

**SUBJECT: MONMOUTH S106 OFF-SITE RECREATION FUNDING**  
**MEETING: CABINET**  
**DATE TO BE CONSIDERED: 6<sup>th</sup> NOVEMBER 2019**  
**WARDS AFFECTED: ALL MONMOUTH WARDS**

### 1. PURPOSE

- 1.1 To agree the inclusion of capital funding in the 2019/20 Capital Budget;
- 1.2 To agree the allocation of grants from the funding available.

### 2. RECOMMENDATIONS that

- 2.1 a budget of £149,000 is created in 2019/20 to fund the following projects and that this is funded by a corresponding contribution from the S106 balances held by the County Council from the S106 Agreement in relation to the development of land off Wonastow Road, Monmouth;
- 2.2 grants in the sums shown below be allocated to the following projects from the funding available:

<b>Project</b>	<b>£</b>
1. Monmouth Leisure Centre 3G MUGA resurfacing	40,000
2. Monmouth Tennis Courts	35,000
3. Monmouth Town Football Club Spectator Stand	10,000
4. Monmouth Allotments	25,000
5. Chippenham Mead Play Area	10,000
6. Rockfield Central Open Space and Play Area	29,000
<b>Total</b>	<b>£149,000</b>

### 3. KEY ISSUES

- 3.1 The Council has been working with a number of local organisations in recent months on projects to improve community sport and recreation facilities in Monmouth. A number of these have been successful in attracting external grant aid, but these require an element of match funding. Details of these projects are set out below.
- 3.2.1 **Monmouth Leisure Centre and School Site** – the final element of the external works at the leisure centre site is the completion of the multi-use games area (MUGA), adjacent to the reconfigured car park. An analysis of usage of the MUGA has revealed that the main demand is for good quality football training facilities, particularly for the junior age groups. A bid was submitted for Welsh Government grant funding (a fund managed by the National Collaboration Group consisting of the FAW, RFU and Tennis Wales) to lay a 3G surface on the MUGA area. The project also includes erecting a

secure fence around the informal tennis court area that has been marked out on the school yard, so this can be used by pupils during the school day. Confirmation has been received that a grant of £46,640 has been awarded on condition that project is completed and the grant claimed by 31<sup>st</sup> March 2020.

The 3G resurfacing of the MUGA is one of the unfunded capital projects included in the MonLife investment strategy considered by elected members at the County Council meeting on 19<sup>th</sup> September. This project also makes good economic sense, as the increased use of the site for football training will help to contribute income to the centre in terms of secondary spending. The estimated cost of the project is £86,000 (although only £69,725 is eligible for grant-aid). It is therefore proposed to allocate a match funding contribution of £40,000 to ensure that the project can be delivered on time.

**3.2.2 Monmouth Tennis Courts** – Monmouth Tennis Club is a constituent member of the Monmouth Sports Association and it uses the three tennis courts located at the Monmouth Sportsground. There is a renewed interest in tennis in Monmouth and a demand for greater use of the courts – this is due mainly to the fact that there is a Level 4 tennis coach attached to the club who holds regular training sessions for club members and for members of the public that use the courts. However, the tennis courts are in quite a poor condition and they need to be resurfaced - for which there is no identified budget. The Council is currently responsible for maintaining the tennis courts.

In partnership with the club, Council officers submitted an application to Sport Wales in July for a grant to resurface the courts and to install a gate access system, which is an electronic platform developed by the LTA (Lawn Tennis Association). The grant application was partially successful, in that a grant was allocated for the gate access system only. The benefit of the gate access system is that it allows club members and member of the public to book courts online. It also means that because the courts are secure, each individual that books a court has to pay for court usage every time a booking is made. On this basis, the club can deposit money accrued from court usage into a fund (in line with the LTA sinking fund calculator model) that will be sufficient to cover the cost when the courts need resurfacing in 8 to 10 years' time. The benefit of this arrangement is that responsibility for maintenance and resurfacing of the courts will transfer from the Council to the tennis club.

The cost of resurfacing the courts is £40,000 and it is proposed that funding of £35,000 is allocated to this project, with the club providing a match funding amount of £5,000. The club is also match funding for the gate access system.

