

**APPENDIX A – East Herts Council Annual Infrastructure
Funding Statement 2021/22**



**East Herts Council –
Annual Infrastructure
Funding Statement
for 2021/22**

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East Herts Council – Annual Infrastructure Funding Statement for 2021/22

Introduction

As part of recent changes to legislation Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019) East Herts Council is now required to produce an Annual Infrastructure Funding Statement.

This report is the third Annual Infrastructure Funding Statement produced by East Herts Council and provides a summary of the income and expenditure of the financial contributions East Herts Council has secured through Section 106 Agreements for the financial year 2021/22. It does not include information on contributions listed within Section 106 Agreements payable directly to Hertfordshire County Council or on infrastructure that is delivered under Section 78 agreements, or directly by developers.

Hertfordshire County Council produce their own Annual infrastructure Funding Statement to provide this information which is available on the [Hertfordshire County Council](#) website.

Further detailed information on the new Section 106 Agreements signed and the contributions received, along with information on the allocation and expenditure of historic contributions in the financial year 2021/22 can be found later in this report.

Please note that the information provided in this report is the most robust available at the time of publication and will be updated annually and published on the council's website along with the three (3) required CSV files before 31/12/2022 in accordance with the legislation.

Section 106 Agreements

Under Section 106 of the Town and Country Planning Act 1990, East Herts Council can seek obligations, both on-site and off-site, to mitigate the impacts of development and ensure that East Herts Council's planning policy requirements are fulfilled.

These obligations can be financial and non-financial and are set out in legal agreements between the developer and the council. They support the funding and development of new infrastructure and services to benefit the community and to mitigate the impacts of the proposed development.

East Herts Council has set out its infrastructure needs in its Infrastructure Delivery Plan (IDP) and in its District Plan. Further information on these and Section 106 can be found on the planning pages of the [council website](#)

Section 106 contributions and obligations can vary on a site-by-site basis depending on a range of factors such as the viability of the development and site-specific considerations. Section 106 contributions and obligations can include:

- Site-specific financial contributions – these are secured for specific purposes as per the individual agreement wording and Community Infrastructure Levy (CIL) guidance. E.g., education facilities, health services, transport / highway works, community facilities, and leisure, arts, sport, and open spaces provision.
- Provision of on-site affordable housing (or financial contribution in lieu of on-site provision if applicable).
- Non-financial obligations such as employment strategies and travel plans.
- Monitoring fees.

However, they must comply with the requirements of [Regulation 122](#) of the Community Infrastructure Levy Regulations 2010 and be:

- a) necessary to make the development acceptable in planning terms.
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Historic Section 106 Contributions:

East Herts Council has collected information on all Section 106 Agreements to which it was a party and has monitored the receipt and allocation of Section 106 financial contributions from the financial year 1996/97 to the present date.

The council is required by the Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019) legislation to report on the historic collection and allocation of the total amounts of Section 106 contributions for a minimum of the three previous financial years to the financial year this report covers (2021/22).

The Legislation also requires more details on the previous financial year (2020/21) to the year being reported on in this report. This is provided on page 6.

Total Section 106 contribution collection and allocation in the previous five financial years:

For the 2021/22 Infrastructure Funding Statement (this report), and in line with the requirements of the Legislation, East Herts Council has provided an overview on Section 106 receipt and spend information for the last five financial years:

- 2017/18 received - £744,390.54 spent - £122,190.90*
- 2018/19 received - £842,855.20 spent - £861,049.03*
- 2019/20 received - £1,911,961.44 spent - £683,662.58*
- 2020/21 received - £1,518,285.73 spent - £715,242.95
- 2021/22 received - £2,668,065.92 spent - £3,403,446.03

* Adjusted figures from those reported in the 2019/20 Infrastructure Funding Statement – spent figures reduced by £3,500.00 revenue contribution amendment as this was not actually used in that financial year. Overall contribution total remains the same as the contribution was allocated in the 2021/22 financial year.

Total Section 106 contribution collection and allocation in the previous financial year (2020/21)

Historically up to the end of the financial year 2020/21 (from 01/04/1996 to 31/03/2021) a total of £12,102,565.98 was received in Section 106 contributions by East Herts Council.

Of this £5,435,619.26 was used / transferred, with a further £6,101,413.39 identified for allocation, leaving £565,533.33 unallocated as of 31/03/2021.

See page 12 for information on the historic totals of Section 106 contribution collection and allocation for the financial year of this report (2021/22).

Overview of Section 106 in 2021/22

This section provides information on the Section 106 Agreements signed in the financial year 2021/22, with details on the total amount of financial contributions and the number of affordable housing units listed within each agreement.

Further detailed information is also given on the contributions triggered for payment in 2021/22, along with details on the allocation and spends of these and any historic contributions held up by East Herts Council up to 31/03/2022.

Since July 2019 the collection and allocation of Section 106 contributions payable to East Herts Council has been monitored by the infrastructure Contributions & Spend Manager.

The Infrastructure Contribution and Spend Manager continues to work closely with developers, fellow Officers and local groups and organisations to ensure compliance with the agreements contributions collection triggers and to identify projects for contribution funding and to facilitate identified allocation use.

