

S106 Monitoring Report

Quarter 4, 2017/2018 (Jan – Mar 18)

Summary

This report sets out a brief summary of S106 monitoring that has been undertaken during Quarter 4 (January to end March) of the financial year 2017/2018.

Monitoring visits have been undertaken by the Projects Team during March 2018. The majority of development sites with S106 Agreements have been visited and progress/ construction on site monitored. A summary of development status for each site can be found at the end of this report.

There were no S106 Contribution Triggers reached for any developments during the quarter. However, the financial contributions for W/15/0851 Grove Farm Phase 2 were all paid in full and in advance of the triggers being reached.

Several S106 Contributions have now been received from development to fund the delivery of Hospital, GP Surgery and Police infrastructure in the District. These contributions are in the process of being transferred to South Warwickshire NHS Foundation Trust, South Warwickshire NHS Clinical Commissioning Group and the Warwickshire Police and Crime Commission. These are summarised below.

- S106 Hospital Contributions £1,481,314.40
- GP Surgery Contributions £671,184.38
- Police Contributions £153,168.38

Chris Garden
Site Delivery Officer
Warwick District Council
26th April 2018

Monitoring Site Visits

The majority of development sites with S106 Agreements have been visited during Q4. For each site a record of progress has been made with dwelling completions recorded and marked on the approved plans.

Following each monitoring visit the S106 Monitoring Spreadsheet has been updated for the site(s) visited. Where a S106 Agreement trigger has been reached appropriate action is taken. For Q4 2018 there were no triggers reached on any developments.

S106 Agreement Contributions

Although there were no S106 triggers reached on any developments this quarter, S106 Contributions were paid in advance of the triggers and in full by AC Lloyd Homes Ltd for the Grove Farm Phase 2 development (W/15/0851).

W/15/0851 Grove Farm Phase 2

| Contribution | Amount | Indexation | Total Contribution |
|-------------------------|----------------------|----------------------|---------------------------|
| Monitoring | £9,513.60 | N/A | £9,513.60 |
| Country Park | £399,360.00 | £30,114.15 | £429,474.15 |
| Indoor Sports | £432,140.80 | £32,586.02 | £464,726.82 |
| Outdoor Sports | £29,499.60 | £2,224.45 | £31,724.05 |
| GP Surgery | £112,852.00 | £20,556.68 | £133,408.68 |
| Hospital | £540,781.91 | £98,506.74 | £639,288.65 |
| Police | £107,892.00 | £8,135.71 | 116,027.71 |
| Public Transport | £331,760.00 | £25,016.71 | £356,776.71 |
| Education | £4,163,640.00 | £758,432.57 | £4,922,072.57 |
| Library | £11,388.00 | £2,074.39 | £13,462.39 |
| Highways Infrastructure | £1,872,000.00 | £54,084.61 | £1,926,084.61 |
| Footpaths | £9,940.00 | £277.43 | £10,217.43 |
| Sustainable Travel Pack | £39,000.00 | N/A | £39,000.00 |
| Total | £8,059,767.91 | £1,032,009.46 | £9,091,777.37 |

Warwickshire County Council is also a signatory to S106 Agreements and is responsible for collection of a number of Contributions including Highways, Education, Library's, Biodiversity, Cycling and Footpaths. The County Council is therefore a key partner in ensuring the delivery of infrastructure required to deliver development.

S106 Contributions for Third Parties

During the course of the year a number of S106 Contributions have been collected for Hospital, GP Surgery and Police purposes. These contributions are in the process of being transferred to South Warwickshire NHS Foundation Trust (SWFT), the South Warwickshire Clinical Commissioning Group (CCG) and the Warwickshire Police & Crime Commissioner. A summary of the funds received from various developments and the amounts to be transferred for 2017/2018 is set out below.

Hospital Contributions

| Application | Amount | Indexation | Total Contribution |
|--------------------|----------------------|--------------------|---------------------------|
| W/13/0858 | £174,597.45 | £31,062.80 | £205,660.25 |
| W/13/1207 | £234,920.00 | £51,112.30 | £286,032.30 |
| W/14/0322 | £50,340.00 | £6,268.02 | £56,608.02 |
| W/14/0689 | £125,850.00 | £16,649.42 | £142,499.42 |
| W/14/0693 | £50,340.00 | £1,856.48 | £52,196.48 |
| W/15/0646 | £70,718.00 | - | £70,718.00 |
| W/15/0747 | £27,039.10 | £1,272.18 | £28,311.28 |
| W/15/0851 | £540,781.91 | £98,506.74 | £639,288.65 |
| Total | £1,274,586.46 | £206,727.94 | £1,481,314.40 |

