

# Annual Infrastructure Funding Statement - 2022 - 2023



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# Annual Infrastructure Funding Statement for 2022/23

## 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 fourth 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 2022/23.

Further detailed information on the individual new Section 106 Agreements signed and the contributions received, along with information on the allocation and expenditure of historic contributions in the financial year 2022/23 is also provided in this report.

However, the report does not include information on contributions and obligations listed within these new Section 106 Agreements that are payable directly to Hertfordshire County Council or on infrastructure that is delivered under Section 78 agreements or directly by developers.

Please note that Hertfordshire County Council produce their own Annual infrastructure Funding Statement to provide this detailed information. Copies of these Infrastructure Funding Statements are available on the [Hertfordshire County Council](#) website.

Information on the previous East Herts Infrastructure Funding Statements, can be found on the dedicated [Infrastructure Funding Statements](#) webpage on the East Herts Council website, which also has further Developer contributions data in three (3) separate CSV files, created as per the [legislation](#).

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 required CVS files before 31/12/2023 in accordance with the CIL Legislation.

# Section 106 Agreements

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

These contribution 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.
- Refuse and recycling contributions.
- 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.

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.

## 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 (2022/23).

The CIL Legislation also requires more details on the previous financial year (2021/22) to the year being reported on in this report (see page 6 for this detailed information).

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

For the 2022/23 Infrastructure Funding Statement (this report), and in line with the requirements of the CIL Legislation, the council has provided an overview on Section 106 receipt and spend information for the last five financial years – details below:

- 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
- 2022/23      received - £3,644,598.94                  spent - £2,994,111.37

## Total Section 106 contribution collection and allocation for the previous financial year

Historically up to the end of the 2021/22 financial year (from 01/04/1996 to 31/03/2022) a total of **£14,770,631.90** was received in Section 106 contributions by East Herts Council. Of this **£8,839,065.29** was used / transferred, with a further **£5,725,171.67** identified for allocation, leaving **£206,394.94** unallocated as of 31/03/2022.

See page 12 for information on the historic totals of Section 106 contribution collection and allocation for the financial year of this report (2022/23).

# Overview of Section 106 in 2022/23

This section provides information on the Section 106 Agreements signed in the financial year 2022/23, 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 2022/23, along with details on the allocation and spends of these and any historic contributions held up by East Herts Council up to 31/03/2023.

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

The Section 106 Programme Manager continues to work closely with developers, fellow Officers and local groups and organisations to ensure compliance with the requirements of the individual agreements regarding payment triggers, funding allocations to named recipients and to identify projects for future funding.

## New Section 106 Agreements signed in 2022/23

Nine new Section 106 Agreements were signed and sealed in 2022/23 – this figure includes any Supplemental Agreements, Deed of Variations and Unilateral Undertakings agreed and confirmed during this period.

These agreements have a total of £107,425.40 in financial contributions payable to East Herts Council, either as the beneficiary of the contribution or as the collection authority - further information is provided later in this report on the breakdown of these financial contributions. These agreements also contain provision for the developers to provide nine affordable housing units as part of the individual development planning permission.

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.

The table below lists all the Section 106 Agreements to which East Herts Council was a signatory in the financial year 2022/23. Information on and copies of the individual Section 106 agreements can be found on the public [planning website](#) by using the planning application reference for the development to search for the documents.

<b>Planning application reference:</b>	<b>Location:</b>	<b>Date of Section 106:</b>	<b>Total funding for East Herts Council:</b>
<b>3/17/2588/OUT</b>	Rail Station (Goods Yard), Bishop's Stortford	20/05/2022	Deed of Variation to modify the Principal Agreement - Plot A only.
<b>3/20/1950/FUL</b>	East of Aspenden Road, Buntingford	24/06/2022	<b>£97,939.40</b>
<b>3/22/0589/SV</b>	Hertford Mill, Tamworth Road, Hertford	06/07/2022	No financial contributions due to East Herts Council
<b>3/22/0590/SV</b>	Former Bengoe Nursery, Hertford	06/07/2022	No financial contributions due to East Herts Council
<b>3/22/0051/CPO</b>	Land Adjacent to Ware Household Waste Recycling Centre, Westmill Road, Hertford	18/08/2022	No financial contributions due to East Herts Council (Waste Transfer Station)
<b>3/21/1725/FUL</b>	Bournebrook House, Farnham Road, Bishop's Stortford	30/09/2022	<b>£9,486.00</b>
<b>3/13/0804/OP</b>	Stortford Fields (ASR 1-4), Bishops Stortford North	20/12/2022	Deed of Agreement to modify Principal S106 Agreement
<b>3/17/2588/OUT</b>	Rail Station (Goods Yard), Bishop's Stortford	23/12/2022	Deed of Variation to modify the Principal Agreement - Plots A & B
<b>3/17/2588/OUT</b>	Rail Station (Goods Yard), Bishop's Stortford	15/02/2023	Second Deed of Variation to modify the Principal Agreement - Plot B only.
<b>Total financial contributions payable to East Herts Council</b>			<b>£107,425.40*</b>

