

# SALISBURY CITY COUNCIL

## Report

**Subject** : River Park s106 Project Delivery  
**Committee** : Environment  
**Date** : 29 September 2025  
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### 1. Background:

- 1.1. In March 2024 Salisbury City Council received a Section 106 (s106) contribution of £716,000, ringfenced for the River Park project (St Pauls ward).
- 1.2. The River Park scheme delivers major flood alleviation, biodiversity, and public realm benefits. While situated in St Pauls, the scheme benefits the city as a whole.
- 1.3. As the land was already in Council ownership, most day-to-day operations (e.g. staffing) can be absorbed into existing budgets. The s106 funds are therefore best directed toward capital equipment and strategic long-term upkeep.

### 2. Expenditure to Date

#### 2.1. 2023/24

- s106 receipt (March 2024): £716,000
- Closing balance 31/03/24: £716,000

#### 2.2. 2024/25

- Hedgecutter purchase approved December 2024: £21,000
- Closing balance 31/03/25: £695,000

#### 2.3. 2025/26

- Year to date: £695,000

### 3. Proposal for 2025/26

- 3.1. Officers propose allocation of up to £75,000 in 2025/26 for the purchase of a new tractor to support maintenance of the River Park scheme.
- 3.2. This equipment is essential for the effective long-term management of the site and will be used alongside existing grounds maintenance resources.
- 3.3. After this purchase, the balance will stand at £620,000.

### 4. Allocation Strategy

4.1. Officers have reviewed options for spreading the remaining £620,000 over the long term. The following allocations illustrate what could be made available each year:

- 15 years (recommended): ~£41,300 per year
- 20 years: ~£31,000 per year
- 30 years: ~£20,700 per year
- 40 years: ~£15,500 per year
- 50 years (maximum allowed under s106): ~£12,400 per year

4.2. Officers recommend the 15-year allocation, for the following reasons:

- Provides a meaningful annual sum capable of covering future capital equipment needs and unforeseen site works.
- Protects the fund against the erosive effects of inflation, which would significantly reduce its real value over 40–50 years.
- Matches the expected lifecycle of key equipment (e.g. tractor, hedgecutter, mowers), ensuring replacements can be funded without pressure on core budgets.
- Ensures the community continues to see tangible benefits from the s106 contribution within a generation, while still planning responsibly for the long term.

4.3. Officers note that:

- The s106 agreement allows for funds to last up to 50 years; there is no minimum period.
- However, the City Council's responsibility for the River Park site is ongoing in perpetuity, long after the s106 funds are spent.

4.4. Governance:

- If officers require additional spend in a given year above the allocation, a paper will be brought to Council for approval.
- If the annual allocation is not fully used, the balance will be carried forward into the following year.

## 5. Implications

- **Financial:** Expenditure funded via s106 contributions. Recommended 15-year allocation maximises community benefit and value for money.
- **Personnel:** Officer time required to procure the tractor and manage annual allocation proposals.
- **Environmental Impact:** Long-term investment secures the benefits of the River Park project for biodiversity, flood alleviation, and recreation.
- **Equalities Impact:** River Park is designed to be accessible, with enhancements benefiting all residents across Salisbury.

## 6. Wards Affected

6.1. The scheme is located in St Pauls ward but has city-wide benefits.

## 7. Recommendations

7.1. It is recommended that the Committee:

- 7.1.1. Notes the update on River Park s106 expenditure and balances. Approves allocation of up to £75,000 in 2025/26 for the purchase of a tractor.
- 7.1.2. Endorses the officer recommendation to allocate the remaining balance over a 15-year period, rather than 20, 30, 40, or 50 years, to preserve value against inflation and match equipment lifecycles.
- 7.1.3. Notes that:
- The s106 agreement requires funds to be spent within 50 years (maximum), with no minimum period.
  - The City Council's responsibility for River Park is permanent, regardless of the duration of the funding.
  - Any proposal to spend above the annual allocation will require Council approval.
  - Any unspent allocation will be carried forward to the following year.