



2023/24

Infrastructure Funding Statement



SOUTH
KESTEVEN
DISTRICT
COUNCIL

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Introduction

- 1.1 The Infrastructure Funding Statement (IFS) provides information on the monetary (and non-monetary) contributions secured through Section 106 (S106) from new developments for the provision of infrastructure to support development in South Kesteven.
- 1.2 The information included in this report is updated annually and published on South Kesteven's website. This allows for the most up to date information about developer contributions and any spend within the district to be readily available to the members of the public and other interested parties.
- 1.3 This report covers the financial year 1 April 2023 - 31 March 2024
- 1.4 South Kesteven District Council (SKDC) seeks developer contributions through legal agreements known as S106 Agreements (also known as "planning obligations")
- 1.5 Planning obligations assist in mitigating the impact of unacceptable development to make it acceptable in planning terms. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms. They must be:
 - necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 1.6 A planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. In some instances, obligations may require payments to be made to parish councils or other stakeholders.
- 1.7 Local Planning authority can also seek planning obligations to secure a proportion of affordable housing from residential developments.
- 1.8 The intention of the infrastructure funding statement is to give policy makers and communities insight into how developer contributions can support the local area. The publication also illustrates how Section 106 obligations are used towards the objectives of the South Kesteven Local Plan and Corporate Plan.
- 1.8 Section 278 Highways agreements – These are agreements used to fund infrastructure can also be made under Section 278 of the Highways Act 1980, which allow developers to make permanent alterations or improvements to a public highway as part of a planning approval. These agreements are agreed by Lincolnshire County Council and therefore not included in this IFS.
- 1.10 Community Infrastructure Levy (CIL) – This is a levy that Local Authorities can set on new developments to raise funds for infrastructure, facilities, and services. Currently, SKDC has not adopted this funding mechanism and uses S106 agreements and obligations to mitigate the impacts of development.
- 1.11 The Council has a duty to ensure that all planning contributions are used in a fair and transparent way, whilst meeting the terms set-out by the relevant S106 Agreement.



S106 process for off-site financial contributions

- 2.1 During the planning process where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council may request from developers a non-financial or financial contribution to meet these needs to be implemented/used outside of the development site, which is secured through a S106 obligation.
- 2.2 S106 Agreements are a legally binding agreement that is negotiated between the Council, the developer and other interested parties to mitigate the impacts of development on a site-specific basis.
- 2.3 S106 agreements are agreed as part of the approval process, where necessary, in respect of outline or detailed planning permissions (but not reserved matters). Payments are usually paid in instalments at specific agreed stages of the construction process (known as “trigger points”).
- 2.4 When the planning permission is granted, the S106 obligation is registered as a land charge which relates to the land subject of the agreement, obligating any future owners until the terms are met.
- 2.5 Once the S106 agreement has been signed, it is a legally binding obligation, but it will only be relevant once the development commences, and the trigger point is reached, such as commencement of development or prior to occupation.
- 2.6 The flow chart (Diagram 1) simplifies the Council’s internal S106 procedure and illustrates the process the contributions will go through.
- 2.7 It is the responsibility of the Council’s Infrastructure Delivery Officer to monitor all planning obligations which the Council is party to. Relevant stakeholders are notified, and every effort is made to make sure the contribution is used as per the clauses in the S106 agreements. However, it can be the case, that planning obligations are varied where they are no longer necessary because circumstances have changed to justify such a variation.
- 2.8 If there are any contributions not spent within the timeframes set out in the S106 agreement, these are required to be refunded in accordance with the details set out in the specific agreement.



The following diagram breaks down the process for financial obligations.

STEP 1

The infrastructure delivery officer (IDO) will work with developers to make sure that when trigger points are reached, payments are requested and when received held in the appropriate account by the Council.

STEP 2

payments will be allocated to the correct cost center when received in finance and marked against the relevant planning application to update the status of the obligation in question.

STEP 3

Stakeholders and relevant departments will be updated and made aware when contributions arrive and that they are waiting to be allocated to a project that meets the terms of the S106 agreement.

STEP 4

Bids received for S106 contributions, are considered and assessed against the terms of the relevant S106 agreement. In some cases there can be multiple bids for the same funds and a decision is required regarding how the funding is apportioned.

STEP 5

Once an application is accepted and confirmed that it meets the criteria, this will be subject to the relevant internal decision making.

STEP 6

Payment will only be released on proof of works being completed and recorded to produce the infrastructure funding statement.

Diagram 1: S106 process for monetary obligations.



Monitoring fees

- 3.1 Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 which came into force on 1 September 2019, now allows local authorities charge a monitoring fee through Section 106 planning obligations.
- 3.2 This is to cover the cost of monitoring and reporting on delivery of that Section 106 obligation.
- 3.3 Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees should not be sought retrospectively for historic agreements.
- 3.4 Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.
- 3.5 Authorities can charge a monitoring fee through section 106 planning obligations, to cover the cost of monitoring and reporting on delivery of that section 106 obligation.
- 3.6 These monitoring fees will be added to any new S106 agreements and considered to be proportionate and reasonable and reflect the actual cost of monitoring.
- 3.7 These will be reviewed on an annual basis and when the council receives the contribution when being triggered from a S106 it will be reported in the annual Infrastructure Funding statement.
- 3.8 The Council is required to monitor planning obligations and publish an annual Infrastructure Funding Statement. Updating the monitoring and administration fees that the Council charges will assist in recovering the associated costs and allow the Council to adequately resource the service. This will ensure that the Council is able to robustly monitor and enforce S106 agreements.

Table 1: Monitoring fees as agreed by full council 18th July 2024

	Fee 2023/2024	Comment
Section 106 – Non-Financial Up to 1,000 dwellings or 5,000 sqm floorspace	£1,500	One-off fee for any Section 106 agreements with non-financial clauses. This will be reviewed on an annual basis and subject to indexation
Section 106 – Financial Up to 1,000 dwellings or 5,000 sqm floorspace	£1,500 minimum monitoring fee plus 5% of financial obligations	Monitoring fee capped at a maximum of £15,000 per agreement. This will be reviewed on an annual basis and subject to indexation
Section 106 agreements with over 1,000 dwellings or 5,000 sqm of non- residential floorspace	Variable, to be agreed on a case-by-case basis.	Each development over 1,000 dwellings or more than 5,000 sqm floorspace will be worked out on an individual basis based on the amount of monitoring work involved. Any agreed monitoring fee will be subject to indexation



Snapshot look at the S106 highlights 2023/24



175

Total affordable housing units delivered through S106 agreements in 2023/24



48

Affordable housing secured through new S106 agreements in 2023/24



£582,433

Contributions secured through new S106 agreements signed in 2023/24



£6,294,932.44

Total received in financial contributions during 2023/24



£1,813,300.79

Total spent in financial contributions during 2023/24



£7,762,352.46

Remaining balance of S106 contributions moving into 2024/2025



S17/2496 – Completion of residential development with 41 dwellings and associated work. Providing 21 Affordable housing units and monetary contributions for Health, Fire and Green areas.

