

<b>Strategic Development Committee</b>	<b>Date:</b> 25 April 2016	<b>Classification:</b>	<b>Agenda Item No:</b>
<b>Report of:</b>		<b>Title:</b>	
<b>Originating Officer:</b> Tim Madelin		<b>S106 Planning Obligations – Use of health contributions for preventive health projects.</b>	
		<b>Ward(s): All</b>	

## 1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the approval of the committee for use of s106 contributions collected for health care facilities to be used on preventive health measures, in this instance green grid projects, which will have the long term impact of improving health and reducing the demands on health care facilities.

## 2 RECOMMENDATION

- 2.1 That the Committee agrees the use of a proportion (£1,392,773) of the health s106 contributions secured in connection with planning permission PA/06/02068, for preventive health measures such as the proposed green grid projects.

## 3 DETAILS

- 3.1 The Council's Public Health Team recognises an association between the creation of green spaces and healthy living. By improving the physical environment, this aims to create conditions for encouraging physical exercise, walking, cycling and improving mental well-being reducing demand on the local NHS for treatment of diseases that are caused by unhealthy lifestyles. It is proposing to invest just under £1.4 million of s106 funds earmarked for "curative health" into preventive health as part of the Council's Green Grid Initiative. A PID was approved in principle by PCOP in June 2015. (appendix A).
- 3.2 Many of the common health conditions can be prevented by enabling people to adopt a healthier lifestyle; additionally green space is also associated with a positive impact on mental wellbeing. Increasing the provision of green space and green infrastructure to overcome the existing deficiencies of open space is seen as one of the major challenges to encouraging healthier lifestyles.
- 3.3 A quarter of the Borough is deficient in public open spaces (using planning standards) and the delivery of new open space is extremely challenging in an inner London borough like Tower Hamlets. However, small interventions such as pocket parks, rain gardens and flower beds are more feasible and appropriate than creating large new open space.
- 3.4 The Council's Green Grid Strategy, which was sponsored by Public Health, encourages investment programmes for greening of streets and creating enhanced accessibility along the routes. Planting new trees, reactivating spaces that are under-used, greening of overtly wide pavements or creating play spaces along streets are some

examples of these programmes - which create the right balance between space, health and activity.

- 3.5 The Public Health Team will pilot environmental improvements to make it easier for children and families to be more physically active wherever they live, work, travel, play or learn. The long-term goal is to help everyone to maintain a healthy weight throughout their lives, to reduce the risk of diseases such as diabetes, cardiovascular disease and cancer and improve mental well-being.
- 3.6 The need to address the wider social determinants such as the local environment has long been recognised. Most recently the Marmot Report on Health Inequalities has as one of its key policy objectives:

‘Create and develop healthy and sustainable places and communities’

- 3.7 It is estimated that air pollution reduces life expectancy in the UK by seven to eight months. In Tower Hamlets in 2008 it is calculated that there were 108 additional deaths attributable to small particle (pm2.5) air pollution alone (GLA 2013). Poor air quality combined with high temperatures increases the risk of cardiovascular and respiratory diseases. Air pollution has also been linked with lung cancer and low birth weight. Providing a high-quality walking and cycling network to promote active travel reduces reliance on vehicular transport, which helps to increase levels of physical exercise and social interaction; this in turn has positive impacts on physical and mental health.
- 3.8 There is a strong relationship between open spaces, mitigation and adapting to climate change and addressing health issues. The choice to walk and cycle is strongly influenced by urban settings. It is not just how walkways are planned but it is their design that encourages people to walk more often.
- 3.9 Access to healthy food is shown to improve general health and lessen poor health conditions; additionally, the production of local foods can also help improve both physical health, through elevating levels of exercise, and mental health. Parks and open spaces improve the environment and provide quality spaces for leisure and exercise as well as reducing carbon emissions. Vegetation can also help by removing pollutants such as ozone, nitrogen dioxide and particulates from the air.

#### **4 Healthcare Capacity Planning**

- 4.1 The Council works closely with colleagues in the NHS to facilitate the development of new and existing healthcare facilities to ensure adequate capacity for existing and future populations. This is primarily through the NHS Tower Hamlets Capital and Estates group which is chaired by NHS Tower Hamlets CCG.
- 4.2 Tower Hamlets is ultimately dependent on the NHS bringing forward schemes to deliver healthcare facilities as the Council does not provide these directly. At present there are no schemes actively being proposed that do not have s106 resource allocated to them either provisionally pending a PID or in an approved PID. There is little likelihood of further schemes coming forward in the timescales before the contribution under consideration here expires.

