

Developers' Contributions 2015/16 to 2018/19

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 contributions the Council has utilised in 2015/16 and 2016/17
- what the council forecasts to utilise in 2017/18
- what the council budgets to utilise in 2018/19

	15/16	16/17	17/18	18/19
	£000	£000	£000	£000
Market Walk Extension			1,203	3,595
Puffin Crossing Collingwood Rd			48	
Buckshaw Community Centre	150	475		
Buckshaw Village Railway Station				696
Yarrow Meadows			59	27
Rangletts Recreation Ground	383	5	77	
Eaves Green Play Development	49	3	46	
Play, Recreation and Public Open Space	42	84	300	828
Tatton Recreation Ground			8	113
Coronation Recreation Ground			273	
King George V laying Pitches		11	18	362
Harpers Lane Recreation Ground			25	
Carr Brook Trim Trail	72	11		
Westway Playing Fields Sports Campus		9	55	721
Buckshaw Bus Stops			40	
TOTAL	695	597	2,152	6,341

It should be noted that the forecast for 2017/18 and the budget for 2018/19 will vary over time as the project expenditure is re-profiled into following years.

Market Walk Extension

The Council has budgeted to utilise at least £4.849m of contributions from developers relating to the Buckshaw Village development. The total amount the council is expected to receive is not yet finalised, the figure of £4.849m represents the minimum the council expects to receive by the end of 2018/19.

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 the borough.

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 £828k allocated to these projects in 2018/19, £171k 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.

Recreation Grounds

A report was approved by Executive Cabinet on 18 November 2017 to invest £207k and £449k in Harpers Lane and Coronation Recreation Grounds respectively. Approximately £300k of developer's contributions will be allocated to these projects to deliver improved tennis courts, multi-use games areas, CCTV and improved pathways.

The same report reallocated £113k developer contributions from Tatton Recreation Ground to Coronation Recreation Ground. The recreation ground at Tatton will now be developed as part of a wider ambition of the council to enhance a larger area of around the site. The £113k budgeted contributions included in the table above for Tatton represent the ambition the council has to fund these improvements. These funds are expected to come from further contributions or a reanalysis of the pooling of developer contributions across the borough.

There remains in the budget over £400k for the redevelopment of King George V Play & Pitches in 2018/19. £360k of funding will come from developer contributions, with over £260k already collected.

Westway Playing Fields Sports Campus

Chorley Council will utilise approximately £750k of developer contributions to construct a first class, multi-use, sports facility for local people. To date £600k of these contributions have been received with a further £185k expected to be received in 2018/19. The project budget will be further supplemented by a £175k contribution from council receipts and a £500k bid to Sports England. It is also possible that further section 106 contributions that have not yet been identified are allocated to this project.

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 approximately £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 as and when they are received. The current profile of expected commuted sums is as follows:

Agreement	18/19 £	19/20 £	20/21 £	21/22 £	22/23 £	23/24 £
Land surrounding 89 Euston Lane		250,000			250,000	
Land North of Lancaster Rd				990,000	990,000	990,000
Bolton Road	391,000					
Mill Hotel				200,000		
Digital Health Site						1,300,000
Parcel N and WF Buckshaw Village	228,000					
TOTAL	619,000	250,000	0	1,119,000	1,240,000	2,290,000

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.

Developer Contributions 2015/16 to 2018/19

The forecast receipts and use of developer's contributions are outlined below

	BAL B/F	2015/16		BAL C/F	2016/17		BAL C/F	2017/18		BAL C/F	2018/19		BAL C/F
	31/03/15 £000	RECEIVABLE £000	USE £000	31/03/16 £000	RECEIVABLE £000	USE £000	31/03/17 £000	FORECAST RECEIVABLE £000	BUDGETED USE £000	31/03/18 £000	FORECAST RECEIVABLE £000	BUDGETED USE £000	31/03/19 £000
Various Purposes	(2,335)	(2,387)	533	(4,189)		475	(3,714)	(1,135)	1,255	(3,595)	0	3,595	0
Affordable Housing	(176)	(90)	0	(266)	(293)		(559)	(5)	0	(564)	(620)	0	(1,184)
Transport	(777)	(161)	0	(938)			(938)	(175)	88	(1,025)	0	696	(329)
Environmental Improvements	(86)		0	(86)			(86)	0	59	(27)	0	27	0
Play & Open Space	(1,970)	110	163	(1,697)	(664)	122	(2,239)	(356)	750	(1,845)	(457)	2,023	(279)
	(5,345)	(2,527)	695	(7,177)	(957)	597	(7,536)	(1,671)	2,152	(7,056)	(1,077)	6,341	(1,520)