

Agenda Item No:**Report To:** Cabinet**Date of Meeting:** 12th July 2018**Report Title:** Section 106 Annual Monitoring Report 2017/18**Report Author &
Job Title:** Michael Scaplehorn
S106 Technical Officer**Portfolio Holder
Portfolio Holder for:** Cllr.Clokie
Planning & Development

Summary:	The primary purpose of the report is to show transparently how contributions are being collected and applied in a proper way; that the monitoring of section 106 contribution remains robust. This report will reinforce the point that section 106 is an important resource stream and that officers are prepared for any legislative changes. The report includes details of new contributions negotiated; an accounts update, funds received from existing agreements, and update on projects being funded by section 106 obligations.
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Key Decision: NO**Significantly
Affected Wards:** None directly**Recommendations:** **The Cabinet is recommended to:-**

- I. Endorse this report, so it can be made available online to provide information to the public and provide a transparent record of s106 activity over the last financial year.**

Policy Overview: The delivery of high quality development as part of well-balanced communities and other infrastructure is a key part of the Council's policy ambition. These are set out in the draft local plan, the Adopted Development Plan policy and the Council's Corporate Plan.**Financial
Implications:** As the Borough grows so does the need for more and improved community infrastructure. Section 106 funding supporting this growth vital. It is important to have a robust section 106 monitoring system ensuring the availability of capital from section 106 agreements and that those contributions are collected and spent effectively on their intended purpose.**Legal Implications**

Equalities Impact Assessment

Spending of section 106 contributions is in line with adoption plan policy and local priorities. Decisions on expenditure involve working closely with many departments, local parishes and other organisations. Many contributions arise from site policies and development brief requirements that have been directly influenced by the wider community through design workshops and similar events.

Background Papers:

None

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Report Title: Section 106 Annual Monitoring Report

Purpose of the Report

1. This report updates Members on the financial contributions negotiated and secured in the financial year 2017/18 and the use and management of financial resources. The report provides details of new S106 agreements signed in the financial year and identifies the progress that has been made since the last report. There is a breakdown of payments received in this financial year, what the contributions are to be used for, and contributions currently held on account. The report also includes examples of projects delivered by the Council in the financial year and update on national policy.

Current S106 Position

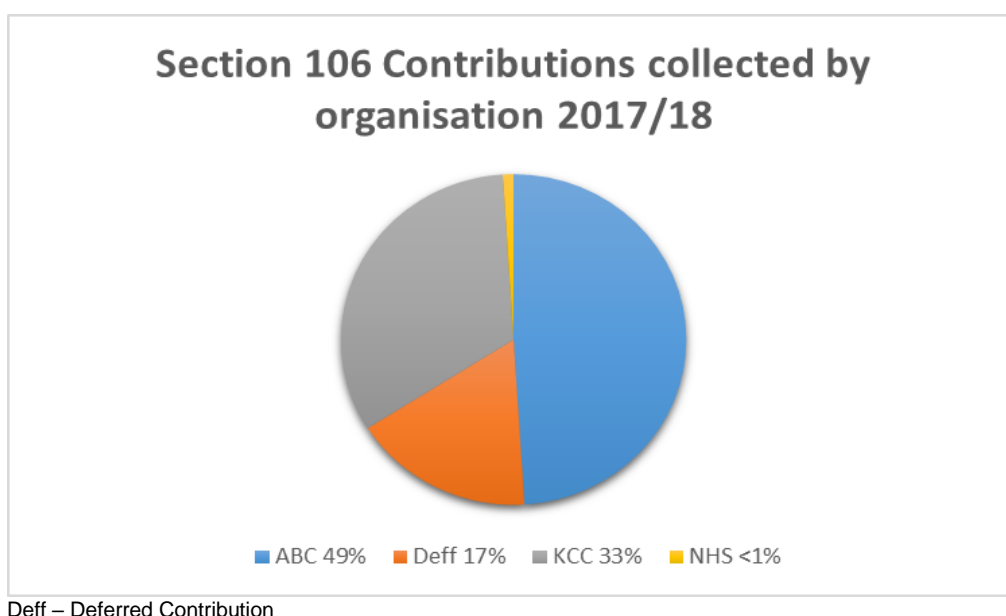
2. Between 01/04/2017 and 31/03/2018, 22 planning permissions have been issued that have been subject to a section 106 agreement. The total projected financial contributions arising from these agreements are £10.2m. The agreements also provide for 'payments in kind' in the forms of various works – mainly highway related and affordable housing as well as restrictions on land use.
3. The following points should be noted: if a planning permission is not implemented, associated s106 benefits will not be received. Also there is a period of time between the issue of the planning permission and the payment of contributions as the timing of payments will be linked to the phasing of the development and when the need for the facility arises. Hence, payments received in a specific year will often be from an agreement signed in a previous year.

