

Section 106 Monitoring Report

2022/23

October 2023



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1. Introduction

This report summarises the monitoring of Section 106 monies from April 2022 to March 2023. Details include:

- spend during this period,
- committed projects,
- money received
- 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 on the [SPG website](#).

All amounts are rounded to the nearest pound.

Data sources:

- financial data comes from the Council's S106 accounts
- information about signed S106 agreements (Figures 3 & 4) is from the S106 agreements themselves

2. Section 106 spend

S106 spend 01/04/2022 – 31/03/2023

- Affordable housing (total £13,249)
 - CACI data £3,049
 - Rural Housing Enabler £10,200
- Highways (total £76,617)
 - Abergele improvements £29,957
 - Bryn Eglwys, Llandudno Junction £2,531
 - Conwy improvements £5,085
 - Llandudno improvements £39,045
- Libraries (total £21,764)
 - Culture Centre £21,764
- Open Spaces (total £10,000)
 - Place Plan Facilitator £10,000
- Town centre regeneration (total £23,085)
 - Abergele improvements £23,085
- Waste management (total £12,928)
 - Repayment for bins £12,928
- Welsh language (total £32,347)
 - Menter Iaith activities £2,347
 - Abergele signage £30,000

Total for all spent: £189,990

3. Committed expenditure

S106 proposals committed (as at 31/03/2023)

- Affordable housing (total £243,971)
 - CACI data £5,285
 - Empty property grants £200,166
 - Hafan Cymru £580
 - PDW project development £8,289
 - Place Plan facilitator £4,177
 - Llysfaen valuation report £2,475
 - Surveys – Tŷ Mawr £800
 - Rural Housing Enabler £20,700
 - AH delivery appraisal £1,500
- Coastal habitat (total £14,814)
 - Habitat improvement plan £14,814
- Highways (total £93,423)
 - Abergele improvements £8,156
 - Conwy improvements £5,199
 - Llandudno improvements £27,673
 - Mochdre improvements £1,519
 - Traffic monitoring – Coed Pella £50,876
- Open Spaces (total £122,906)
 - Abergele prom photographs £720
 - Memory Garden, Cae Derw £30,015
 - EnRAW Green Gele £92,021
 - Llysfaen football pitch survey £150
- Town centre regeneration (total £13,921)
 - EnRAW Green Gele £3,921
 - Place Plan facilitator £10,000
- Welsh language (total £3,180)
 - Menter Iaith activities £3,180

Total for all committed: £492,214

4. S106 money received and spent

Figure 1 – S106 money received and spent 01/04/2022 – 31/03/2023

Department	Received	Amount spent
Affordable Housing	£230,872	£13,249
Allotments	£3,521	£0
Coastal Habitat	£341	£0
Education	£39,108	£0
Flood Protection	£1,200	£0
Highways	£120,412	£76,617
Libraries	£15,188	£21,764
Open Spaces	£103,273	£10,000
Town Centre Regeneration	£2,987	£23,085
Waste management	£12,928	£12,928
Welsh language	£1,280	£32,347
Total	£531,109	£189,990

5. Commitments and available balances

Figure 2 – Commitments and available balances as at 31/03/2023

Department	Committed expenditure	Available balance excluding commitments
Affordable Housing	£243,971	£405,845
Allotments	£0	£19,892
Coastal Habitat	£14,814	£341
Education	£0	£249,103
Flood Protection	£0	£70,494
Highways	£93,423	£918,043
Libraries	£0	£107,817
Open Spaces	£122,906	£411,170
Town Centre Regeneration	£13,921	£285,719
Welsh Language	£3,180	£65,892
Total	£492,214	£2,534,316

Note: The available balance of £285,719 Town Centre Regeneration includes £142,000 from Tesco, Llandudno Junction. In accordance with the procedure contained in the legal agreements signed at the time it is held separate from other S106 funds. For this reason this money wasn't previously included in S106 balance figures, but will be included in S106 monitoring reports going forwards.

6. S106 spending deadlines

6.1 S106 money returned to developers

No money was returned to developers during the financial year 2022-23.

6.2 Risks

There are no S106 funds with a deadline for spend during the financial year 2023-24.