- 4.3 This proposal does not in any way replace this programme but will sit alongside the established programme for provision of additional health care facilities, supporting it by seeking promote healthier lifestyles which will in turn mitigate some of the demand for those facilities.
- 4.4 The project is supported by the NHS Tower Hamlets Capital and Estates meeting and a letter of support is attached. (appendix B)
- 4.5 The NHS is currently undertaking an assessment of the current capacity and condition of the existing primary care estate. Whilst further capacity will be required to service population increases from development in the future, initial indications are that there are no immediate capacity issues.
- 4.6 The council has already agreed to support all the currently planned new facilities with s106 funding, namely William Cotton Place, Wellington Way, Goodman's Field, Suttons Wharf and Aberfeldy estate, for which capital estimates have been adopted.
- 4.7 NHS Tower Hamlets CCG working in partnership with the Council has also contacted all practices to explore if they had any potential to increase clinical space in existing health facilities, primarily by redesigning their internal areas to create additional clinical space and provide a greater level of service within primary care. This project of capital investment will be supported by the Council utilising s106 contributions. 11 GP Practices were identified for premises improvements and indicated that, due to space constraints, they are limited in any future expansion. They are Aberfeldy Practice, Barkantine Health Centre, Blithehale Health Centre, Hartford Health Centre, Island Health, Jubilee Street Practice, Limehouse Practice, Mission Practice, Spitalfields Practice, Wapping Group Practice and Whitechapel Health. The project commenced in January 2016 and is expected to complete by March 2017.

## 5 Contribution details

- 5.1 The contribution in this instance was secured in respect of the redevelopment of the London Arena, Limehabour E14 PA/06/02068. This was approved at the Strategic Development Committee on 10<sup>th</sup> May 2007.  
<http://moderngov.towerhamlets.gov.uk/documents/g1763/Public%20reports%20pack%2010th-May-2007%2019.30%20Strategic%20Development%20Committee.pdf?T=10>
- 5.2 The health contribution is only mentioned in section 3.1 of the officer's report. That the Committee resolve to GRANT planning permission subject to:  
*A. The prior completion of a legal agreement, to the satisfaction of the Chief Legal Officer, to secure the following:*  
*j) Provide £2,856,640 towards medical facilities to mitigate the demand of the additional population on medical facilities*
- 5.3 The total contribution secured to mitigate the development is £3,020,015 comprised of £2,856,640 for phase 1 of the scheme, £163,375 for phase 2 of the scheme.
- 5.4 Of this, £731,410 is already programmed to health facilities (including £246,200 of which is funding the expansion of clinical space at Island health facilities in accordance with the s106 requirement to use 'reasonable endeavours' to fund a facility in Blackwall and Cubitt Town). Still outstanding is a final instalment of £714,160 for phase 1 and the further payment of £163,375 for phase 2 – both due upon occupation of

793rd dwelling. It is anticipated this money will be programmed to be spent on capital facilities.

- 5.5 To summarise, this preventive health measure project will utilise £1,392,773 of this health facilities contribution, which amounts to 46% of the total s106 contribution secured. The remaining 54% will be spent on Health Facilities.
- 5.6 The Council have contacted the developer and they have indicated they have no objection to the s106 monies being used in this way.



**June 2015**

**Project Initiation Document**  
**Public Health Funding for Green Grid Projects**

## Project Initiation Document (PID)

<b>Project Name:</b>	Healthy Life styles		
<b>Project Start Date:</b>	September 2015	<b>Project End Date:</b>	March 2016
<b>Relevant Heads of Terms:</b>	Health		
<b>Responsible Directorate:</b>	D&R		
<b>Project Manager:</b>	Manmohan Dayal/ Sripriya Sudhakar		
<b>Tel:</b>	020 7364 5371	<b>Mobile:</b>	
<b>Ward:</b>	Poplar, Island Gardens, Spitalfields and Bangla Town, Bromley South, Lansbury, Bethnal Green		
<b>Delivery Organisation:</b>	TfL/ CLC		
<b>Funds to be passported to external organisation</b>	Yes to TfL.		
<b>Supplier:</b>			
<b>Amount of S106 available for this Project:</b>	£ 1,432,726.83		
<b>S106 Planning Agreement Number(s):</b>	PA/06/2068 & PA/06/2304		
<b>Date of Approval:</b>			