2017/18 Financial Overview

Overview	17/18	16/17	5 Year Average 2012-2017
Number of Agreements Signed	22	18	25
Value of Agreements Signed	£10.22m	£114m*	£30.3m
Section 106 Money Spent	£5.57m	£2.66m	£2.96m
Payments Received	£4.84m	£4.23m	£4.02m
End of Year Balance	£7.86m	£8.59m	£5.66m

*includes Chilmington Green

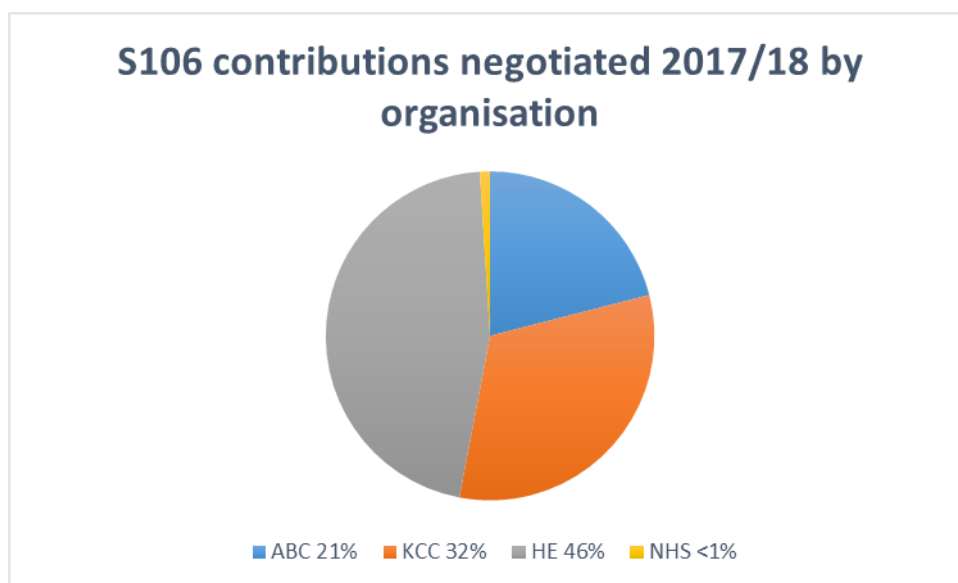
4. The above table highlights the financial breakdown in the section 106 accounts for 2017/18, a comparison of the year before and a five year summary.
- As can be seen the number section 106 agreements that have been signed has remained largely unchanged since the last year and is only slightly lower than the five year average. There was a drop in the value of section 106 agreements signed on the previous year, this is due to the one off section 106 value of Chilmington green that distorted the previous figure.
 - The level of section 106 agreement contributions spent has doubled on the previous year, this is due to large section 106 funded projects hitting key capital expenditure points as well as large contributions going towards Kent County Council education. As more housing developments reach 'trigger' points for payments, the council receives more section 106 payments to go towards projects. In 2017/18 there has been a small increase in payments received.
 - Government policy has not changed meaning that the Council can't seek developer contributions on any development of less than 10 dwellings (unless in rural sites where the restriction is 5). The section 106 pooling restrictions (which restrict our ability to pool contributions for projects) have also influenced the Council's ability to collect contributions.
5. The pie chart below breaks down section 106 contributions collected in 2017/18 by organisation, a full complete breakdown is included as Appendix B



6. Contributions towards Ashford Borough Council obligations amounted to just under 50% of the total collected in 2017/18, this equated to £2.4 million in section 106 contributions that can be put forward to projects in the borough. KCC contributions were just under a third of the total collected and equated to

£1.6 million. Deferred contributions (deff) are sums that are collected on the back of housing sales and then distributed at a later date.

7. The following pie chart shows the breakdown of what the Council has negotiated in 2017/18.



8. The breakdown above highlights how much of the signed section 106 each organisation will receive, it should be noted that Ashford Borough Council will receive just over 20% of the financial value of the section 106 agreement. The largest recipient will be Homes England and contributions towards J10a, these large contributions towards infrastructure will help unlock further development. As part of the above around £7,800 of S106 contributions per dwelling were negotiated.

End of year balance (breakdown)

End of year balance (breakdown)		
Account	17/18	16/17
General S106 Account	£6.84m	£7.54m
Supplementary Planning Guidance (SPG6) Account	£1.04m	£1.02m
Total	£7.88m	£8.59m

9. The general section 106 account is used to hold all section 106 contributions that are collected through section 106s & unilateral undertakings (excluding the SPG6 fund). This includes contributions towards open space, community

halls & play areas. This account continues to grow as a) more section 106 contributions are collected and b) because there is a time lag between contributions collected and section 106 contributions fully expended.

10. The SPG6 main fund contribution is used to pay back the forward funded work for the J10 Interim improvement scheme completed several years ago. In recent years, this figure has been greatly reduced and this will be paid off within the next financial year.

CIL & the relationship with S106

11. As of April 2015 CIL, restrictions have been placed to limit the number of contributions councils can secure for particular infrastructure projects (maximum of 5) this was created to try to push councils into adopting CIL. The levy will come from the same 'economic headroom' from rising land values through development that currently funds section 106 however CIL focuses more on strategic infrastructure.
12. As part of the Housing White Paper a paper reviewing the Community Infrastructure Levy titled 'A New Approach to Developer Contributions' was released, this paper that took a comprehensive look at the Operation of CIL and its relationship to section 106s. The paper suggested four options to take CIL forward which it has subsequently consulted on, the results of which will dictate government policy and have yet to be published. Once this has been published Ashford Borough Council will take a decision on CIL & section 106.

Risk Assessment

13. Failure to monitor section 106 agreements in an efficient and timely manner would lead to the possibility of Section 106 contributions being missed and infrastructure not being constructed at the correct time. If section 106 agreements were not monitored a drawback is that any payment collected or sent in by the developers may not be spent within the allotted time limit. This could lead to a scenario where the council is forced to pay back the contribution to the developers negating any benefit. It is important that any section 106 contribution set out in the section 106 agreement be spent within the restrictions, failure to do so could lead to legal challenges.