\*The financial contribution figures quoted will be subject to indexation when triggered for payment and therefore will increase in value.

## Affordable Housing

Only one of the new Section 106 Agreements signed in 2022/23 included a provision to provide affordable housing on site as part of the development planning consent, giving a total of nine 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:
3/20/1950/FUL	East of Aspenden Road, Buntingford	9
<b>Total units of Affordable Housing listed within the above listed Section 106 Agreements:</b>		<b>9</b>

## 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 over the lifetime of the agreement, but they must be proportionate and reasonable and reflect the actual cost of monitoring.

Therefore, all new Section 106 Agreements from applicable developments within the district are now able to include a provision for charging monitoring fees for both East Herts Council and Hertfordshire County Council. Currently East Herts Council charges £300 per contribution to be collected by the council plus £300 – index linked when triggered for payment. Hertfordshire County Council charges and collects their own monitoring fees.

The table below lists the East Herts Council Monitoring Fee contributions, the development information and the amount to be collected:

Planning application reference	Location of development:	Monitoring Fee Contribution payable:
3/20/1950/FUL	East of Aspenden Road, Buntingford	£3,600.00
<b>Total amount of Monitoring Fee Contributions listed within the above agreements -</b>		<b>£3,600.00</b>



## Total Section 106 income and expenditure up to 31/3/2023:

As previously explained East Herts Council has collected information on the receipt and allocation of Section 106 contributions payable directly to the council from the financial year 1996/97 to the present date (end of the financial year 2022/23).

The table below highlights the total amounts collected and spent between 01/04/1996 to 31/03/2023, along with information on the amounts currently held:

<b>Section 106 Contributions from 01/04/1996 to 31/03/2023:</b>	<b>Amount:</b>
Received contributions – total to 31/03/2023	£18,415,230.84
Spent contributions – total to 31/03/2023	£11,833,176.66
Unspent contributions – total to 31/03/2023	£6,582,054.18
<b>Unspent Section 106 Contributions:</b>	<b>Amount allocated:</b>
Allocated to Revenue Budget for maintenance – total to 31/03/2023	£261,666.24
Allocated for Affordable Housing (payment in lieu) – total to 31/03/2023	£1,490,922.13
Allocated to named uses – total to 31/03/2023	£3,422,128.36
Allocated to Health Services – total to 31/03/2023	£1,186,111.79
UNALLOCATED – total to 31/03/2023	£221,225.66

The unallocated balance of £221,225.66 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 on the £221,225.66 identified as 'unallocated' are provided below:**

Bishop's Stortford – a total of £27,627.95 is available for Community Centres in Bishop's Stortford, which can only be used towards the provision of a community facility or facilities within the town.

Highcross, Ware - a total of £47,502.18 has been identified for uses in the vicinity of Highcross. This figure breaks down as follows:

- £10,523.28 - Children & Young People Contribution to be used towards the provision of facilities for children & young people.
- £11,252.15 - Parks & Gardens Contribution towards the improvement of parks & public gardens facilities.
- £25,726.75 - Outdoor Sports Facilities Contribution to be used towards the provision of outdoor sports.

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 £28,552.83 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 £8,645.96 is available from two Parks & Gardens Contributions identified for improvements works 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 2022/23:

In the financial year 2022/23 payment was triggered from eleven individual Section 106 Agreements, resulting in receipt of £3,644,598.94 in financial contributions payable to the council. (This figure includes the indexation added on to the original individual contribution amounts when triggered for payment).