Non-monetary contributions delivered 2023/24 – Affordable housing

5.1 Affordable housing delivered within 2023/24 is highlighted below. There was a mix of several types of affordable housing delivered throughout the district which totalled 175

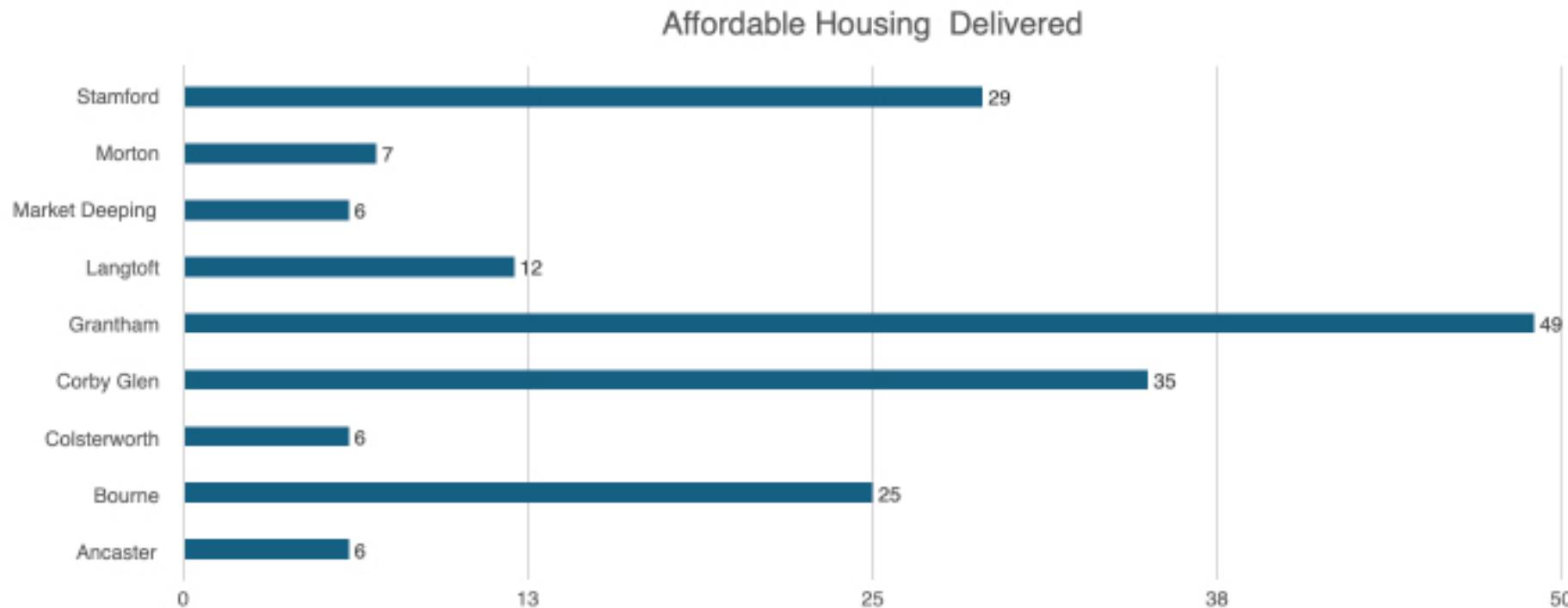


Diagram 2: Breakdown of where the affordable housing was delivered in 2023/24



S106 process for off-site financial contributions

In 2023/24 approximately £6.2 million has been received in S106 Contributions, mostly in commuted sums towards, Education, health, and affordable housing. See table 3 for breakdown or Appendix 2 for more details.

Table 3: Total contributions received 2023/24

Activity	Contributions received 2023/24
Affordable Housing	£442,423.56
CCTV & Public Art	£8,610.97
Community Facilities	£243,977.53
Green Area Maintenance	£188,243.50
Open Spaces & Leisure	£73,256.90
Monitoring	£2,370.36
Education	£4,516,337.63
Health	£645,182.05
Transport & Travel	£169,669.46
Fire & Safety	£4,860.47
	£6,294,932.44

- 6.1 Table 4 sets out S106 income and expenditure over the past 4 years. The total received and expenditure for 2023/24 shows a significant increase from previous years.
- 6.2 This reflects the fact that the Infrastructure Delivery Officer was created in the current financial year and has ensured that a number of historic obligations are now complied with.

Table 4: Snapshot from previous years

S106 income and expenditure for the past 4 years

Year	Received	Expenditure
2023/24	£6,294,932.44	£1,813,300.79
2022/23	£1,001,936.78	£305,902.28
2021/22	£670,838.94	£927,463.09
2020/21	£3,136,309.11	£ -



S106 expenditure during 2023/24

- 7.1 During the financial year, no monies received under planning obligations were spent on repaying money borrowed. And no money was spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.
- 7.2 S106 spending is focused on the delivery of infrastructure: affordable homes, open space, public transport improvements and other opportunities needed to support growth in and around the district.
- 7.3 This would be to maximise the benefits secured from development in line with the priorities set out in the adopted Local Plan (2011-2036) and the Planning Obligations Supplementary Planning Document (June 2012)

Contributions received from S08/1231 - Poplar Farm and S14/3571 - Sheep Wash Lane, Barrowby Road, totalling just over £1.3 million were sent to LCC to contribute towards the costs of building the school at Poplar Farm, in advance of receiving contributions.



S17/1728 – Towntgate Inn Market Deeping - £13,275 was sent to the NHS to part fund the reconfiguration of the clinical treatment spaces at The Deepings Practice.



Work started on renewing play equipment at Long Benning and a deposit was released so works could commence. Funds from S21/0655 - Main Road Long Bennington for £17,360.





**S19/2235 – Corby Glen site,
provided open play area
with retained trees. Also
completing 20 Affordable
housing, contributions paid
from community, education
and health received in
2023/24.**

Closing balances split into area

- 8.1 At the end of 2023/24, the closing balance held for S106 contributions received was £7,762,352.46. A portion of this is already committed to projects totalling £2,402,264.28.
- 8.2 Below this is broken down into area and showing how much there is per infrastructure type. It should be noted that, despite the categories being broad descriptions, the individual contributions are committed to specific locations and cannot be used for any other purpose unless a legal variation is agreed between all parties.

Table 5: Ancaster contributions

Ancaster		
Planning Reference	Infrastructure type	Balance
S20/1169 - Wilsford Lane	Transport & Travel	£5,610.47
Total		£5,610.47

Table 6: Colsterworth contributions

Colsterworth		
Planning Reference	Infrastructure type	Balance
S18/2379 - A1 and North of Bourne Road	Education	£389,056.35
S18/2379 - A1 and North of Bourne Road	Health	£51,651.33
Total		£440,707.68

Table 7: Deeping St James contributions

Deeping St James		
Planning Reference	Infrastructure type	Balance
S18/2111 - Eastgate	Affordable Housing	£149,051.13
S17/2466 - West side of Linchfield Road	Education	£659,795.89
S18/2111 - Eastgate	Education	£7,709.03
S17/2466 - West side of Linchfield Road	Health	£73,219.21
S18/2111 - Eastgate	Health	£1,796.61
S17/2466 - Linchfield Road	Transport & Travel	£15,602.29
Total		£907,174.16

Table 8: Langtoft contributions

Langtoft		
Planning Reference	Infrastructure type	Balance
S17/1900 - South of Stowe Croft Road	Fire & Safety	£937.88
Total		£937.88



Table 9: Market Deeping Contributions

Market Deeping		
Planning Reference	Infrastructure type	Balance
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Affordable Housing	£293,701.26
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Transport & Travel	£2,577.64
Total		£296,278.90