Consultation

14. The section 106 working group, which meets quarterly, was created to monitor the collection and spending of section 106 contributions. The section 106 working group comprises of officers from planning, cultural, finance, legal & property. An audit form process is used to make sure the required steps are completed and specific approval given before the money is transferred.

Conclusion

15. It is vitally important that the council continue to monitor the collecting and spending of section 106 contributions to ensure that the necessary community, transport and other infrastructure is constructed and maintained

to support the Borough's growth. The process of monitoring and spending section 106 contributions is always being adapted and improved to make sure that any problems or challenges that arise can be dealt with quickly and efficiently

Portfolio Holder's Views

16. To be reported at cabinet.

Contact and Email

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18. Michael.Scaplehorn@ashford.gov.uk

Appendix A - Section 106 Agreements signed 2017/18

Date Signed	Application	Description	Organisation	Obligation Detail	Financial Contribution (£)	Restrictions
07/04/2017	16/01164/AS	Hotel, Victoria Road	KCC	Highways Infrastructure	64,000.00	Beaver Road bridge junction improvement project
			ABC	Carbon off-setting	57,818.00	Carbon reducing project
			KCC	Highways Infrastructure	12,500.00	Improvements to Bus Shelter
			ABC	Town Centre Commuted Parking	40,000.00	Town centre parking
07/04/2017	16/01167/AS	Aldi, Victoria Road	KCC	Highways Infrastructure	12,500.00	Bus Shelter on Beaver Road Bridge
			ABC	Town Centre Commuted Parking	37,477.00	Town centre parking
			ABC	Carbon off-setting	10,130.00	Carbon reducing project
07/04/2017	16/01157/AS	Brewery, Victoria Road	ABC	Carbon off-setting	10,575.00	Carbon reducing project
			KCC	Education Contribution	100,000.00	Repton Park/Highworth expansion
			ABC	Open Space Contribution	150,000.00	Victoria Park Improvement Project
26/05/2017	16/00981/AS	North Side of Victoria Crescent	ABC	Open Space Contribution	21,514.00	Victoria Park Improvement Project
			KCC	Community & Libraries Contribution	1,488.49	Additional book stock
13/06/2017	16/00986/AS	South Side of Victoria Crescent	ABC	Open Space Contribution	19,432.00	Victoria Park Improvement Project
			KCC	Community & Libraries Contribution	1,344.44	Additional book stock
14/06/2017	16/01851/AS	Coty Operations	ABC	Carbon off-setting	34,010.37	Carbon reducing project
17/05/2017	16/00045/AS	Smarden Charter Hall	ABC	Open Space Contribution	23,000.00	Cemetery Contribution
			KCC	Community & Libraries Contribution	2,401.00	Library Contribution
			ABC	Open Space Contribution	95,750.00	Resurfacing Tennis Courts
			ABC	Open Space Contribution	65,600.00	Upgrading the Play Area
			KCC	Education Contribution	118,000.00	Primary School - John Mayne Church
			KCC	Education Contribution	117,990.00	Secondary School - Homewood phase 2
			ABC	Open Space Contribution	9,650.00	Strategic Park - Conningbrook Bridge
			ABC	Voluntary Contribution	4,150.00	Generator - Charter Hall
27/04/2017	16/01667/AS	Unit 3, Orbital Park	ABC	Carbon off-setting	TBD	Carbon reducing project
17/01/2018	16/01758/AS	Woodchurch House, Woodchurch	ABC	Carbon off-setting	TBD	Carbon reducing project
02/03/2018	17/01118/AS	Prince Albert, 109 New Street	ABC	Open Space Contribution	18,368.00	Quantock Drive lower play area
			ABC	Open Space Contribution	10,626.00	Improvements to Mary Field
			KCC	Community & Libraries Contribution	672.28	Additional book stock
			ABC	Open Space Contribution	2,702.00	Signage at Conningbrook
			ABC	Voluntary Sector	1,162.00	Provision of women's support
05/02/2018	16/00303/AS	Land between Canterbury Road	KCC	Community & Libraries Contribution	9,697.50	Services at Farrow Court
			ABC	Open Space Contribution	40,500.00	Provision of Car Park at Allotments
			KCC	Highways Infrastructure	10,000.00	Provision of a Bus Stop
			ABC	Open Space Contribution	57,500.00	Bybrook Cemetery (woodland burial)
			ABC	Open Space Contribution	164,000.00	Junction/Church Road Play Improvement
			KCC	Community & Libraries Contribution	4,306.25	New IT equipment at Ashford Adult Education Centre
			KCC	Education Contribution	500,000.00	New Places at Finberry
			KCC	Education Contribution	294,975.00	Expansion Norton Knatchbull