7. S106 agreements signed

Figure 3 – All S106 agreements signed 01/04/2022 – 31/03/2023

Site	Planning reference	Date signed	Description	Affordable Housing on-site
1 Maes y Felin, Top Llan/Llanrwst Road, Glan Conwy	0/46977	12/04/2022	Agreement	33
2 Abergele Business Park	0/48834	12/04/2022	Deed of Variation (no financial obligation)	0
3 Breakers, 57 Marine Drive, Rhos on Sea	0/48885	24/05/2022	Agreement	0
4 Dulas Arms, Abergele Road, Llanddulas	0/49005	14/06/2022	Agreement	0
5 Southerlies, St Hilary's Rd, Llandudno	0/47991	21/07/2022	Agreement	0
6 Land adj to High Pastures Nursing Home, Deganwy	0/47679	04/08/2022	Agreement	0
7 Land off Coed yr Afon, Gyffin	0/48786	23/08/2022	Agreement	0
8 Hafan Gogarth, Abbey Road, Llandudno	0/36279	26/08/2022	Deed of Release	0
9 Hafan Gogarth, Abbey Road, Llandudno	0/36279	02/09/2022	Deed of Release	0
10 Hafan Gogarth, Abbey Road, Llandudno	0/36279	09/09/2022	Deed of Release	0
11 Hafan Gogarth, Abbey Road, Llandudno	0/36279	09/09/2022	Deed of Release	0
12 Glyn Farm, Colwyn Bay	0/45845	20/10/2022	Deed of Variation (no financial obligation)	0

Site	Planning reference	Date signed	Description	Affordable Housing on-site
13 Caer Ffynnon, Berthes Road, Abergele	0/49159	20/10/2022	Deed of Variation (no financial obligation)	0
14 Ty Gwyn, Gannock Park, Deganwy	0/49362	20/10/2022	Agreement	0
15 Nant y Gamar Road, Llandudno	0/48610	09/11/2022	Agreement	17
16 23 Princes Drive, Colwyn Bay	0/48413	15/11/2022	Agreement	1
17 Llys Onnen, 22 Water Street, Abergele	0/49141	19/01/2023	Agreement	43
18 3-8 Bay View Road, Colwyn Bay	0/48566	25/01/2023	Agreement	54
19 Bryn Derw, St George Rd, Abergele	0/49334	23/03/2023	Unilateral Undertaking	0
20 Henryd Road, Gyffin	0/49520	23/03/2023	Supplementary Deed (no financial obligation)	2
21 3 Tan y Marl, Llandudno Junction	0/49949	27/03/2023	Agreement	0

Figure 4 – Financial obligations contained in agreements

Site	Affordable Housing	Allotments	Education	Highways	Libraries	Open Space	Waste	Total
1 Maes y Felin, Top Llan/Llanrwst Road, Glan Conwy	£0	£0	£0	£0	£0	£116,932	£8,667	£125,599
3 Breakers, 57 Marine Drive, Rhos on Sea	£52,500	£0	£0	£0	£0	£0	£243	£52,743
4 Dulas Arms, Abergele Road, Llanddulas	£10,000	£0	£0	£0	£0	£415	£81	£10,496
5 Southerlies, St Hilary's Rd, Llandudno	£17,500	£0	£0	£0	£0	£0	£0	£17,500
6 Land adj to High Pastures Nursing Home, Deganwy	£15,000	£0	£0	£0	£0	£0	£0	£15,000
7 Land off Coed yr Afon, Gyffin	£15,000	£0	£0	£0	£0	£0	£81	£15,081
8 Hafan Gogarth, Llandudno	£27,500	£0	£0	£0	£0	£0	£0	£27,500
9 Hafan Gogarth, Llandudno	£29,700	£0	£0	£0	£0	£0	£0	£29,700
10 Hafan Gogarth, Llandudno	£24,300	£0	£0	£0	£0	£0	£0	£24,300
11 Hafan Gogarth, Llandudno	£27,000	£0	£0	£0	£0	£0	£0	£27,000
14 Ty Gwyn, Gannock Park, Deganwy	£15,000	£0	£0	£0	£0	£0	£81	£15,081
15 Nant y Gamar Road, Llandudno	£7,500	£945	£13,597	£5,500	£9,923	£23,322	£3,969	£64,756

Site	Affordable Housing	Allotments	Education	Highways	Libraries	Open Space	Waste	Total
16 23 Princes Drive, Colwyn Bay	£10,000	£0	£0	£0	£0	£0	£332	£10,332
17 Llys Onnen, 22 Water Street, Abergele	£0	£0	£0	£0	£5,292	£14,402	£3,483	£23,177
18 3-8 Bay View Road, Colwyn Bay	£0	£0	£0	£0	£0	£16,214	£2,986	£19,200
19 Bryn Derw, St George Rd, Abergele	£10,000	£0	£0	£0	£0	£0	£162	£10,162
21 3 Tan y Marl, Llandudno Junction	£15,000	£0	£0	£0	£0	£0	£81	£15,081
Total	£276,000	£945	£13,597	£5,500	£15,215	£171,285	£20,165	£502,707