### Distribution List

Organisation	Name	Title
LBTH D&R	Aman Dalvi	Corporate Director
LBTH D&R	Owen Whalley	Service Head – Planning and Building Control
LBTH D&R	Dave Clark	Acting Service Head – Resources
LBTH	Somen Banerjee	Interim Director of Public Health
LBTH	Tim Madelin	Senior Public Health Strategist
LBTH D&R	Helen Green	D&R S106 Project Manager
LBTH D&R	Andy Simpson	S106 Programme Manager
LBTH D&R	Andy Scott	Acting Service Head – Economic Development
LBTH D&R	Anna McGill	S106 Planning Obligations Officer
LBTH CLC	Gulshana Khatun	CLC S106 Project Manager
LBTH D&R	Andy Simpson	S106 Programme Manager
LBTH CLC	Gulshana Khatun	CLC S106 Project Manager

### Related Documents

ID	Document Name	Document Description	File Location
<b>If copies of the related documents are required, contact the Project Manager</b>			

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## 1.0 Purpose of the Project Initiation Document

- 1.1 The purpose of this PID is to invest Public Health funding meant for curative health into green infrastructural projects that will be an investment into preventive health, thus reducing the burden on NHS;
- 1.2 Green space has positive impacts on health and wellbeing and it was for this reason that Public Health sponsored the creation of the Tower Hamlets Green Grid Strategy. This document sets out proposals to continue the development of the Green Grid by utilising £1.3m of s106 health contributions to deliver a package of Green Grid projects that would improve the health of the residents and those who work in the borough, as well as enhance environmental sustainability.
- 1.3 These environmental improvements will, in particular, make it easier for children and families to be more physically active wherever they live, work, travel, play or learn. The long-term goal is to help everyone to maintain a healthy weight throughout their lives, which will reduce the risk of diseases such as diabetes, cardiovascular disease and cancer.
- 1.4 By improving the physical environment, it will create conditions for encouraging physical exercise, walking and cycling, and thus reduce the demand on the local NHS for treatment of diseases that are caused by lack of physical exercise.
- 1.5 Green space is also associated with a positive impact on mental wellbeing. Increasing and improving the provision of green space and green infrastructure, to overcome the existing deficiencies of open space, is seen as one of the major challenges to encouraging healthier lifestyles.
- 1.6 It is proposed to create small “green” interventions within the borough such as pocket parks, rain gardens, green walls, and planting more trees in areas where it is not possible to create large new open spaces.
- 1.7 The initial schemes to be delivered with this funding, included in Appendix 1 of this PID, are similar in their outputs and deliverables. It is therefore proposed to manage these projects in one PID (with change notes at a later date if necessary)

## 2 Section 106 Context

- 2.1 The Section 106 (S106) of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation, with a developer over a related issue. Planning Obligations / S106 agreements are legal agreements negotiated, between an LPA and a developer, with the intention of making acceptable development which would otherwise be unacceptable in planning terms.
- 2.2 The Directorate of Development and Renewal in Tower Hamlets Council has put in place a corporate structure, leading to a transparent process for assessment, negotiation, agreement, and expenditure and monitoring of section 106 resources.

2.3 This S106 PID is part of the Tower Hamlets Council S106 Delivery Portfolio and is aligned with the agreed Heads of Terms (HoT) for the Deeds creating Planning Obligations and undertakings for the development at:

**The Former London Docklands Sport Arena, 36 Limeharbour (PA/06/02068).**

2.4 The Agreement dated 3 October 2007 includes a 'Medical Facilities Contribution' of £2,856,640 to be paid to the Council in four instalments. To date the Council have received £2,124,183.31.

2.5 The Agreement requires under clause 3.9.2 that:

*"The Council covenants to use the Medical Facilities Contribution towards mitigating the impact and effects of the Development on existing medical facilities in the administrative area of the Primary Care Trust and will use its reasonable endeavours to ensure that the Medical Facilities Contribution is expended within the Blackwall and Cubitt Town ward".*

2.6 The Council have allocated £731,410 of this contribution towards the 'Maximising Estate Health Project' approved by PCOP in May 2015. £246,200 of the contribution was spent within the Blackwall and Cubitt Town ward.

2.7 The Council has approached Ballymore with the proposal to apply £1,392,773 of this contribution towards healthy lifestyle interventions. See Appendix 1 for correspondence.