			ABC	Open Space Contribution	24,125.00	Footpath Link at Conningbrook
			KCC	Community & Libraries Contribution	6,000.25	Additional book stock
			KCC	Community & Libraries Contribution	3,488.75	North Youth Centre
21/12/2017	17/00937/AS	Rear of Jubilee Field, Wittersham	ABC	Restriction on Occupation	N/A	Local needs housing
17/10/2017	16/01548/AS	Wye School Extension.	ABC	Carbon off-setting	TBD	Carbon reducing project
13/09/2017	14/00906/AS	Land On the North Side Of, Sevington	ABC	Church Works Contribution	186,785.00	Works to Sevington Church
			KCC	Highways Infrastructure	30,000.00	Pedestrian & Cycling Improvement
			KCC	Highways Infrastructure	93,450.00	Turning Works Cost Estimate
			HE	Highways Infrastructure	4,756,431.68	J10A Contribution
			ABC	Carbon off-setting	TBD	Carbon reducing project
04/08/2017	16/01512/AS	Land at Hinxhill	KCC	Community & Libraries Contribution	9,035.52	Services at Farrow Court
			ABC	Open Space Contribution	49,536.00	Henwood Allotment/Gas House
			ABC	Open Space Contribution	88,320.00	New Cemetery Ashford
			KCC	Community & Libraries Contribution	6,614.00	New IT equipment at Ashford Adult Education Centre
			KCC	Highways Infrastructure	20,000.00	Controlled Parking Zone
			KCC	Community & Libraries Contribution	40,114.56	Reconfiguration of Ashford Gateway
			ABC	Open Space Contribution	305,088.00	Outdoor Furniture at Julie Rose
			KCC	Education Contribution	850,314.00	New Primary at North Willesborough
			KCC	Education Contribution	442,246.50	Phase 1 Norton Knatchbull
			ABC	Open Space Contribution	28,032.00	Storage at Conningbrook
			KCC	Community & Libraries Contribution	5,358.72	North Youth Centre
12/01/2018	15/01496/AS	Kingshead, Woodchurch Road	ABC	Open Space Contribution	24,928.00	Hornash Lane Play Equipment
			KCC	Community & Libraries Contribution	912.38	Additional book stock
			ABC	Open Space Contribution	36,385.00	Hornash Lane Drainage of Sports Pitches
			KCC	Education Contribution	63,156.00	John Wesley extension
			KCC	Education Contribution	44,821.00	Homewood Modular
			KCC	Highways Infrastructure	5,000.00	Upgrade of public footpath AW 327
			ABC	Open Space Contribution	3,667.00	Aeration system at Conningbrook
30/01/2018	14/01486/AS	Charing, Ashford Kent	KCC	Community & Libraries Contribution	2,715.30	Additional social care staff
			ABC	Open Space Contribution	11,340.00	Allotment - Dog Kennel Lane Charing
			ABC	Open Space Contribution	45,920.00	Upgrading Charing skate park
			KCC	Community & Libraries Contribution	1,205.75	lip reading classes in Charing
			NHS	Healthcare	35,000.00	Expansion of Charing Surgery
			ABC	Open Space Contribution	26,565.00	Natural Green Space
			KCC	Community & Libraries Contribution	1,680.70	Additional book stock
			ABC	Open Space Contribution	67,025.00	Sports Pitches - Arthur Baker Playing Fields
			KCC	Education Contribution	116,340.00	Classroom extension of Charing Primary
			ABC	Administration Fee	5,000.00	Quality Monitoring
			ABC	Open Space Contribution	6,755.00	Strategic Parks - Conningbrook Play Area BBQ
			KCC	Education Contribution	82,565.00	Highworth school 3 Classroom Extension
			ABC	Voluntary Sector	2,905.00	Alderbeds Local Wildlife Site
			KCC	Community & Libraries Contribution	941.15	Community Activity Teams
16/02/2018	16/01198/AS	Kent Highways Depot	KCC	Community & Libraries Contribution	1,200.40	Additional book stock
			ABC	Open Space Contribution	47,875.00	Improvement to Sports Pitches

			KCC	Education Contribution	58,995.00	Secondary School - Homewood
			ABC	Pay Regardless Contribution	93,000.00	Provision of Affordable Housing
02/02/2018	15/01550/AS	Highmead House, Hythe Rd, Willesborough	KCC	Community & Libraries Contribution	1,317.40	Farrow Court, Stanhope Road
			ABC	Open Space Contribution	9,072.00	Allotments - Lower Vicarage Road
			ABC	Open Space Contribution	36,736.00	Children's Play - Hythe Rd Recreation
			KCC	Community & Libraries Contribution	964.60	Community Support Contribution
			KCC	Highways Infrastructure	14,000.00	Controlled Parking Zone
			ABC	Open Space Contribution	21,252.00	Informal Green - landscape improvements
			KCC	Community & Libraries Contribution	1,344.56	Additional Book stock
			ABC	Open Space Contribution	53,620.00	Sports Pitches - provision of MUGA (Hythe Road)
			KCC	Education Contribution	84,000.00	Primary School - Willesborough Primary
			KCC	Education Contribution	56,000.00	Secondary School - Highworth phase 1 Extension
			ABC	Open Space Contribution	5,404.00	Strategic Park - pathways, fencing, signage
			KCC	Community & Libraries Contribution	752.92	Youth Services - Ashford North Youth Centre
24/11/2017	17/01084/AS	On the west side of Ashford Road, St Michael's Tenterden		Restriction on Occupation	N/A	Age restriction on dwellings
11/12/2017	17/00017/AS	Land at Warehorne		Restriction on Occupation	N/A	Local needs housing
22/03/2018	16/01271/AS	Courtlands, Church Hill, Bethersden	ABC	Open Space Contribution	7,820.00	Cemetery - provision of additional burial plots
			ABC	Open Space Contribution	22,304.00	Children's Play - Mill Road, Bethersden
			ABC	Open Space Contribution	12,903.00	Improvements to Recreation Ground, Mill Hill
			KCC	Community & Libraries Contribution	816.34	Additional book stock
			ABC	Open Space Contribution	1,915.00	Infrastructure at Bethersden Cricket Club
			KCC	Education Contribution	39,100.00	Phase 2 extension at Homewood
			ABC	Open Space Contribution	3,281.00	Seating/BBQ at Conningbrook
Total Financial Contributions					10,227,279.81	

