

Developers' Contributions 2020/21 to 2026/27

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 spaces

The table below outlines;-

- s106 and overage contributions utilised by the council in 2020/21, 2021/22 and 2022/23
- s106 and overage contributions that the council is forecasting to utilise in 2023/24
- s106 and overage contributions that the council is budgeting to utilise in 2024/25, 2025/26 and 2026/27

	20/21	21/22	22/23	23/24	24/25	25/26	26/27
	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Buckshaw Village Railway Station	0	0	0	0	696	0	0
Asset Improvements	0	0	0	105	133	0	0
Yarrow Meadows	0	0	0	0	0	0	0
The Willows	5	0	0	0	0	0	0
Play, Recreation and Public Open Space	120	208	819	1420	0	0	0
Westway Playing Fields Sports Campus	732	578	15	90	0	0	0
Strawberry Fields Digital Office Park	0	0	0	0	0	0	0
Strawberry Meadows Development	0	0	614	0	0	0	0
Affordable Housing	0	90	0	0	0	0	0
Astley Hall	15	0	0	0	0	0	0
Buckshaw Bus Stops	0	0	0	0	0	0	0
Primrose Gardens	418	4188	0	0	0	0	0
Tatton	0	0	440	3	0	0	0
Total	1290	5064	1888	1618	829	0	0

It should be noted that the forecast for 2023/24 and the budget for 2024/25, 2025/26 and 2026/27 will vary over time as the project expenditure is re-profiled across the years as required.

Buckshaw Village Railway

The figure of £695k represents the remaining developer contribution towards the Buckshaw Parkway railway station. A feasibility study completed by Northern Rail has shown that the likely costs will be significant and other funding options will need to be explored to progress and finalise design.

Play and Open Space

The majority of the section 106 contributions that the council receives require the allocation to be spent on the provision of play and open space.

There are £443k of section 106 sums and approximately £282k of CIL allocated to improvements at King George V Recreation Ground in 2023/24. In addition, there is a further £450k for Jubilee Recreation Ground to be spent in the current and future years.

Affordable Housing

The council receives affordable housing contributions which have largely been used in recent years to fund the Primrose Gardens development. This scheme is now complete and subsequent affordable housing receipts have generally been used on new individual affordable housing purchases.

Community Infrastructure Levy (CIL)

The council holds CIL funding to be spent against projects identified in the Infrastructure Funding Statement.

Current capital expenditure included in the programme to be funded by CIL is; £1m towards Leisure Centre Improvements, £282k towards the King George V Recreation Ground redevelopment, £90k towards the Wigan Lane Playing Fields redevelopment and £250k towards Chorley Health Centre.

Developer Contributions 2020/21 to 2024/25

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

	Bal C/F	2020/2021		Bal C/F	2021/2022		Bal C/F	2022/2023		Bal C/F	2023/2024		Bal C/F	2024/2025		Bal C/F
	31/03/2020 £000s	Received £000s	Utilised £000s	31/03/2021 £000s	Received £000s	Utilised £000s	31/03/2022 £000s	Received £000s	Utilised £000s	31/03/2023 £000s	Forecast Received £000s	Forecast Utilised £000s	31/03/2024 £000s	Forecast Received £000s	Forecast Utilised £000s	31/03/2025 £000s
Various Purposes	(2,842)	0	26	(2,815)	0	555	(2,260)	0	1010	(1,250)	0	190	(1,060)	0	0	(1,060)
Affordable Housing	(893)	(2,443)	418	(2,918)	(1,463)	4,279	(102)	0	0	(102)	(208)	102	(208)	0	0	(208)
Transport	(1,003)	0	-	(1,003)	0	-	(1,003)	0	59	(944)	0	115	(829)	0	829	0
Environmental Improvements	(7)	0	5	(2)	0	-	(2)	0	0	(2)	0	2	0	0	0	0
Play and Open Space	(2,755)	(347)	840	(2,261)	(93)	230	(2,124)	(3)	819	(1,308)	(1,135)	1,331	(1,112)	(183)	183	(1,112)
	(7,499)	(2,789)	1,290	(8,999)	(1,556)	5,064	(5,491)	(3)	1,888	(3,606)	(1,343)	1,740	(3,209)	(183)	1,012	(2,380)

Various Purposes

The balance of £1.06m at the end of 2024/25 represents the remaining uncommitted overage.

Affordable Housing

From the balance of affordable housing contributions in 2024/25, £0.2m 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 2023/24 and 2024/25 include the King George V Recreation Ground, Jubilee Recreation Ground and Play Area and the Wigan Lane playing pitch.