New Section 106 Agreements signed in 2021/22

Seventeen new Section 106 Agreements were signed and sealed– this figure includes any Supplemental Agreements, Deed of Variations and Unilateral Undertakings agreed during this period.

These agreements have a total of £1,087,435.96 in financial contributions payable to East Herts Council, either as the beneficiary of the contribution or as the collection authority.

These new Section 106 Agreements also contain provision for the developers to provide twenty-eight affordable housing units on the various sites as part of the individual developments planning permission. Further information is provided later in this report on the breakdown of these figures for each of the individual developments.

The table below lists all the Section 106 Agreements to which East Herts Council was a signatory in the financial year 2021/22. Information is also provided on the total financial contribution amount payable to East Herts Council within each agreement. Please note that the figures shown will be subject to indexation and are due when the individual contribution payment triggers are reached:

Planning application reference:	Location:	Date of Section 106:	Total funding for East Herts Council:
3/17/2588/OUT	Bishop's Stortford Rail Station, Station Road	Deed of Variation dated 12/04/2021	No financial contributions due to East Herts Council
3/20/2492/HH	78 Bramfield Road, Datchworth, SG3 6RZ	Unilateral Undertaking dated 01/05/2021	No financial contributions due to East Herts Council
3/20/2285/FUL	Hertford Theatre, Hertford	Unilateral Undertaking dated 14/05/2021	No financial contributions due to East Herts Council

Planning application reference:	Location:	Date of Section 106:	Total funding for East Herts Council:
3/20/1154/FUL & 3/20/1155/FUL	10 Benington Road, Aston	S106 dated 01/06/2021	No financial contributions due to East Herts Council
3/21/0247/HH	Hanging Wood House, Ware, SG11 1RA	Unilateral Undertaking dated 18/06/2021	No financial contributions due to East Herts Council
3/20/1563/FUL	Mangrove Road, Hertford - (HERT5)	S106 dated 24/06/2021	£296,257.00
3/20/0897/FUL	Hertford Mill, Tamworth Road, Hertford	S106 dated 28/06/2021	£712,777.36
3/19/2211/FUL	Home Farm, Munden Road, Dane End, Ware	S106 dated 07/07/2021	No financial contributions due to East Herts Council
3/19/2208/VAR	Well House& Dixons Yard, Hunsdon	Deed of Variation dated 06/08/2021	No financial contributions due to East Herts Council
3/11/0554/OP	Terlings Park	Second Deed of Variation dated 17/08/2021	No additional financial contributions due to East Herts Council
3/20/1931/FUL	Gates of Hertford, Gascoyne Way, Hertford	S106 dated 24/09/2021	£78,401.60
3/19/2151/FUL	Hertford East Railway Station, Hertford	S106 dated 20/10/2021	No financial contributions due to East Herts Council
3/19/1642/FUL	Grange Paddocks Leisure Centre, Bishop's Stortford	Unilateral Undertaking dated 03/11/2021	No financial contributions due to East Herts Council
3/18/0432/FUL	Northgate End, Bishop's Stortford	Unilateral Undertaking dated 15/11/2021	No financial contributions due to East Herts Council

Planning application reference:	Location:	Date of Section 106:	Total funding for East Herts Council:
3/20/1953/FUL	Scott House, Hagsdell Road, Hertford	S106 dated 17/11/2021	(£856,260.00 – Only payable if triggered after a Viability Assessment)
3/20/0113/FUL	Woodlands Lodge, Dunmow Road, Bishop's Stortford	S106 dated 10/12/2021	No financial contributions due to East Herts Council
3/14/0531/OP	Area 3, Land South of Hare Street Road, Buntingford	S106 dated 10/01/2022	No financial contributions due to East Herts Council
Total financial contributions payable to East Herts Council – excludes £856,260.00 from the Scott House development 3/20/1953/FUL – Only payable after a Viability Assessment			£1,087,435.96

The figures quoted for the future contributions listed are subject to change due to the addition of indexation calculated when the contribution is triggered for payment.

Each Section 106 Agreement provides details on the trigger points for the individual contribution payment and indexation of the financial contributions listed within it, along with details on the timescale within which the contribution must be allocated – usually ten years from date of receipt of the contribution.

Information on the individual Section 106 Agreement entered in to with the individual developers can be found on the [planning portal](#) by using the planning application reference for the development to search for the documents.

Further information on the agreements and contributions for each financial year can be found the [Infrastructure Funding Statements](#) webpage on the council's website, which also has further Developer contributions data in three (3) separate CSV files, created as per the [legislation](#).

Affordable Housing

Two of the seventeen new Section 106 Agreements signed in 2021/22 included a provision to provide affordable housing on site as part of the development planning consent, giving a total of twenty-eight units.