The following table gives a breakdown, by development, of the financial contributions received by East Herts Council in 2022/23. 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 payment trigger points:

Planning application reference:	Location of development:	Section 106 Contributions received:
3/19/1826/FUL	HERT4 - North of Hertford - Former Bengo Nursery, Hertford	£69,339.25
3/20/0897/FUL	HERT2 - Hertford Mill, Tamworth Road, Hertford	£179,336.79
3/13/0886/OP	St Michaels Hurst ASR5 - Farnham Road/Hazel End Road, Bishop's Stortford	£470,833.27
3/17/2052/OUT	4-18 Amwell End, Ware	£38,352.67
3/20/1563/FUL	HERT5 - South of Hertford - Mangrove Road, Hertford	£5,691.04
3/18/2253/OUT	St James Park - Land at Bishop's Stortford South, Off Whittington Way, B.S.	£621,372.17
3/14/0531/OP & 3/17/0414/REM	AREA 3 - Land South of Hare Street, Buntingford	£75,796.19
3/14/2145/OP	Patmore Close - Site C - Land South of Hadham Road, Bishop's Stortford	£1,631,347.63
3/17/2588/OUT	PLOT B Goods Yard (Blocks A1 - A5) Bishop's Stortford CM23 3BL	£164,701.76

3/18/1760/FUL	SAWB2 - Land North of West Road, Sawbridgeworth	£180,503.39
3/18/1523/FUL	SAWB3 - Land at Chalks Farm, South of West Road, Sawbridgeworth	£207,324.78
<b>Total contributions received in 2022/23</b>		<b>£3,644,598.94</b>

## Individual contribution use categories

The financial contributions received from the above developments have been broken down into thirteen 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.

<b>Section 106 Contribution use:</b>	<b>Amount received 2022/23</b>
Affordable housing - financial contribution received in lieu of on-site affordable housing provision	£0.00
Amenity greenspace contributions (including allotments contributions)	£35,962.08
Biodiversity net gain contributions (including Off-site Biodiversity Net Gain contribution)	£0.00
Children & young people contributions (including maintenance contributions)	£91,863.85
Community facilities contributions (including village halls)	£118,144.75
Health services contributions - collected on behalf of the Hertfordshire & West Essex Integrated Care Board*	£354,043.11
Hertfordshire County Council (HCC) Contributions – collected by EHDC & transferred to HCC**	£1,631,347.63
Monitoring contributions	£0.00

<b>Section 106 Contribution use:</b>	<b>Amount received 2022/23</b>
Outdoor sports contributions (including maintenance contributions)	£317,015.54
Parks & gardens contributions (including maintenance contributions)	£115,228.77
Recycling contributions for the provision of waste and recycling receptacles	£5,691.04
Sports facilities contributions (including contributions for indoor sports facilities)	£528,909.64
Transport - including contributions towards community transport	£446,393.15
<b>TOTAL</b>	<b>£3,664,598.94</b>

\* *East Herts Council is the collection authority for the NHS Hertfordshire and West Essex Integrated Care Board (ICB).*

\*\* *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.*

More information on the individual East Herts Council Section 106 contribution requirements is set out in the Local Plan and the specific Supplementary Planning Documents (SPD's), copies of which can be found on the [Planning Policy Supplementary Planning Documents](#) webpages.

In addition, the '[Making a Planning Application](#)' webpage has further information for developers on planning obligations and contribution requirements and has a template Section 106 Agreement.

## Section 106 expenditure in 2022/23:

East Herts Council is the body accountable for the spending and allocation of its 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 2022/23 a total of £2,994,111.37 was allocated to individual projects or identified uses from fifty-five individually held contributions from thirty Section 106 Agreements. These contributions were used to help fund fourteen individual projects and named uses – details on these projects are provided later in the report.

The table below gives further information on these fifty-five 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:	Previously Allocated	Amount allocated 2022/23:	Balance left:	Allocation details / projects funded:
<b>Historic CCTV Contribution - 3/04/0544/FP</b>	2005/06	£97,500.00	£31,793.00	<b>£56,046.65</b>	£9,660.35	Backdated allocation of historic contribution for CCTV provision and maintenance in Bishop's Stortford.
<b>Historic CCTV contribution - 3/02/0962/OP</b>	2007/08	£8,000.00	£0.00	<b>£8,000.00</b>	£0.00	Backdated allocation of historic contribution for CCTV maintenance in Bishop's Stortford.
<b>Children &amp; Young Peoples Contribution - 3/09/1892/FP</b>	2012/13	£1,626.94	£0.00	<b>£1,626.94</b>	£0.00	Allocated to Ware Town Council for the Priory Park Play Area Project.
<b>Affordable Housing Contribution - 3/07/2005/FP</b>	2012/13	£490,028.22	£142,000.00	<b>£348,028.22</b>	£0.00	Allocated to Network Homes for affordable sheltered housing project in East Herts.