Table 10: Bourne contributions

Bourne		
Planning Reference	Infrastructure type	Balance
S18/0543 - Wherry's Lane	Affordable Housing	£96,236.77
S14/1684 - Southfield Business Park, Falcon Way	Open Spaces & Leisure	£18,534.99
S16/2285 - Falcon Way	Open Spaces & Leisure	£16,641.10
S18/0543 - Wherry's Lane	Health	£12,355.55
Total		£143,768.41

Table 11: Grantham contributions

Grantham		
Planning Reference	Infrastructure type	Balance
S11/0967 - McCarthy Stone	Affordable Housing	£29,090.65
S10/2106 - Land to the rear 45-49 Harrowby Lane	Affordable Housing	£177,000.00
S08/1231 - Poplar Farm	CCTV & Public Art	£16,518.72
S08/1231 - Poplar Farm	Community Facilities	£85,948.97
S08/1231 - Poplar Farm	Green Area Maintenance	£300,989.64
S18/0093 - Low Road Barrowby	Fire & Safety	£853.17
S17/1262 - Rioja Developments	Education	£22,912.15
S14/3571 - south of Barrowby Road	Education	£1,630,987.94
S08/1231 - Poplar Farm	Education	£122,992.36
S18/0093 - Land to east of Low Road Barrowby	Education	£120,841.14
S23/0836 - 6-7 St Peters Hill	Health	£7,480.00
S21/2094 - Swinegate	Health	£5,500.00
S14/3571 - south of Barrowby Road	Health	£181,892.14
S08/1231 - Poplar Farm	Health	£137,076.46
S14/3571 - south of Barrowby Road	Transport & Travel	£131,382.97
S08/1231 - Poplar Farm	Transport & Travel	£31,149.95
Total		£3,002,616.26



Table 12: Stamford contributions

Stamford		
Planning Reference	Infrastructure type	Balance
S12/0438 - Radcliffe Road	Affordable Housing	£290,627.51
S18/1207 - Land to the southeast side of Kettering Road Stamford	Affordable Housing	£368,644.36
S17/2496 - Uffington Road	Affordable Housing	£79,295.56
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Community Facilities	£125,612.13
S17/2496 - Uffington Road	Green Area Maintenance	£34,973.05
S12/0864 - Empingham Road and Tinwell Road	Green Area Maintenance	£31,804.75
S12/0864 - Empingham Road and Tinwell Road	Open Spaces & Leisure	£297,890.10
S12/0438 - Radcliffe Road	Open Spaces & Leisure	£12,614.13
S17/2496 - Uffington Road Stamford	Fire & Safety	£1,056.86
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	Health	£233,309.95
S17/2496 - Uffington Road	Health	£21,800.12
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	Health	£152,023.40
S13/3167 - Land at Lincoln Road Stamford	Health	£11,268.48
S12/0864 - Empingham Road and Tinwell Road	Transport & Travel	£112,061.08
Total		£1,772,981.48

Table 13: Long Bennington contributions

Long Bennington		
Planning Reference	Infrastructure type	Balance
S16/1451 - Main Road	Affordable Housing	£684,000.00
S21/0655 - Main Road	Open Spaces & Leisure	£9,277.87
S16/1451 - Main Road	Open Spaces & Leisure	£13,663.25
S21/0655 - Main Road	Education	£109,704.48
S16/1451 - Main Road	Education	£82,544.24
S21/0655 - Main Road	Health	£30,115.04
Total		£929,304.88

Table 14: Corby Glen contributions

Corby Glen		
Planning Reference	Infrastructure type	Balance
S19/2235 - Bourne Road	Community Facilities	£47,303.27
S21/1841 - Bourne Road and North Swinstead Road	Community Facilities	£29,355.71
S18/0452 - Ferndale House Swinstead Road	Open Spaces & Leisure	£17,540.16
S18/0452 - Ferndale House Swinstead Road	Education	£64,264.34
S19/2235 - Bourne Road	Health	£51,282.50
S21/1841 - Bourne Road and North Swinstead Road	Transport & Travel	£16,936.23
Total		£226,682.21





S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road, settled all their monetary contributions in 2023/204. Over 2.6 million for education, £131, 000 for transport and £180,000 for health. Along with providing green areas, tree lined streets and affordable housing.

Unspent S106 receipts held by the council

- 9.1 S106 receipts are held by South Kesteven District council. Often contributions need to be pooled together to accumulate enough funding to finance a project.
- 9.2 At the close of 2023/24 South Kesteven District Council had a balance of £7,762,352.46 in unspent Section 106 contributions
- 9.3 The deposits held will be spent on infrastructure and/or geographical area identified in the Section 106 Agreement which secures its payment. Officers are working to identify suitable projects that are in line with the Council's priorities and to also comply with the terms of the Section 106 Agreement.
- 9.4 The next table provides a snapshot of what makes up the closing figure. See Appendix 10 for a more comprehensive breakdown.

Table 15: Snapshot at closing balance for unspent contributions

Activity	Closing balance 2023/24
Affordable Housing	£2,167,647.24
CCTV & Public Art	£16,518.72
Community Facilities	£288,220.08
Green Area Maintenance	£367,767.44
Open Spaces & Leisure	£386,161.60
Monitoring	£36,290.13
Education	£3,210,807.92
Fire	£2,847.91
Health	£970,770.79
Transport & Travel	£315,320.63
£7,762,352.46	



Understanding the Infrastructure Funding Statement

10.1 This Statement has been produced to comply with the relevant regulations and fulfil the Government's requirements to provide a report of all money and planning obligations collected by South Kesteven District Council from developers for infrastructure during the financial year 2023/24, along with details of all financial contributions that were spent by South Kesteven District Council over the same period.

10.2 The Infrastructure Funding Statement provides a summary of these matters, based on data that the District Council is required to produce for the Government.

10.3 This Statement lists each individual planning agreement on the following pages in the categories requested by the government. But this information can also be found within three spreadsheets which accompany the IFS.

10.4 The Government requires local authorities to record and submit developer contribution data in line with the Government's data format. The IFS data is prepared in a specific digital format (using CSV files - a universally recognised file format for storing tabular data in plain text), so that it can be submitted to a 'digital hub' where Government will be able to aggregate data to allow national monitoring and analysis.

10.5 Developer contributions data is shown in 3 separate CSV files. The following links provide information on the three CSV files created for the financial year 2023/24:

- South Kesteven District Council CSV File 1: developer agreements - Lists the S106 agreements entered within the financial year.
- South Kesteven District Council CSV File 2: developer agreement contributions - Lists the new contributions secured in S106 agreements signed in the financial year and identifies the relevant primary purpose.
- South Kesteven District Council CSV File 3: developer agreement transactions - Lists the transaction status of the individual contributions of the S106 agreements received/spent in the financial year.

10.6 The three files contain case specific details for the different agreements, contributions and transactions. The data can be found online on the Council's website.

