

Conwy County Borough Council

Section 106 Monitoring Report

2018-19

Mae'r ddogfen hon ar gael yn Gymraeg hefyd.



**Sir Conwy, yr amgylchedd iawn i fyw, gweithio
a darganfod**

**Conwy County, the right environment to live,
work and discover**

Section 106 Monitoring Report 2018/19

This report summarises the monitoring of Section 106 monies from April 2018 to March 2019. Details include:

- spend during this period,
- committed projects,
- balances at year end,
- moneys clawed back due to no spend,
- moneys at risk of clawback; and
- S106 agreements signed in this period

The planning obligations Supplementary Planning Guidance provides details on which obligations will be sought on proposal sites and the calculation methods. A copy is available here: www.conwy.gov.uk/ldp/ldp04

S106 spend 01/04/2018-31/03/2019

Infrastructure	Project	Amount
Open space	Laburnum arch, Happy Valley Llandudno	£6,145
	Floral clock, Llandudno	£11,606
	Aerial runway, Rhos on Sea	£1,870
	Nant y Coed footpath, Llandudno Junction	£58,592
	Skate park, Llanfairfechan	£14,218
	Fence, Old Colwyn	£1,526
	Minafon adventure trail	£25,000
	West Shore boating lake	£1,936
	Total open space spend	£120,893
Affordable housing	CACI Paycheck Licence	£2,100
	Empty homes	£59,267
	Gypsy & traveller site	£40,421
	Space for Living	£14,291
	Housing Research Officer	£24,500
	Rural Housing Enabler	£5,000
	Penmaenhead	£19,460
	Capita Pensarn flats	£12,500
	Gerald Eve	£4,000
	Total affordable housing spend	£181,539
Highways	Llandudno improvements	£71,658
	Nant y Coed footpath, Llandudno Junction	£25,002
	Total highways spend	£96,660
Waste	Waste/Recycling	£12,168
	Total waste spend	£12,168
Town centre regeneration	Chris Jones consultancy, Abergele	£7,820
	Wi-fi, Abergele	£1,900
	Website / branding	£3,900
	Total town centre regeneration spend	£13,620
Total for all spend		£424,880

S106 proposals committed (as at 31/03/2019)

Infrastructure	Project	Code	Amount
Open space	Memorial Gardens, Llandudno Junction	J005	£71
	Total open space committed		£71
Affordable Housing	Development of LA land at Penmaenhead	A801	£82,675
		A803	£114,568
	ATC surveys for Ty Mawr development site	A819	£800
	Space for Living Programme	A815	£9,659
		A821	£43,550
	Local Housing Company appraisal work (PDW Project Development)	A819	£8,240
Total affordable housing committed		£259,492	
Highways	Pelican crossing between Tudor Crescent and Charlotte Road junctions on Mostyn Broadway. Move bus stop to accommodate.	G501	£55,217
	Mostyn Broadway/Charlotte Road junction to provide split left and right lane junction	G502	£17,619
	Consultancy costs for upgrading Dwygyfylchi footpath	G516	£9,000
Total highways committed		£81,836	
Libraries	Area library Conwy	F461	£14,366
		F464	£13,419
		TBC	£21,924
Total libraries committed		£49,709	
Town centre	Feasibility study Abergele Youth Club	K029	£2,000
	Chris Jones regeneration work, Abergele	K029	£16,916
		K031	£10,523
	Bus shelters upgrade, Abergele	K031	£8,000
Total town centre committed		£37,439	
Welsh language	Abergele signs	M040	£30,000
	Total Welsh language committed		£30,000
Total for all committed			£458,547

Remaining balances by obligation type (as at 31/03/2019)

Infrastructure	Total remaining balance	Remaining balance excl. commitments
Open Space	£237,869	£237,798
Flood Defence (Conwy Marina)	£68,780	£68,780
Affordable housing	£460,028	£200,537
Allotments	£8,068	£8,068
Highways	£1,152,869	£980,467
Welsh Language	£50,458	£20,458
Education	£126,985	£126,985
Town Centre Regeneration	£125,306	£87,867
Libraries	£71,324	£21,615
Ecological mitigation	£23,241	£23,241*
Total	£2,324,928	£1,775,816

*Since committed in full

Waste contributions are now transferred to ERF on receipt, in-line with the new S106 Spend Protocol.

Monies clawed back due to no spend

£54,737 was received for affordable housing in Abergele. The majority of this balance was spent on the Pensarn Flats project and Gerald Eve study, however, £11,137 was remaining. A new scheme was proposed, but invoices could not be processed in time. SPPS is in the process of contacting the developer to see if they will extend the time limit on the legal agreement.

This legal agreement was signed prior LDP and SPG adoption. This meant that a lower deadline for spend was included (seven years and not ten), and that Abergele was specified as an area for spend. Affordable housing is exempt from pooling restrictions outlined in CIL Regulations, and so the County Borough is now specified to allow for flexibility in spending the funds, and ensure that this risk is minimised in future.

Risks

The following funds have a deadline for spend which is approaching over the next year. These risks have been raised with relevant officers and projects are in the pipeline.

Infrastructure	S106	Moneys unspent	Deadline for spend
Highways	G504 Llys Seiriol, Trinity Ave, Llandudno	£2,046	21/03/2021

Site	Affordable housing	Waste	Open space	Allotments	Highways	Libraries	Town centre	Welsh language	Education	Total
Bay Cottage, Dolwen Road, Betws yn Rhos 0/45444 04/03/19 4 dwelling	100% affordable	£324	£4,472							£4,796
Edelweiss Hotel, Lawson Rd, Colwyn Bay, LL29 8HD 0/45445 06/03/19 31 apartments	100% affordable	£1,712	£17,470	£598		£4,347				£24,127
117-119 Conwy Road, Colwyn Bay 0/45711 06/03/19 8 apartments	100% affordable	£442	£5,393							£5,835
Total	£10,000	£16,248	£117,927	£3,722	£233,500	£40,068	£0	£0	£0	£421,465