<b>Contribution obligation:</b>	<b>Year received</b>	<b>Section 106 receipt:</b>	<b>Previously Allocated</b>	<b>Amount allocated 2022/23:</b>	<b>Balance left:</b>	<b>Allocation details / projects funded:</b>
<b>Community Centre Contribution - 3/12/1094/FP</b>	2013/14	£1,960.00	£0.00	<b>£1,960.00</b>	£0.00	Allocated to the Studio Community Centre in Castle Park, Bishop's Stortford.
<b>REV - Open Space Contribution Maintenance - 3/11/0384/FP</b>	2013/14	£31,946.61	£22,365.00	<b>£3,195.00</b>	£6,386.61	Revenue contribution for open space & grounds maintenance
<b>Open Space Contribution - 3/10/0386/FP</b>	2014/15	£75,064.12	£50,750.00	<b>£16,291.28</b>	£8,022.84	Allocated to Buryfields play area & open space improvements in Ware.
<b>Children &amp; Young People Contribution - 3/13/0513/FP</b>	2014/15	£1,145.96	£0.00	<b>£1,145.96</b>	£0.00	Allocated to Ware Town Council for the Priory Park Play Area Project.
<b>REV - Off Site Improvements maintenance - 3/10/1198/FP</b>	2014/15	£53,772.00	£37,592.00	<b>£5,370.00</b>	£10,810.00	Revenue contribution for open space & grounds maintenance.
<b>REV - Open Space maintenance contribution - 3/04/1892/FP</b>	2015/16	£25,482.76	£15,289.20	<b>£2,548.20</b>	£7,645.36	Revenue contribution for open space & grounds maintenance.
<b>Children &amp; Young People Contribution - 3/13/1721/FP</b>	2015/16	£1,450.00	£0.00	<b>£1,450.00</b>	£0.00	Allocated to Ware Town Council for the Priory Park Play Area Project.
<b>REV - Public Open Space Maintenance - 3/02/1545/FP</b>	2015/16	£195,707.08	£117,426.00	<b>£19,570.00</b>	£58,711.08	Revenue contribution for open space & grounds maintenance.
<b>Parks and Gardens Contribution - 3/14/1766/FP</b>	2016/17	£7,996.00	£0.00	<b>£7,996.00</b>	£0.00	Allocated to Ware Town Council for the Priory Park Play Area Project.

Contribution obligation:	Year received	Section 106 receipt:	Previously Allocated	Amount allocated 2022/23:	Balance left:	Allocation details / projects funded:
<b>REV - Trinity Play Area adoption maintenance contribution - 3/11/0384/OP</b>	2016/17	£307,043.64	£184,224.00	<b>£30,704.00</b>	£92,115.64	Revenue contribution for open space & grounds maintenance.
<b>Footpath works contribution - 3/16/0315/FUL</b>	2016/17	£13,500.00	£0.00	<b>£13,500.00</b>	£0.00	Allocated to Hertfordshire County Council towards the new footpath link at Grange Gardens, Ware.
<b>CCTV contribution - 3/15/0928/FUL</b>	2016/17	£16,895.00	£0.00	<b>£16,895.00</b>	£0.00	Allocated for CCTV provision and maintenance in Hertford (amount includes previous years).
<b>REV - Open Space &amp; play area maintenance contribution - 3/15/1118/FUL</b>	2017/18	£2,734.00	£273.40	<b>£273.40</b>	£2,187.20	Revenue contribution for open space & grounds maintenance.
<b>Public Realm Contribution - 3/10/0386/FP</b>	2017/18	£80,000.00	£49,177.35	<b>£10,822.65</b>	£20,000.00	Allocated towards the improvements to Buryfield Park in Ware.
<b>Open Space contribution - 3/14/0978/FP</b>	2017/18	£134,723.39	£120,337.91	<b>£10,000.00</b>	£4,385.48	Allocated towards the new 3G Pitch at Grange Paddocks, Bishop's Stortford.
<b>Medical Contribution - 3/15/1733/FUL</b>	2018/19	£46,281.41	£0.00	<b>£46,281.41</b>	£0.00	Transferred to NHS Hertfordshire & West Essex Integrated Care Board (ICB) as per the requirements of the S106 Agreement.
<b>Health Care Contribution - 3/16/1218/FUL</b>	2019/20	£17,734.42	£0.00	<b>£17,734.42</b>	£0.00	Transferred to NHS Hertfordshire & West Essex Integrated Care Board (ICB) as per the requirements of the S106 Agreement.