10.7 The data is provided under the Open Government Licence details can be found using this link.

10.8 The CSV files refer to the following definitions:

- 'secured': the trigger clauses associated with the contribution have been met, meaning the developer is now required to pay all or part of the contribution
- 'received': the developer has paid all or part of the money due to the local planning authority
- 'allocated': the received money has been allocated to a team within the local planning authority, who will spend the money
- 'transferred': the received money has been transferred to an organisation outside the planning authority (for example another local authority) who will spend the money
- 'spent': the received money has been spent on the purpose specified in the section 106 agreement
- 'returned': the received money (or a portion of it) has been returned to the developer



Detailed section 106 obligation collections and spend figures

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

PART 10A - Reporting and monitoring on CIL and planning obligations

Annual infrastructure funding statements

121A (1) Subject to paragraph (2), no later than 31st December in each calendar year a contribution receiving authority must publish a document ("the annual infrastructure funding statement") which comprises the following-

- (a) a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) ("the infrastructure list").
- (b) a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 ("CIL report").
- (c) a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 and may include the matters specified in paragraph 4 of that Schedule ("section 106 report").

(2) The first annual infrastructure funding statement must be published by 31st December 2020.

(3) A contribution receiving authority must publish each annual infrastructure funding statement on its website.



9. Section 106 obligation collection and spend figures in 2023/24 (as per community infrastructure levy regulations [as amended in 2019] regulation 121A, schedule 2, section 3)

Table 16: Government requirements for an Infrastructure Funding Statement

Requirement ref number	Appendix number	S106 Reporting Requirements	Totals
(a)	1	The total amount of money to be provided under any planning obligations which were entered into during the reported year;	£582,433.00
(b)	2	The total amount of money under any planning obligations which was received during the reported year;	£6,294,932.44
(c)	3	The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority;	£3,594,581.75
(d)	4	summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of—	2 items
(d i)	4	in relation to affordable housing, the total number of units which will be provided;	48
(d ii)		in relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided;	For LCC to decide as Education authority
(e)	5	the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure;	£800,754.76
(f)	6	the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend);	£1,813,300.79
(g)		in relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item;	Detailed in Appendix 5



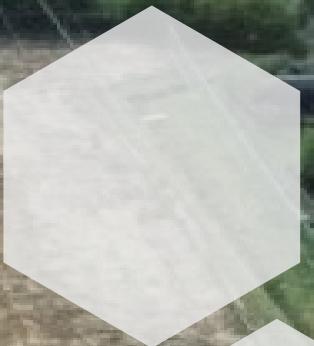
Table 16: Government requirements for an Infrastructure Funding Statement – Part 2

Requirement ref number	Appendix number	S106 Reporting Requirements	Totals
(h)	-	in relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of -	Detailed in appendix 6
(h i)	-	the items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Detailed in appendix 6
(h ii)	-	the amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	0
(h iii)	-	the amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations;	0
(i)	7	the total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.	£7,762,352.46
	8	in relation to affordable housing, the total number of units provided in 2023/24;	175





S22/1240 – Elsea Park 10b in Bourne, has now commenced. This will provide 48 Affordable housing units, monetary contributions for education and health. Along with onsite public open space with play area.



Appendix 1; The total amount of money to be provided under any planning obligations which were entered into during the reported year.

Table 17: New S106 agreements entered into in 2023/24

Planning reference and details	Purpose of funding	Agreed contribution	Comments
S22/0683 - Land off Priory Road Stamford	Monitoring	£9,550.00	Monitoring fee paid to the council to monitor the development.
	Affordable Housing	£166,225.25	For the provision of affordable housing with the district of South Kesteven
	Health	£24,774.75	Towards expanding healthcare capacity at the Four Counties, Grantham and Primary Care Network at Lakeside Healthcare, and the Stamford and the Glenside Country Practice
S22/1240 - Land at Phase 10B Elsea Park Welland Drive	Monitoring	£4,000.00	Monitoring fee paid to the council to monitor the development.
	Primary Education	£110,202.00	To provide education provision at either Bourne Westfield Primary Academy/Bourne Elsea Park CofE Primary Academy or Bourne Abbey CofE Primary Academy
	Secondary Education	£153,018.00	To provide Education provision in the Bourne Secondary Planning Area.
	Sixth Form Education	£25,503.00	To provide Education provision in the Bourne Sixth Form Planning Area.
	Health	£31,680.00	For the expansion in capacity through remodelling/ expanding or improving existing facilities within the South Lincs & Rural and Four Counties Primary Care Networks at Bourne Medical Practice and/or Hereward Group Practice.
S22/2086 - Land to east of the Deepings Shopping Centre, Godsey Lane, Market Deeping	Transport	£40,000.00	To be used in the vicinity of the development to promote sustainable travel, including signs and line scheme at Godsey Lane.
	Transport	£10,000.00	To be used in the vicinity of the development to promote sustainable travel, including signs and line scheme at Godsey Lane.
S23/0836 - 6-7 St Peter's Hill Grantham	Health	£7,480.00	Construction of primary health care facilities via doctor's surgery or medical centre on the health care land.
		£582,433.00	



Appendix 2; The total amount of money under any planning obligations which was received during the reported year.

Table 18: Received monetary contributions in 2023/24

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Affordable Housing				
01/12/2023	S18/1207 - Land to the southeast side of Kettering Road Stamford	Supply of Affordable Housing within Stamford	£363,128.00	01/12/2028
12/12/2023	S17/2496 - Uffington Road Stamford	Affordable Housing supplied firstly in Stamford or anywhere in the council area.	£79,295.56	11/12/2028
CCTV & Public Art				
22/03/2024	S08/1231 - Poplar Farm, Grantham	CCTV and public art on land, may use all or part for the management of the community hall.	£8,610.97	5 Years after final instalment
Community Facilities				
12/12/2023	S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	For the restoration of Stamford Town Hall cellars and/either contribute to the construction of scout headquarters/community hall.	£123,790.21	11/12/2033
23/02/2024	S19/2235 - Land Adjacent Fire Station of Bourne Road Corby Glen	Towards improvements and enhancements to the Community/Village Hall in Corby Glen serving the Development.	£47,099.21	23/02/2029
11/03/2024	S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	To be used by the Parish Council towards local community projects including improvements to community halls, infrastructure improvements and open spaces	£29,308.22	11/03/2034
22/03/2024	S08/1231 - Poplar Farm	Provision of community hall on community hall land	£43,779.89	5 Years after final instalment



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Green Area Maintenance				
04/10/2023	S17/2496 - Uffington Road Stamford	To improve Uffington Road Playing fields/open space or play facilities serving development	£34,973.05	03/10/2028
22/03/2024	S08/1231 - Poplar Farm	Play equipment and drainage equipment	£153,270.45	5 Years after final instalment
Open Spaces & Leisure				
15/10/2023	S21/0655 - Main Road Long Bennington	To be used to upgrade play equipment of the children's play facilities at Long Bennington playing fields for the development	£26,434.25	15/10/2033
09/06/2023	S16/1451 - Land off main road, Long Bennington	For provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment.	£2,413.25	08/06/2028
28/12/2023	S16/2285 - Land off Falcon Way Bourne	Towards play equipment at Well Head Fields South Road Bourne	£16,419.40	28/12/2028
12/04/2023	S18/0452 - Ferndale House Swinstead Road	Play equipment at Corby Glen	£16,740.00	11/04/2028
09/06/2023	S16/1451 - Land off main road, Long Bennington	Towards the provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment off site in Long Bennington	£11,250.00	08/06/2028
Monitoring				
22/03/2024	S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,370.36	5 Years after final instalment