**3.2.3 Monmouth Football Club Stand** – Monmouth Town FC is one of six football clubs in the county that play in the top three tiers of the FAW football pyramid in Wales. As a result of changes in the structure of the football pyramid and the facility requirements at different levels of the structure, Monmouth Town needs to have in place a covered stand with seating for 100 spectators. If clubs can't meet the facility requirements then the result is that they will be demoted to the next level down in the pyramid.

The Council has previously allocated grants to four clubs to enable them to meet the league requirements, namely Abergavenny Town FC (£20,000), Chepstow Town FC (£15,000), Goytre FC (£19,285) and Undy Athletic FC (£73,232). This has enabled the clubs to continue to play at their respective levels of competition.

The cost of the new stand at Monmouth is £43,242 and the club has been successful in being awarded a grant of £33,200 – it is recommended that a grant of £10,000 is allocated to the club as a match funding contribution.

- 3.2.4 **Monmouth Allotments** – the only allotment site in Monmouth is located on that part of the village green situated between the A449 and the River Wye. There are 70 allotment holders (some plots have been divided into smaller units) and the site is in quite an isolated position, so there are problems with site security and the plots are affected periodically by an infestation of rabbits.

The allotment association applied for a grant towards this project from the Section 106 funding that was available back in 2014 but its application was unsuccessful, falling one point short of being offered a grant. The association's application scored 16 points in the site assessments and all applications scoring 17 or more were awarded a grant.

The problems associated with the lack of a suitable stock-proof fence are still being experienced and it is proposed to allocate a grant of £25,000 to enable this provision to be made. This will allow the day to day management of the site to be transferred over to the allotments association.

- 3.2.5 **Chippenham Mead Play Area** – the play area at Chippenham Mead has been the subject of a number of reports considered by elected members over the last three years. There is an established budget available to relocate the play area subject to the necessary consents being granted, but additional costs have been incurred in submitting the planning application and the preparations made for the submission of a Welsh Government consent application. These include costs to commission and implement the recommendations of a detailed tree survey. In order to protect the existing level of budget for design and installation of play equipment, it is recommended that a sum of £10,000 is allocated to this project.

- 3.2.6 **Rockfield Central Open Space and Play Area** – the central open space at Rockfield serves a large number of dwellings on the existing development and will also be the main open space to serve the additional dwellings that have been approved on the Rockfield Road West development. It is proposed to extend the existing play area on site to include more play equipment to meet the identified shortfalls and to incorporate a family seating area – also to create a community growing space alongside the existing play area.

In a recent play area assessment the Rockfield site at the central open space has been assessed as being “adequate” and requires investment to bring it up to a “good” standard, with better levels of provision consisting of more

inclusive and educational play items. It is proposed to allocate a sum of £29,000 to facilitate this provision.

#### **4.0 OPTIONS APPRAISAL**

The options are to:

1. take no action and return the money to the developers with no additional or improved community recreation provision;
2. allocate the funding to the projects proposed in this report;
3. allocate the funding on a different basis.

A comparison of benefits and risks is set out at **Appendix A**.

#### **5. EVALUATION CRITERIA**

Please see evaluation criteria set out in **Appendix B**.

#### **6. REASONS**

- 6.1 To ensure the funding is available in the Council's capital budget in the 2019/20 financial year;
- 6.2 To ensure the Section 106 funding received from the developer is used effectively to enhance community recreation provision in the local area.

#### **7. RESOURCE IMPLICATIONS**

The original off-site recreation funding of £985,000 from the Wonastow development was directed to part fund the cost of the new swimming pool at Monmouth Leisure Centre. However, because the developer contributions were linked to the Welsh House Price Index, additional funding of £149,000 has been realised from the Wonastow site. It is recommended that this surplus additional funding is used to fund the proposals outlined in this report.

8. **WELL BEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING & CORPORATE PARENTING)**  
See attached at **Appendix C**.

#### **9. CONSULTEES**

Cabinet Members	Local Members
Senior Leadership Team	S106 Working Group
Assistant Head of Finance/S151 Officer	

#### **10. BACKGROUND PAPERS**

Section 106 Agreement dated 19<sup>th</sup> December 2014.

#### **11. AUTHOR**

Mike Moran, Community Infrastructure Coordinator

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Monmouth Town Council will consider this report at its meeting on 4<sup>th</sup> November and its views will be reported orally at Cabinet on 6<sup>th</sup> November.

