

## BOROUGH OF KETTERING

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<b>Report Originator</b>	Louise Holland – Development Services	<i>Fwd Plan Ref No:</i>	
<b>Wards Affected</b>	ALL	20 <sup>th</sup> June 2019	
<b>Title</b>	<b>USE OF DEVELOPER CONTRIBUTIONS</b>		

### 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.
- 2.4 To summarise the attached statement, to date, £4.2m has been received which has been allocated (*with Q2 2019 DWH roof charge which is due for payment after EKLF*) as follows:-
- The design/construction of Junction (c) at Windmill Ave/Deeble Rd £600,000
  - Cranford traffic calming measures/gateway £65,000
  - Repayments re the loan to build the primary school at Hayfield Cross £2,663,000
  - Construction of Junction (g) Cranford Road/Barton Road £880,000
- 2.5 The contribution of £880,000, made by Persimmon Homes, will be used to deliver the junction improvement works at Cranford Road/Barton Road (junction g). This early payment will be offset against their roof charge.
- 2.6 Since the last forum in March 2019, a payment for Quarter 1 2019 has been received from David Wilson Homes (included in the total above).

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- 2.7 With regard to expenditure £537,000 has been paid to the County Council toward Junction (c) works, eight repayments of the school loan (£2,261,000) have been made to Homes England and £65,000 for Cranford village traffic calming/gateway. Commitments for 2019/20 at this time are further repayments of the school loan. Junction improvement works are another key priority and funds are being set aside for this purpose.
- 2.8 The primary school account at 31<sup>st</sup> May 2019 stood at £3,651,118.44 so the bulk of S106 money will be spent on paying off that loan for some time.
- 2.9 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