



Hinckley & Bosworth
Borough Council

A Borough to be proud of

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

SCRUTINY COMMISSION

28 MARCH 2019

WARDS AFFECTED: ALL WARDS

S106 CONTRIBUTIONS UPDATE

Report of Director (Environment and Planning)

1. PURPOSE OF REPORT

- 1.1 To update Scrutiny Commission on S106 contributions received and spent in the 2018 calendar year.
- 1.2 To update members on secured contributions for 2018, contributions currently held and contributions successfully requested.
- 1.3 To update members of any contributions nearing clawback.

2. RECOMMENDATION

- 2.1 That the report be noted.

3. BACKGROUND TO THE REPORT

- 3.1 When implementing certain types of planning permissions (most notably major residential schemes), developers are required to make financial contributions towards providing or improving local infrastructure. These contributions are used to mitigate the impact of the development on local community facilities and can be requested where they are supported by planning policies. Examples of contributions levied by the Council include the improvement of local parks (play and open space), police contributions and health facilities.
- 3.2 Table 1, below, sets out a summary of the financial contributions secured by planning permissions during 2018 for which HBBC are responsible to collect, and where upon triggers have been met. Table 2 gives a summary of financial contributions secured for which Leicestershire County Council is responsible. Table 3 provides a summary of the total financial contributions that have been received and available to spend on relevant projects, in accordance with the relevant S106 agreement. In all cases the 2017 figures have also been included for comparison.

Table 1: HBBC value of s106 contributions secured (not yet received) by planning permissions issued during 2018

	2017	2018
Off site open space (capital and maintenance)	£ 412,334.10	£ 129,085.00
On site open space (maintenance)	£ 188,121.50	£2,070,790.93
Health facilities/improvements	£ 281,049.52	£ 490,781.61
Police infrastructure	£ 112,966.00	£ 277,484.00
Public Realm	£ 258,500.00	£ 305,000.00
Community Facilities	-	£ 402,247.00
Total	£1,252,971.12	£3,675,388.54

Table 2: LCC value of s106 contributions secured (not yet received) by planning permissions issued during 2018

	2017	2018
Education (approx. due to methodology & includes new school for £4,035,000.00)	£ 2,900,202.49	£6,677,221.28
Bus service contribution (approx. Max)	-	£ 750,000.00
Bus pass contribution	£ 21,000.00	£ 171,465.00
Bus stop improvements contribution	£ 188,121.50	-
Civic amenities	£ 17,336.00	£ 42,101.00
Highways contributions	£ 281,049.52	£ 780,554.00
Library	£ 11,473.00	£ 25,650.00
Public right of way contribution	-	£ 13,355.00
Pedestrian connectivity/ safe route to School	-	£ 140,810.00
Travel Pack / Plan /Monitoring	-	£ 62,260.00
Total	£ 3,419,182.51	£8,663,416.28

Note: LCC obligations are approximate based on all dwellings being 2 bed+.

Table 3: Total contributions held and available to spend

	2017	2018
Total for play and open space (on and off site) Note: Amount already committed £443,345	£1,541,206.79	£1,380,127.83
Off-site affordable housing commuted sums	£ 502,508.26	£ 265,508.26
Health facilities	£ 602,712.62	£ 405,470.32
Police infrastructure	£ 130,411.38	£ 90,200.38
Town Centre infrastructure	£ 167,299.71	£ 167,299.71
Canal & River Trust	£ 51,673.30	£ 51,673.30
Arriva Bus Service enhancement 7/7A	£	£ 107,912.00
Leicestershire County Council		£ 19,958.62
Total	£2,995,812.06	£2,488,150.42

- 3.3 We continue to work with Finance by way of a monthly reconciliation. A monthly aged debt report is forwarded to the planning service so outstanding contributions can be chased.
- 3.4 Regular discussions also continue to take place with relevant bodies i.e. Parish Councils; Police and West Leicester Clinical Commissioning Group (CCG) where necessary to identify projects in their areas to assist in ensuring that contributions are spent promptly within timescales.