## APPENDIX A

Report to Cabinet on 6<sup>th</sup> November 2019 – Monmouth S106 Off-Site Recreation Funding

Benefits	Risks
<b>3.2.1 MLC Site – 3G MUGA Provision</b>	
<ul style="list-style-type: none"> <li>The project can go ahead if a Sport Wales grant is awarded;</li> <li>The project will provide much improved facilities for football training and junior participation</li> </ul>	<ul style="list-style-type: none"> <li>The scheme cannot proceed if the grant application is not successful;</li> <li>There will still be a significant shortfall in football training facilities in the town, particularly for junior teams</li> </ul>
<b>3.2.2 Monmouth Tennis Courts</b>	
<ul style="list-style-type: none"> <li>Courts are upgraded to create a sustainable local tennis club;</li> <li>Upgrade will provide excellent tennis facilities for public use;</li> <li>Future maintenance responsibility transfers to the tennis club</li> </ul>	<ul style="list-style-type: none"> <li>The courts deteriorate further, with the club unable to progress &amp; it may have to exit competitive league structure;</li> <li>Deteriorating condition of courts will adversely affect public participation;</li> <li>Maintenance liability remains with the Council</li> </ul>
<b>3.2.3 Monmouth Town FC Stand</b>	
<ul style="list-style-type: none"> <li>With the stand in place the club will meet the FAW tier 3 facility requirements and will qualify to play in FAW Div. 1</li> </ul>	<ul style="list-style-type: none"> <li>Without the stand the club will not meet the FAW facility requirements and will face further demotion from the upper pyramid of the FAW league structure</li> </ul>
<b>3.2.4 Monmouth Allotments</b>	
<ul style="list-style-type: none"> <li>The erection of a suitable perimeter fence will enable the allotments to meet better standards of horticultural provision, safety and security</li> </ul>	<ul style="list-style-type: none"> <li>The Chippenham Mead site is the only allotment provision in the town but it does not meet current horticultural or security standards. The continued lack of a suitable fence will only get worse</li> </ul>
<b>3.2.5 Chippenham Mead Play Area</b>	
<ul style="list-style-type: none"> <li>The additional funding proposed will maintain the allocated budget for the play area relocation project</li> </ul>	<ul style="list-style-type: none"> <li>The budget for the play area relocation will reduce, to cover the additional costs required to obtain the necessary consents &amp; for the scheme to proceed</li> </ul>
<b>3.2.6 Rockfield Central Play Area</b>	
<ul style="list-style-type: none"> <li>The play area can be extended &amp; improved to offer more play value and a better standard of play provision;</li> <li>Recent play value assessments have revealed a need to invest in the main neighbourhood play areas in the county</li> </ul>	<ul style="list-style-type: none"> <li>This play area serves the Rockfield area &amp; surrounding neighbourhood. Without an identified budget the site cannot be improved;</li> <li>S106 funding allocations have been agreed for neighbourhood play areas in other parts of the county – funding is required for this play area to bring it up to a similar standard</li> </ul>

## APPENDIX B

Report to Cabinet on 6<sup>th</sup> November 2019 – Monmouth S106 Off-Site Recreation Funding

### Evaluation Criteria

<b>Title of Report:</b>	<b>Monmouth S106 Off-Site Recreation Funding</b>
<b>Date decision was made:</b>	<b>6<sup>th</sup> November 2019</b>
<b>Report Author:</b>	<b>Mike Moran, Community Infrastructure Coordinator</b>

<b>What will happen as a result of this decision being approved by Cabinet or Council?</b>
<p>What is the desired outcome of the decision?          What effect will the decision have on the public/officers?</p> <p>The allocation of funding to provide improved play and recreation facilities in Monmouth          Increased participation in play and recreational activities by residents in the local area  <b>2 year appraisal – Some projects will take longer to complete than others.</b></p>

<b>What benchmarks and/or criteria will you use to determine whether the decision has been successfully implemented?</b>
<p>Think about what you will use to assess whether the decision has had a positive or negative effect:          Has there been an increase/decrease in the number of users          Has the level of service to the customer changed and how will you know          If decision is to restructure departments, has there been any effect on the team (e.g. increase in sick leave)</p> <p>Successful completion of the projects that are offered grants from the available capital funding.          Positive feedback is received from adults, children &amp; families that use the new or improved facilities at the sites in question.  <b>2 year appraisal</b></p>

