

Developers' Contributions 2017/18 to 2021/22

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 five main headings been:

- Various Purposes
- Affordable Housing
- Transport
- Environmental Improvements
- Play & Open Space

The table below outlines;-

- what s106 and overage contributions the council has utilised in 2017/18 and 2018/19
- what s106 and overage contributions the council forecasts to utilise in 2019/20
- what s106 and overage contributions the council budgets to utilise in 2020/21 and 2021/22

	17/18	18/19	19/20	20/21	21/22
	£000s	£000s	£000s	£000s	£000s
Market Walk Extension	0	4,543	0	0	0
Puffin Crossing Collingwood Rd	0	0	0	48	0
Buckshaw Village Railway Station	0	0	0	696	0
Yarrow Meadows	63	11	0	0	0
Rangletts Recreation Ground	76	0	19	0	0
The Willows	0	1	46	0	0
Play, Recreation and Public Open Space	279	352	73	1,288	1,065
Westway Playing Fields Sports Campus	0	0	2	1,057	0
Strawberry Fields Digital Office Park	0	260	0	0	0
Buckshaw Bus Stops	0	0	40	0	0
Primrose Gardens			1,087	478	
TOTAL	418	5,167	1,266	3,566	1,065

It should be noted that the forecast for 2019/20 and the budget for 2020/21 and 2021/22 will vary over time as the project expenditure is re-profiled into following years.

Market Walk Extension

The council utilised £4.5m of contributions from developers relating to the Buckshaw Village development to fund the development of Market Walk Extension in 2018/19. This included part of the £5m overage claim the council received after it won a legal challenge that has resulted in two developers being required to pay the amounts owed in full.

Buckshaw Village Railway

The figure of £696k represents what is remaining of the developer's contribution towards the Buckshaw Parkway railway station. The council has previously tried to progress further works to the station in partnership with Network Rail however it was not possible to secure any additional funding. The council has now approached the developer to request that the remaining funds be spent on other transport infrastructure in Buckshaw Village.

Play and Open Space

The majority of the number of section 106 contributions the council receives requires the allocation to be spent on the provision of play and open space. The council's Play, Open Space and Playing Pitch Strategy, approved at Executive Cabinet on 18 December 2018, outlines which sites require funding and a programme of projects. The contributions the council receives are 'pooled' together and allocated to these specific projects.

Of the £1,656k allocated to these projects in 2020/21, £151k is yet to be received or pooled. Projects are broken down into phases and no phase will begin until all the funding has been allocated and received.

Over £270k of S106 contributions have funded the improvements to Coronation Recreation Ground in 2018/19 and 2019/20. Over £600k of S106 and approximately £280k of CIL is allocated to improvements at King George V recreation ground in 2020/21.

The recreation ground at Tatton will be developed as part of a wider ambition of the council to enhance a larger area around the site.

Westway Playing Fields Sports Campus

As per the report to Executive Cabinet on 13 February 2020, Chorley Council will utilise approximately £400k of overage and £680k s106 to construct a first class, multi-use, sports facility for local people. The project budget will be further supplemented by a £175k contribution from council receipts, £400k from CIL and a £648k grant from Sports England.

Affordable Housing

The council is forecast to receive contributions towards affordable housing named 'Commuted sums'. These are contributions paid by a developer to the council where the size or scale of a development triggers a requirement for affordable housing, but it is not possible to achieve appropriate affordable housing on site. The council has a number of sites where commuted sums are likely to be paid. The council approved the use of up to £6.4m of these sums, at a General Purposes Committee meeting in June 2017, to fund the cost of the Primrose Gardens Retirement Village. The 65 room project will initially be funded through borrowing however this will be offset by the commuted sums. The current profile of expected commuted sums is as follows:

Agreement	18/19 £000s	19/20 £000s	20/21 £000s	21/22 £000s	22/23 £000s	23/24 £000s
Land Euston Lane			250			250
Land Lancaster Rd					990	990
Bolton Road		817				
Mill Hotel						
Parcel Land Buckshaw			228			
Gleadhill		270				
TOTAL	0	1,087	478	0	990	1,240

It should be noted that some of these commuted sums are estimates and that the timing of the payments to the council is dependent upon the speed at which developments are started and completed. It should also be noted that the list is not exhaustive and that additional commuted sums may become available over the coming years.

Community Infrastructure Levy (CIL)

An update on CIL allocations was approved by Executive Cabinet on 13 February 2020. The council currently holds approximately £3.7m of unallocated CIL funding to be spent against projects identified in the infrastructure funding statement.

Currently included in the capital programme to be funded by CIL is £600k to fund the remaining enabling works at the site of the Strawberry Fields Digital Hub, £400k towards the major redevelopment at Westway Playing Fields, £284k towards the King George V recreation ground redevelopment and £565k towards the Whittle GP surgery project, with a further £1.079m approved when the total project costs are confirmed.

Developer Contributions 2017/18 to 2020/21

The forecast receipts and use of s106 and overage contributions are outlined below

	BAL C/F	2017/18		BAL C/F	2018/19		BAL C/F	2019/20		BAL C/F	2020/21		BAL C/F
	31/03/17 £000	RECEIVED £000	UTILISED £000	31/03/18 £000	RECEIVED £000	UTILISED £000	31/03/19 £000	FORECAST RECEIVABLE £000	FORECAST USE £000	31/03/20 £000	FORECAST RECEIVABLE £000	FORECAST USE £000	31/03/21 £000
Various Purposes	(3,714)	(1,140)	52	(4,802)	(2,582)	4,543	(2,842)			(2,842)		378	(2,463)
Affordable Housing	(559)	(412)	0	(971)	(308)	0	(1,279)		1,087	(192)	(478)	478	(192)
Transport	(933)	(185)	0	(1,118)	(185)	260	(1,043)		40	(1,003)		744	(259)
Environmental Improvements	(94)	0	63	(31)	0	12	(19)		19	(0)			(0)
Play & Open Space	(2,239)	(547)	303	(2,482)	(322)	353	(2,451)	(344)	121	(2,675)		1,966	(709)
	(7,539)	(2,284)	418	(9,404)	(3,397)	5,168	(7,633)	(344)	1,266	(6,711)	(478)	3,566	(3,623)

Various Purposes

The balance of £2.4m at the end of 2020/21 represents the remaining uncommitted overage as well as £0.950m uncommitted balance from the third public infrastructure payment received in 2018/19 relating to the Group 1 site.

Affordable Housing

From the balance of affordable housing contributions in 2019/20, £1.087m will be allocated to Primrose Gardens project to pay down some of the borrowing with the remaining balances to be spent in line with s106 agreements.

Play and Open Space

Allocations to the play and open space projects are continually being developed. Large schemes to be funded 2020/21 include the King George V recreation ground and play area and Wigan Lane playing pitch. Of the £824k balance in 2020/21, approximately £360k is allocated to part-fund future works at Jubilee Recreation Ground.