Appendix B - Section 106 Contributions received 2017/18

Application Number	Description	Organisation	Obligation Detail	Date	Financial Contribution (£)	Restrictions
02/01565/AS	Repton Park	ABC	Open Space Contribution	07/11/2017	19,675.02	Commutated sum for onsite open space
11/00473/AS	Cheesemans Green	ABC	Open Space Contribution	20/06/2017	409,523.23	Off-site sports facility contribution
		ABC	Administration Fee	20/06/2017	10,000.00	Monitoring Fee
10/01711/AS	Park Farm	ABC	Open Space Contribution	31/07/2017	380,267.18	On-site sports and leisure contribution
		ABC	Open Space Contribution	19/01/2018	380,267.18	On-site sports and leisure contribution
		ABC	Administration Fee	19/01/2018	2,500.00	Monitoring Fee
		KCC	Education Contribution	22/03/2018	441,790.16	Primary School Fees
		KCC	Education Contribution	22/03/2018	441,790.16	Primary School Fees
10/01663/AS	Warren site A&C	All	Deferred Contributions	07/06/2017	492,029.30	Related to varied S106 contributions
12/01359/As	Avalon, 140 High Street	ABC	Open Space Contribution	03/08/2017	1,312.00	Children and Young Peoples Play
		ABC	Open Space Contribution	03/08/2017	759.00	Natural Green Space
		ABC	Open Space Contribution	03/08/2017	1,915.00	Outdoor Sports
13/00051/AS	Land west of Bourne Lane	ABC	Open Space Contribution	06/03/2018	46,349.59	Natural Green Space Contribution
	(Lancaster Close)	ABC	Open Space Contribution	06/03/2018	88,516.26	Children and Young People's Play
		ABC	Open Space Contribution	06/03/2018	17,744.27	Allotment Contribution
		ABC	Open Space Contribution	06/03/2018	21,994.13	Outdoor Sports Contribution
14/01314/AS	Old Clockhouse Green	ABC	Open Space Contribution	12/07/2017	324.00	Allotment Contribution
		ABC	Open Space Contribution	12/07/2017	1,357.03	Children and Young People's Play
		ABC	Open Space Contribution	12/07/2017	759.00	Natural Green Space Contribution
		ABC	Open Space Contribution	12/07/2017	1,915.00	Outdoor Sports Contribution
		ABC	Open Space Contribution	12/07/2017	193.00	Strategic Parks Contribution
14/00757/AS	(Land south west of Rec	ABC	Administration Fee	05/07/2017	32,142.86	Monitoring Fee
	ground) Tent1	KCC	Highways Infrastructure	05/07/2017	75,067.56	Commutated Parking Contribution
		ABC	Administration Fee	12/01/2018	23,057.91	Quality Monitoring Fee
		KCC	Highways Infrastructure	12/01/2018	10,617.76	Controlled Parking Zone
14/00362/AS	Churchfield, Wye	ABC	Open Space Contribution	12/01/2018	9,447.84	Allotment Contribution
		ABC	Open Space Contribution	12/01/2018	38,257.92	Children and Young People's Play
		ABC	Open Space Contribution	12/01/2018	22,132.44	Natural Green Space Contribution
		ABC	Open Space Contribution	12/01/2018	55,841.40	Outdoor Sports Contribution
		ABC	Open Space Contribution	12/01/2018	5,627.88	Strategic Parks Contribution
		ABC	Healthcare Contribution	12/01/2018	26,710.56	Healthcare Contribution

		ABC	Administration Fee	12/01/2018	1,000.00	Monitoring Fee
		KCC	Education Contribution	12/01/2018	63,745.92	Primary Education Contribution
		KCC	Education Contribution	12/01/2018	137,473.20	Secondary Education Contribution
		KCC	Communities & Libraries Contribution	12/01/2018	930.15	Social Community Contribution
		KCC	Communities & Libraries Contribution	12/01/2018	720.90	Adult Social Care Contribution
16/01851/AS	Coty Operations, Eureka Science Park	ABC	Carbon Off-Setting	31/05/2017	34,010.37	Carbon Reducing Project
16/00554/AS	Dover Place Car Park	KCC	Highways Infrastructure	24/04/2017	200,874.00	Junction Improvements
16/00795/AS	Highways Depot, Ashford Rd High Halden	ABC	Administration Fee	22/06/2017	1,000.00	Monitoring Fee
15/01195/AS	Bower Farm, Bower Road	ABC	Administration Fee	30/08/2017	250.00	Monitoring Fee
12/00400/AS	Land at Chilmington Green	ABC	Commnnity Management Contribution	13/06/2017	75,000.00	CMO - Start up contribution
14/01456/AS	Chestnut Grange, Willesborough	NHS	Healthcare Contribution	08/03/2018	33,144.55	Healthcare Contribution
		ABC	Open Space Contribution	08/03/2018	11,564.69	Allotment Contribution
		ABC	Open Space Contribution	08/03/2018	27,091.36	Natural Green Space Contribution
		ABC	Open Space Contribution	08/03/2018	46,829.85	Children and Young People's Play
		ABC	Open Space Contribution	08/03/2018	68,353.03	Outdoor Sports Contribution
		ABC	Open Space Contribution	08/03/2018	6,888.84	Strategic Parks Contribution
		ABC	Administration Fee	08/03/2018	1,000.00	Monitoring Fee
16/01164/AS	Junction of Dover Place	KCC	Highways Infrastructure	13/02/2018	72,685.71	Public Realm Improvements
		ABC	Administration Fee	13/02/2018	567.86	Monitoring Fee
14/01402/AS	Ashford Designer Outlet	ABC	Administration Fee	08/03/2018	5,315.87	Monitoring Fee
14/01305/AS	Godinton Way Industrial Estate	All	Deferred Contributions	22/01/2018	333,727.62	Related to varied \$106 contributions
		KCC	Highways Infrastructure	22/01/2018	5,613.38	Controlled Parking Zone
		ABC	Administration Fee	22/01/2018	1,000.00	Monitoring Fee
11/00405/AS	South Kent College	ABC	Administration Fee	01/02/2018	1,738.07	Monitoring Fee
		ABC	Open Space Contribution	01/02/2018	52,987.05	Children and Young Peoples Play
		ABC	Open Space Contribution	01/02/2018	113,970.00	Neighbourhood Play Contribution
		ABC	Open Space Contribution	01/02/2018	97,015.76	Maintenance of Open Play Contribution
16/01167/AS	Aldi	ABC	Administration Fee	04/01/2018	553.50	Monitoring Fee
		KCC	Highways Infrastructure	04/01/2018	14,045.94	Bus Contribution
		KCC	Highways Infrastructure	04/01/2018	42,111.96	Town Centre Parking Contribution

