

S106 Monitoring Update for the period 1 April 2014 – 31 March 2015

Introduction/purpose of report

- 1.0 This report was prepared in the context of government advice that to ensure transparency local planning authorities are encouraged to make publically available information as to what planning obligation contributions are received and how these contributions are used. It provides an overview of activity relating to S106 agreements during the 2014/15 period.

Context

- 1.1 Eleven S106 agreements were signed in 2014 -15 with a value of £259,400. The number was considerably less than the fifty three entered in the previous year due to the Council introducing the Community Infrastructure Levy in April 2014. The vast majority of contributions towards infrastructure will be through the Community Infrastructure Levy in future years rather than S106 agreements. There were pressures from Developers for large site developments to be signed off before implementation of the Levy in April 2014. Consequently very few large schemes came forward during the 2014-15 year. The exception to this was the site for 152 dwellings at Warwick Avenue /Lansdown Road, Bedford.

Receipts

- 1.2 £5.1 million of S106 funding was received during the year. A significant proportion of this (80%) was for the new schools for the Great Denham/West Kempston developments.

Expenditure

- 1.3 £7.4 million was spent on infrastructure and services in 2014-15 in line with the terms of the relevant S106 agreements. This included infrastructure and services to support new housing developments such as the completion of the new primary school at West Kempston, and Lakeview at the Wixams and bus services to Great Denham and Wixams. Further phases of major improvements to outdoor sports pitches in the Bedford urban area were carried out to enable increased use. Finance for outdoor sports pitches and play areas from developments in rural parishes was passed to the parish councils for sports and play facilities in their areas. A list of the projects which were funded or partially funded by S106 contributions is included towards the end of this report. In addition work started on a new school at Fields Road Wootton which is to be delivered by the developer. Developers also provided new sports facilities on major development sites such as new pitches at Wixams one of which is an all weather pitch, which have been passed to the Council.

S106 funding retained

- 1.4 At the start of the financial year 2014/15 the council was holding approximately £7.9 million. At the end of the financial year the Council was holding approximately £5.6 million the majority of which is reserved against specific infrastructure projects and services and will be used over the next few years.

Affordable Housing

- 1.5 98 affordable housing units were delivered through the planning requirement to comply with policy CP8 in 2014/15, secured by S106 agreements.
- 1.6 The tables below summarise the position for the financial year 2014/15.

A. Finance agreed in S106 agreements signed in 2014/15

Service area	£
Highways and Public Transport	112,400
Green Infrastructure *	27,500
Footpaths/cycleways	7,000
Total	259,400

B. S106 Finance received in 2014/15

Service area	£
Highways and Public Transport	297,292
Education	4,127,303
Green Infrastructure*	184,079
Community and miscellaneous.	301,456
Affordable housing	45,194
Staff fees	133,376
Total	5,088,700

C. S106 Finance Spent in 2014/15

Service area	£
Highways and Public Transport	344,938
Education	6,055,865
Green Infrastructure *	595,520
Community and miscellaneous	372,631
Total	7,368,955

* Note in all three tables the green infrastructure figures include commuted sums for maintenance and contributions to be passed to the Forest of Marston Vale

List of Projects for which S106 finance was used in 2014/15.

	Project	£
Highways	Cauldwell Street, Travel Plan monitoring and enforcement	6,752
Highways	Changes to CPZ Devon Park	6,000
Highways	Pavement improvement Kempston Rural school	18,963
Public transport	Public transport services, Great Denham	168,655
Public transport	Wixams extended service and service enhancements	77,569
Public transport	Enhanced services Norse Road	67,000
		344,938

Education contributions		
Education	New schools West Kempston/Great Denham and extension to Biddenham School	4,105,567
Education	Wootton lower school improvements (existing campus)	17,360
Education	Scott Lower additional classrooms	552,387
Education	Early Years provision Norse Rd area	260,653
Education	Newnham Middle School extension and remodelling	99,910
Education	Lakeview primary school new classroom block	967,348
Education	Castle Road Lower school improvements	23,388
Education	Harrold Lower group room project	29,253
		6,055,865
Greenspace		
Greenspace	Allen Park pavilion refurbishment and floodlighting	277,829
Greenspace	Moor Lane car park improvements	16,903
Greenspace	Russell Park goals new casual pitch	1,000
Greenspace	Woodlands Park pitch drainage	870
Greenspace	Mowsbury BMX	33,719
Greenspace	Mowsbury Park ATP wicket	11,000
Greenspace	Hillgrounds new cricket square and clubroom	15,539
Greenspace	MUGA enhancements	9,550
Greenspace	Bedford Cricket Club pavilion improvements	20,000
Greenspace	To Great Barford parish for pitch improvements	5,815
Greenspace	To Harold and Elstow parish councils for play areas improvements	43,587
Greenspace	Play area improvements at Offa Rd, Priory, Lovatt Walk, Bedford Park	50,098
Greenspace	Forest of Marston Vale	109,608
		595,520
Community		
Community	Off site primary care improvements for West Kempston	3,045
Community	Community contributions West Kempston	75,000

Community	Turvey Parish Council for burial ground	5,414
Community	Burial Ground infrastructure, Norse Rd	15,000
Community	Church Lane new surgery	240,835
Community	Public Art Wilstead	8,771
Community	Wixams Community Hall	24,566
		372,631
Total		7,368,955