The table below lists the individual developments with on-site provision for affordable housing included in the Section 106 Agreement:

Planning application reference:	Location of development:	Affordable Housing units:
3/20/1563/FUL	Mangrove Road, Hertford - (HERT5)	27
3/20/0897/FUL	Hertford Mill, Tamworth Road, Hertford	1
Total units of Affordable Housing listed within the above listed Section 106 Agreements:		28

Monitoring fees:

The Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019 now allows Local Authorities to charge a monitoring fee through Section 106 planning obligations. These fees are to cover the costs of monitoring and reporting on the delivery of Section 106 obligations, but they must be proportionate and reasonable and reflect the actual cost of monitoring.

All new Section 106 Agreements from applicable developments within the District are now able to include a provision for charging monitoring fees, which are payable to East Herts Council. These are individually negotiated on a site-by-site basis and not all agreements signed in 2021/22 included this provision.

Three of the new Section 106 Agreements signed in the financial year 2021/22 included a provision to charge a Monitoring Fee Contribution. A fourth includes a Monitoring Fee Contribution, but this is only payable after a Viability Assessment.

The table below lists the individual developments with a Monitoring Fee Contribution included in the Section 106 Agreement and the amount:

Planning application reference	Location of development:	Monitoring Fee Contribution payable:
3/20/1563/FUL	Mangrove Road, Hertford - (HERT5)	£4,500.00
3/20/0897/FUL	Hertford Mill, Tamworth Road, Hertford	£4,800.00
3/20/1931/FUL	Gates of Hertford, Gascoyne Way, Hertford	£4,200.00
3/20/1953/FUL	Scott House, Hagsdell Road, Hertford	<i>(£1,140.00 – only payable after Viability Assessment)</i>
Total amount of Monitoring Fee Contributions listed within the above agreements – excludes £1,140.00 from the Scott House development 3/20/1953/FUL – Only payable after Viability Assessment		£13,500.00

Further information on [Affordable Housing obligations](#) and the requirements for Section 106 financial contributions can be found on the council's [Planning Policy web pages](#). The individual Supplementary Planning Documents (SPD's) on the Planning Policy web pages provide more detail on the thresholds for contributions and the financial calculations of the individual contribution requirements.

Further information on contribution thresholds and requirements is provided on the council's [Typical Section 106 Requirements](#) webpage. The council has also created a [template section 106 agreement](#), which provides full details of what is normally required, along with details on indexation of contributions and triggers for payment.

Total Section 106 income and expenditure up to 31/3/2022:

As previously explained East Herts Council has collected information on the receipt and allocation of Section 106 contributions payable to the council from the financial year 1996/97 to the present date.

The table below highlights the total amounts collected and spent between 01/04/1996 to 31/03/2022, along with information on the amounts currently held:

Section 106 contributions from 01/04/1996 to 31/03/2022:	Amount:
Received contributions - total to 31/03/2022	£14,770,631.90
Spent contributions - total to 31/03/2022	£8,839,065.29
Unspent Section 106 contributions:	Amount allocated:
Allocated to Revenue for maintenance - total to 31/03/2022	£327,654.84
Allocated for Affordable Housing (payment in lieu) - total to 31/03/2022	£1,838,950.35
Allocated to named uses - total to 31/03/2022	£2,545,669.71
Allocated to NHS/ Health - total to 31/03/2022	£1,012,896.77
UNALLOCATED - total to 31/03/2022	£206,394.94

The unallocated balance of £206,394.94 is made up of contributions listed as unallocated because they do not have a specific project named in the contribution wording. These unallocated contributions are available for use only as per the

contribution specification within the individual Section 106 agreements, and any potential funding bid for these funds is only approved if it conforms with the individual contribution use wording. Further details are provided below:

Bishop's Stortford – a total of £29,587.95 is available from Community Centres Contributions in Bishop's Stortford, which can only be used towards the provision of a community facility or facilities within the town.

Hertford - a total of £13,689.33 is available from Community Facilities Contributions in Hertford, which can only be used towards the cost of provision and maintenance of community facilities within the town.

Standon– a total of £108,896.74 has been identified for use within the Parish of Standon. This figure breaks down as follows:

- £4,213.22 - Children & Young People Contribution to be used towards the provision of facilities for children & young people within the Parish of Standon.
- £10,306.11 - Parks & Gardens Contribution towards the improvement of parks & public gardens facilities within the Parish of Standon.
- £94,377.41 - Outdoor Sports Facilities Contribution to be used towards the provision of outdoor sport in the Parish of Standon

Terlings Park / Gilston – a total of £30,828.78 is left from the Outdoor Sports & Community Uses Contribution from the Terlings Park development and is available for potential projects in the vicinity of the development.

Ware – a total of £23,392.14 is available from contributions for Children & Young People (£14,746.18) and Parks and Gardens (£8,645.96) to be used for projects which conform to these contribution uses in Ware.

Further information on how local groups and organisations can apply for Section 106 funding is available later in this report and on the [Section 106 webpage](#) on the council's website.

Section 106 contributions triggered for payment in 2021/22:

Payment was triggered from seventeen individual Section 106 Agreements in 2021/22, resulting in receipt of £2,668,065.92 in financial contributions. (This figure includes the indexation added on to the original contribution amounts).