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Fire & Safety				
04/10/2023	S17/2496 - Uffington Road Stamford	Fire Hydrant to serve the development	£1,056.86	03/10/2028
17/10/2023	S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Fire hydrant to serve the development x2	£2,019.10	16/10/2033
08/02/2024	S17/1900 - Land to the South of Stowe Croft Road	Fire Hydrant to serve the development	£931.34	08/02/2029
28/03/2024	S18/0093 - Land to east of Low Road Barrowby	Fire hydrant to serve the development	£853.17	28/03/2029
Education				
22/09/2023	S21/0655 - Main Road Long Bennington	Providing additional secondary education capacity in Grantham and Sixth form education providing additional sixth form capacity in Grantham.	£107,285.28	21/09/2033
22/09/2023	S16/1451 - Main Road Long Bennington	Towards providing educational facilities for Priory Ruskin Academy.	£82,544.24	22/09/2028
05/01/2024	S17/2466 - Land on the West side of Linchfield Road	Primary education - towards the expansion of Market Deeping Community Primary School, Secondary and Sixth form education - to be spent towards sporting facilities at Deepings Secondary school	£652,222.16	05/01/2028
17/10/2023	S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Towards the additional classrooms and facilities at Colsterworth and Corby Glen Primary Schools and Walton Girls School, Grantham, or the provision of such other Primary, secondary and sixth form educational facilities the development.	£389,056.35	16/10/2033



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Education				
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Additional classrooms, sixty places at proposed Barrowbygate school Poplar farm	£995,744.68	05/02/2029
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Provide an additional three classrooms and teaching block and additional library accommodation and facilities at West Grantham academy and a 3-classroom teaching block and additional sports facilities at Walton girl's school.	£1,619,616.08	05/02/2029
22/03/2024	S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£117,200.39	8 Years
28/03/2024	S18/0093 - Land to east of Low Road Barrowby	Towards an extension to Walton Secondary School comprising 2 additional classrooms (for secondary and sixth form).	£99,302.11	28/03/2029
28/03/2024	S18/0093 - Land to east of Low Road Barrowby	Towards an extension to Walton Secondary School comprising 2 additional classrooms (for secondary and sixth form).	£21,539.03	28/03/2029
15/12/2023	S16/0112 - Land north of Towngate East / south of Northfield Road, Market Deeping	Mix of Primary and secondary contributions for Market Deeping community Primary School and The Deepings school	£380,853.31	15/12/2028 – Sent Direct to LCC
30/11/2023	S19/0740 - Land at Bourne Road, Morton	Sum for expansion of a secondary school in Bourne.	£50,974.00	30/11/3033 – Sent Direct to LCC



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Health				
01/11/2023	S17/2496 - Uffington Road Stamford	For healthcare facilities at Lakeside healthcare Stamford and/or redeveloping Stamford Hospital Site	£21,800.12	01/11/2028
17/10/2023	S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Extension and upgrade to Glenside Country GP Practice in Corby Glen	£51,651.33	16/10/2033
16/10/2023	S21/0655 - Main Road Long Bennington	To be used to provide NHS facilities at Long Bennington surgery to mitigate the development.	£29,450.94	15/10/2033
05/01/2024	S17/2466 - Land on the West side of Linchfield Road	To be spent towards improvements of the Deepings surgery.	£72,378.73	05/01/2028
12/12/2023	S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	For healthcare facilities at Lakeside healthcare Stamford and/or Glenside Country practice Castle Bytham.	£149,818.41	11/12/2033
11/09/2023	S23/0836 - 6-7 St Peters Hill Grantham	Remodelling changes to existing facilities at Healthcare Grantham Primary network at St Johns Medical Centre, St Peters Hill surgery, Vine House surgery, Harrowby Land surgery.	£7,480.00	10/09/2028
22/11/2023	S13/3167 - Land at Lincoln Road Stamford	Improve facilities within the Stamford area.	£11,268.48	No expiry date
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Extension of Vine Street Surgery in Grantham.	£180,478.72	05/02/2029
23/02/2024	S19/2235 - Land Adjacent Fire Station of Bourne Road Corby Glen	Towards Market Cross Surgery.	£51,061.27	23/02/2029
22/03/2024	S08/1231 - Poplar Farm	Construction of primary health care facilities by way of doctor's surgery or medical centre.	£69,794.05	5 Years after final instalment



Table 18: Received monetary contributions in 2023/24 continued...

Date received	Planning reference	Purpose of the S106 Contribution	Received 2023/24	Contribution expiry date
Transport & Travel				
27/10/2023	S20/1169 - Wilsford Lane Ancaster	Towards making the speed limit 30mph and installation of weight limit to Wilsford Lane Ancaster	£5,610.47	27/10/2028
21/11/2023	S21/1841 - Land on the South of Bourne Road and North of Swinstead Road Corby Glen	Contribution towards traffic regulation order to move 30mph speed limit on the A151 Bourne Road and the B1176 Swinstead Road, Contribution towards travel plan and towards footpath improvement works on the corner of Moreleys Lane	£16,795.62	21/11/2033
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Provision of Bus Shelters on Barrowby Road to Serve development	£27,659.57	05/02/2029
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	To be used towards Dysart/Barrowby gate Junction	£82,978.72	05/02/2029
05/02/2024	S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	Contribution to providing new public transport links from development to Grantham	£20,744.68	05/02/2029
22/03/2024	S08/1231 - Poplar Farm, Barrowby Road Grantham	Local public transport servicing the land	£15,880.40	5 Years
£6,294,932.44				



Appendix 3; the total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority.

Table 19: Received monetary contributions at any time prior to 2023/24

Planning reference	Purpose of the contribution	Opening balance 2023/24
Affordable Housing		
S15/0030 - Marshall's Yard, Stamford	To be used towards affordable housing in Stamford.	£5,803.92
S11/0967 - McCarthy Stone, Grantham	Affordable housing within Grantham	£29,090.65
S10/2106 - Land to the rear 45-49 Harrowby Lane	Affordable housing within Grantham	£177,000.00
S12/0438 - Radcliffe Rd Stamford	Affordable Housing in Stamford then the villages in the vicinity of Stamford then finally within any area of the district.	£290,627.51
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Affordable housing in Market Deeping then southern area of the district then within district	£134,037.26
S16/1451 - Land off Main Road Long Bennington	Affordable housing within the administrative area of the council - Grantham	£684,000.00
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Affordable housing within Deeping St James then anywhere within the administrative area.	£142,032.00
S17/1728 - The Towngate Inn, 3 Towngate East, Market Deeping	Affordable housing in Market Deeping then southern area of the district then lastly any area.	£159,664.00
S18/0543 - Wherry's Lane Bourne	Provision for Affordable housing in Bourne.	£91,704.78
Digital Infrastructure		
S05/0220 - Land at Springfield Rd, Impress Metal Packaging Ltd - Grantham	Cost incurred by the council in implementing CCTV in the Vicinity of the land.	£9,283.79



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
CCTV & Public Art		
S08/1231 - Poplar Farm	CCTV and public art on land, may use all or part for the management of the community hall	£7,528.71
Community Facilities		
S00/0843 - Land North of Springfield Road	Car parking provided on Springfield Road for maintaining areas.	£45,000.00
S08/1231 - Poplar Farm	Provision of community hall on community hall land provided.	£38,121.56
Green Area Maintenance		
S05/1288 - Land East Churchfield Close, Deeping St James	Play equipment maintenance contribution on site.	£9,209.72
S02/1169 - Persimmon Homes - Springfield Road, Grantham	Installation and maintenance of play equipment in space provided on development.	£3,681.33
S08/1231 - Poplar Farm	Play equipment and drainage equipment maintenance on site.	£133,544.96
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	Provision, enhancement or upgrade of the existing sports facilities at Empingham Road Playing field.	£30,307.00
Open Spaces & Leisure		
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham road playing field.	£184,240.00
S99/1156 - Land off Manthorpe Road Grantham	Play equipment contribution and maintenance off site contribution	£4,112.60



