

Agenda item 6

For decision - An update on projects in Frome using the Trinity Park s106 funding

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Summary

This report provides an update on the Section 106 (S106) funding attached to the Garston Road development; also known as Trinity Park. This S106 agreement – totalling £233,195 - must be spent in Frome by December 2025.

In partnership with Mendip District Council (MDC), FTC has negotiated that these funds can be used in - or to benefit and enhance – the following parks & green spaces:

- Rodden Meadow
- Welshmill
- The Old Showfield
- New Road
- Mary Baily
- Along the riverbanks, including the space next to the library

The Council Matters committee agreed various decisions for this funding in November 2017. At the start of this month, Councillors also agreed to use these funds to improve the footpath around Victoria Park, subject to formal approvals from MDC.

Introduction

This report follows the report presented to the Council Matters committee in November 2017 and the report presented to Council on 3 October 2018.

Completed projects

In line with the decisions made by the Council Matters committee at the meeting in November 2017, the following projects have now been completed:

- Improved ramps at the skatepark
- Improved play surfacing underneath the two sets of swings in Welshmill play area
- Second-phase path improvements at the Old Showfield, creating a network of better, more universal paths, including a complete circuit around the space

These three completed projects have seen just under £55,000 invested in Frome's parks and green spaces, with an emphasis on improving play opportunities (and access to play opportunities). Notably, the path improvements at the Showfield came in under the estimated cost. This has been reflected in table 1 at the end of this report.

Agreed projects

Subject to formal approvals from MDC, Councillors have agreed to footpath improvements in Victoria Park coming from this S106 agreement. This decision has been reflected in table 1 at the end of this report—with a £35,000 budget.

Agreed projects with updated budgets

The funds already spent on the skatepark and Welshmill play area projects have been reflected in the remaining balance allocated to these project/spaces.

New play opportunities for Welshmill play area and woods	
Agreed budget in November 2017	£30,000
Spend to date	£4,838
Balance for Welshmill	£25,162

Further development of the skatepark	
Agreed budget in November 2017	£50,000
Spend to date	£14,112.66
Balance for the skatepark	£35,887.34

There are also updated sums proposed for the following projects:

Natural play in Rodden Meadow	
Agreed budget in November 2017	£5,000
Spend to date	£0
Updated budget for Rodden Meadow	£25,000

New play at the Showfield	
Agreed budget in November 2017	£10,000
Spend to date	£0
Updated budget for the Old Showfield	£25,000

New projects

Lastly, there is a new proposal to spend up to £15,000 on improvements at New Road (to include tree planting to provide shade for people using the play area and a new path linking the play area with the main road)

Play improvements, including tree planting	
Proposed budget in November 2017	N/A
Spend to date	N/A
Updated budget for New Road	£15,000

In total, the proposed projects currently come to just over £161,000. This total figure will likely be subject to change as projects are brought to fruition; as we've seen already with the projects completed to date. Equally, other funding opportunities may become available and naturally, these will be pursued.

Nevertheless (at present), this leaves a balance over just over £17,800 from the original £233,000. It's felt that this should be retained as a contingency for the proposed projects and potentially for a new project (or projects) in the future.

Next steps

If the updated allocation being proposed is agreed, the next step will be to liaise with MDC's Councillors in Frome to get their approval for the updated projects and the updated sums, and then to work with MDC's S106 team to see the various funds transferred as projects are completed.

Projects will be detailed and developed in line with the proposed timescales.

Additional information

MDC have changed their procedures for releasing S106 funds; they now require legal agreements for every project/expense claim.

This situation can be onerous and time-consuming and could prove to be (more) costly if multiple sets of legal fees are incurred. MDC appear immovable on this, but we shall continue to discuss the possibility of a different, more streamlined approach.

Table 1. The S106 agreement from Trinity Park

S106 agreement from Trinity Park		Total	£ 233,195.00	
Status	Project	Where	Cost/Estimate	Timescale
Completed	Improved footpaths	The Old Showfield	£ 35,358.70	Completed
Completed	Improved ramps for the skatepark	Mary Baily	£ 14,112.66	Completed
Completed	Improved play surfacing under the swings	Welshmill play area	£ 4,838.00	Completed
Agreed*	Improved footpaths	Victoria Park	£ 35,000.00	Autumn 2018*
Proposed	Contribution to the further development of the skatepark	Mary Baily	£ 35,887.34	2019/2020*
Proposed	New play opportunities	Welshmill play area	£ 25,162.00	By summer 2019
Proposed	New play at the Showfield	The Old Showfield	£ 25,000.00	By summer 2020
Proposed	Natural play	Rodden Meadow	£ 25,000.00	By summer 2020
Proposed	Play improvements and tree planting	New Road	£ 15,000.00	By summer 2019
		Spend	£ 215,358.70	
		Balance	£ 17,836.30	

Recommendations

1. Approve the updated projects and project sums for the Trinity Park s106 funds
2. Liaise with Mendip Cllrs in Frome and then MDC to transfer the s106 funds to FTC
3. Delegate responsibility to the Environment Manager to deliver the projects within the timescales listed in the table in this report
4. Delegate responsibility to the Environment Manager to continue to bring forward updates on the S106 agreement; and to bring forward ideas and proposals for the balance of the agreement as the funds are spent (with timescales appropriate to the 2025 deadline)