		ABC	Carbon Off-Setting	04/01/2018	10,130.00	Carbon Reducing Project
16/00981/AS	Victoria Crescent	ABC	Open Space Contribution	11/01/2018	21,245.65	Victoria Park Contribution
		KCC	Communities & Libraries Contribution	11/01/2018	1,384.48	Library Contribution
		ABC	Administration Fee	11/01/2018	300.00	Monitoring Fee
16/01548/AS	Wye School, Olantigh	ABC	Administration Fee	23/10/2017	1,000.00	Monitoring Fee
17/01118/AS	Prince Albert	ABC	Administration Fee	05/05/2017	300.00	Monitoring Fee
14/00681/AS	Land Abutting Celak Close, Ald	ABC	CS10 Contributions	23/08/2017	33,686.17	Carbon Reducing Project
		ABC	Open Space Contribution	23/08/2017	15,859.00	Allotment Contribution
		ABC	Open Space Contribution	23/08/2017	64,219.00	Children and Young Peo
		ABC	Open Space Contribution	23/08/2017	15,908.00	Informal Natural Green
		ABC	Open Space Contribution	23/08/2017	41,784.00	Facility Contribution
10/00715/AS	Hopewell School	KCC	Education Contribution	14/03/2018	100,672.02	Primary School Payment
16/00986/AS	Victoria Crescent	ABC	Open Space Contribution	05/02/2018	21245.65	Victoria Park Contribution
		KCC	Communities & Libraries Contribution	05/02/2018	1384.48	Libraries Contribution
Total Financial Contributions					4,840,212.67	