2.8 Expiry of the £1,392,773 is based on dates the instalments were received and detailed as per below:

- £681,845.07 – expires February 2016
- £710,928 – expires January 2017

**North End of 84 Leven Road (PA/06/2304)**

2.9 The Agreement dated 26 September 2007 included a contribution of £40,000 to be paid to the Council towards 'Environmental and highways Improvements'. The Council received £40,727 (index linked) on 25/11/2012. There is no expiry date for expenditure.

3.0 It is proposed to programme the full amount of £40,727 towards the 'Bow school open space' project (See Appendix 1 for full details) which provides landscaping linking to the Leaway walk and creates access from Gillender Street allowing walking and cycling.

Map 1

**Distance from Leven Road site to Bow school open space Project**

## Legal Comments

### **Limehouse Harbour (PA/06/02068)**

- 3.1 Legal Services will be satisfied that the £1,392,773 of the Medical Facilities Contribution can be used for the purposes contemplated by this PID, so long that the owner of the Limeharbour development has first agreed in writing to use such monies for those purposes. If they do not, then the Council will arguably not be using the money for the purposes intended by the parties when entering the S106 agreement dated 3 October 2007. Alternative uses will only be permitted under that agreement if they are first agreed in writing by the owner.

### **Leven Road (PA/06/2304)**

- 3.2 This PID complies with the terms of the s106 agreement dated 26 September 2007 above. It reflects the parties' intentions at that time that the contribution would be used towards environmental and highway improvements. We are satisfied that the works which this PID proposes be undertaken using the contribution accords with the purpose for which the contribution was paid.
- 3.2 These comments are limited to addressing compliance with the terms of the s106 agreements mentioned above (as based on the information detailed in the PID) and advice on any other legal matters (such as advice on procurement) should be sought separately if appropriate.

### 3 Overview of the Projects

- 3.1 The Public Health Strategy Team, working with the Plan Delivery Team and Highways Team, has identified seven initial 'pilot' interventions within the borough for investment of S106 funding on environmental improvement schemes.
- 3.2 The projects have been identified against the following criteria which have been agreed by the Public Health Team:
- Enhance the Green Grid or improve connections to the Green Grid;
  - Be part of an identified council project or programme;
  - Are spread evenly in the east and west of the borough
  - Are, as far as possible, on Council owned land or highway and are 'deliverable'
  - They should have identified residents' support

### 4 Business Case

- 4.1 The need to address the wider social determinants of health such as the local environment has long been recognised. Most recently the Marmot Report into Health Inequalities (2010) has as one of its key policy objectives:
- *'Create and develop healthy and sustainable places and communities'*
- 4.2 An evidence review carried out by Public Health (Appendix 2) concluded that green spaces are associated with better physical and mental health of nearby communities. More specifically the review found associations between green space and ;
- availability and accessibility and physical activity
  - physical health
  - use and improved mental wellbeing
  - availability and longer term mental health
  - reduction in health inequalities
- 4.3 It is also estimated that air pollution reduces life expectancy in the UK by seven to eight months. In Tower Hamlets in 2008 it is calculated that there were 108 additional deaths attributable to small particle (pm2.5) air pollution alone (GLA 2013). Poor air quality

combined with high temperatures increases the risk of cardiovascular and respiratory diseases. Air pollution has also been linked with lung cancer and low birth weight.

