

<b>SUBJECT:</b>	<b>THE HILL ABERGAVENNY S106 RECREATION FUNDING</b>
<b>MEETING:</b>	<b>CABINET</b>
<b>DATE TO BE CONSIDERED:</b>	<b>4<sup>th</sup> NOVEMBER 2020</b>
<b>WARDS AFFECTED:</b>	<b>ALL ABERGAVENNY WARDS</b>

### 1. PURPOSE

- 1.1 To agree the inclusion of capital funding in the 2020/21 Capital Budget;
- 1.2 To agree the two allocations from the funding available.

### 2. RECOMMENDATIONS that

- 2.2 a capital budget of £55,000 is created in 2020/21 to fund the following two 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 at The Hill, Abergavenny;
- 2.3 funding in the sums shown below be allocated to the two projects indicated:

<b>Project</b>	<b>£</b>
1. Linda Vista Gardens	30,000
2. Abergavenny Skatepark	25,000
<b>Total</b>	<b>£55,000</b>

### 3. KEY ISSUES

- 3.1 The Council received an off-site recreation contribution in the sum of £75,168 from the residential development site at The Hill, Abergavenny (Planning Application Ref: DC/2015/01585).
- 3.2 At its meeting held on 5<sup>th</sup> December 2018 Cabinet agreed to allocate a sum of £20,000 to Abergavenny Town Football Club (FC) to enable it to meet the Football Association of Wales (FAW) Tier 2 facility requirements. This enabled the club to make a successful application for further funding from the FAW Trust and, as a result of this combined funding the club now meets the required standards. It is worth noting that the Penypound Stadium, where the improvement works have taken place, is also home to Abergavenny Town Ladies FC, which is one of only 10 teams that currently qualify to play in the Welsh Ladies Premier League.
- 3.3 The balance of funding that remains to be allocated from this Section 106 Agreement is £55,168. This funding needs to be spent in full by 29<sup>th</sup> January

2024 – any funding that remains unspent by this date has to be returned to the developer.

3.4 The proposal is to allocate the remaining balance of funding to two projects:

1. the re-roofing and upgrading of the old machine store building at Linda Vista Gardens;

2. a small extension to the Abergavenny Skatepark in Old Hereford Road to provide improved access to the facilities for younger users.

Further details of these two projects are set out in the following paragraphs.

3.5 **Linda Vista Machine Store** – this building is a listed structure and has fallen into a state of disrepair over a number of years. The main work required is the re-roofing of the building to bring it back into a useable state – plus some minor internal alterations to create a small kitchen and café space in addition to the machine storage area. There is currently a temporary café outlet in Linda Vista Gardens linked to the delivery of well-being sessions for young families and these have proved to be extremely popular, with a consequent increase in footfall within the grounds. This venture is called Ambika, which operates as a not for profit organisation. The project has been developed in close collaboration with the Friends of Linda Vista Gardens and Abergavenny Town Council is also very supportive. When completed, the café area will be operated on a part time basis, linked to the Ambika activities and to the wider community use of Linda Vista Gardens and Castle Meadows. In addition to the kitchen and café outlet it is proposed to turn the middle section of the building into a workshop so that the Friends Group can carry out repairs to benches, clean up and sharpen tools and similar activities to support the use of this important asset to the town. The Green Infrastructure Management Plan for Castle Meadows encourages better connectivity between the two sites, which will be targeted by future funding streams. This community resource will be beneficial for both sites.

3.6 **Abergavenny Skatepark** – the skatepark in Old Hereford Road is an extremely popular recreation facility that is used by children and young people from Abergavenny and the surrounding area. Meetings have been taking place with several local stakeholders over the last two years with a view to developing an additional section of the skatepark aimed specifically at younger users of the facility. The skatepark consists of a sprayed concrete bowl and a number of above-ground street course ramps, all of which were designed in partnership with a group of young skateboard enthusiasts. It is an older cohort of young people that have requested an extension, as the existing skatepark can be a bit too challenging for younger users and starters in the sport. The idea is that a small number of less challenging items of skate ramps will enable younger users to develop their awareness and self-confidence and to improve their skills which they can then transfer onto the more challenging parts of the provision. The contribution of £25,000 will not be sufficient to cover the cost of the new ramps proposed but this will act as a

start-up or match funding contribution when seeking funds from other sources. Other stakeholders in this project are the town council, the police and the youth service, which has a base on the site immediately adjacent to the skatepark. Working with these organisations and with council officers the young people will be encouraged and assisted to apply for additional grants to create a funding package to cover the cost of the proposed extension. The Town Council has expressed support for the project which could result in significant financial support. The young people will also be encouraged to add funding towards this project through organising events and from local sponsorship.

#### **4.0 EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING)**

The Equality and Future Generations Evaluation can be found at **Appendix A** to this report, but a short narrative summary is as follows:

**Linda Vista Gardens** – the use of the gardens has increased with new activities that have been introduced in recent years and the toilet facilities have been re-opened to support this use, which is particularly important for families with young children. With greater use of the gardens and better connectivity to Castle Meadows the proposal to introduce a café outlet in the gardens will serve current users and will provide facilities for all generations to enjoy in the future.

