



London Borough of Hammersmith & Fulham

# Cabinet

20 JUNE 2011

**DEPUTY LEADER (+ ENVIRONMENT AND ASSET MANAGEMENT)**

*Councillor Nicholas Botterill*

**CABINET MEMBER FOR CHILDREN'S SERVICES**

*Councillor Helen Binmore*

**USE OF S106 FINANCE FOR IMPROVEMENT PROPOSALS AT ST PAUL'S C OF E PRIMARY SCHOOL**

**Ward:  
Hammersmith  
Broadway**

This report seeks approval for the allocation of £250k of S106 funds to be used for a series of environmental improvements to enhance the facilities at St Paul's Church of England Primary School

**CONTRIBUTORS**

DENV  
ADLDS  
DFCS

**Recommendation:**

**That approval is given to the allocation of Section 106 finance for a series of environmental improvements at St Paul's Church of England Primary School at a total cost of £250,000 as set out in paragraphs 1 to 5 of this report.**

**HAS A EIA BEEN COMPLETED?  
YES**

**HAS THE REPORT CONTENT BEEN RISK ASSESSED?  
N/A**

## **1. BACKGROUND**

- 1.1. The Council holds Section 106 funds that can be used for environmental improvements and various other purposes in Hammersmith Town Centre in accordance with the specific terms of the various legal agreements reached with developers obtaining planning permission.
- 1.2 The Council held discussions with HammersmithLondon beginning in 2008 regarding the Council's desire to establish a trust to pursue regeneration schemes in the area under and around Hammersmith Flyover, to be partly funded by Council advertising revenues and partly by the business community. Following discussions with HammersmithLondon, St Pauls C of E School decided not to pursue the proposed erection of advertising hoardings within their grounds for fund-raising purposes in anticipation that they might receive some income from the proposed trust should the Council pursue its own proposals to erect an advertising tower on highways land in front of the school, which it has since done. Although no agreement was reached with St Pauls C of E school and the proposed trust has yet to be established (in the absence of funding from the business community and advertising revenues), the school has pressed the Council to share its advertising revenues from the tower erected last year.
- 1.3 The Council is unable to share revenues from advertising with any other parties as, following the recession, the income from advertising has yet to exceed the income target included in the Council's approved budget. With the severe reductions in government grant support to local authorities, there is little prospect of this situation improving in the foreseeable future. The school have therefore agreed not to seek any contribution from current or future Council advertising revenues and to accept instead a one-off payment from S106 funds. £250,000 S106 funding is available and can lawfully be spent on environmental improvements within the school's grounds.

## **2. ANTICIPATED WORKS AND ASSOCIATED COSTS**

- 2.1 The proposed works detailed below cover environmental and other improvements to St Paul's C of E Primary School. The school is located in the Hammersmith Broadway Ward to the immediate south of St Paul's Green, separated by the A4 flyover. The school has identified the following possible improvements to their facilities:

## 2.2 TABLE OF PROPOSED INITIATIVES

No.	PROPOSED INITIATIVE	ESTIMATED COST
1	Playground canopy	£50,000
2	Multi Use Games Area	£30,000-£80,000
3	Quiet Area / Sensory Garden	£80,000 - £150,000
4	Fencing and Seating at the front of the school	£20,000
5	Playground fencing to the rear of the school	£5000 - £10,000
6	Perimeter fencing on Worlidge Street up to Hammersmith Bridge Road	£20,000

## 3. AVAILABLE SECTION 106 FINANCE

3.1 The following Section 106 agreements have been identified as appropriate sources of finance from which funds may be drawn for any of the above schemes within the grounds of the school:

Agreement	SUMMARY OF APPLIED USE	AMOUNT
Hammersmith Island (ref.610)	Environmental improvement schemes etc. in the vicinity of Hammersmith Island Site; sports use, etc.	£121,336 plus any recent interest
Westfield * (ref.296)	Hammersmith Town Centre environmental improvements etc.	Up to £128,664

\* The relevant Section 106 agreement relating to the Westfield development requires the Council to notify the Westfield of any proposed use for Section 106 finance held by the Council. The developer has been notified and has acknowledged this notification.

## 4. TIMETABLE

4.1 The school intend to carry out the majority of the works during the course of financial year 2011-12 although provision may be made to carry over any unspent part of the allocation into subsequent years not exceeding 31<sup>st</sup> March 2014

## 5. RISK MANAGEMENT

5.1. Not applicable

## **6. COMMENTS OF THE DIRECTOR OF FINANCE AND CORPORATE SERVICES**

- 6.1. Funding for the proposals set out in this report has been fully earmarked from existing Section 106 budgets. This is a one off cost for which there are no ongoing financial commitments

## **7. EQUALITY IMPLICATIONS**

- 7.1 The school is proposing use of the S106 money for enhancements to their facilities that will enable a more diverse range of activities for children. It is expected that this will have a beneficial effect on equalities for all ages affected. Specifically, age and disability:

### **Age**

The proposed works are highly relevant to age, specifically, to pupils of primary school age. The works may also be relevant to other age groups, should the school hold events such as open days, where parents are invited. The proposed works will have a positive impact on all pupils of primary age, as they will provide an enhanced education environment

### **Disability**

The proposed works include a quiet area / sensory garden and seating. These particular aspects would be of medium relevance to any disabled pupils, or pupils who become disabled, and who require peaceful resting places or who would benefit from on-site sensory stimulation. As such, these would be positive for those pupils.

### **Children's Rights**

The proposed works would also have a positive effect on UNCRC: right to education, leisure, and the arts, as The works will enable pupils to better enjoy break time and may improve their access to education.

More information is provided in the Equality Impact Initial Screening, available electronically.

## **8. COMMENTS OF THE ASSISTANT DIRECTOR (LEGAL AND DEMOCRATIC SERVICES)**

- 8.1. The Assistant Director (Legal and Democratic Services) is satisfied that the use of the money for the environmental improvements falls within the scope of the s.106 agreements identified in the report.

**LOCAL GOVERNMENT ACT 2000**  
**LIST OF BACKGROUND PAPERS**

<b>No.</b>	<b>Description of Background Papers</b>	<b>Name/Ext of holder of file/copy</b>	<b>Department/ Location</b>
1.	Section 106 agreement reference number 1996/00800/DOR (610)	Gavin McCreddie, Planning Relations	Environment / Planning / Town Hall Extension
2.	Section 106 agreement reference number 1993/01830/S106 (296)	Gavin McCreddie, Planning Relations	Environment / Planning / Town Hall Extension
3.	Correspondence with St Pauls School	Nigel Pallace	Environment/ Town Hall
<b>CONTACT OFFICER: Gavin McCreddie</b>		<b>EXT: 3478</b>	