

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
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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

Scheme Name	2021/22 £'000	2022/23 £'000	2023/24 £'000	2024/25 £'000	Total £'000
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
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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