

Conwy County Borough Council

Section 106 Monitoring Report

2019-20

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 2019/20

This report summarises the monitoring of Section 106 monies from April 2019 to March 2020. 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 and Affordable Housing Supplementary Planning Guidance documents provide details on which obligations will be sought on proposal sites and the calculation methods. Copies of the SPGs are available here:

www.conwy.gov.uk/ldp/ldp04

S106 spend 01/04/2019 - 31/03/2020

Infrastructure	Project	Amount
Affordable Housing	Viability Study	£ 300
	CACI paycheck data	£ 2,750
	Planning Obligations post	£ 40,000
	Gypsy/Traveller site work	£ 1,500
	Rural Housing Enabler	£ 20,000
	Space for Living	£ 53,209
	Total Affordable Housing spend	£ 117,759
Coastal Habitat	Habitat Improvement Plan	£ 4,416
	Total Coastal Habitat spend	£ 4,416
Education	Ysgol Capelulo	£ 52,556
	Total Education spend	£ 52,556
Highways	Abergele Town Centre Improvements	£ 33,572
	Dwygyfylchi footpath	£ 8,904
	Llandudno congestion improvements	£ 83,400
	Traffic Regulation Orders	£ 26,000
	Total Highways spend	£ 151,876
Libraries	Conwy Culture Centre	£ 28,044

Infrastructure	Project	Amount
	Total Libraries spend	£ 28,044
Open Space	Tir Prince Park	£ 2,219
	Banana Pitch	£ 3,750
	Planting	£ 71
	Queen's Garden	£ 2,450
	Total Open Space spend	£ 8,491
Regeneration	Website	£ 5,000
	Consultancy	£ 26,740
	Total Regeneration spend	£ 31,740
Waste	Repayment for bins	£ 20,294
	Total Waste spend	£ 20,294
Total for all spend		£ 415,176

S106 proposals committed (as at 31/03/2020)

Department	Scheme	Committed
Affordable Housing	Development of LA land at Penmaenhead	£ 197,243
	CIL and planning obligations officer post (6 years)	£ 40,000
	CACI paycheck data (3 year contract)	£ 6,000
	Local Housing Company appraisal work (PDW Project Development)	£ 8,240
	ATC Surveys, Peulwys Estate for Ty Mawr Development Brief	£ 800
	Hafan Cymru Young People's Supported Housing Scheme	£ 85,252
	Total Affordable Housing committed	£ 337,535
Coastal Habitat	Habitat Improvement Plan	£ 18,826
	Total Coastal Habitat committed	£ 18,826
Education	Ysgol Capelulo	£ 28,462
	Total Education committed	£ 28,462
Highways	Croft Traffic Study schemes & monitoring costs	£ 85,800
	Contribution for Traffic Monitoring	£ 61,051
	Highways improvements	£ 106,905
	Abergele town centre improvements	£ 14,092
	Consultancy costs for upgrading Dwygyfylchi footpath	£ 97
	Total Highways committed	£ 267,944
Open Spaces	Signs at Tir Prince Park lake to prevent swimming and fishing	£ 502
	Beach clean signs x 3 at Pentre Mawr Park and Pensarn Promenade	£ 1,434
	Fountain refurbishment at Queens Gardens	£ 296
	Culture Centre	£ 42,867
	Total Open Spaces committed	£ 45,099

Department	Scheme	Committed
Regeneration	Feasibility Study into Abergele Youth Club	£ 2,000
	Chris Jones regeneration work	£ 2,566
	Bus Shelters upgrade in Abergele	£ 8,000
	Total Regeneration committed	£ 12,566
Welsh Language	Abergele signage	£ 30,000
	Translation of website	£ 200
	Total Welsh Language committed	£ 30,200
Libraries	Area Library Conwy	£ 18,239
	Total Libraries committed	£ 18,239
Total for all committed		£ 758,871

Commitments and remaining balances by obligation type (as at 31/03/2020)

Infrastructure	Committed expenditure	Remaining balance excl. commitments
Affordable Housing	£ 337,535	£ 147,012
Allotments	£ -	£ 9,905
Coastal Habitat	£ 18,826	£ 135
Education	£ 28,462	£ 84,102
Flood Protection	£ -	£ 69,164
Highways	£ 267,944	£ 891,455
Libraries	£ 18,239	£ 43,038
Open Spaces	£ 45,099	£ 250,578
Regeneration	£ 12,566	£ 96,611
Waste Management	£ -	£ 4,763
Welsh Language	£ 30,200	£ 30,877
Grand Total	£ 758,871	£ 1,618,114

*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

No unspent S106 money was returned to the developer during 2019-20.

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	£2,060	31/03/2021

S106 agreements signed 2019/20

Site	Affordable Housing	Waste	Open Space	Allotments	Highways	Libraries	Town Centre	Welsh Language	Education	TOTAL
12 Lon Bedw, Llandudno Junction Deed of Release (removal of AH condition) 15/04/2019	£48,600									£48,600
Land at the garages site, Sefton Rd, Old Colwyn 0/45766 17/04/2019 8 dwellings		£648	£2,221							£2,869
Land fronting Llanfair Rd, Abergele 0/45297 27/06/2019 73 dwellings (LDP site)	On site + £15,000	£5,913	£40,424	£1,408	£121,700	£17,199	£39,566	£30,733	£103,572	£375,515
Highcroft Nursing Home, Rhos on Sea 0/43893 4/7/2019 9 apartments	£61,000	£497	£6,077							£67,574
Caer Ffynnon, Abergele 0/45225 11/7/2019 2 dwellings	£10,000									£10,000

Site	Affordable Housing	Waste	Open Space	Allotments	Highways	Libraries	Town Centre	Welsh Language	Education	TOTAL
Y Bleun Goch, Dwygyfylchi 0/44685 & 0/44691 12/9/2019 18 dwellings	On site + £80,000	£1,458	£16,594	£347	£18,000				£28,681	£145,081
Henryd Road, Gyffin 0/45853 24/10/2019 13 dwellings (LDP site)	On site + £21,942									£21,942
Glyn Farm outbuildings, Colwyn Bay 0/45618 5/12/2019 9 dwellings	On site + £2,000									£2,000
Land at Dolgau, Dolwen Road, Old Colwyn DoV 0/42343 23/01/2020 42 dwellings	£20,000 (On-site AH controlled by original S106)									£20,000
Land adj to Conway Rd, Penmaenmawr 0/46556 10/2/2020 14 dwellings	Controlled by condition	£1,134	£13,690							£14,824
Y Gorwel, 15-17 Llwyn Onn, Rhos on Sea 0/46727 5/3/2020 1 dwelling	100% AH	£81	£1,245							£1,326

Site	Affordable Housing	Waste	Open Space	Allotments	Highways	Libraries	Town Centre	Welsh Language	Education	TOTAL
Former Deganwy Library 0/46570 27/03/2020 3 dwellings					£27,440					£27,440
TOTAL	£258,542	£9,731	£80,251	£1,755	£167,140	£17,199	£39,566	£30,733	£132,253	£737,171