A potential negative impact of this proposal would be the effect of a new café outlet taking trade away from other local businesses - but there are no other catering outlets in the immediate vicinity of the site and the main customers for the cafe will be those that visit the gardens for a specific purpose.

**Skatepark** – since it opened in 2009 the skatepark has been a very well used facility, mainly by young people from Abergavenny and the surrounding area. Also, during that time, skateboarding has become an established Olympic sport. The proposal is to extend the skatepark for the benefit of younger users which will allow more children and young people to develop their skills in the sport. This will also provide a future pathway for young people to progress from the smaller, less demanding sections proposed to the existing more challenging skatepark features.

A potential negative impact of the existing arrangements is the lack of opportunity for young females and children with disabilities but it is hoped to address these in the design of the proposed skatepark extension.

#### **5.0 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.

The two projects outlined in paras 3.4 – 3.6 of this report have been developed with local community groups over a period of two years.

## **6.0 EVALUATION CRITERIA**

The intention is that, once the works to both sites have been completed, there will be an annual assessment of increased usage based on year to year comparisons and feedback from users of the two facilities.

## **7.0 REASONS**

7.1 To ensure the funding is available in the Council's capital budget in the 2020/21 financial year;

7.2 To ensure the Section 106 funding received from the developer is used effectively to enhance community recreation provision in the local area.

## **8.0 RESOURCE IMPLICATIONS**

The capital funding recommended in this report is available from the S106 payments made by the developers of the residential development at The Hill site in Abergavenny, so in that respect these proposals do not impact any of the other projects in the Council's capital budget.

The council does not release S106 funding until the respective schemes have been contractually committed – but in this case the council will be responsible for implementing the works using the funds set out in this report plus match funding contributions and/or work in kind provided by partner organisations.

## **9.0 CONSULTEES**

Cabinet Members	Local Members
Senior Leadership Team	S106 Working Group
Abergavenny Town Council	Gwent Police
Friends of Linda Vista Gardens	
Local Young People	
Assistant Head of Finance/S151 Officer	

## **10. BACKGROUND PAPERS**

Section 106 Agreement dated 28<sup>th</sup> September 2016.

## **11. AUTHOR**

Mike Moran, Community Infrastructure Coordinator

## **12. CONTACT DETAILS**

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## APPENDIX A

Report to Cabinet on 4<sup>th</sup> November 2020 – The Hill Abergavenny 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 2020/21 capital budget</b> <b>Decision on funding allocations in Abergavenny from S106 balances</b>
<b>Name of Service:</b> Enterprise	<b>Date completed:</b> 19 <sup>th</sup> October 2020


***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?
<p><b>A prosperous Wales</b> Efficient use of resources, skilled, educated people, generates wealth, provides jobs</p>	<p>Positive - the projects will be funded from S106 balances provided by developers of residential housing in Abergavenny, so there is no call on the Council's core capital budget.</p>	
<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 projects will involve improvements and making the most of the local 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 emotional 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>	


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 Wales of vibrant culture and thriving Welsh language</b> Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation</p>	<p>There are no specific proposals in this report to promote and protect the Welsh language but the improvements proposed will encourage more participation in outdoor recreational activities.</p>	<p>Encourage the use of the Welsh language in on-site signage – bilingual noticeboards would promote the Welsh language and encourage Welsh language speakers to use the sites.</p>
<p><b>A more equal Wales</b> People can fulfil their potential no matter what their background or circumstances</p>	<p>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.</p>	

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

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>Balancing short term need with long term and planning for the future</p>	<p>The sustainability of the sites has been assessed and officers are confident that the investments proposed will be sustainable in the longer term.</p>	<p>Funding is proposed from existing S106 balances to cover the cost of the works proposed.</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>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, adults and families.</p>	
 <p><b>Involvement</b></p> <p>Involving those with an interest and seeking their views</p>	<p>The views of elected members of the county council and the town council, the local friends group and local users 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 data-bbox="237 587 376 619"><b>Integration</b></p> <p data-bbox="203 647 539 746">Considering impact on all wellbeing goals together and on other bodies</p>	<p data-bbox="589 344 1312 456">The projects 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)

<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>
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>• Year on year comparisons of the number of increased users once the schemes have been completed.</li> <li>• Meetings and feedback from the friends groups and local young people</li> <li>• Evidence obtained from users of the facilities</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 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 in partnership with friends groups and users 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:</b> Starting one year after completion for a period of three years	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	29 <sup>th</sup> January 2019	
<b>3</b>	Formulation of recommendations	Sept 2019 – Oct 2020	
<b>4</b>	Consultation with Cabinet and Senior Leadership	October 2020	
<b>5</b>	Consultation with Monmouth Town Council	October 2020	
<b>6</b>	MCC Cabinet Meeting	4 <sup>th</sup> November 2020	Decision sought on allocation of funding and on the inclusion of funding in the 2019/20 capital budget