The following table gives a breakdown, by development, of the financial contributions received in 2021/22. As payments are often phased over the construction period there may be additional contributions due from the individual developments listed that have not yet reached their trigger points:

Planning application reference:	Location of development:	Section 106 contributions received:
3/13/0804/OP	Stortford Fields - ASR 1-4 Bishops Stortford North, Bishop's Stortford	£576,819.66
3/13/0886/OP & 3/18/0652/OUT	St Michaels Hurst - ASR5 - Farnham Road / Hazel End Road, Bishop's Stortford	£332,444.47
3/14/0528/OP	Meadow Vale- Area 2 - Land South of Hare Street, Buntingford	£51,088.55
3/14/2144/OP	Patmore Close - Site B – Land South of Hadham Road, Bishop's Stortford	£670,985.54
3/17/1055/OUT	Western part of Café Field, Old Standon Hill, Puckeridge	£100,708.49
3/17/2588/OUT	Goods Yard (Blocks A1 - A5) Bishop's Stortford CM23 3BL	£267,629.39
3/18/1523/FUL	SAWB3 - Chalks Farm, South of West Road, Sawbridgeworth	£1,293.86
3/18/1760/FUL	SAWB2 - Land North of West Road, Sawbridgeworth	£2,239.21

Planning application reference:	Location of development:	Section 106 contributions received:
3/18/2457/FUL	Land East of Aspenden Road, Buntingford	£127,108.13
3/18/2465/OUT	HERT2 - Land East of Marshgate Drive, Hertford	£167,642.5
3/19/0308/FUL	306-310 Ware Road, Hertford	£50,651.11
3/19/1024/FUL	HERT3 - Land West of Thieves Lane, Hertford	£183,646.19
3/19/1826/FUL	HERT4 - Former Bengo Nursery, Hertford	£63,205.59
3/19/2626/FUL	Western Neighbourhood - Bishop's Stortford North, Bishop's Stortford	£300.00
3/20/0245/FUL	BISH9 - Manor Links, Bishops Stortford	£48,719.91
3/20/0897/FUL	Hertford Mill, Tamworth Road, Hertford	£4,800.00
3/20/1563/FUL	HERT5 - Land South of Hertford, Mangrove Road, Hertford	£23,583.32
Total contributions received in 2021/22		£2,668,065.92

Individual contribution use categories

The financial contributions from the above developments have been broken down into individual use categories in the table below. These categories reflect the standard Section 106 contribution requirements of the East Herts Local Plan and the associated Supplementary Planning Documents.

See the [Typical Section 106 Requirements](#) webpage which gives details of what is normally required. The council also has a [template section 106 agreement](#).

Section 106 contribution use:	Amount received 2021/22
Affordable housing - financial contribution in lieu of on-site affordable housing	£0.00
Amenity greenspace contributions (including allotments contributions)	£13,811.04
Biodiversity net gain contributions (including Off-site Biodiversity Net Gain contribution)	£18,989.17
Children & young people contributions (including maintenance contributions)	£21,467.26
Community facilities contributions (including village halls)	£240,259.52
Health services contributions - collected on behalf of the Hertfordshire & West Essex Integrated Care Board*	£371,068.92
Hertfordshire County Council (HCC) contributions – collected by EHDC & transferred to HCC**	£670,985.54
Monitoring contributions	£14,513.82
Outdoor sports contributions (including maintenance contributions)	£313,496.30
Parks & gardens contributions (including maintenance contributions)	£12,121.64
Recycling contributions for the provision of waste and recycling receptacles	£56,784.22
Sports facilities contributions (including contributions for indoor sports facilities)	£907,401.18
Transport - including contributions towards community transport	£27,167.31
TOTAL	£2,668,065.92

* East Herts Council is the collection authority for the Hertfordshire and West Essex Integrated Care Board.

** Contributions for Hertfordshire County Council (HCC) from developments on land owned by them are also collected by East Herts Council and then transferred to HCC.

Section 106 expenditure in 2021/22:

East Herts Council is the body accountable for the spending and allocation of received Section 106 financial contributions and therefore must ensure that:

- The Section 106 funding is spent on facilities / projects that conform with the individual contribution wording and are in the locality of the development.
- The process is transparent and fair to all and follows a consistent procedure.
- Projects supported are necessary, viable, will deliver the required social and community benefits, and will be well managed and sustainable.

In the financial year 2021/22 a total of £3,403,446.03 was allocated to individual projects or identified uses from sixty-six individual held contributions.

The table below gives further information on these sixty-six individual funding contributions identifying the source and amount, the allocation and remaining the balance, if any, of the specific contribution after the allocation:

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Children & Young Peoples Contribution - 3/11/0674/FP	2011/12	£2,654.16	£2,654.16	£0.00	Allocated to Ware Town Council Skate Park Project
Community Contribution - 3/10/0793/FP	2011/12	£3,970.00	£2,434.82	£0.00	Allocated to Pinehurst Community Centre in Hertford
Affordable Housing Financial Contribution - 3/08/1160/FP	2011/12	£60,000.00	£60,000.00	£0.00	Allocated to affordable housing works in Bishop's Stortford
Open Space Contribution - 3/11/0872/RP	2012/13	£167,200.00	£163,700.00	£0.00	Transferred to HCC as identified landowner - Revenue contribution for open space maintenance

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Parks and Public Gardens Contribution - 3/88/1349/OP	2012/13	£40,000.00	£4,000.00	£0.00	Revenue contribution for open space & grounds maintenance
Accessibility Contribution - 3/12/1094/FP	2013/14	£4,000.00	£4,000.00	£0.00	Allocated to Grange Paddocks car park in Bishop's Stortford
Open Space Contribution - 3/11/0872/RP	2013/14	£31,946.61	£3,195.00	£9,581.61	Revenue contribution for open space & grounds maintenance
Baldock Street Enhancement Contribution - 3/10/0386/FP	2014/15	£43,681.30	£1,872.00	£0.00	Allocated to East Herts Council for historic building works in Ware
Outdoor Sports Contribution - 3/13/0513/FP	2014/15	£9,537.92	£9,537.92	£0.00	Allocated to Ware Town Council Skate Park Project
Off Site Improvements Contribution - 3/10/1198/FP	2014/15	£53,772.00	£5,370.00	£16,180.00	Revenue contribution for open space & grounds maintenance
Outdoor Sports Facilities Contribution - 3/11/0554/OP	2014/15	£56,592.61	£46,304.10	£10,288.51	Allocated to Eastwick & Gilston Village Hall Kitchen Project and Terlings Park Play Area Improvements
Open Space Maintenance contribution 3/11/0384/FP	2015/16	£25,482.76	£15,289.20	£10,193.56	Revenue contribution for open space & grounds maintenance (* amount includes the previous 5yrs)
Health and Wellbeing Contribution - 3/14/0914/FP	2015/16	£18,367.65	£18,367.65	£0.00	Transferred to NHS North & East Herts CCG (Hertfordshire & West Essex Integrated Care Board)
Public Open Space Maintenance Contribution - 3/02/1545/FP	2015/16	£195,707.08	£117,426.00	£78,281.08	Revenue contribution for open space & grounds maintenance (* amount includes the previous 5yrs)

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Affordable Housing Contribution - 3/12/2154/FP	2015/16	£565,300.00	£365,916.55	£199,383.45	Allocated to affordable housing works in Bishop's Stortford
Outdoor Sports Contribution - 3/14/1766/FP	2016/17	£22,134.50	£22,134.50	£0.00	Allocated to Ware Town Council Skate Park Project
Children & Young Peoples Contribution - 3/14/1766/FP	2016/17	£3,248.50	£3,248.50	£0.00	Allocated to Ware Town Council Skate Park Project
Outdoor Sports Facilities Contribution - 3/13/1000/FP	2016/17	£113,783.84	£113,783.84	£0.00	Allocated to Buntingford Town Council - Outdoor Sports Projects
Community Facilities Contribution - 3/11/0554/FP	2016/17	£30,578.13	£2,360.29	£0.00	Allocated to Eastwick & Gilston Village Hall Kitchen Project
Trinity Play Area Adoption Contribution 3/11/0384/OP	2016/17	£307,043.64	£184,224.00	£122,819.64	Revenue contribution for open space & grounds maintenance (* amount includes the previous 5yrs)
Outdoor Sports Contribution - 3/14/0707/FP	2016/17	£12,010.79	£12,010.79	£0.00	Allocated to Ware Town Council Skate Park Project
Children & Young Peoples Contribution - 3/14/0707/FP	2016/17	£1,762.93	£1,762.93	£0.00	Allocated to Ware Town Council Skate Park Project
Open Space Play Area Maintenance Contribution - 3/15/1118/FUL	2017/18	£2,734.00	£273.40	£2,460.60	Revenue contribution for open space & grounds maintenance

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Local Sports Investment Fund Contribution - 3/13/0804/OP	2018/19	£50,000.00	£50,000.00	£0.00	Repayment of forward funding of Herts & Essex High School Sports Hall
Outdoor Sports Contribution - 3/16/1218/FUL	2019/20	£28,528.05	£16,600.00	£11,928.05	Allocated to Standon & Puckeridge Lawn Tennis Club
Outdoor Sports contribution - 3/15/0300/OUT	2019/20	£355,694.42	£10,996.92	£344,697.50	Allocated to Buntingford Town Council - Outdoor Sports Projects (Project 6)
Outdoor Sports Contribution - 3/13/0813/OP	2019/20	£16,815.28	£16,815.28	£0.00	Allocated to Buntingford Town Council - Outdoor Sports Projects (Project 5)
Local Sports Investment Contribution - 3/13/0886/OP	2019/20	£215,506.96	£150,000.00	£65,605.96	Allocated to Bishop's Stortford Rugby Football Club as named recipient (New changing rooms)
Hunsdon Village Hall Contribution - 3/14/2023/FP	2019/20	£3,872.93	£2,164.90	£0.00	Allocated to Hunsdon Parish Council for the Village Hall New Outdoor Awning Project
Outdoor Sports Contribution - 3/14/0528/OP	2019/20	£40,863.01	£10,684.87	£30,178.14	Allocated to Buntingford Town Council - Outdoor Sports Projects (Project 5)
Outdoor Sports Contribution - 3/14/1766/FP & 3/15/2502/VAR	2019/20	£29,881.48	£29,881.48	£0.00	Allocated to Ware Town Council Skate Park Project
Children & Young Peoples Contribution - 3/14/1766/FP & 3/15/2502/VAR	2019/20	£4,385.46	£4,385.46	£0.00	Allocated to Ware Town Council Skate Park Project
Outdoor Sports Facilities Contribution - 3/13/0118/OP	2020/21	£81,337.06	£81,337.06	£0.00	Allocated to Buntingford Town Council - Outdoor Sports Projects (Project 5)

