

BOROUGH OF KETTERING

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Report Originator	Louise Holland – Development Services	<i>Fwd Plan Ref No:</i>	
Wards Affected	ALL	7 th September 2017	
Title	USE OF DEVELOPER CONTRIBUTIONS		

1. PURPOSE OF REPORT

In accordance with the Section 106 Agreement for East Kettering , to set out the source of , and use of, developer contributions.

2. INFORMATION

- 2.1 The S106 Agreement requires an annual statement to be published, regarding the utilisation of S106 monies, to show where they have been raised from and how they are to be used.
- 2.2 It is the intention to produce a statement for every meeting of the Forum, rather than just annually.
- 2.3 The attached statement (**Appendix A**) shows the monies that have been received to date, and those which are expected to be received for the remainder of this calendar year.
- 2.4 To summarise the attached statement, to date, £928,000 has been received from David Wilson Homes which has been provisionally allocated as follows:-
- The design/construction of Junction (c) at Windmill Ave/Deeble Rd £600,000
 - Cranford traffic calming measures £65,000
 - 1st repayment re the loan to build the primary school at Hayfield Cross £250,000
- 2.5 Since the last forum in June this year, a payment for Quarter 2 2017 has been received from David Wilson Homes (included in the total above).
- 2.6 With regard to expenditure £300,000 has been paid to the County Council toward Junction (c) works and the first repayment of the school loan, £250,000 has been made to the Homes and Communities Agency. Commitments at this time are a further £300,000 for Junction (c) works and Cranford village traffic calming (£65,000).

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- 2.7 Members of the forum will note that there have been some changes to the monitoring statement since the last forum. To show a clearer relationship between completion numbers and income, the advanced payment by David Wilson Homes is now shown separately. That payment was made early (prior to the first roof charge payment) to enable the local planning authority to initiate works at Windmill Avenue/Deeble Road. The advanced payment was offset against roof charge payments for 2016 Q4 and 2017 Q1 which is now reflected in the statement at Appendix A. It has also come to light that David Wilson Homes overpaid an amount in previous quarters and therefore adjustments to the figures have been made.
- 2.8 We anticipate that a further £671,000 will be received in the 2017 calendar year. This money will be spent on further repayments of the primary school loan.
- 2.9 The primary school account at mid July 2017 stood at £5,205,024 so the bulk of S106 money will be spent on paying off that loan for some time.
- 2.10 The Council has attracted funds from other sources, which will enable some additional works to be progressed; for example
- Traffic calming works at Warkton Lane/St Catherine's Road
 - Offsite junction design work.

3. POLICY IMPLICATIONS

None

4. CONSULTATION AND CUSTOMER IMPACT

None

5. FINANCE and HR RESOURCE IMPLICATIONS

None

6. LEGAL IMPLICATIONS

None

7. RECOMMENDATION

That the forum notes the contents of the report.

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Background Papers:

None

Previous Reports/Minutes: