

**Developers' Contributions 2018/19 to 2024/25**

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 2018/19, 2019/20 and 2020/21
- what s106 and overage contributions the council forecasts to utilise in 2021/22
- what s106 and overage contributions the council budgets to utilise in 2022/23, 2023/24 and 2024/25

	18/19	19/20	20/21	21/22	22/23	23/24	24/25
	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Market Walk Extension	4,543	0	0	0	0	0	0
Buckshaw Village Railway Station	0	0	0	0	696	0	0
Yarrow Meadows	12	12	0	0	0	0	0
The Willows	1	46	5	0	0	0	0
Play, Recreation and Public Open Space	347	105	120	270	1,984	0	0
Westway Playing Fields Sports Campus	0	2	732	578	139	0	0
Strawberry Fields Digital Office Park	260	0	0	0	0	0	0
Affordable Housing	0	0	0	90		0	0
Astley Hall	0	0	15	0	0	0	0
Buckshaw Bus Stops	0	40	0	0	0	0	0
Primrose Gardens	0	1,357	418	3,198	1,495	0	0
Tatton	0	0	0	429	0	0	0
<b>TOTAL</b>	<b>5,163</b>	<b>1,561</b>	<b>1,289</b>	<b>4,565</b>	<b>4,314</b>	<b>0</b>	<b>0</b>

It should be noted that the forecast for 2021/22 and the budget for 2022/23, 2023/24 and 2024/25 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. A feasibility study completed by Northern Rail showing

likely costs are to be significant and other funding options are to be explored to progress and finalise design.

### 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 Open Space, Sports and Recreation Strategy 2020-2036 was approved at Executive Cabinet for consultation on 21<sup>st</sup> January 2021, outlines which sites require funding and a programme of projects. The contributions the council receives are 'pooled' together and allocated to these specific projects.

Over £270k of S106 contributions have funded the improvements to Coronation Recreation Ground in 2018/19 and 2019/20. Over £670k of S106 and approximately £280k of CIL is allocated to improvements at King George V recreation ground in 2021/22. In addition there is over £450k S.106 for Wigan Lane and an additional £450k for Jubilee Rec to be spent in future years.

The recreation ground at Tatton is being developed as part of the wider project 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 has utilised approximately £400k of overage and over £1m of s106 to construct a first class, multi-use, sports facility for local people. The project budget will be further supplemented by a £62k 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 was initially funded through borrowing however this is being 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	24/25 £000s
Land surrounding 89 Euston Lane	0	0	0	511	0	0	0
Land North of Lancaster Rd	0	0	0	2024	990	0	0
Bolton Road	0	817	0	0	0	0	0
Mill Hotel	0	0	0	0	277	0	0
Parcel N and WF Buckshaw Village	0	0	0	0	228	0	0
Redrow Homes East of Cuerden Farm	0	0	331	473	0	0	0
Ackhurst Lodge, Southport Road	0	0	0	190	0	0	0
Chorley Lane, Charnock Richard	0	0	87	0	0	0	0
Gleadhill House	0	540	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>1,357</b>	<b>418</b>	<b>3,198</b>	<b>1,495</b>	<b>0</b>	<b>0</b>

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)*

The council currently holds approximately £2.0m 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; £1m towards Leisure Centre Improvements, £1.1m towards the Tatton development, £284k towards the King George V recreation ground redevelopment, £250k towards Chorley Health Centre and £333k remaining towards the Whittle GP surgery project including 116k Parish CIL.

Developer Contributions 2017/18 to 2022/23

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

	BAL C/F	2018/19		BAL C/F	2019/20		BAL C/F	2020/21		BAL C/F	2021/22		BAL C/F	2021/22		BAL C/F
	31/03/2018	RECEIVED	UTILISED	31/03/2019	RECEIVED	UTILISED	31/03/2020	FORECAST	FORECAST	31/03/2021	FORECAST	FORECAST	31/03/2022	FORECAST	FORECAST	31/03/2022
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	RECEIVABLE	USE	£000s	RECEIVABLE	USE	£000s	RECEIVABLE	USE	£000s
		£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s		£000s	£000s		£000s	£000s	
Various Purposes	(4,802)	(2,582)	4,543	(2,842)	0	0	(2,842)	0	26	(2,815)	(429)	1,113	(2,132)	0	0	(2,132)
Affordable Housing	(971)	(308)	0	(1,279)	(971)	1,357	(893)	(2,443)	418	(2,918)	(473)	3,300	(90)	(1,495)	1,495	(90)
Transport	(1,118)	(185)	260	(1,043)	0	40	(1,003)	0	0	(1,003)	0	0	(1,003)	0	696	(307)
Environmental Improvements	(31)	0	12	(19)	0	12	(7)	0	5	(2)	0	0	(2)	0	0	(2)
Play & Open Space	(2,482)	(322)	353	(2,451)	(455)	152	(2,755)	(347)	840	(2,261)	(268)	249	(2,280)	0	2,123	(156)
	<b>(9,404)</b>	<b>(3,397)</b>	<b>5,168</b>	<b>(7,633)</b>	<b>(1,426)</b>	<b>1,561</b>	<b>(7,499)</b>	<b>(2,789)</b>	<b>1,290</b>	<b>(8,999)</b>	<b>(1,170)</b>	<b>4,663</b>	<b>(5,506)</b>	<b>(1,495)</b>	<b>4,314</b>	<b>(2,686)</b>

*Various Purposes*

The balance of £2.1m at the end of 2022/23 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 2021/22, £0.09m will be allocated to Affordable Housing when purchased.

*Play and Open Space*

Allocations to the play and open space projects are continually being developed. Large schemes to be funded in 2022/23 include the King George V recreation ground, Jubilee Recreation ground and play area and Wigan Lane playing pitch.