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Outdoor Sports Contribution - 3/13/0118/OP	2020/21	£122,744.26	£122,744.26	£0.00	Allocated to Buntingford Town Council - Outdoor Sports Projects (Project 4 & Project 5)
Amenity Space Maintenance Contribution - 3/15/0561/FUL	2020/21	£3,159.98	£316.00	£2,843.98	Revenue contribution for open space & grounds maintenance
Children & Young Persons Contribution - 3/15/0561/FUL	2020/21	£2,069.86	£207.00	£1,862.86	Revenue contribution for open space & grounds maintenance
Parks & Public Gardens Maintenance Contribution - 3/15/0561/FUL	2020/21	£5,820.19	£582.00	£5,238.19	Revenue contribution for open space & grounds maintenance
Children & Young People Maintenance Contribution - 3/17/0223/FUL & 3/20/0573/VAR	2020/21	£3,269.13	£327.00	£2,942.13	Revenue contribution for open space & grounds maintenance
Outdoor Sports Facilities Maintenance Contribution - 3/17/0223/FUL & 3/20/0573/VAR	2020/21	£28,959.37	£2,896.00	£26,063.37	Revenue contribution for open space & grounds maintenance
Community / Village Hall Contribution - 3/19/1024/FUL	2020/21	£42,664.00	£32,524.19	£10,139.81	Allocated to the Hertford Wellbeing Centre for improvements at Glenfield Court, Hertford
Sports Facilities Contribution - Swimming Pool - 3/19/1024/FUL	2020/21	£35,517.35	£35,517.35	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project as named recipient

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Sports Facilities Contribution - Studio - 3/19/1024/FUL	2020/21	£6,550.72	£6,550.72	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project as named recipient
Sports Facilities Contribution - Fitness Gyms - 3/19/1024/FUL	2020/21	£15,857.78	£15,857.78	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project as named recipient
Off-site Play Area Maintenance Contribution - 3/14/2200/OP	2020/21	£33,914.04	£33,914.04	£0.00	Allocated to Walkern Parish Council - Revenue contribution for Walkern Parish Council open space & grounds maintenance
Aspenden Village Hall Contribution - 3/18/2457/FUL	2021/22	£17,403.11	£17,403.11	£0.00	Allocated to Aspenden Parish Council for play area refurbishment
Recycling & Refuse Contribution - 3/18/2457/FUL	2021/22	£4,747.69	£4,747.69	£0.00	Transferred to East Herts Council recycling & refuse budget
Sports Contribution - 3/18/2465/OUT	2021/22	£133,206.50	£133,206.50	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project as named recipient
Recycling & Refuse Contribution - 3/13/0804/OP	2021/22	£41,994.08	£41,994.08	£0.00	Transferred to East Herts Council recycling & refuse budget
Monitoring Contribution - 3/20/0897/FUL	2021/22	£4,800.00	£4,800.00	£0.00	Transferred to East Herts Council planning monitoring budget
Monitoring Contribution - 3/18/1760/FUL	2021/22	£2,239.21	£2,239.21	£0.00	Transferred to East Herts Council planning monitoring budget

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Hertfordshire County Contributions - 3/14/2144/OP	2021/22	£670,985.54	£670,985.54	£0.00	Contributions collected by EHDC for transfer to HCC as per S106 Agreement dated 21/03/2016
Recycling Contribution - 3/17/1055/OUT	2021/22	£3,506.53	£3,506.53	£0.00	Transferred to East Herts Council recycling & refuse budget
Local Sports Investment Fund Contribution - 3/13/0804/OP	2021/22	£534,825.58	£534,825.58	£0.00	Repayment of Council forward funding of Herts & Essex High School Sports Hall in Bishop's Stortford
Monitoring Contribution - 3/19/2626/FUL	2021/22	£300.00	£300.00	£0.00	Transferred to East Herts Council planning monitoring budget
Sports & Fitness Contribution - Fitness Gym Contribution - 3/19/1826/FUL	2021/22	£5,025.81	£5,025.81	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project
Sports & Fitness Contribution - Studio Space Contribution - 3/19/1826/FUL	2021/22	£1,762.69	£1,762.69	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project
Sports & Fitness Contribution - Swimming Pool Contribution - 3/19/1826/FUL	2021/22	£11,257.92	£11,257.92	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project
Monitoring Contribution - 3/20/1563/FUL	2021/22	£4,594.15	£4,594.15	£0.00	Transferred to East Herts Council planning monitoring budget
Monitoring Contribution - 3/18/1523/FUL	2021/22	£1,293.86	£1,293.86	£0.00	Transferred to East Herts Council planning monitoring budget