- 4.4 Additionally, providing a high-quality walking and cycling network to promote active travel reduces reliance on vehicular transport, which helps to increase levels of physical exercise and social interaction. This, in turn, has positive impacts on physical and mental health.
- 4.5 Also, there is a strong relationship between open spaces, mitigation and adapting to climate change and addressing associated health issues. The choice to walk and cycle is strongly influenced by urban settings. It is not just how walkways are planned but it's their design that encourages people to walk more often.
- 4.6 The availability of green open space around the sites is severely limited. The Borough's Annual Monitoring Report (AMR 2012/13) has indicated that the Borough is currently providing just 1.0ha of public open space per 1000 population. With a growing population and limited potential for new open space there is a risk that the deficiency will get worse.
- 4.7 As a densely populated Borough with large numbers of residents without access to a private garden and a rapidly increasing daytime workforce and residents, new open space need to be developed to support an increasing range of demands. These spaces will therefore offer the residents much needed facility that will encourage people to be outdoors and undertake physical exercise. This is significant as nearly half the borough population undertake no physical exercise compared to national guidance which advocates at least 150 minutes of walking every week to maintain good health.
- 4.8 Improvements to the Green Grid in Tower Hamlets will contribute to the following indicators in Public Health Outcomes Framework
- 1.i-Healthy life expectancy at birth
  - 0.1ii - Life Expectancy at birth
  - 1.10 - Killed and seriously injured casualties on England's roads
  - 1.16 - Utilisation of outdoor space for exercise/health reasons
  - 2.06i - Excess weight in 4-5 and 10-11 year olds - 4-5 year olds
  - 2.06ii - Excess weight in 4-5 and 10-11 year olds - 10-11 year olds
  - 2.12 - Excess Weight in Adults
  - 2.13i - Percentage of physically active and inactive adults - active adults
  - 2.13ii - Percentage of active and inactive adults - inactive adults
  - 2.17 - Recorded diabetes
  - 2.23i - Self-reported well-being - people with a low satisfaction score
  - 2.23ii - Self-reported well-being - people with a low worthwhile score
  - 2.23iii - Self-reported well-being - people with a low happiness score
  - 2.23iv - Self-reported well-being - people with a high anxiety score
  - 3.01 - Fraction of mortality attributable to particulate air pollution
  - 3.06 - Public sector organisations with a board approved sustainable development management plan
  - 4.03 - Mortality rate from causes considered preventable
  - 4.04i - Under 75 mortality rate from all cardiovascular diseases
  - 4.05i - Under 75 mortality rate from cancer
  - 4.07i - Under 75 mortality rate from respiratory disease



- 4.9 The projects are integral to the delivery of the Council's Local Plan- i.e. the Core Strategy which supports the health objectives in Strategic Objective 3: "Achieving wider Sustainability". It sets out a spatial framework to address specific health-related elements of spatial planning and address the wider determinants of health, to support healthy and active lifestyles.
- 4.10 The Council's Green Grid Strategy encourages building investment programmes for greening of streets and creating enhanced accessibility along the routes. Planting new trees, reactivating spaces that are under-used, greening of overly wide pavements or creating play spaces along streets are some examples of these programmes - which create the right balance between space, health and activity.
- 4.11 The Tower Hamlets Open Space Strategy, 2006 estimates that 26% of the borough is deficient in public open spaces. Only 43% of the borough has access to local parks (within 400m of peoples' doorsteps, or about 5 minutes' walk). This is due to lack of local parks and the obstacles to accessing them.

## 5. Approach

- 5.1 The projects are strategically located either on the Green Grid routes or contribute to improving connections to the Green Grid or provide green infrastructure in areas which are deficient in it (See Appendix 1).
- 5.2 The ownership of all projects, except one (Gillender Street), is with the Council. Only Gillender Street site is owned by TfL who have expressed a keen desire to improve the site
- 5.3 The works are essentially to provide the green infrastructure within the borough and improve the public realm. They include converting surplus parking space/ streets into open space, building rain gardens, greening of streets and landscaping of streets.
- 5.4 The projects will be delivered in the following ways:
- 5.5 The projects that are on the Council land will be delivered by CLC Highway Team/ BAT team. These include Andrew Street, Buxton Street, Bow school;
- 5.6 The projects that are on TfL land will be delivered by a 3<sup>rd</sup> party with who the Council will have a contract. This includes the project at Gillender Street. Where projects will be delivered by 3<sup>rd</sup> parties, a Service Level Agreement or a MOU will be signed between them and the Council.
- 5.7 The projects will be monitored by the Tower Hamlets Green Grid Steering Group to ensure the schemes are on target with regard to spend and programme.

## 6. Deliverables

- 6.1 The intention of this PID is to describe the outcomes, but not all projects will deliver similar outcomes. Different projects will have one or more of the outcomes, which include green infrastructure, new open space, mitigating against climate change and localised flooding and enhanced public realm.

## OUTPUTS

Description of Output	Projects	By
Increase in public open space and green infrastructure	All	March 2017

## 7. Local Employment and Enterprise Opportunity

7.1 The project will incorporate training of the local youth within its implementation programme. It will also ensure that procurement of materials is local.

7.2 The Council's procurement policies and procedures relating to local suppliers and labour will be used to help maximise the enterprise opportunities for local businesses and communities

7.3 Consultation will be held with employment/enterprise throughout procurement to help secure local employment places to meet local training and employment targets via the Council's procurement processes.

## 8. Programme Timeline

The details of the financial resources for all projects are attached below. Details for individual projects are attached in Appendix 1.

