

# SALISBURY CITY COUNCIL

## Report

**Subject** : Rowbarrow s106 Project Delivery  
**Committee** : Environment  
**Date** : 29 September 2025  
**Author** : Marc Read, Head of Environmental Services

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### 1. Background:

- 1.1. Between 2017 and 2020 Salisbury City Council received four separate allocations of s106 contributions under code Z32, totalling £196,799.
- 1.2. These funds were ringfenced for community improvements within the Rowbarrow area.
- 1.3. Officers of the Council have worked closely with residents and Ward Councillors to design and deliver community-focused projects.
- 1.4. The projects combine hard landscaping (paths, bollards), soft landscaping (trees, hedges, seating), and the installation of outdoor gym equipment.

### 2. Projects Delivered

- 2.1. The funding has supported two principal projects:
  - Outdoor gym equipment at Harvard Heights.
  - Landscaping improvements to the grassed area between The Crescent and Rowbarrow.
- 2.2. The hard landscaping works are nearing completion.
- 2.3. The soft landscaping works (trees and hedges) will be delivered during Autumn/Winter 2025 using existing City Council budgets.

### 3. Expenditure to Date

- 3.1. **2020/21** – No spend, balance £196,799.
- 3.2. **2021/22** – Outdoor gym equipment (Harvard Heights): £7,967. Balance £188,832.
- 3.3. **2022/23** – No spend, balance £188,832
- 3.4. **2023/24** – No spend, balance £188,832
- 3.5. **2024/25 Spend:**
  - Architect drawings: £791.25

- QS Verification of projected contractor costs: £500
- Application 1 (D&N): £3,682.30
- Application 2 (D&N): £12,793.26
- Balance: £171,065.19

### 3.6. **2025/26 Spend to Date:**

- Application 3 (D&N): £30,080.07
- Application 4 (D&N): £17,162.56
- Application 5 (D&N): £18,410.07
- Application 6 (D&N): £12,133.23
- Application 7 (D&N): £20,929.07
- Balance: £72,350.19

3.7. **Pending:** Application 8 (D&N), including drop kerbs, subject to Wiltshire Council approval.

3.8. Total projected spend on D&N works: £130,710.56.

3.9. Amount invoiced to date: £115,190.56.

## 4. **Remaining Funds**

4.1. Following completion of D&N works, the remaining balance is expected to be £56,830.

4.2. These funds are proposed to be committed towards the purchase of grounds maintenance equipment to ensure long-term upkeep of the site.

4.3. Commitment of these funds is essential due to expiry deadlines associated with the s106 agreement, in order to mitigate the risk of clawback by developers.

## 5. **Soft Landscaping**

5.1. The soft landscaping elements requested by residents and Ward Councillors (trees, hedges, seating) will be delivered separately through the Council's:

- Tree planting budget.
- Seating budget.
- Other relevant environmental budgets.

## 6. **Lessons Learned**

6.1. **Project Timescales** – Considerable time elapsed between receipt of the funding and delivery of projects. This was due to the complexity of developing suitable schemes, obtaining approvals, and coordinating with multiple stakeholders. Earlier planning and prioritisation could help reduce these delays in future.

6.2. **Managing Expectations** – Residents expressed ambitions that exceeded the available funding. Clear communication on the limits of s106 contributions, and the need to phase projects or combine budgets, has been essential in managing expectations.

6.3. **Partnership Working** – Collaborative engagement with residents, Councillors, and contractors has been positive. However, earlier engagement with Wiltshire Council on approvals (e.g. drop kerbs) could have reduced delays.

6.4. **Future Approach** – Future s106 projects should factor in early feasibility work, clear communication of budget constraints, and the importance of securing approvals well in advance of delivery.

## 7. Implications

7.1. **Financial:** Expenditure is funded through s106 contributions and existing Environment budgets. Remaining s106 funds will be committed to capital equipment to avoid clawback.

7.2. **Personnel:** Officer time is required to monitor final phase of contractor progress and procure equipment.

7.3. **Environmental Impact:** The project enhances green infrastructure and improves local biodiversity.

7.4. **Equalities Impact:** The improvements are inclusive and accessible to all residents.

## 8. Wards Affected:

8.1. The funding and projects directly affect East Harnham ward, with wider benefit to Salisbury residents more generally.

## 9. Background Papers: None

## 10. Recommendations

10.1. It is recommended that the Committee:

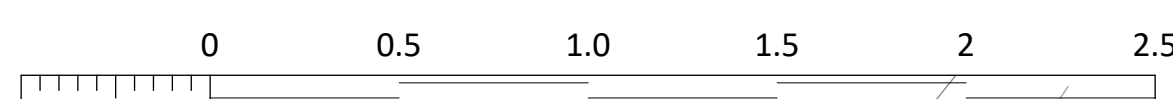
10.1.1. Notes the update on Rowbarrow s106 Z32 expenditure and project delivery

10.1.2. Approves the commitment of the remaining £56,830 towards grounds maintenance equipment

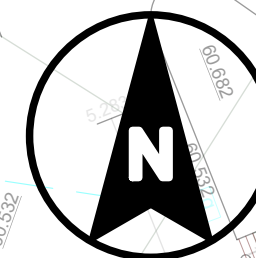
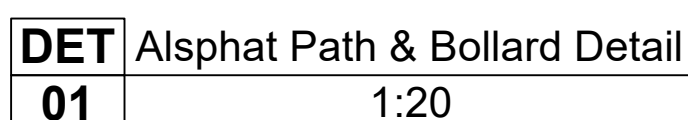
10.1.3. Endorses the use of existing Council budgets to deliver soft landscaping enhancements.

10.1.4. Notes the lessons learned and agrees to incorporate them into the planning and delivery of future s106-funded projects.





Metres 1:20



Proposed Features to be confirmed

3 new 4000mm dropped kerbs - 1 leading to the driveway to the south east of site, 2 leading to the pathways to the west of site



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PARTIES WITHOUT PRIOR PERMISSION.

**Rowbarrow Landscaping**  
Salisbury  
SP2 8TD

## Proposed Site Plan & Details

DATE: 03/2025

TENDER: ☐ CONSTRUCTION: ☒

CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_

1104

02

CURRENT: ☐

SUPERSEDED: ☐

1:200