<b>What is the estimate cost of implementing this decision or, if the decision is designed to save money, what is the proposed saving that the decision will achieve?</b>
<p>Give an overview of the planned costs associated with the project, which should already be included in the report, so that once the evaluation is completed there is a quick overview of whether it was delivered on budget or if the desired level of savings was achieved.</p> <p>The total budget for the overall project is £149,000 – costs will be measured against the capital grants awarded.</p>

## APPENDIX C

Report to Cabinet on 6<sup>th</sup> November 2019 – Monmouth S106 Off-Site Recreation Funding



<b>Name of the Officer:</b> Mike Moran <b>Phone no:</b> 07894 573834 <b>E-mail:</b> mikemoran@monmouthshire.gov.uk	<b>Decision on inclusion of funding in 2019/20 capital budget</b>  <b>Decision on funding allocations in Monmouth from S106 balances</b>
<b>Name of Service:</b> Enterprise	<b>Date completed:</b> 25 <sup>th</sup> September 2019

***NB. Key strategies and documents that may help you identify your contribution to the wellbeing goals and sustainable development principles include: Single Integrated Plan, Continuance Agreement, Improvement Plan, Local Development Plan, People Strategy, Asset Management Plan, Green Infrastructure SPG, Welsh Language Standards, etc***

- 1. Does your proposal deliver any of the well-being goals below?** Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal.


Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Positive - the projects will be funded from S106 balances provided by developers of residential housing in Monmouth, so there is no call on the Council's core capital budget.	




Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
<p><b>A resilient Wales</b> Maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change)</p>	<p>Positive – the projects involved are important community and recreation facilities in the local area - the project will involve landscape improvements and making the most of the natural environment.</p>	
<p><b>A healthier Wales</b> People’s physical and mental wellbeing is maximized and health impacts are understood</p>	<p>Positive - the proposals in this report involve improving peoples’ physical and mental wellbeing. In addition to their value as well used recreation sites, the locations are used for events that provide a focal point for a number of family orientated activities.</p>	
<p><b>A Wales of cohesive communities</b> Communities are attractive, viable, safe and well connected</p>	<p>The proposals will contribute to the safety and cohesiveness of the local community in which they are located.</p>	
<p><b>A globally responsible Wales</b> Taking account of impact on global well-being when considering local social, economic and environmental wellbeing</p>	<p>The availability of good quality and accessible facilities in the local community means that local people do not have to travel to other areas by car or by public transport, thereby contributing to a reduction in harmful nitrogen dioxide emissions</p>	
<p><b>A Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and</p>	<p>There are no specific proposals in this report to promote and protect the Welsh language but the improvements proposed</p>	<p>Encourage the use of the Welsh language in on-site signage – bilingual noticeboards would promote the Welsh language and</p>




<b>Well Being Goal</b>	<b>Does the proposal contribute to this goal? Describe the positive and negative impacts.</b>	<b>What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?</b>
protected. People are encouraged to do sport, art and recreation	will encourage more participation in outdoor recreational activities.	encourage Welsh language speakers to use the sites.
<b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances	The improvements will encourage improved access for and participation by disabled people and people with other support needs – also by all sections of the community regardless of their background or ability.	

**2. How has your proposal embedded and prioritised the sustainable governance principles in its development?**

<b>Sustainable Development Principle</b>	<b>Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.</b>	<b>Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?</b>
 <p>Balancing short term need with long term and planning for the future</p>	The sustainability of the sites has been assessed and officers are confident that the investments proposed will be sustainable in the longer term.	Funding is proposed from existing S106 balances to cover the cost of the works proposed.

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p><b>Collaboration</b></p> <p>Working together with other partners to deliver objectives</p>	<p>The projects involve working closely with other parties to deliver improved facilities and to ensure better access for children with disabilities and support needs.</p>	
 <p><b>Involvement</b></p> <p>Involving those with an interest and seeking their views</p>	<p>The views of Cabinet members, the local county council member and the town council have been sought in the drafting of the report and the recommendations it contains.</p>	
 <p><b>Prevention</b></p> <p>Putting resources into preventing problems occurring or getting worse</p>	<p>The projects involve the enhancement of facilities, as per the intention of the S106 Agreements from where the funding has arisen. Problem prevention is not the basis upon which the funding has been given but investing in the improvement of existing facilities will help to prevent problems occurring.</p>	

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p><b>Integration</b> Considering impact on all wellbeing goals together and on other bodies</p>	<p>The project will have a positive impact on the health &amp; wellbeing of people living in the area of benefit stipulated in the Section 106 Agreement.</p>	