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
Open Spaces & Leisure		
S09/2245 - Caunt Road, Grantham	Improvement of Open space in the vicinity of the development.	£426.50
S14/3208 - High St Billingborough	Upgrade or provision of existing public open space and/or play equipment in Billingborough.	£5,831.00
S12/0438 - Radcliffe Rd Stamford	For the play area with existing play equipment on the recreation ground in Stamford.	£12,614.13
S13/2586 - Land at Belvoir Close, Stamford	Provision or enhancement or upgrade of existing play facilities in Stamford	£9,586.40
S14/1684 - Southfield Business Park, Falcon Way Bourne	Towards the cost of provision or upgrade of play equipment in Bourne Area	£17,662.14
S12/0864 - Empingham Road, Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham road playing field.	£78,960.00
S12/0864 - Empingham Road, Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham road playing field.	£31,309.73
S12/0864 - Empingham Road, Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham road playing field.	£9,303.31
Monitoring		
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,210.80
S12/0864 - Empingham Road, Stamford	Admin costs for monitoring the S106	£10,000.00
S16/2816 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,000.00
S16/2819 - Land at rectory Farm Grantham	Admin costs for monitoring the S106	£10,000.00



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
Education		
S12/0864 - Empingham Road, Stamford	Contribution towards Primary, Secondary and sixth form schools within Stamford.	£330,532.96
S17/1262 - Rioja Developments	Grantham college - Retail and leisure skills academy to help secure a job	£22,912.15
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	To use towards the sporting facilities at the Deepings Secondary School.	£7,346.00
S18/0452 - Ferndale House Swinstead Road	One additional classroom at Charles reed Academy.	£61,238.00
Health		
S08/1231 - Poplar Farm	Construction of primary health care facilities by way of doctor's surgery or medical centre on the health care land.	£60,827.19
S12/0864 - Empingham Road, Stamford	Providing and extending, improving or altering health facilities within Stamford, arising from the development.	£222,322.90
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	For improving facilities at the Deepings Medical Practice	£13,275.87
S18/0543 - Wherry's Lane Bourne	To be used towards improvements to the Hereward Medical centre Bourne	£11,773.70
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	Improving patient access to medical and pharmaceutical dispensing services at the Deepings Medical Centre.	£1,712.00
S21/2094 - Swinegate	Improvement of main GP surgeries in Grantham.	£5,500.00



Table 19: Received monetary contributions at any time prior to 2023/24 continued...

Planning reference	Purpose of the contribution	Opening balance 2023/24
Transport & Travel		
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	For making of any necessary traffic regulation order in proximity to access points of the development	£2,577.64
S08/1231 - Poplar Farm	Local public transport servicing the land	£13,802.63
S12/0864 - Empingham Road, Stamford	Temporary bus service and then remainder traffic signal	£106,783.89
S17/2466 - Land off Linchfield Road Deeping St James	For the provision of two bus shelters at the locations of the Bus stop Works and future maintenance of the bus shelters on Linchfield road.	£15,602.29
		£3,594,581.75



Appendix 4; summary details of any non-monetary contributions to be provided under planning obligations which was entered into during the reported year

Table 20: Non-monetary obligation secured in new S106 agreements during 2023/24

Planning reference and details	Purpose of funding	Agreed non-monetary contribution	Comments
S22/1240 - Land at Phase 10B Elsea Park Welland Drive	Affordable Housing	48 Dwellings	To secure 48 dwellings on the development as Affordable Housing.
	Open Spaces	On site	Open space to be provided on site no less than 125 sqm per person (no more than 6000 sqm in total), to include 310 sqm of equipped children's area.



Appendix 5; the total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure.

(Accrued interest is added in line with the terms of each individual S106 agreement).

Table 21: Allocated contributions but not spent in 2023/24

Planning Ref	S106 terms for spend of contribution	Balance including interest 2023/24	Comment
Transport & Travel			
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Affordable housing in Market Deeping then southern area of the district then within district.	£293,701.26	SKDC investing in affordable housing within Market Deeping.
Community Facilities			
S19/2235 - Land Adjacent Fire Station of Bourne Road Corby Glen	Improvements and enhancements to the Community/Village Hall serving the Development.	£47,303.27	Bids currently in for use of the funds.
Open Spaces & Leisure			
S12/0864 - Empingham Road and Tinwell Road Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham Road playing field.	£297,890.10	Stamford Rugby club looking to use funds to improve facilities.
Monitoring			
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,437.20	SKDC investing in the software to monitor and manage the S106 obligations
S12/0864 - Empingham Road and	Monitoring costs	£10,494.19	
S16/2816 - Land at rectory	Monitoring costs	£10,494.19	
S16/2819 - Land at rectory	Monitoring costs	£10,494.19	
S08/1231 - Poplar Farm	Admin costs for monitoring the S106	£2,370.36	



Table 21: Allocated contributions but not spent in 2023/24 continued...

Planning Ref	S106 terms for spend of contribution	Balance including interest 2023/24	Comment
Education			
S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£122,992.36	LCC claiming for Poplar Farm School.
Affordable Housing			
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	For making of any necessary traffic regulation order in proximity to access points of the development	£2,577.64	LCC making a claim due to road alterations already being in place.
£800,754.76			



Appendix 6; the total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend).

Table 22: Spent contributions during 2023/24

Planning reference	To be used for	Spent	Purpose of spend during 2023/24
Affordable Housing			
S15/0030 - Marshall's Yard, Stamford	To be used towards affordable housing in Stamford.	£5,803.92	Remaining balance used to purchase Affordable Housing in Stamford, allocated to expenses for
Digital Infrastructure			
S05/0220 - Land at Springfield Rd, Impress Metal Packaging Ltd - Grantham	Cost incurred by the council in implementing CCTV in the Vicinity of the land	£9,283.79	Remaining balance allocated to spend for modernisation of CCTV.
Community Facilities			
S00/0843 - Land North of Springfield Road	Car parking provided on Springfield Road said amount for maintaining areas.	£45,000.00	Moved to budget holder for maintenance.
Green Area Maintenance			
S05/1288 - Land East Churchfield Close, Deeping St James	Play equipment maintenance contribution on site.	£9,209.72	Allocated to maintenance budget
S02/1169 - Persimmon Homes - Springfield Road, Grantham	Installation and maintenance of play equipment in space provided on development.	£3,681.33	Moved to maintenance budget
Open Spaces & Leisure			
S99/1156 - Land off Manthorpe Road Grantham	Play equipment contribution and for maintenance.	£4,112.60	Moved to maintenance budget
S09/2245 - Caunt Road, Grantham	Improvement of OS in the vicinity of the land	£426.50	Moved to maintenance budget



Table 22: Spent contributions during 2023/24 continued...

