

Committee: Cabinet

Date: 10th March 2014

Agenda item:

Wards: Colliers Wood

Subject: Allocation of S.106 monies to Connecting Colliers Wood

Lead officer: John Hill

Lead member: Andrew Judge

Forward Plan reference number:

Contact officer: Tim Catley (S.106 Monitoring), Pip Howson (Future Merton)

Recommendations:

That members agree to the requested S106 contribution as detailed be allocated to the Connecting Colliers Wood project in accordance with the S.106 Spend Parameters set out in paragraph 1.2.

PURPOSE OF REPORT AND EXECUTIVE SUMMARY

1 Specific Proposal – Proposed allocation of S.106 funds towards the Connecting Colliers Wood project

- 1.1 Member Authority is sought to allocate the Section 106 contributions of £248,465.00 detailed in Table 1 towards the public realm improvement scheme at Colliers Wood.
- 1.2 Cabinet member Councillor Andrew Judge has approved for this paper to go to cabinet by email dated 19th February 2014.

1.3 Table 1

Reference	Address	Amount (£)	S.106 Spend Parameters
154/5	Land bound by Coll Wd High St Christchurch Rd, Pickle Ditch	3,465.00	Towards the provisions of a library or other community facilities within the Colliers Wood Area of Opportunity as defined on the proposals map of the LBM UDP.
192a/8	Merton Abbey Mills and Land to the South of Merantum Way Colliers Wood	25,000.00	Second Transport Contribution (£25,000)
	Sub- Total	28,465.00	
477/2	Land at Brown and Root Tower, 125 High Street,	220,000.00	Funding to be received. Ring fenced for contribution to public realm improvements surrounding the Brown

	Colliers Wood, SW19		and Root tower.
	Grand Total	248,465.00	

1.3.1 It is proposed to allocate the funds included in Table 1 towards the Connecting Colliers Wood project. The key aspects of the scheme are

- Improved pedestrian connectivity
- Development of a plaza
- The creation of a number of 'public realm' enhancements such as improved street furniture
- Improved cycle routes
- Enhanced signage
- Pavement widening at specific locations
- Upgraded secure cycle parking facilities
- Wandle links
- Lighting and pavement improvements around Donald Hope Library

The proposed scheme would provide benefits for residents, employees and visitors associated with all the development included in Table 1 by improving conditions for pedestrians, cyclists and public transport users, thereby encouraging sustainable travel behaviour. Therefore it is considered that the proposed scheme satisfies the S106 parameters for the contribution.

1.3.2 Given the range of issues associated with delivering a successful scheme in the area and the strong focus on quality, based on budget availability there is an imperative to work collectively and to pool funding.

1.3.3 An outline scheme concept is being developed and a Project Group established.

1.3.4 The scheme is jointly funded project with contributions from the TfL Local Implementation Plan and Mayor's Regeneration Fund and planning gain from the Brown and Root tower development.

1.3.5 The overall funding requirement for the project is estimated at £2,500k. £1,391k is for the delivery of the TfL programme and £1,029k for Merton's programme.

Table 2		
Amount	Funding sources	Status
282k	Transport for London LIP	Agreed
1,599k	Mayors Regeneration fund	Contract signed
301k	Merton Capital	Agreed
220k	S106 (Criterion)	Ring fenced
48k	S106 various	Delegated approval

		24/2/2014
18k	Merton revenue	Agreed

1.3.6 The following table summarises the expected outcomes of this project in sustainable communities terms:

Table 3		
Outcome	Relevant Proposal	Impact
Access for All	Enhanced crossing facilities Additional Seating provision Better interchange and onward signage	Proposals will increase the over accessibility of the area through creating a better balance between motor vehicles and pedestrians
Community and Partnerships	Cross organisational proposal with cross cutting objectives Range of partnership Consultation and engagement with local community and stakeholders	Project will engage with range of partner organisations to ensure effective delivery creating positive links which can be maintained beyond the life of the project
Environment	Urban realm improvements (e.g. paving, plantings) Rebalance space	The overall environmental quality of the area will be enhanced with visual benefits. The enhanced pedestrian access and cycle parking provision will further encourage use of these sustainable modes
Equity	Overall access enhancements	General benefits will be across all people accessing the area, however disabled persons and other people with mobility barriers will specifically benefit due to the enhanced

		pedestrian access
Health Lifestyle	Overall access enhancements	Encouraging use of active modes through infrastructure improvements

1.4 ALTERNATIVE OPTIONS

- 1.4.1 Cabinet could decide not to approve the allocation of the S.106 funds towards the Scheme, however this would result in a lost opportunity to spend the S.106 funds in accordance with the S.106 agreement from which it was secured and the council may miss out on realising the substantial community benefits offered by the proposal

1.5 CONSULTATION UNDERTAKEN OR PROPOSED

- 1.5.1 This report in relation to the update of S.106 Agreements for the 1st quarter and end of the financial year 2012/013 is for information.
- 1.5.2 Connecting Colliers Wood has been through two informal consultations with an average 80% support of the proposals. The project has an agreed communication plan and the full scheme project programme will include a detailed consultation and formal consultation related to the technical works.

1.6 TIMETABLE

- 1.6.1 The project will be constructed by March 2015 subject to consultation.

1.7 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 1.7.1 Other than the Brown and Root Tower contribution which is due to be received in March 2014, the S.106 funds referred to in this report have been received by London Borough of Merton and are available to be spent in the manner agreed by Cabinet, subject to any restrictions contained in the agreements.

1.8 LEGAL AND STATUTORY IMPLICATIONS

- 1.8.1 As stated in the body of the report.

1.9 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 1.9.1 The planning applications were considered in the light of the Human Rights Act S.106 contributions are secured and allocated towards community benefits such as school improvement projects, open spaces, sustainable transport and community safety. As a consequence, equalities and community cohesion implications are taken into account.
- 1.9.2 Connecting Colliers Wood is the subject of on going equalities assessment reporting to the E & R Equalities Steering Group.

1.10 CRIME AND DISORDER IMPLICATIONS

- 1.10.1 This report is for information. Specific schemes may have relevant implications.

1.10.2 Connecting Colliers Wood is the subject of crime and disorder audit coordinated by Safer Merton.

1.11 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

1.11.1 For a minority of contributions there are deadlines for which they have to be spent. The risk is minimised by undertaking the monitoring of these contributions.

1.12 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

1.13 BACKGROUND PAPERS

NONE

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