<b>Contribution obligation:</b>	<b>Year received</b>	<b>Section 106 receipt:</b>	<b>Previously Allocated</b>	<b>Amount allocated 2022/23:</b>	<b>Balance left:</b>	<b>Allocation details / projects funded:</b>
<b>Outdoor Sports contribution - 3/15/0300/OUT</b>	2019/20	£355,694.42	£10,996.92	<b>£38,494.11</b>	£306,203.39	Allocated to Buntingford Town Council - Project 9 - Sports equipment at Hare Street Playing Fields.
<b>Children &amp; Young People Contribution - 3/19/0408/FUL</b>	2019/20	£2,933.12	£0.00	<b>£2,933.12</b>	£0.00	Allocated towards the creation of play facilities at Grange Paddocks in Bishop's Stortford.
<b>Puckeridge Primary Health Care Contribution - 3/17/1055/OUT</b>	2019/20	£28,759.53	£0.00	<b>£28,759.53</b>	£0.00	Transferred to NHS Hertfordshire & West Essex Integrated Care Board (ICB) as per the requirements of the S106 Agreement.
<b>Parks and Gardens Contribution - 3/14/1766/FP &amp; 3/15/2502/VAR</b>	2019/20	£10,794.57	£0.00	<b>£10,794.57</b>	£0.00	Allocated to Ware Town Council for improvements to the Priors play area.
<b>Healthcare Contribution - 3/14/1627/OP</b>	2019/20	£15,716.69	£0.00	<b>£15,716.69</b>	£0.00	Transferred to NHS Hertfordshire & West Essex Integrated Care Board (ICB) as per the requirements of the S106 Agreement.
<b>Outdoor Sports contribution - 3/18/0031/FUL</b>	2020/21	£41,426.73	£0.00	<b>£41,426.73</b>	£0.00	Allocated to Castle Park Tennis Courts relocation project in Bishop's Stortford.
<b>Amenity Space Contribution - 3/15/0561/FUL</b>	2020/21	£1,123.43	£0.00	<b>£1,123.43</b>	£0.00	Allocated towards the improvements at Buryfield Park, Ware.
<b>REV - Amenity Space Maintenance Contribution - 3/15/0561/FUL</b>	2020/21	£3,159.98	£316.00	<b>£316.00</b>	£2,527.98	Revenue contribution for open space & grounds maintenance at Buryfields Park, Ware.
<b>Children &amp; Young Persons Contribution - 3/15/0561/FUL</b>	Ware	£1,077.62	£0.00	<b>£1,077.62</b>	£0.00	Allocated towards improvements at Buryfield Park, Ware.