SECTION 106 & *the community*



ASHFORD
BOROUGH COUNCIL

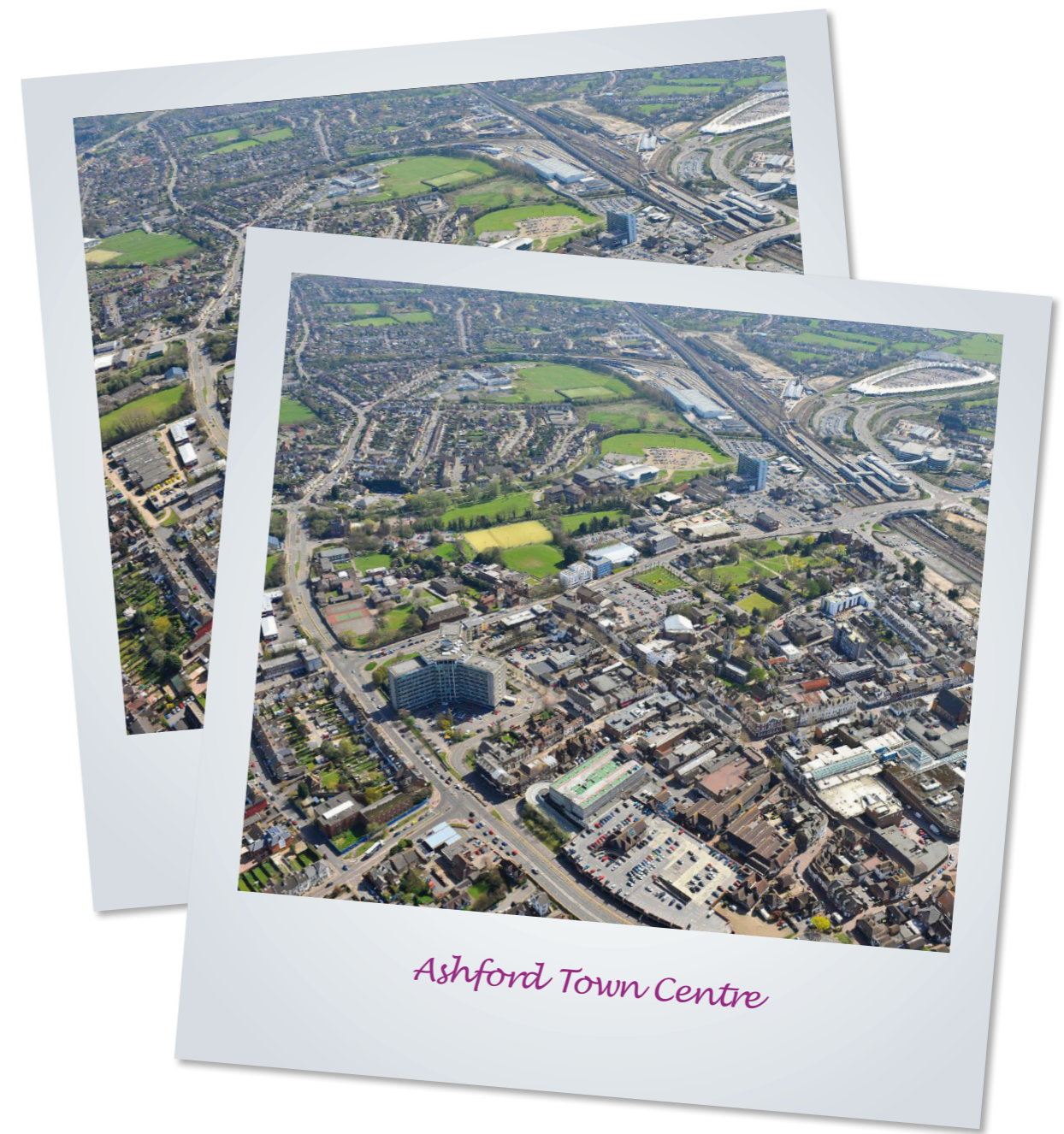
Introduction

A Section 106 agreement allows a local planning authority to enter into a legally binding agreement with a developer. Within section 106 agreements there are planning obligations that enable a council to secure contributions to services, infrastructure and amenities. As the borough continues to grow it is vitally important that community infrastructure grows and improves with it. This report looks at the many projects that section 106 (S106) payments have contributed towards in the 2012/13 financial year and looks ahead to those due to be delivered in the current year.

These range from small community projects to large infrastructure works. S106 contributions are an important revenue source that helps support sustainable growth and enhances communities within the Ashford borough.

This report looks at the many projects that Section 106 (S106) payments have contributed towards in 2017/18 financial year, a glance back at previous years and a look ahead towards some projects to look forward to.

These range from small community projects to large infrastructure works. S106 contributions are an important revenue source that helps support sustainable growth and enhances communities within the Ashford borough.



Section 1 – Housing

(Affordable & ABC construction)

In 2017/18 199 affordable housing units in a variety of different formats were negotiated through S106 agreements. Affordable housing in the borough is primarily provided by developers working with registered social landlords. Ashford Borough Council’s role in this process is pivotal - through the planning process we have built, enabled or brought back into use 782 affordable homes.

167 affordable units were completed in 2017/18, over half of these completions were from Ashford Borough Council sites.



Noakes Meadow



Golding Homes construction at Finberry

Housing continued....

There will be times when it is not possible to achieve all or any of the affordable housing on-site, in this instance the Council will seek offsite contributions towards affordable housing. In 2017/18 the Council, through S106 receipts, allocated £940,000 towards ABC affordable housing projects, these projects are either under construction or working through the planning process.



Section 2 – Community Facilities

Repton Park *Repton Park Community Centre - budget circa £2m*

Repton Park Community Centre or 'Repton Connect' has been under construction for the past year and is due to open at the end of this summer. The Community Centre's facilities include a multi-use games area, two large internal rooms that can be used for a multitude of activities and an area of open space to the rear of the facility. Once completed the Community Centre will handed over to the newly formed trust.



Coming soon –

Finberry Community Centre

Circa budget £2.5m

As part of Crest Nicholson's development at Finberry there is a requirement on the developer to construct a community centre and sporting facilities to serve the residents of the new development. The Council is currently in talks with the developer to discuss the design, layout and sporting uses of this community hub. It is likely that planning approval would be sought in 2018 with an expected opening in 2020.



Section 3 – Education

As the borough continues to grow it is hugely important that education supply meets the increasing demand. In 2017/18 £2.9m towards primary and secondary was negotiated through section 106 agreements and a further £1.2m collected from past S106 agreements.

Finberry school opened in Autumn 2017.



Section 4 – Sports, Play Areas & Open Space

Bulleid Place Play Area & Open Space

Section 106 funding £140,000

Combined with funding provided from ABC Housing this project replaces the play area at Bulleid Place, which has come to the end of its lifecycle, and replaces it with a brand new designed and built play area, alongside landscaping works. Alongside this new play area an adult gym would be provided as well as substantial open space works. Newtown Green will also have its young children’s play area refurbished and some items replaced; this is seen as an opportunity to increase the play value offer within the same footprint.

Bridgefield

Section 106 budget circa £800,000

The creation of a local community park, play area and nature conservation area. The play area has been designed to cater for all age groups, providing a play experience that is different, yet complimentary to what is on offer in the local vicinity. The concept of the play area and designed equipment promotes the three themes of the Iron Age, Nature and Water. The play area will include, amongst other play equipment, a bespoke tower with two zip wires, trampolines, swings, carved farm animals and small and full size play tractor. The park opens this summer.



Section 5 – Public Realm and Town Centre Improvements

Ashlon leaf \$106 funding - £35,000

As part of the public realm works in front of International house and opposite Ashford International Train Station there was an opportunity to install an art piece in a pivotal location.