GP Surgery Contributions

| Application | Amount | Indexation | Total Contribution |
|--------------------|--------------------|-------------------|---------------------------|
| W/13/1207 | £183,512.00 | - | £183,512.00 |
| W/14/0023 | £15,457.20 | £1,098.91 | £16,556.11 |
| W/14/0332 | £8,723.34 | - | £8,723.34 |
| W/14/0433 | £4,361.83 | £516.96 | £4,878.78 |
| W/14/0661 | £267,400.00 | £56,705.47 | £324,105.47 |
| W/15/0851 | £112,852.00 | £20,556.68 | £133,408.68 |
| Total | £592,306.37 | £78,878.01 | £671,184.38 |

Police Contributions

| Application | Amount | Indexation | Total Contribution |
|--------------------|--------------------|-------------------|---------------------------|
| W/14/0689 | £18,766.50 | £1,066.53 | £19,833.03 |
| W/14/0693 | £16,818.00 | £489.64 | £17,307.64 |
| W/15/0851 | £107,892.00 | £8,135.71 | £116,027.71 |
| Total | £143,476.50 | £9,691.88 | £153,168.38 |

Summary of development Status as at March 2018

| Application Number | Location | Status |
|---------------------------|---|--|
| W/12/0027 | Chesterton Gardens, St. Fremund Way, Sydenham, Leamington Spa | 201 dwellings out of 209 complete. 96% complete. |
| W/13/0464 | Land at Earls River Avenue, Warwick | Phase 1 of Retirement Village complete. Phase 2 under construction. |
| W/13/0607 | Hawkes Meadow, Land north of Harbury Lane, Warwick | Development complete. 220 dwellings (132 market/88 affordable) |
| W/13/0858 | Fieldgate Lane, Whitnash, Leamington Spa | Development complete. 111 dwellings (67 market/44 affordable) |
| W/13/1207 | Woodside Farm, Harbury Lane, Bishop's Tachbrook, Leamington Spa | 223 dwellings out of 310 complete. 72% complete. |
| W/13/1409 | 2-22 Northgate Street, Warwick | Development complete. 18 dwellings. |
| W/13/1763 | Land to rear of Holly Walk, Bagington | Development has not started. |
| W/14/0023 | Harbury Gardens, Harbury Lane, Bishop's Tachbrook, Leamington Spa | 76 out of 220 dwellings complete. 35% complete. |
| W/14/0300 | Land at Asps Farm, Warwick | 900 dwellings. Development has not commenced. |
| W/14/0322 | Land North of Southam Road, Radford Semele | 49 dwellings out of 60 complete. 81% complete. |
| W/14/0433 | Spring Lane, Radford Semele | 65 dwellings. Development has commenced. No housebuilding anticipated until 2019. |
| W/14/0661 | Lower Heathcote Farm, Harbury Lane, Warwick | 272 out of 785 dwellings complete (35%). Barratt/DWH 146 out of 435 dwellings complete (34% complete). Bovis/Bellway 126 out of 350 dwellings complete (36% complete). |
| W/14/0681 | Land south of Gallows Hill, Warwick | 450 dwellings. Development due to commence June 2018 with creation of new junction off Europa Way. |
| W/14/0689 | Land north of Oakley Wood Road, Bishop's Tachbrook | 125 dwellings out of 150 complete. 83% complete. |
| W/14/0693 | West of 22 Wellesbourne Road, Barford | Development complete. 60 dwellings delivered. |
| W/14/0967 | Land north of Gallows Hill, Warwick | Development not yet started. |
| W/14/1076 | Land between Myton Road and Europa Way, Warwick | 735 dwellings. Development due to commence June 2018 with creation of new junction off Europa Way. |
| W/14/1340 | Land north of Common Lane, Kenilworth (Crackley Triangle) | 93 dwellings. Development not yet started. |
| W/15/0646 | Opus 40, Birmingham Road, Warwick | 70 out of 85 dwellings complete. 84% complete. |
| W/15/0747 | Land west of Bridge Street & Wilkins Close, Barford | 11 out of 25 dwellings complete. 44% complete. |
| W/15/0795 | Lord Leicester Hotel, | 10 dwellings. |

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|------------------|--|---|
| W/15/0851 | Warwick Grove Farm, Harbury Lane, Bishop's Tachbrook | Under construction. 520 dwellings. Development has commenced. |
| W/15/0905 | Station Approach, Leamington Spa | 212 dwellings. Under construction. |
| W/15/1448 | Former BT Depot, Althorpe Street, Leamington Spa | Development complete. |
| W/15/1761 | Land at Southam Road, Radford Semele | 25 dwellings. Development has commenced. |
| W/16/0196 | Land north of Offchurch Lane, Radford Semele | 150 dwellings. 4 complete (16%). |
| W/16/0279 | Land off Seven Acre Close, Bishop's Tachbrook | 50 dwellings. Development not yet started. |
| W/16/0356 | Tollgate House, Banbury Road, Bishop's Tachbrook | 6 dwellings. Development not yet started. |