Contribution obligation:	Year received:	Section 106 receipt:	Amount allocated:	Balance left:	Allocation details / projects funded:
Offsite Sports Facilities Contribution (Plot A) - 3/17/2588/OUT	2021/22	£50,908.81	£50,908.81	£0.00	Allocated to Grange Paddocks Leisure Centre Refurbishment Project as named recipient
Offsite Sports Facilities Contribution (Plot B) - 3/17/2588/OUT	2021/22	£61,256.94	£61,256.94	£0.00	Allocated to Grange Paddocks Leisure Centre Refurbishment Project as named recipient
Monitoring Contribution - 3/19/1024/FUL	2021/22	£1,286.60	£1,286.60	£0.00	Transferred to East Herts Council planning monitoring budget
Sports Facilities Contribution – Swimming Pool Contribution - 3/19/1024/FUL	2021/22	£37,615.12	£37,615.12	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project
Sports Facilities Contribution – Studio Space Contribution - 3/19/1024/FUL	2021/22	£6,937.62	£6,937.62	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project
Sports Facilities Contribution – Fitness Gyms Contribution - 3/19/1024/FUL	2021/22	£16,794.39	£16,794.39	£0.00	Allocated to Hartham Leisure Centre Refurbishment Project
Recycling Contribution - 3/19/1024/FUL	2021/22	£6,535.92	£6,535.92	£0.00	Transferred to East Herts Council recycling & refuse budget
Total amount allocated in financial year 2020/21					£3,403,446.03

East Herts Council Section 106 Capital & Revenue Contributions use in 2021/22:

The allocation of contributions received as identified Section 106 funding to East Herts Council Capital and Revenue Budgets is undertaken at the end of each financial year. These identified contributions help fund specific council capital projects, affordable housing provision, ongoing grounds maintenance, provision of recycling and refuse containers along with the monitoring of the developments with Section 106 Agreements.

Information is given below on the use of these specific contribution allocations for the financial year 2021/22:

Affordable Housing Contributions - A total of £425,916.55 was allocated towards the council's costs of affordable housing provision in Bishop's Stortford and Ware.

Baldock Street Enhancement - £1,872.00 was transferred internally to fund the costs of historic building maintenance works in Baldock Street, Ware.

Bishop's Stortford Sports Investment Fund - £584,825.58 transferred to internally to repay the forward funding of the Herts & Essex High School Sports Hall in Bishop's Stortford by the council from the planned BS Sports Investment Fund.

Grange Paddocks New Leisure Centre – a total of £116,165.75 transferred internally to support the development of the council's new Leisure Centre in Bishop's Stortford.

Hartham Leisure Centre Refurbishment Project – a total of £270,525.90 transferred internally to support the refurbishment of the council's Leisure Centre in Hertford.

Pinehurst Community Centre Refurbishment Project - £2,434.82 transferred internally to fund the door refurbishment works at Pinehurst Community Centre in Hertford (start of a larger refurbishment project planned for 2022/23).

Grounds Maintenance Contributions - In 2021/22 the held Revenue Contributions for Open Space & Grounds Maintenance were reviewed and a programme of drawdowns over ten years from the date of receipt of the individual contribution devised to cover the ongoing maintenance costs of the council. This has identified £334,105.60 for allocation and use in the 2021/22 Grounds Maintenance Revenue Budget – this includes amalgamated contributions backdated to cover the years since receipt of the individual contributions (* highlights these individual contributions in the table above).

Recycling & Refuse Contributions - A total of £56,784.22 was transferred to the Recycling & Refuse Budget to cover the costs of providing wheeling bins and recycling boxes to new homes on the associated developments.

Monitoring Contributions – a total of £14,513.82 transferred to the Planning Budget to cover the costs of monitoring Section 106 agreements and the progress of the developments.

Individual projects supported with Section 106 funding in 2021/22:

Individual project funding is available for organisations and groups to bid for throughout the year (see 'Applying for Section 106 Funding' section below). The projects listed below highlight the Section 106 funding awarded or transferred in the financial year 2021/22:

Aspenden Parish Council Play Area Project - £17,403.11 awarded from the Village Community Contribution from the development on Land East of Aspenden Road, Buntingford (3/18/2457/FUL). Funding used towards a full refurbishment and repair of existing play equipment, the replacement and renewal of all safety surfaces and the installation of four new pieces of play equipment at the play area on Aspenden village green.

Bishop's Stortford Rugby Club - £150,000.00 awarded to Bishop's Stortford Rugby Football Club as a named recipient of the Sports Investment Fund Contribution from the St Michaels Hurst development in Bishop's Stortford (3/13/0886/OP). To be used to help fund the new changing rooms project at the clubhouse.



Picture shows the foundations for the concrete slab for Phase 1 of the new changing rooms at Bishop's Stortford Rugby Club in Bishop's Stortford. The gas and water services installation for this project were funded by earlier Section 106 contributions in 2019/20.

