|  |  |
| --- | --- |
| **Developers Contributions** | **Appendix F3** |

The council receives Section 106 contributions from developers of housing sites throughout the borough. Most of these contributions come with restrictions as to what they can be spent on. The main categories are:

* Affordable Housing
* Infrastructure
* Public Open Space, Sports and Recreation
* Town Centre Enhancements
* Transport

Contributions towards affordable housing are also referred to as ‘commuted sums’. They are paid by a developer when the size or scale of a development triggers a requirement for certain number of affordable housing units on site but the actual number delivered is lower. The council then uses the commuted sums to ensure affordable housing is delivered in alternative schemes either by the council itself as the developer or paying over to another developer.

For receipts in the ‘Transport’ category, the work is carried out by LCC, as the highways authority, and the receipt is paid over on completion. The Council is reliant on LCC planning and delivering these projects.

Table 1 (below) summarises the forecasted use of Section 106 in the current financial year 2021/22 and across the next 3 financial years. The vast majority of the ‘use’ of the receipts relates to capital expenditure on schemes within the capital programme. Occasionally there are minor amounts that are used for revenue expenditure. No new receipts have been assumed due to there being too much uncertainty about timing and potential values.

Table 2 (below) lists the schemes within the capital programme that are forecasted to utilise Section 106.

Community Infrastructure Levy (CIL)

The Council publishes an annual Infrastructure Funding Statement that outlines what projects CIL can be spent against. There are two schemes in the capital programme that is forecasted to use CIL – “Green Link Penwortham Holme to Howick” which has a total budget of £250,000 and “Worden Hall refurbishment” which has an allocation of £250,000 CIL funding. Any CIL received in relation to sites within the City Deal are required to be paid over. The balance of CIL that has been received and not yet committed is £1.320m.

**Table 1 – Summary of Section 106 Usage**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Category | Balance B/F 21/22 | Received 21/22 | Forecast Use 21/22 | Balance C/F 21/22 | Forecast Use Future Years | Balance Not Allocated |
| Affordable Housing | 4,791  | 323  | (938) | 4,176  | (3,639) | 537  |
| Infrastructure | 242  | -  | -  | 242  | (242) | -  |
| Public Open Space, Sports or Recreation | 1,063  | 556  | (635) | 985  | (248) | 737  |
| Town Centre | 82  | -  | -  | 82  | (57) | 25  |
| Transport | 1,067  | -  | (64) | 1,003  | (843) | 160  |
| Miscellaneous | -  | 35  | -  | 35  | -  | 35  |
| **Total** | **7,245**  | **914**  | **(1,637)** | **6,523**  | **(5,029)** | **1,494**  |

**Table 2 – Section 106 funding to be applied to capital schemes**

| Scheme Name | 2021/22£'000 | 2022/23£'000 | 2023/24£'000 | 2024/25£'000 | Total£'000 |
| --- | --- | --- | --- | --- | --- |
| **Good homes, green spaces and healthy places** |  |  |  |
|  |  |  |  |  |  |
| **Green Infrastructure** |  |  |  |  |  |
| Bridleway in western Leyland | 21  | -  | -  | -  | 21  |
| Green Infrastructure Total | 21  | -  | -  | -  | 21  |
|  |  |  |  |  |  |
| **Other Parks and Open Spaces** |  |  |  |  |  |
| Open Spaces - Bent Lane | 61  | -  | -  | -  | 61  |
| Playground - Haig Avenue | 175  | -  | -  | -  | 175  |
| Playground - Birch Avenue, Penwortham | -  | 13  | -  | -  | 13  |
| Playground - Hutton | -  | 82  | -  | -  | 82  |
| Parks - Smaller parks and play areas | -  | 64  | -  | -  | 64  |
| A tree for every resident | 30  | 30  | -  | -  | 60  |
| Other Parks and Open Spaces Total | 266  | 189  | -  | -  | 455  |
|  |  |  |  |  |  |
| **Sports and Leisure** |  |  |  |  |  |
| King George V Playing Fields, Higher Walton | 19  | -  | -  | -  | 19  |
| King George V Playing Fields, Higher Walton Additional works | -  | 25  | -  | -  | 25  |
| Lostock Hall Football Facility (St Gerard's) | 120  | -  | -  | -  | 120  |
| Sports and Leisure Total | 139  | 25  | -  | -  | 164  |
|  |  |  |  |  |  |
| **Housing** |  |  |  |  |  |
| Affordable Housing - former McKenzie Arms, Bamber Bridge | 717  | 1,531  | -  | -  | 2,248  |
| Affordable Housing - Pearson House, Station Road, Bamber Bridge | 151  | -  | -  | -  | 151  |
| Extra Care scheme | -  | 2,000  | -  | -  | 2,000  |
| Next Steps Accom - Purchase 2 houses | 70  | -  | -  | -  | 70  |
| Housing Total | 938  | 3,531  | -  | -  | 4,469  |
|  |  |  |  |  |  |
| Good homes, green spaces and healthy places | 1,364  | 3,745  | -  | -  | 5,109  |
|  |  |  |  |  |  |
| **A fair economy that works for everyone** |  |  |  |  |
| Church Road, Bamber Bridge | 40  | -  | -  | -  | 40  |
| Leyland Train Station Ticket Office | -  | 60  | -  | -  | 60  |
| New Longton Regeneration | 75  | -  | -  | -  | 75  |
| A fair economy that works for everyone | 115  | 60  | -  | -  | 175  |
|  |  |  |  |  |  |
| **Thriving communities** |  |  |  |  |  |
| Vernon Carus Sports Club | 150  | -  | -  | -  | 150  |
| Thriving communities | 150  | -  | -  | -  | 150  |
|  |  |  |  |  |  |
| Total | 1,629  | 3,805  | -  | -  | 5,434  |