Town Centre Public Realm Improvements (College Corner) \$106 budget £125,000

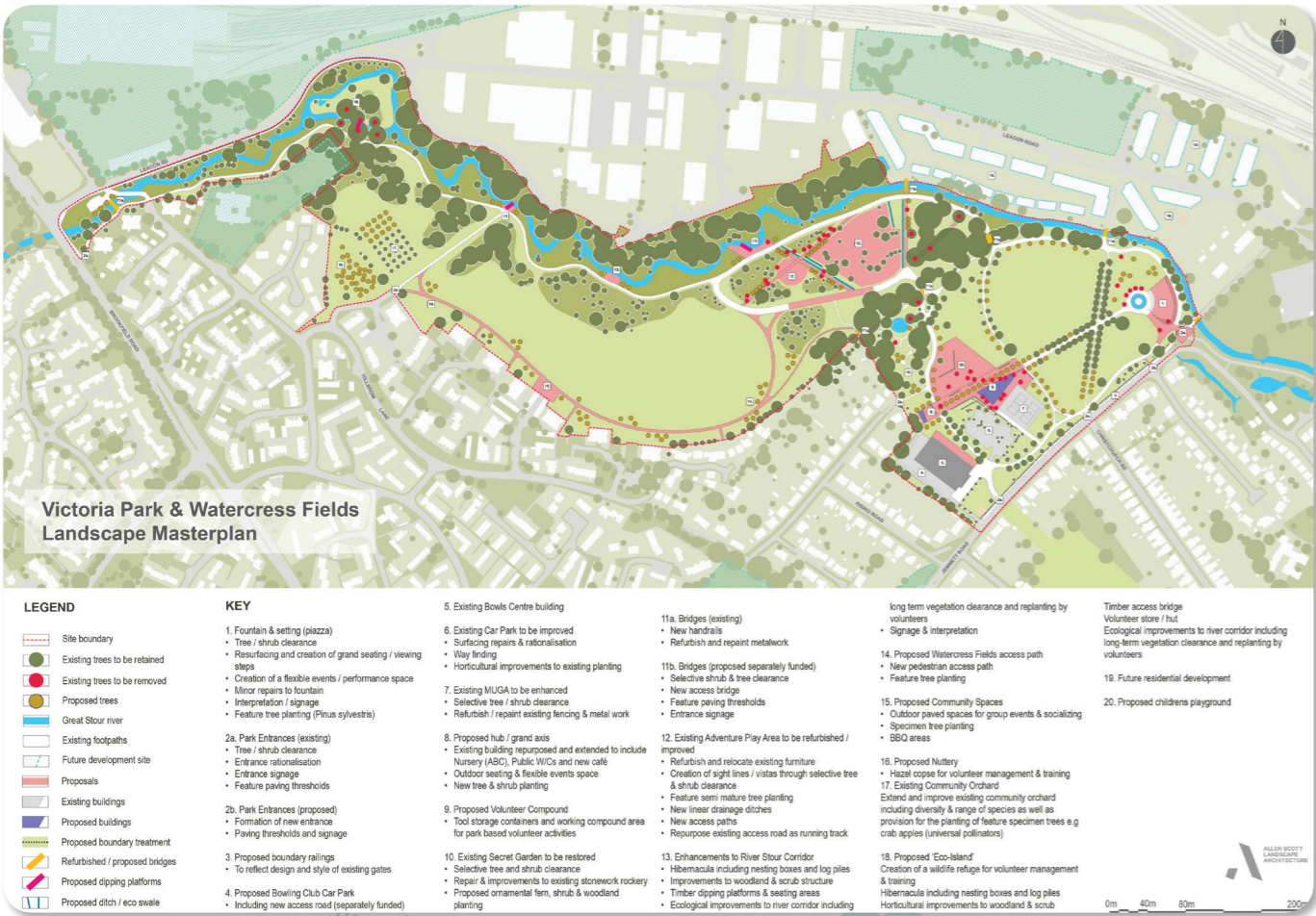
Given the likely increase in pedestrian activity from the proposals to the South of Beaver Bridge, the brewery and hotel, to and from a developed commercial quarter, the station and the college site there is a clear need for the visual quality of that movement experience to be improved through enhancements to the public realm, across the combined junctions. These works were carried out by Kent Highways in the first half of 2018, using a combination of \$106 funding and other sources, and have recently been completed.



Section 6 – Strategic Parks (looking forward)

Victoria Park

The project is within the development stage of a bid to Heritage Lottery Fund. Currently the masterplan is being refined and detailed in response to comprehensive community and stakeholder engagement, and detailed surveys of the site. The key areas for the project include provision of a café, better play areas, improvements for wildlife, better toilets, improved safety and security, and more activities and events.



Conningbrook

Having installed the aeration system and introduced a range of measures to manage weed and algae growth in Conningbrook Lakes at the start of the year, the focus will now turn to building up the activities taking place on the water even further in the coming twelve months, as well as completing the Masterplan for the Country Park. The Masterplanning process will focus on the leisure land within the park and incorporate the various elements of infrastructure, play, leisure and recreation needed to complete this strategic park for the borough.

The work will complete the designs for the final layout of the park and incorporate the proposed hub building, footpaths, parking, storage, play area, signage/interpretation, landscaping and artistic interventions. As the enabling residential development is now well underway (and supporting S106 contributions will be collected by the authority over the next five years) the final features for the park can be commissioned and delivered.



SECTION 106 & *the community*

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