### 8.1 Summary of projects

Details of project	Owners	Delivered By	Cost (£)
1. Oval Public Square: Transforming the square from a car park to a green space	LBTH	Clean & Green, LBTH	£160,000
2. Gillender Street	TfL	TfL	£100,000
3. Sale Street Creating a pocket park and a rain garden while improving the pedestrian and cycle routes	LBTH	Highways Team, LBTH	£80,000
4. Andrew Street: Transforming a derelict and underused street into a pocket park, an extension of Jolly's Green	LBTH	Highways Team, LBTH	£240,000
5. Buxton Street East: Forming an avenue of trees and make the entrance to Allen Gardens more prominent	LBTH	Highways Team, LBTH	£240,000
6. Buxton Street West:	LBTH	Highways Team, LBTH	£200,000
7. Bow school: Landscaping and making the space by the canal and the Bow school accessible	LBTH	Parks, LBTH	£282,726.83
8. Spindrift Avenue	LBTH	LBTH	£80,000
9. Redchurch Street/Old Nichol street	LBTH	(C&G Team), LBTH/Community Groups	£20,000

10. Leonard Street	LBTH	(C&G Team), LBTH/ Community Groups Groups	£10,000
11. Pedley Street	Network Rail	(Clean & Green Team), Community Groups	20,000
<b>Total</b>			<b>£1,432,726.83</b>

<b>Table 1</b>			
<b>Financial Resources</b>			
<b>Description</b>	<b>Amount</b>	<b>Funding Source</b>	<b>Funding (capital/revenue)</b>
Survey, investigative works @10%	130,000	S 106 Funds PA/06/2068 & PA PA/06/2304	Revenue
Hard and soft landscaping works	£842,726.83		Capital
Allowance for service diversions @10%	130,000*		Revenue
Design fee @15%	200,000		Revenue
Supervision fees@10%	130,000		Revenue
<b>Total excluding VAT</b>	<b>£1,432,726.83</b>		

\* Residual will be returned to the s106 account if it is not required.

<b>Spend</b>	<b>15/16</b>	<b>16/17</b>	<b>Total</b>
Design and implementation	£694,000	£738,726.83	<b>£1,432,726.83</b>

## 9. Financial Profiling

*Profiling is likely to change and will be updated at key stages i.e. inception, design and pre-tender stages*

<b>Table 2</b>									
<b>Financial Profiling</b>									
<b>Description</b>	<b>15/16</b>				<b>16/17</b>				<b>Total</b>
	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	<b>Q1</b>	<b>Q2</b>	<b>Q3</b>	<b>Q4</b>	
		1k	117k	577k	582kk	85k	60k	10k	100% £1.43m

<b>Total</b>									<b>£1.43m</b>

## 10. Outputs / Milestones

The outputs/milestones of each project are attached in Appendix 1.

<b>Table 3</b>	
<b>Milestones</b>	<b>Key Date</b>
1. Topographical survey and search for underground services	September, 2015
2. Sketch Design	October 2015
3. Public consultation events	October 2015
4. Finalisation of designs	November 2015
5. Preparation of working drawings	December 2015
6. Works undertaken	January 2016-March 2016
7. Completion	March 2016

