 - Increasing participation in physical activity and sport.

KEY ISSUES FOR CONSIDERATION

Policy implications

10. The investment will be used to help achieve Southwark Council's objective of delivering high quality sport and leisure facilities.
11. The Leisure Centre Investment Strategy was approved by the executive on 13 February 2007. This strategy ties in with some of the key objectives of the current corporate plan of health improvement, community safety and educational attainment. The council's leisure centres can make a significant and increasing contribution to these objectives through service improvements that will be brought about by the proposed building works.

Community Project Bank Prioritisation

12. The project to refurbish Southwark Park Sports Complex is identified as within the recently S106 and CIL Community Infrastructure Project List (CIPL) as a local priority for improvement.
13. The project addresses the specific mitigation for play, sports and recreation
14. The S106 funding will complete the funding package for the project and enable the project to be delivered.

Community impact statement

15. This project will have a positive impact on the local community. The provision of a quality athletics facility will enhance opportunities for participation by the local community
16. The provision of refurbished athletics facilities will provide a key resource 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 leisure activities

17. The refurbishment of the facility will make it possible to operate a full programme of athletics activities and develop the skills and ability of Southwark residents

Resource implications

18. The capital funding required is made from a mix of internal and external funding. The internal funding comes from the allocation through the Southwark Olympic Legacy Fund. No further internal funding solely for the reinstatement of the track is required.
19. Revenue costs of operation are to be negotiated as part of the council's leisure management contractual arrangements.

Equal opportunities

20. This project has been designed to be fully accessible to all, without prejudice or discrimination.

Consultation

21. Consultation on the proposal will take place following confirmation of funding.
22. The chair and vice-chair of the Bermondsey and Rotherhithe Community Council has been consulted but no responses have been received.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Director of Legal Services

23. Paragraph 6 of part 3F of the constitution provides that the planning committee will consider the expenditure of section 106 monies.
24. The council is under an obligation to utilise monies paid by a developer under the terms of a section 106 Agreement solely within the provisions of each individual agreement. It would be unlawful for the council to spend monies held on any other purpose than specifically provided for
25. It is confirmed that the agreements mentioned contain the relevant provisions relating to expenditure upon sports and recreation uses. The proposal set out in this report for the refurbishment of athletics facilities is therefore a lawful use of funds

Director of Finance and Corporate Strategy

26. This report is requesting the planning committee to authorise the release of £160,891 of S106 funds secured via several legal agreements as detailed in paragraph 1 towards the refurbishment costs of the athletics facilities at Southwark Park.
27. It is noted that the S106 funds from the specified agreements have been received by the council and are available towards the cost of the works. It is also noted that on-going operational costs of the facility will be funded within existing departmental revenue budgets.
28. Any staffing and other costs connected with this recommendation to be contained within existing departmental budgets.

S106 Manager

29. All the contributions due from Silwood Estate (phase 4B), land at Silwood Street, Debnams road, and Corbetts Lane, London SE16, 11/AP/0139, a/n 557, including £134,479 for sports, play and open space have been received. These funds are available to be used towards this proposed allocation which will provide some mitigation from the impacts of the new development on sports and recreation demand.
30. All the contributions due from Southwark Park Club, 386 Southwark Park Road, London, SE16 2ET, 10/AP/3458, a/n 541, including £16,505 for sports, play and open space have been received. These funds are available to be used towards this proposed allocation which will provide some mitigation from the impacts of the new development on sports and recreation demand.
31. All the contributions due from Southwark Park Club, 386 Southwark Park Road, London, SE16 2ET, 10/AP/0614, a/n 498, including £9,907 for sports and recreation have been received. These funds are available to be used towards this proposed allocation which will provide some mitigation from the impacts of the new development on sports and recreation demand.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
S106 papers	Southwark Council, 160 Tooley Street, London SE1 2QH	Zayd Al-Jawad, S106 manager, 020 7525 7309

APPENDICES

No.	Title
None	

AUDIT TRAIL

Lead Officer	Adrian Whittle, Head of Culture, Libraries, Learning and Leisure	
Report Author	Tim Clee, Sports Facilities Project Officer	
Version	Final	
Dated	4 September 2013	
Key Decision?	No	
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 Strategy	Yes	Yes
S106 Manager	Yes	Yes
Date final report sent to Constitutional Team		19 September 2013