Contribution obligation:	Year received	Section 106 receipt:	Previously Allocated	Amount allocated 2022/23:	Balance left:	Allocation details / projects funded:
<b>REV - Children &amp; Young Persons Maintenance Contribution - 3/15/0561/FUL</b>	2020/21	£2,069.86	£207.00	<b>£207.00</b>	£1,655.86	Revenue contribution for open space & grounds maintenance at Buryfield Park, Ware.
<b>Parks &amp; Public Gardens Contribution - 3/15/0561/FUL</b>	Ware	£2,637.31	£0.00	<b>£2,637.31</b>	£0.00	Allocated towards improvements at Buryfield Park, Ware.
<b>REV - Parks &amp; Public Gardens Maintenance Contribution - 3/15/0561/FUL</b>	2020/21	£5,820.19	£582.00	<b>£582.00</b>	£4,656.19	Revenue contribution for open space & grounds maintenance at Buryfield Park, Ware.
<b>REV - Children &amp; Young People Maintenance Contribution - 3/17/0223/FUL</b>	2020/21	£3,269.13	£327.00	<b>£327.00</b>	£2,615.13	Revenue contribution for open space & grounds maintenance at Parsonage Lane open space, Bishop's Stortford.
<b>REV - Outdoor Sports Facilities Maintenance Contribution - 3/17/0223/FUL</b>	2020/21	£28,959.37	£2,896.00	<b>£2,896.00</b>	£23,167.37	Revenue contribution for open space & grounds maintenance at Parsonage Lane open space, Bishop's Stortford.
<b>Healthcare Contribution - 3/20/0245/FUL</b>	2021/22	£43,919.91	£0.00	<b>£43,919.91</b>	£0.00	Transferred to NHS Hertfordshire & West Essex Integrated Care Board (ICB) as per the requirements of the S106 Agreement.
<b>Puckeridge Primary Health Care Contribution - 3/17/1055/OUT</b>	2021/22	£28,416.13	£0.00	<b>£28,416.13</b>	£0.00	Transferred to NHS Hertfordshire & West Essex Integrated Care Board (ICB) as per the requirements of the S106 Agreement.
<b>Children's Play Contribution - 3/19/1826/FUL</b>	2021/22	£16,508.91	£0.00	<b>£16,508.91</b>	£0.00	Allocated towards improvements at Sacombe Road and Watermill Lane play areas in Hertford.

Contribution obligation:	Year received	Section 106 receipt:	Previously Allocated	Amount allocated 2022/23:	Balance left:	Allocation details / projects funded:
<b>Children's Play Contribution - 3/19/1826/FUL</b>	2021/22	£18,103.94	£0.00	<b>£16,346.09</b>	£1,757.85	Allocated towards improvements at Sacombe Road and Watermill Lane play areas in Hertford.
<b>Hartham Leisure Centre Fitness Gym Contribution - 3/19/1826/FUL</b>	2022/23	£5,511.39	£0.00	<b>£5,511.39</b>	£0.00	Allocated to Hartham Leisure Centre as the named recipient.
<b>Hartham Leisure Centre Studio Space Contribution - 3/19/1826/FUL</b>	2022/23	£1,933.00	£0.00	<b>£1,933.00</b>	£0.00	Allocated to Hartham Leisure Centre as the named recipient
<b>Hartham Leisure Centre Swimming Pool Contribution - 3/19/1826/FUL</b>	2022/23	£12,345.63	£0.00	<b>£12,345.63</b>	£0.00	Allocated to Hartham Leisure Centre as the named recipient.
<b>Hartham Leisure Centre Fitness Gym Contribution - 3/20/0897/FUL</b>	2022/23	£4,988.73	£0.00	<b>£4,988.73</b>	£0.00	Allocated to Hartham Leisure Centre as the named recipient.
<b>Hartham Leisure Centre Studio Space Contribution - 3/20/0897/FUL</b>	2022/23	£2,060.98	£0.00	<b>£2,060.98</b>	£0.00	Allocated to Hartham Leisure Centre as the named recipient.
<b>Hartham Leisure Centre Swimming Pool Contribution - 3/20/0897/FUL</b>	2022/23	£11,479.86	£0.00	<b>£11,479.86</b>	£0.00	Allocated to Hartham Leisure Centre as the named recipient.
<b>Children &amp; Young People Contribution - 3/17/2052/FUL</b>	2022/23	£1,199.96	£0.00	<b>£1,199.96</b>	£0.00	Allocated to Ware Town Council for the Priory Park Play Area Project.
<b>Parks &amp; Gardens Contribution - 3/17/2052/FUL</b>	2022/23	£3,917.82	£0.00	<b>£3,917.82</b>	£0.00	Allocated to Ware Town Council for the Priory Park Play Area Project.