- 3.5 We continue to check draft section 106 agreements to ensure obligations can be successfully implemented in the future.
- 3.6 Table 4 below shows contributions (totalling £340,928.75) that have approximately two years left to be spent. £68,780.06 is to be spent in 2019 and £272,148.69 in 2020. Each Parish Council/organisation has been informed of the timescales as part of their quarterly updates.

Table 4: Contributions to be spent by December 2020

Parish/ Body	Application Site	Contribution Amount	Clawback date	Update
Desford	Bellway Newbold /Manor Road 11/00029/OUT	£54,536.11	19/12/2019	£28,862.20 of £81,398.31 was spent in 2018. A request has been received for their next project.
Health	DWH & Bellway The Greens 10/00661/OUT	£86,683.62	15/05/2020	£179,422.97 of £266,106.59 spent in 2018. £86k remaining to spend. CCG informed.
Canal & River Trust	Taylor Wimpey Land Former Greyhound Stadium 12/00341/FUL	£51,673.73	09/07/2020	Awaiting request for release and remaining improvements to be completed. Reminders sent January 2019
Health	Bellway – Workhouse Lane 13/00147/FUL	£28,361.32	13/07/2020	Allocated towards the extension at Tilton Road Surgery - Currently awaiting request from CCG.
Burbage	Bellway Workhouse Lane 13/00147/FUL	£13,446.24	13/07/2020	£18,888.37 spent 2018. Burbage Parish is currently working on the next project. Awaiting request.
Burbage	DWH Three Pots 13/00094/FUL Provision	£44,100.24	20/11/2020	Burbage Parish has been made aware. Awaiting a request.
Public Realm	14/01066/FUL Hawley Road	£47,883.54	21/12/2020	Awaiting project to be identified..
Total		£340,928.75		

- 3.7 Last year £905,443.50 was reported to be spent within an approximately 2 year period. The amount set out above for 2019/20 has been significantly reduced which is the result of the improvements put in place and the continuous working together with Parish's, Town Councils and external bodies where contributions are held on their behalf.
- 3.8 A total of £347,641.66 Section 106 contributions were successfully released in 2018 towards new equipment and improvements for play & open spaces areas within the Borough.
- 3.9 An affordable housing commuted sum of £365,000.00 was released in 2018 towards the HRA new build project at Martin Shaw Lane, Groby.
- 4.0 A total of £667,480.04 contributions which are held by HBBC on behalf of other bodies were successfully released in 2018. Broken down these are;

- £264,081.04 to West Leicestershire CCG for improvements/equipment to Hinckley Centre Surgery, Castle Mead, and Southfield Road Surgeries along with Ratby Surgery.
- £363,188.00 was released for the Arriva Bus Service in Burbage for the enhancement of bus service 7/7A to serve the Sketchley Brook development until July 2019
- £40,211.00 was released to the Police for a major project which includes command and response vehicles and associated ANPR equipment.

4. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

- 4.1 This report is to be taken in open session.

5. FINANCIAL IMPLICATIONS [CS]

- 5.1 The finance aspects are covered in the main body of the report, however members should be aware that should contributions not be spent within the period of time set out in agreements, developers have the option to clawback the funding.

6. LEGAL IMPLICATIONS [MR]

- 6.1 Set out in the report

7. CORPORATE PLAN IMPLICATIONS

- 7.1 This report contributes to Aim 1 of the Corporate Plan – Creating a vibrant place to work and live.

8. CONSULTATION

- 8.1 None required.

9. RISK IMPLICATIONS

- 9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. Reporting systems and databases are continuously reconciled so that they align to assist in eliminating risks. The risks associated with work have been identified, assessed and that controls are in place to manage them effectively. Regular reports of contributions held are provided to each Parish on regular bases to also eliminate risk of clawbacks

10. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

- 10.1 The effective monitoring of S106 contributions and engagement with Parish Council's and Neighbourhood Plan Groups allows local communities to identify and prioritise improvements to local facilities and infrastructure.

11. CORPORATE IMPLICATIONS

- 11.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
 - Environmental implications
 - ICT implications
 - Asset Management implications
 - Procurement implications
 - Human Resources implications
 - Planning implications
 - Data Protection implications
 - Voluntary Sector
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Background papers: None

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