Planning reference	To be used for	Spent	Purpose of spend during 2023/24
Open Spaces & Leisure			
S13/2586 - Land at Belvoir Close, Stamford	Provision or enhancement or upgrade of existing play facilities in Stamford	£9,586.40	Used for enhancing of the play area of the Stamford Recreation Ground
S12/0864 - Empingham Road, Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham Road playing field.	£18,949.21	Spent by Stamford Football club as agreed by cabinet decision 15 June 2021
S12/0864 - Empingham Road, Stamford	For the costs of the provision of, enhancement to, or upgrade of existing sports facilities at Empingham Road playing field.	£1,002.00	Spent by Stamford indoor bowls as agreed by cabinet decision 15 June 2021
S14/3208 - High St Billingborough	Upgrade or provision of existing public open space and/or play equipment in Billingborough	£5,831.00	Upgrade of play equipment at Billingborough Playing fields
S21/0655 - Main Road Long Bennington	To be used to upgrade play equipment of the children's play facilities at Long Bennington playing fields for the development	£17,360.98	Upgrade of play equipment at Long Bennington
Fire & Safety			
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	Fire hydrant to serve the development x2	£2,019.10	Fire hydrant provision for the development
Education			
S12/0864 - Empingham Road, Stamford	Contribution towards Primary, Secondary and sixth form schools within Stamford.	£330,532.96	LCC spent for the purpose of the construction of classrooms to Malcolm Sargent Primary School & Stamford Welland Secondary
S08/1231 - Poplar Farm	Provision of extra places for early years and/or secondary education in Grantham.	£341,480.73	LCC claimed to reimburse for the school on Poplar farm being built.



Table 22: Spent contributions during 2023/24 continued...

Planning reference	To be used for	Spent	Purpose of spend during 2023/24
Open Spaces & Leisure			
S14/3571 - Land east of Sheep Wash Lane and south of Barrowby Road	Additional classrooms for 60 places at proposed Barrowbygate school Poplar farm	£995,744.68	LCC claimed to reimburse for the school on Poplar farm being built.
Health			
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	Towards improving facilities at the Deepings Medical Practice	£13,275.87	Part funding to reconfigure clinical treatment spaces at The Deepings Practice.
£1,813,300.79			



Appendix 7; The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer-term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held.

Table 24: Closing balance at the end of 2023/24

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Affordable Housing					
S11/0967 - McCarthy Stone, Grantham	13/02/2015	Affordable housing within Grantham		£29,090.65	No date given
S10/2106 - Land to the rear 45-49 Harrowby Lane	10/12/2015	Affordable housing within Grantham		£177,000.00	09/12/2025
S12/0438 - Radcliffe Rd Stamford	01/12/2017	Affordable Housing in Stamford then the villages in the vicinity of Stamford then finally within any area of the district.		£290,627.51	01/12/2027
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	27/09/2019	Affordable housing in Market Deeping then southern area of the district then within district		£134,037.26	26/09/2024
S16/1451 - Land off Main Road Long Bennington	22/12/2021	Affordable housing within the administrative area of the council - Grantham		£684,000.00	21/12/2026
S18/1207 - Land to the south east side of Kettering Road Stamford	01/12/2023	Affordable housing within Stamford	£5,516.36	£368,644.36	01/12/2028
S17/2496 - Uffington Road Stamford	12/12/2023	Affordable Housing firstly in Stamford or anywhere in the council area.		£79,295.56	11/12/2028
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	27/07/2022	Affordable Housing within Deeping St James if this is not possible for whatever reason it may be used by the council towards the provision anywhere within SKDC.	£7,019.13	£149,051.13	26/07/2027



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Affordable Housing					
S17/1728 - The Towngate Inn, 3 Towngate East, Market Deeping	22/11/2022	Affordable Housing priority Market Deeping then southern area of the district then lastly any area		£159,664.00	21/11/2027
S18/0543 - Wherry's Lane Bourne	03/05/2022	Provision for Affordable Housing in Bourne	£4,531.99	£96,236.77	13/12/2026
CCTV & Public Art					
S08/1231 - Poplar Farm	22/03/2024	CCTV and public art on land, may use all or part for the management of the community hall	£379.04	£16,518.72	5 Years after final instalment
Community Facilities					
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	12/12/2023	For the restoration of Stamford Town Hall cellars and/either contribute to the construction of scout headquarters/ community hall.	£1,821.92	£125,612.13	11/12/2033
S08/1231 - Poplar Farm	22/03/2024	Provision of community hall on community hall land.	£4,047.52	£85,948.97	5 Years after final instalment
S19/2235 - Land Adjacent Fire Station Of Bourne Road Corby Glen	23/02/2024	towards improvements and enhancements to the Community/ Village Hall in Corby Glen serving the Development.	£204.06	£47,303.27	23/02/2029



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Community Facilities					
S21/1841 - Land on South Side of Bourne Road and North of Swinstead Road Corby Glen	11/03/2024	To be used by the Parish Council towards local community projects including improvements to community halls, infrastructure improvements and open spaces.	£47.49	£29,355.71	11/03/2034
Green Area Maintenance					
S17/2496 - Uffington Road Stamford	04/10/2023	To improve Uffington Road Playing fields/open space or play facilities serving development.		£34,973.05	03/10/2028
S08/1231 - Poplar Farm	22/03/2024	Play equipment and drainage equipment.	£14,174.23	£300,989.64	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	14/07/2021	Provision, enhancement or upgrade of the existing sports facilities at Empingham Road Playing field.	£1,497.75	£31,804.75	13/07/2026
Open Spaces & Leisure					
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	23/01/2020	Costs for maintaining adopted green area in the area of the development.	£9,105.02	£193,345.02	18/03/2025
S21/0655 - Main Road Long Bennington	15/10/2023	To be used to upgrade play equipment of the children's play facilities at Long Bennington playing fields for the development.	£204.60	£9,277.87	15/10/2033



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Open Spaces & Leisure					
S16/1451 - Land off main road, Long Bennington	09/06/2023	For provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment.		£2,413.25	08/06/2028
S12/0438 - Radcliffe Rd Stamford	08/05/2017	Towards improvements or upgrade play area on existing play equipment recreation ground Stamford		£12,614.13	07/05/2027
S14/1684 - Southfield Business Park, Falcon Way Bourne	16/08/2021	Towards the cost of provision or upgrade of play equipment in Bourne Area		£18,534.99	15/08/2026
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	04/12/2020	Costs for maintaining adopted green area in the area	£872.85	£104,545.08	18/03/2025
S16/2285 - Land off Falcon Way Bourne	28/12/2023	Towards play equipment at Well Head Fields South Road Bourne	£4,923.25	£16,641.10	28/12/2028
S18/0452 - Ferndale House Swinstead Road	12/04/2023	For play equipment at Corby Glen.	£221.70	£17,540.16	11/04/2028
S16/1451 - Land off main road, Long Bennington	09/06/2023	Towards the provision/improvement of existing Long Bennington Playing field/other public space/children's play equipment off site in Long Bennington.	£800.16	£11,250.00	08/06/2028