<b>Contribution obligation:</b>	<b>Year received</b>	<b>Section 106 receipt:</b>	<b>Previously Allocated</b>	<b>Amount allocated 2022/23:</b>	<b>Balance left:</b>	<b>Allocation details / projects funded:</b>
<b>Recycling Contribution - 3/20/1563/FUL</b>	2022/23	£5,691.04	£0.00	<b>£5,691.04</b>	£0.00	Transferred to East Herts Council recycling & refuse budget.
<b>Children &amp; Young People Contribution - 3/17/2052/FUL</b>	2022/23	£1,240.07	£0.00	<b>£1,240.07</b>	£0.00	Allocated to Ware Town Council for the Priors Park Play Area Project.
<b>Parks &amp; Gardens Contribution - 3/17/2052/FUL</b>	2022/23	£4,048.77	£0.00	<b>£4,048.77</b>	£0.00	Allocated to Ware Town Council for the Priors Park Play Area Project.
<b>Indoor Sports &amp; Recreation Contribution - 3/18/2253/OUT</b>	2022/23	£373,813.53	£0.00	<b>£226,769.68</b>	£147,043.85	Allocated to Grange Paddocks Leisure Centre as a named recipient.
<b>Playing Pitches Contribution - 3/18/2253/OUT</b>	2022/23	£174,341.78	£0.00	<b>£124,450.35</b>	£49,891.43	Allocated to Grange Paddocks Leisure Centre as a named recipient.
<b>Hertfordshire County Council Contributions from Hadham Road (Site C) development - 3/14/2144/OP</b>	2022/23	£1,631,347.63	£0.00	<b>£1,631,347.63</b>	£0.00	County Council contributions collected by EHDC for transfer to HCC as per S106 Agreement dated 21/03/2016.
<b>Offsite Sports Facilities Contribution - 3/17/2588/OUT</b>	2022/23	£69,322.80	£0.00	<b>£69,322.80</b>	£0.00	Allocated to Grange Paddocks Leisure Centre as a named recipient.
<b>Health and Fitness Contribution - 3/18/1760/FUL</b>	2022/23	£15,882.38	£0.00	<b>£15,882.38</b>	£0.00	Allocated to Grange Paddocks Leisure Centre as a named recipient.
<b>Total amount allocated in financial year 2022/23</b>						<b>£2,994,111.37</b>

# East Herts Council Section 106 Capital & Revenue Contributions use in 2022/23:

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, recycling and refuse containers, along with the monitoring of the developments with Section 106 Agreements.

Information is given below on the specific contribution uses and the projects funded from the £2,994,111.37 allocated Section 106 funding in the financial year 2022/23:

**Affordable Housing Contributions** - a total of £348,028.22 was allocated to a Network Homes project in Ware to support the provision of new affordable housing for the residents of East Herts.

**Buryfield Park Improvements** – a total of £64,807.29 was transferred internally to help fund the costs of the improvements to the park in Ware, which includes new benches and path works.

**Castle Park Improvements** – a total of £43,386.73 was transferred internally to help fund the costs of the improvements to Castle Park in Bishop’s Stortford as part of the Big Lottery funded project. The pictures below show the official opening of the Section 106 funded new tennis courts.



**CCTV funding allocation** – a total of £80,941.65 was identified and transferred internally to cover historic CCTV costs following a review of the held contributions and the council funding of CCTV provision. The remaining Bishop’s Stortford CCTV contributions will be transferred to Bishop’s Stortford Town Council to cover future CCTV costs in the town.



**Footpath Improvements in Ware** - £13,500.00 was transferred to Hertfordshire County Council Highways to help fund a new footpath link from John Gilpin Close to Grange Gardens in Ware. This was in accordance with the identified contribution specific use requirement in the *Section 106 Agreement from the John Gilpin development*.



*The photo montage above shows aspects of the new footpath linking Grange Gardens and John Gilpin Close, Ware.*

**Grange Paddocks New Leisure Centre** – a total of £314,907.98 transferred internally to support the development of the council’s new Leisure Centre in Bishop’s Stortford.



The adjacent photo shows the official opening of the new leisure centre by Colin Jackson on 23 October 2022.

The photo right shows an aerial view of the new Leisure Centre and the adjacent new 3G pitch





**Grange Paddocks New 3G Pitch** –£134,450.35 transferred internally to support the creation of the council’s new 3G pitch at the Grange Paddocks Leisure Centre in Bishop’s Stortford. This was built on the site of the demolished old leisure centre.

The photos below show the new 3G pitch in action, including football practice and the walking football group.



**Grounds Maintenance Contributions** – a total of £65,988.60 was transferred from the held Revenue Contributions for Open Space & Grounds Maintenance, as per the agreed programme of drawdowns over ten years from the date of receipt of the individual contributions, to cover the council’s ongoing maintenance costs. These contributions help fund the ongoing maintenance of the open spaces previously adopted by the council as part of larger developments.

### **Hartham Leisure Centre Refurbishment Project**

A total of £38,319.59 was transferred internally to support the £9m refurbishment project at the council’s Hartham Leisure Centre in Hertford. This drone photo shows the refurbishment works and extension construction in progress at Hartham Leisure Centre in Hertford.