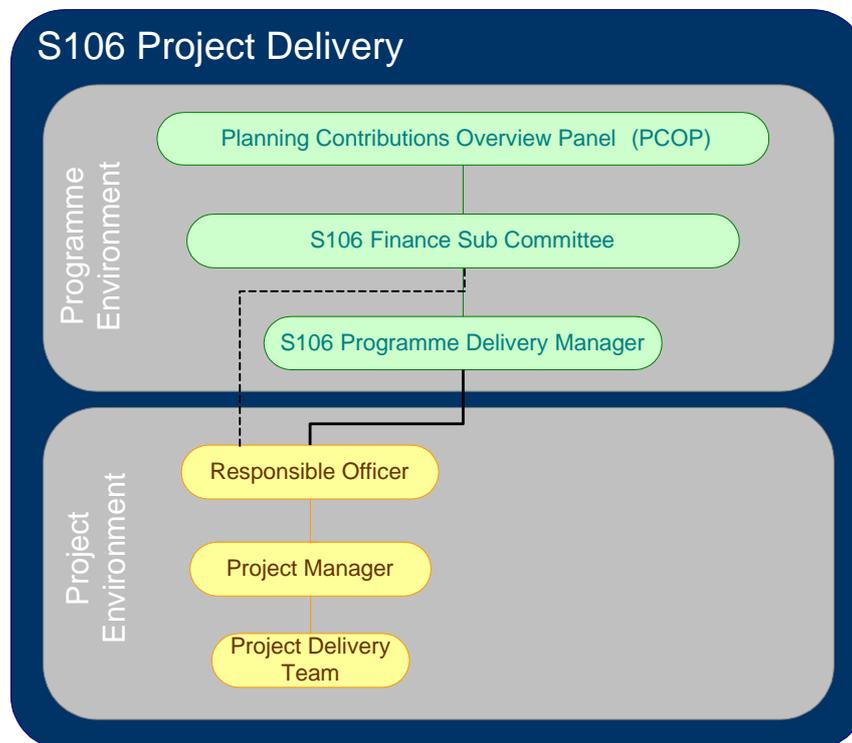
## 11. Realisation

<b>Table 4</b>	
<b>Benefit</b>	<b>Measure</b>
Works will enhance the visual appearance of the Borough and encourage inward investment to benefit the local economy.	Improved landscaping and quality of materials
Works provide attractive, routes for pedestrians and cyclists as alternatives to busy roads.	Improved landscaping and quality of materials
Works offer the opportunity to enjoy semi-natural landscapes and contact with nature.	Improved landscaping and quality of materials
Works improve localised air quality by removing dust and adding oxygen, they reduce summer temperatures, reduce the run-off into drainage systems during storms.	Landscaping that will absorb dust particles
Works improve the health and well-being of individuals, supporting active, healthy lifestyles.	Improved landscaping and quality of materials

## 12. Governance and Organisational Structure

The governance structure that provides for the delivery of programme/project funded in whole or in part by S106 resources is set out in diagram 1 below.

Diagram 1



6.1 The governance arrangements, within [service area], for this Project is set out below:

- Project Sponsor – Somen Banerjee, Interim Director of Public Health
- Programme Manager – Tim Madelin, Senior Public Health Strategist
- Project Manager – Sripriya Sudhakar, Place Shaping Team
- **Project Delivery Team**
  - Sarah Finn, Highways
  - Tamzin Hill, Landscape Designer, CLC
  - Paul Whitfield, Floods Engineer
  - Susie Chrome, Public Health Locality Manager

### 13. Project Reporting Arrangements

7.1 Progress reporting will be dealt with by the Project Manager (check) and provided, as a minimum, to the groups outlined in table 7 below. Formal monitoring of agreements and placements will be undertaken on a quarterly basis. Quarterly monitoring will include:

**Table 7**

Group	Attendees	Reports/Log	Frequency
S106 Programme Delivery Team Meeting	Finance S106 Programme Manager S106 Team Project Manager	Forecast / Actual Spend and Delivery against outputs; Key risks and issues; Benefit Outcome Monitoring; Satisfaction Surveys outputs.	Minimum: Financial Year Quarters
MAB SARP	Members and Chief Officers	Evaluation Report	Annual
Green Grid Steering Group	Officers from <ul style="list-style-type: none"> <li>• Public Health</li> <li>• Clean &amp; Green</li> <li>• CLC- Highways</li> <li>• Strategic Planning</li> <li>• Plan Delivery</li> <li>• Parks &amp; Open Spaces S106 manager</li> <li>• Floods</li> <li>• Development Management</li> </ul>	Monitoring outcomes	Quarterly

#### 14. Quality Statement

- 8.1 The Project will conform to CLC internal controls for assessment and reporting as designated within the established control frameworks

#### 15. Key Project Stakeholders

Table 8			
Key Stakeholders	Role	Communication Method	Frequency
Elected Members in	Accountable for the successful delivery of	Email	Notification of planned

<b>Table 8</b>			
<b>Key Stakeholders</b>	<b>Role</b>	<b>Communication Method</b>	<b>Frequency</b>
Ward	strategic objectives (some of which this project will deliver against and contribute towards)		improvements in their Ward
Local Residents & Businesses	Will be impacted by the implementation of the works and benefit from the completed project.	Letter drop	Advance notification prior to start of works on site.
Tower Hamlets Council S106 Programme Manager	Managing the delivery of the Project, providing PCOP with progress reports. Responsible for supporting development of PIDs Responsible for reviewing all Project documentation	Meeting	Monthly
THGG Steering Group	Reviewing the outcomes of the project	Meeting	Quarterly
External stakeholders	TfL, GLA, THHF,	meeting	Quarterly

9.1 For full list of the stakeholder names, contact the Project Manager.

## 16. Stakeholder Communications

10.1 The key messages of the project are:

- Reconfirming the aims of the Project as appropriate, i.e. encouraging physical exercise and health of the residents and those working around that area
- Communicating successes
- Providing stakeholder comments and review of outputs delivered (quantitative and qualitative)
- Reporting Progress against project milestone delivery and spend
- Reporting the benefits to citizens living and working in and around the project site
- Every effort made by project manager to ensure opportunities for communications are highlighted and to liaise with Tower Hamlets Council's S106 Officers.

