

Our Council Scrutiny Panel Meeting

Wednesday, 17 March 2021

Dear Councillor

OUR COUNCIL SCRUTINY PANEL - WEDNESDAY, 17TH MARCH, 2021

I am now able to enclose, for consideration at next Wednesday, 17th March, 2021 meeting of the Our Council Scrutiny Panel, the following presentation that was unavailable when the agenda was printed.

Agenda No	Item
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8	<u>S106 Planning Agreements - Update (report to follow) (Pages 3 - 12)</u>
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Stephen Alexander, Head of City Planning and Alison Shannon, Chief Accountant, to give presentation

If you have any queries about this meeting, please contact the Democratic Services team:

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S106 Contributions from Developers

S106 Contributions from Developers

- How we collect S106 contributions from developers and allocate the money to be spent on capital projects.
- Parks and open space enhancement, the provision of affordable housing and transportation improvements.
- Community Infrastructure Levy Regulations 2010 (CIL Regs).
- Financial viability.
- Planning applications.



S106 Contributions from Developers

- Open Space Strategy and Action Plan.
- Collecting S106 contributions.
- Spending S106 contributions:
Public consultation including ward councillors / design work / secure other funds (e.g. match funding) / tender the work and appoint contractor.
- Case study – Phoenix Park.
- Financial summary.



S106 contributions allocated between 2010-2011 to 2019-2020

- The table below summaries the total S106 contributions spent between 2010-2011 to 2019-2020

S106 spent between 2010-2011 and 2019-2020	
	£000
Transportation	3,844
School reallocation	3,516
Parks, Open space and playing fields	2,858
Travel Plan	1,059
Sports	588
Affordable Housing	337
Canal Improvements	236
Canalside Improvements	68
Public Art	51
Total	12,557



Next Tranche of S106 contributions built into approved budget for delivery

S106 contributions allocated in 2020-2021	
	£000
Committed S106 contributions	
Affordable Housing	110
Air Quality Improvement	0
Community Facilities	38
Landscape	0
Local Equipped Area of Play	90
Multi Use Games Area	102
Parks and Open Spaces	1,376
Public Art	0
Railway cutting	1,068
Renewable energy	0
Sports	135
Transportation	75
Total S106 Contributions	2,994



Parks & Open Spaces Committed contributions

Improvement Scheme	Funds Available £000	Development which the S106 contribution came from	Position as of 01.03.2021
Complete refurbishment of play area at Windsor Avenue	109	Former Warstones Inn	Delivered
Complete refurbishment of play area at Penk Rise	63	Former ADAS, Wergs Road	Delivered
	37	Former Tettenhall Ambulance Station, Regis Road	
Complete refurbishment of play area at Fowlers Park	194	Showell Park	Delivered
Development of recreational parkland with pay facilities on Ward Street central open space	820	Ward Street	In progress, due for completion 31.03.2021
Match funding in an ERDF bid to support ecological and access improvements at Ward Street railway cutting, Fowlers Park and Pendeford Park	38	Showell Park	Works scheduled to commence on site May / June 2021. Out to open tender
	952	Housing development at Ward Street	
Complete refurbishment of play area at Merridale Street	80 (Planning condition 21)	Former Tower & Fort Works, Penn Fields	Delivered 01.03.2021



Parks & Open Planned Projects 2021-2022

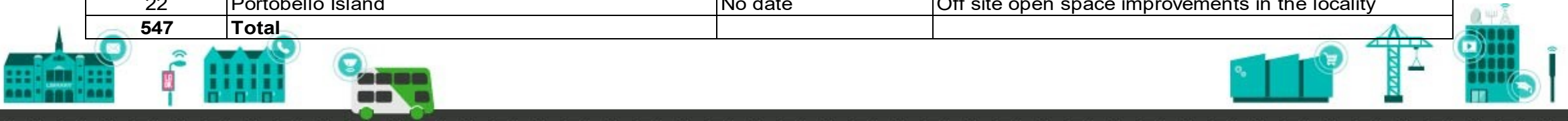
Improvement Scheme	Funds Available £000	Development which the S106 contribution came from	Position as of 01.03.2021
Design work being undertaken on pathway and recreational improvements at Heath Town park	60 (S106)	Corner of Tudor Road and Powell Street, Heath Town	Planned for 2021-2022
Play area improvements at Kingsclere Walk, Merry Hill	55 (LDO)	Reedham Gardens, Penn	Planned for 2021-2022
Complete refurbishment of play area at Bushbury Recreation Ground and access improvements	80 (LDO) 29 (S106)	Former Tapworks site, Bushbury Lane Purcell Road, Bushbury	Planned for 2021-2022
Complete refurbishment of play area at Northwood Park	116 (S106)	Former King Charles Pub, Bushbury	Planned for 2021-2022

LDO - Local Development Order



Parks & Open Spaces – uncommitted contributions

Funds received £000	Development	Spend by date	To be used for
48	Former Fordhouses Cricket Club	20.08.2026	Open space / play improvement in the area
1	Bushbury Triangle	No date	Recreational / open space / sport improvements in vicinity (Balance of Bushbury Baths landscaping improvements)
102	Gordon Street, All Saints	No date	Enhancement of All Saints public open space
71	Drill Hall, Stafford Street	No date	Off site open space improvements in vicinity (Stafford Street)
3	Bulger Road	No date	Earmarked for Peascroft Wood improvements (Part of partnership funding bid with Wildlife Trust)
38	Bushbury Arms	No date	Skate park improvements as Fowler Park
70	Penn Fields School	No date	Public open space improvements (possibly Bantock Park)
44	Rooker Avenue	No date	Open space improvements Parkfields / East Park area
80	Springfield Road	No date	Public open space improvements (Springfield Road, Heath Town area)
21	Parkfield	TBC	Off site public open space improvements to compensate for loss of Bowling Green. Provision of sports facilities City Centre / south side of City
47	Cambridge Street	No date	Improvements at Fowlers Park
22	Portobello Island	No date	Off site open space improvements in the locality
547	Total		



S106 Affordable Housing Contributions

- Used for new build affordable housing or purchase from the market, then allocated through Homes in The City, choice based lettings system.
- Committed sums - £110,000 on housing purchased July 2020.
- Uncommitted sums - £1,396,878.
- Four new houses to be built during 2021/2022 - £690,000.
- Purchase of two properties in progress - c.£265,000.
- Three properties are in the process of viewing, valuing and negotiating a purchase - c£365,000 plus stamp duty/legal fees.



S106 Transportation Contributions

- Highway/junction improvements, lighting schemes, road safety improvements and contribution to larger corridor improvements.
- Goodyear sites - £392,035 contribution to the A449 corridor improvement scheme.
- Wobaston Road site - £100,000 contribution to signal improvements.
- Land at Ward St - £60,000 contribution to road safety scheme.
- Pantheon Park, Wednesfield Way - £90,000 contribution to the Willenhall Road/Neachells Lane/Moseley Road junction improvements.