**Recycling & Refuse Contributions** - £5,691.04 was transferred to the Recycling & Refuse Budget to cover the costs of providing wheeling bins and recycling boxes to new homes on the development on Mangrove Road in Hertford.

**Transfer of collected Health Contributions** - a total of £180,828.09 was transferred to the NHS Hertfordshire & West Essex Integrated Care Board (ICB) to help fund improvements to Herts & Essex Hospital in Bishop's Stortford and the Puckeridge & Standon Surgery as per the requirements of the individual contribution wording in the associated Section 106 Agreements.

**Transfer of collected Hertfordshire County Council S106 Contributions** – a total of £1,631,347.63 was transferred to Hertfordshire County Council having been collected by East Herts Council from the Patmore Close development in Bishop's Stortford as per Section 106 Agreement dated 27/06/2017 (planning app ref: 3/14/2145/OP). East Herts Council acts as the collection authority where Hertfordshire County Council is the landowner of the proposed development. Once the contributions are triggered and paid to the council by the developer these are transferred to the county council to be allocated and used by them in accordance with the individual contribution wording.

## **Individual projects supported with Section 106 Funding in 2022/23:**

Individual project funding is available for organisations and groups to bid for throughout the year if there is applicable Section 106 funding available (see 'Applying for Section 106 Funding' section below).

Since 2019 all Section 106 contributions to be included in new Agreements are required to have a named recipient or project for the specific funding to be allocated to. Therefore, all organisations and groups are encouraged to let the Section 106 Programme Manager know of their future project plans to potentially enable them to be included in any new agreements from developments in their area.

The Section 106 Programme Manager automatically contacts any organisation or group specifically named as a recipient of the Section 106 contributions when they are received by the council. The recipients are then asked to complete a Section 106 Funding Application form and Use Agreement form to enable a full audit trail for the transfer of the funds.

The projects listed below highlight the Section 106 funding awarded or transferred to specific external organisations for identified projects in the financial year 2022/23:

**Buntingford Outdoor Sports Projects** – a total of £38,494.11 was allocated and transferred to Buntingford Town Council for Project 9 of their ongoing Outdoor Sports Project funded from the various Outdoor Sports Contributions from the many developments in the town. This funding was for the provision and installation of new sports activity equipment at Hare Street Playing Fields as part of a larger project to expand the play provision at the open space.



The new Skate Park in Buntingford The Section 106 Programme Manager has worked closely with Buntingford Town Council on their 'Buntingford Outdoor Sports Projects' proposals over the last few years. Section 106 funding has been allocated in previous financial years to fund various projects including a new pump track and a new skate park as shown in the photos below.



**Priory Park Improvements Project** – a total of £33,420.09 was allocated and transferred to Ware Town Council to help fund the improvements to provide a new high-end destination play area and improvements to the greenspace at the Priory Park in Ware.



*Photograph of the opening of the new refurbished play area at the Priory Park in Ware.*

# 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 Section 106 Programme Manager and asked to complete a full Section 106 funding application form for audit purposes.

Once received, the completed application form will be checked against the identified Section 106 Agreement contribution wording to confirm the appropriate use of the funding. Having been reviewed, approved, and signed off by the Section 106 Programme Manager, Senior Officers and the Executive Member for Planning & Growth, the funds are transferred on receipt of a signed [Agreement for use of s106 monies](#)

This Use Agreement Form confirms the agreement to use the funding only as per the Section 106 contribution wording requirements and enables the council to reclaim the funding if it is unspent or miss-used.

**Transfer of specific S106 contributions** - Where a project or organisation is the named recipient of a specific Section 106 contribution, they will be contacted directly once the contribution has been triggered for payment. They will then be asked to complete the relevant paperwork to enable the council to transfer the funding directly to them.

## Potential projects for new Section 106 Contributions

If no Section 106 funding is currently available for the proposed project it will be noted by the Section 106 Programme Manager and added to the list of potential contribution uses for possible inclusion in new Section 106 Agreements from any future local developments.

All East Herts groups and organisations are encouraged to get in touch with the Section 106 Programme Manager to let the council know of any planned projects or future funding needs. The [Section 106 Agreements & Funding for Projects](#) webpage provides further information on Section 106 funding and how to let the council know of future projects.