## 17. Key Risks

11.1 The key risks to this project are provided in the Table 9 below.

Risk No.	Risk	Triggers	Consequences	Existing Internal Controls – to be confirmed	Likelihood	Impact	Total
	<b>Land ownership issues:</b>	All documentation of ownership is verified	Delays and even cancellation of projects	<p>Only one site is within the ownership of TfL while the rest are in the ownership of LBTH or THH. TfL have been consulted where their sites are involved and their consent and involvement will be sought.</p> <p>Where the sites are in the ownership of LBTH, the sites will be managed by Highways Team in CLC, and their consent has been sought.</p> <p>Where the site is in ownership of LBTH but being developed by an external organisation (e.g. Registered Providers), it has been agreed in principal by the Council Property Services officers and proper lease agreements have been drawn up</p>	1	3	3
2	<b>Lack of political ownership</b>		Delays and increase in costs	<p>The partnership working arrangement for the projects have been put in place in order to create a collaborative approach and maintain momentum.</p> <p>The scheme is fully backed by the LBTH Council and Public Health Team and forms part of the Green Grid initiative for improving the green infrastructure. Members will be kept informed of the developments through proper channels.</p>	1	1	1

Risk No.	Risk	Triggers	Consequences	Existing Internal Controls – to be confirmed	Likelihood	Impact	Total
3	<b>Maintenance</b>	The maintenance contracts are not in place	The site falls into disrepair, leading to a bad reputation for the Council	At present LBTH Clean & Green Section (Part of Communities Localities and Culture, which Transport and Highways is also under) maintains the highway and park space and will maintain these improved spaces as well;	1	3	3
	<b>Potential cost exceeding budget</b>	Increase scope of project deliverables	Overspend / phase implementation	The design and costing will be done in-house (CLC). The principle of the design will be established and agreed between parties, and costs will reflect the early input of a wide variety of specialists. Designs will be developed with good foresight, reducing the potential risk of budget over-run. The cost breakdown will be calculated at current rates, with all bespoke features bench priced at sensible estimates based on Contractors quotes. All aspects of work from the groundwork to the maintenance will be included. A 10% contingency will be included in-case works over run on-site	3	1	3
	Designs / funding / other issues not agreed in time	Delay or changes to implementation of the work programme.	Likely increase in costs;	The funding for the projects will be secured before starting the projects and the designs will be prepared in house on sites that are on Council land. For projects on TfL land, agreement will be made with TfL on issues of appointing contractors and designers	1	1	1

Risk No.	Risk	Triggers	Consequences	Existing Internal Controls – to be confirmed	Likelihood	Impact	Total
	<b>Unforeseen site conditions, buried services, existing granite setts</b>	surveys, site inspections and scans	Increase costs due to additional works and delay or changes to the implementation works programme	Trial trenches will be dug at key to test conditions and confirm positions of services below. A topographic survey will also be done to determine the slopes and accurate estimates.	3	1	3

## 18. Key Risks

The PID has been reviewed and accepted by delegated PCOP Chair, Owen Whalley and Interim Service Head for Economic Development, Andy Scott. The risks identified are understood and acknowledged.

Role	Name	Signature	Date
Delegated PCOP Chair	Owen Whalley		
Acting Service Head for Resources	Dave Clark		



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12 August 2015

Tim Madelin  
London Borough of Tower Hamlets

Dear Tim

**Re: Letter of support regarding the healthy green spaces use of S106 monies**

The CCG notes the intention to invest some £1.4 million of s106 funds earmarked for “curative health” into preventive health as part of the Council’s Green Grid Initiative, alongside the long standing s106 investments in primary healthcare, as reported to the NHS Capital and Estates Meeting on the 3rd August 2015. I can confirm that the CCG is supportive of the proposal for environmental improvements to make it easier for children and families to be more physically active wherever they live, work, travel, play or learn with the long-term goal of helping everyone to maintain a healthy weight throughout their lives, to reduce the risk of diseases such as diabetes, cardiovascular disease and cancer and improve mental well-being.

Yours Sincerely



Henry Black – Chief Finance Officer