Buntingford Town Council Outdoor Sports Projects – a total of £356,362.23 Section 106 funding has been awarded from the Outdoor Sports Contributions received from the major developments in Buntingford to the following projects:

- Project 1 – Outdoor Gyms Project 2021 - £38,105.80 towards the Installation of two outdoor gym areas in Buntingford. One at Hare Street Road Playing Field and one at the Seth Ward Community Centre.
- Project 2 – Trampoline Project 2021 - £10,368.00 towards the Installation of a trampoline at Norfolk Road Playing Field.
- Project 3 – Skate Park Project 2021 - £95,570.71 towards the Installation of skate ramps at Norfolk Road Playing Field.
- Project 4 – Pump Track Project 2021 - £119,788.00 towards the Installation of pump track ramps at Norfolk Road Playing Field.
- Project 5 – Interactive Goal Wall Project 2021 - £81,532.80 towards the Installation of an interactive goal wall at Norfolk Road Playing Field.

- Project 6 - Cricket Nets Resurfacing Project 2022 - £10,996.92 towards the upgrade and refurbishment of the batting and bowling surfaces at the cricket practice nets located at Norfolk Road Playing Field.

Gilston Village Hall Kitchen Refurbishment - £23,882.77 awarded to the Gilston & Eastwick Village Hall Committee from the Outdoor Sports Facilities & Community Uses Contribution from the Terlings Park development (3/11/0554/OP). Used to fund the complete refurbishment of the village hall kitchen.



Pictures of the new kitchen at Gilston Village Hall - showing the new sink and units with the integral microwave and the units with the hob, ovens & fridge freezer

Hertfordshire County Council - £163,700.00 transferred as the Open Space Maintenance Contribution for land at Station Road, Watton-at-Stone (3/11/0872/RP).

Hertford Wellbeing Hub (Glenfield Court) Refurbishment - £25,062.00 awarded to Active in the Community CIC from the Community / Village Hall Contribution from the HERT3 development on land West of Thieves Lane, Hertford (3/19/1024/FUL). To fund the renovation works at Hertford Wellbeing Hub, formerly known as the Scout Hut in Sele Farm, Hertford. Plus £7,462.19 transferred to East Herts Property Section from this contribution for upgrading work prior to leasing out the building to Active in the Community CIC.

Hunsdon Village Hall Outdoor Retractable Awning - £2,164.90 awarded to Hunsdon Parish Council from the Hunsdon Village Hall Contribution from the Tanners

Way development (3/14/2023/FP) to fund the provision of a new retractable outdoor awning at the Village Hall.

Standon and Puckeridge Lawn Tennis Club New Toilet Facilities - £16,600.00

awarded from the Outdoor Sports Contribution from The Chestnuts development in Puckeridge (3/16/1218/FUL) to help part fund the new toilet facilities at the Tennis Club located on the Recreation Ground in Standon.



Pictures of the outside and inside of the extension added for the new toilet facilities at Standon & Puckeridge Lawn Tennis Club

Terlings Park Play Area - £24,781.62 awarded to the Terlings Park Management Company from the Outdoor Sports Facilities & Community Uses Contribution from the Terlings Park development (3/11/0554/OP) for the provision of new play equipment and works at the play area in Terlings Park, Gilston.

Walkern Play Area - £33,914.04 transferred to Walkern Parish Council for their play area from the Off-site Play Area Maintenance Contribution from the development on Land south of Froghall Lane, Walkern (3/14/2200/OP).

Ware Town Council New Skate Park Project - £85,615.74 Section 106 funding awarded to Ware Town Council from various contributions from the major developments in the town to help fund the new Skate Park in Priory Park, Ware. See the [Ware Town Council Skate Park](#) webpage for the more information on the project, including the final design of the skate park. The skate park opened to the public in January 2022.

Applying for Section 106 Funding

The [Section 106 Agreements & Funding for Projects](#) webpage on the East Herts Council website provides further information on how organisations and groups can apply for Section 106 funding.

By completing and submitting the online "[Expressions of Interest form](#)", anyone looking for funding for their project can let the council know who they are, what they have planned and how much funding they need. The council can then use this information to check to see if any Section 106 funding is available that may be of use for the project.

If there are Section 106 funds available and applicable, the organisation or group applying for funding will be contacted by the Infrastructure Contributions & Spend Manager and asked to complete a full Section 106 funding application form for audit purposes. The completed application form will be checked against the identified Section 106 Agreement contribution wording to confirm the appropriate use of the funding. Officers and Councillors will then evaluate the completed funding application before it is agreed and signed off.

Before the funds are transferred the organisation /group will need to sign an [Agreement for use of s106 monies](#) to confirm they will only use the funding on the named project. This enables the council to reclaim the funding if unspent or miss-used.

Potential projects for new Section 106 Contributions

Funding requests where no Section 106 funding is currently available will be noted by the Infrastructure Contributions & Spend Manager and the proposed project or potential use will be added to the list of potential contribution uses for possible inclusion in new Section 106 Agreements from any future local developments.