**3. Are your proposals going to affect any people or groups of people with protected characteristics?** Please explain the impact, the evidence you have used and any action you are taking below. For more detailed information on the protected characteristics, the Equality Act 2010 and the Welsh Language Standards that apply to Monmouthshire Council please follow this link: <http://hub/corporatedocs/Equalities/Forms/AllItems.aspx> or contact Alan Burkitt on 01633 644010 or [alanburkitt@monmouthshire.gov.uk](mailto:alanburkitt@monmouthshire.gov.uk)

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	No employment/training issues identified The recommendations will benefit residents of all ages living in the local area		Continue to consider the needs of people with protected characteristics when formulating proposals.
Disability	The improvements proposed will be designed to be accessible to people with disabilities/mobility issues		
Gender reassignment	Neutral		
Marriage or civil partnership	Neutral		
Pregnancy or maternity	The sites will be designed for ease of access with pushchairs and wheelchairs		
Race	Neutral		
Religion or Belief	Neutral		
Sex	The projects that are the subject of this report are of equal benefit to both males and females		
Sexual Orientation	Neutral		

<b>Protected Characteristics</b>	<b>Describe any positive impacts your proposal has on the protected characteristic</b>	<b>Describe any negative impacts your proposal has on the protected characteristic</b>	<b>What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?</b>
Welsh Language	Neutral	Although the recommendation is considered to be neutral it does nothing specifically to promote the use of the Welsh language	It may be possible in the future to encourage applications that actively promote the Welsh language

**4. Council has agreed the need to consider the impact its decisions has on important responsibilities of Corporate Parenting and safeguarding. Are your proposals going to affect either of these responsibilities?**

	<b>Describe any positive impacts your proposal has on safeguarding and corporate parenting</b>	<b>Describe any negative impacts your proposal has on safeguarding and corporate parenting</b>	<b>What will you do to mitigate any negative impacts or better contribute to positive impacts?</b>
Safeguarding	Positive: all of the proposals are designed to increase participation by local people, irrespective of their backgrounds		
Corporate Parenting	Neutral		

**5. What evidence and data has informed the development of your proposal?**

<ul style="list-style-type: none"> <li>• Local population figures taken from the 2011 Census data, updated</li> <li>• Evidence obtained from the respective applicants</li> <li>• Data from fixed play value assessments</li> </ul>
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**6. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?**

**Positive Impacts**

- The proposals comply with the statutory tests relating to Section 106 funding
- The schemes will have a positive impact upon the health and wellbeing of local residents
- People with protected characteristics will benefit from the improvement projects

**Negative Impacts**

- It is difficult to demonstrate that the projects will have a meaningful benefits for promoting the Welsh language

The above impacts have not materially changed the recommendations contained in the report.

**7. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.**

<b>What are you going to do</b>	<b>When are you going to do it?</b>	<b>Who is responsible</b>	<b>Progress</b>
Work with the successful applicants to implement the proposals	Following the decision of Cabinet and over the next 12-18 months	Mike Moran, Community Infrastructure Coordinator	To be reported

**8. MONITORING: The impacts of this proposal will need to be monitored and reviewed. Please specify the date at which you will evaluate the impact, and where you will report the results of the review.**

<b>The impacts of this proposal will be evaluated in: November 2021</b>	To be reported to the Section 106 Working Group
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**9. VERSION CONTROL: The Future Generations Evaluation should be used at the earliest stages of decision making, and then honed and refined throughout the decision making process. It is important to keep a record of this process so that we can demonstrate how we have considered and built in sustainable development wherever possible.**

<b>Version No.</b>	<b>Decision making stage</b>	<b>Date considered</b>	<b>Brief description of any amendments made following consideration</b>
<b>1</b>	S106 funding received	30 <sup>th</sup> August 2019	
<b>2</b>	External grant applications submitted	May, June and September 2019	Identified need for match funding contributions
<b>3</b>	Formulation of recommendations	September 2019	
<b>4</b>	Consultation with Cabinet and Senior Leadership	October 2019	
<b>5</b>	Consultation with Monmouth Town Council	October 2019	
<b>6</b>	MCC Cabinet Meeting	6 <sup>th</sup> November 2019	Decision sought on allocation of funding and on the inclusion of funding in the 2019/20 capital budget