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Monitoring					
S08/1231 - Poplar Farm	22/03/2024	Admin costs for monitoring the S106	£226.40	£4,807.56	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	05/07/2016	Admin costs for monitoring the S106	£494.19	£10,494.19	13/07/2026
S16/2816 - Land at rectory Farm Grantham	06/11/2023	Admin costs for monitoring the S106	£494.19	£10,494.19	06/11/2033
S16/2819 - Land at rectory Farm Grantham	28/12/2022	Admin costs for monitoring the S106	£494.19	£10,494.19	28/12/2032
Fire & Safety					
S17/2496 - Uffington Road Stamford	04/10/2023	Fire Hydrant to serve the development		£1,056.86	03/10/2028
S17/1900 - Land to the South of Stowe Croft Road	08/02/2024	Fire Hydrant to serve the development	£6.54	£937.88	08/02/2029
S18/0093 - Land to east of Low Road Barrowby	28/03/2024	Fire Hydrant to serve the development		£853.17	28/03/2029
Education					
S21/0655 - Main Road Long Bennington	22/09/2023	Providing additional secondary education capacity in Grantham and Sixth form education providing additional sixth form capacity in Grantham.	£2,419.20	£109,704.48	21/09/2033



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Education					
S17/1262 - Rioja Developments	16/08/2021	Grantham college - Retail and leisure skills academy to help secure a job.		£22,912.15	16/08/2031
S16/1451 - Main Road Long Bennington	22/09/2023	To be used towards providing educational facilities for Priory Ruskin Academy.		£82,544.24	22/09/2028
S17/2466 - Land on the West side of Linchfield Road	05/01/2024	Primary education to be spent towards the expansion of Market Deeping Community Primary School Secondary and Sixth form education - to be spent towards sporting facilities at Deepings Secondary school	£7,573.73	£659,795.89	05/01/2028
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	17/10/2023	Towards the additional classrooms and facilities at Colsterworth and Corby Glen Primary Schools and Walton Girls School, Grantham or the provision of such other Primary, secondary and sixth form educational facilities the development.		£389,056.35	16/10/2033
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	27/07/2022	To use towards the sporting facilities at the Deepings Secondary School.	£363.03	£7,709.03	26/07/2027
S18/0452 - Ferndale House Swinstead Road	23/03/2023	One additional classroom at Charles Reed academy	£3,026.34	£64,264.34	22/03/2028



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Education					
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Provide an additional 3 classroom teaching block and additional library accommodation and facilities at West Grantham academy and a 3 classroom teaching block and additional sports facilities at Walton Girls School.	£11,371.86	£1,630,987.94	05/02/2029
S08/1231 - Poplar Farm	22/03/2024	Provision of extra places for early years and/or secondary education in Grantham.	£5,791.97	£122,992.36	8 Years
S18/0093 - Land to east of Low Road Barrowby	28/03/2024	Towards an extension to Walton Secondary School comprising 2 additional classrooms (for secondary and sixth form).		£120,841.14	28/03/2029
Health					
S08/1231 - Poplar Farm	22/03/2024	Construction of primary health care facilities by way of doctor's surgery or medical centre.	£6,455.22	£137,076.46	5 Years after final instalment
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	23/01/2020	Providing and extending/improving or altering health facilities within Stamford arising from the development.	£10,987.05	£233,309.95	01/04/2025
S18/0543 - Wherry's Lane Bourne	14/12/2021	To be used towards improvements to the Hereward Medical centre Bourne	£581.85	£12,355.55	13/12/2026



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Health					
S17/2496 - Uffington Road Stamford	01/11/2023	To be spent towards healthcare facilities at Lakeside healthcare Stamford and/or redeveloping Stamford Hospital Site		£21,800.12	01/11/2028
S18/2379 - Land West of A1 and North of Bourne Road Colsterworth	17/10/2023	Extension and upgrade to Glenside Country GP Practice in Corby Glen		£51,651.33	16/10/2033
S21/0655 - Main Road Long Bennington	16/10/2023	To be used to provide NHS facilities at Long Bennington surgery to mitigate the development	£664.10	£30,115.04	15/10/2033
S17/2466 - Land on the West side of Linchfield Road	05/01/2024	To be spent towards improvements of the Deepings surgery	£840.48	£73,219.21	05/01/2028
S21/0938 - Land at Uffington Road Retail Park Uffington Road Stamford	12/12/2023	To be spent towards healthcare facilities at Lakeside healthcare Stamford and/or Glenside Country practice castle Bytham	£2,204.99	£152,023.40	11/12/2033
S23/0836 - 6-7 St Peters Hill Grantham	11/09/2023	Remodelling changes to existing facilities at Healthcare Grantham Primary network at St Johns Medical Centre, St Peters hill surgery, Vine house surgery, Harrowby Land surgery.		£7,480.00	10/09/2028
S13/3167 - Land at Lincoln Road Stamford	22/11/2023	Improve facilities within the Stamford area		£11,268.48	No expiry date



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Health					
S18/2111 - Alston Country homes - 153 Eastgate Deeping St James	27/07/2022	Improving patient access to medical and pharmaceutical dispensing services at the Deepings Medical Centre.	£84.61	£1,796.61	26/07/2027
S21/2094 - Swinegate	07/03/2022	Improvement of main medical services in Grantham.		£5,500.00	06/03/2027
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Extension of Vine Street Surgery in Grantham	£1,413.42	£181,892.14	05/02/2029
S19/2235 - Land Adjacent Fire Station Of Bourne Road Corby Glen	23/02/2024	Towards Market Cross Surgery	£221.23	£51,282.50	23/02/2029
Transport & Travel					
S17/1728 - Towngate Inn, 3 Towngate east, Market Deeping	12/01/2019	For making of any necessary traffic regulation order in proximity to access points of the development		£2,577.64	26/09/2024
S08/1231 - Poplar Farm	22/03/2024	Local public transport servicing the land.	£1,466.92	£31,149.95	5 Years
S20/1169 - Wilsford Lane Ancaster	27/10/2023	Towards making the speed limit 30mph and installation of weight limit to Wilsford Lane Ancaster		£5,610.47	27/10/2028



Table 24: Closing balance at the end of 2023/24 continued...

Planning reference	Date Contribution received	Purpose of Contribution as stated in the S106 Agreement	Interest accrued 2023/24	Revised closing balance	Usage expiry date
Transport & Travel					
S12/0864 - Land between Empingham Road and Tinwell Road Stamford	26/03/2021	Temporary bus service and then remainder traffic signal	£5,277.19	£112,061.08	25/06/2026
S17/2466 - Land off Linchfield Road Deeping St James	28/01/2022	For the provision of two bus shelters at the locations of the Bus stop Works and future maintenance of the bus shelters on Linchfield road.		£15,602.29	27/01/2027
S21/1841 - Land on the South of Bourne Road and North of Swinstead Road Corby Glen	21/11/2023	Contribution towards traffic regulation order to move 30mph speed limit on the A151 Bourne Road and the B1176 Swinstead Road, Contribution towards travel plan and towards footpath improvement works on the corner	£140.61	£16,936.23	21/11/2033
S14/3571 - Land to east of Sheep Wash Lane and to south of Barrowby Road	05/02/2024	Provision of Bus Shelters on Barrowby Road to Serve development.		£131,382.97	05/02/2029
			£117,966.38	£7,762,352.46	



Appendix 8: in relation to affordable housing, the total number of units provided.

Table 25: Breakdown of Affordable housing delivered in 2023/24

Location	Social Rent	Affordable Rent	Intermediate Rent	Shared Ownership	Discounted Open market	Rent to Buy	Total
Ancaster	2			4			6
Bourne		6	8	9		2	25
Colsterworth		4		2			6
Corby Glen		13		19		3	35
Grantham		21		15	13		49
Langtoft	12						12
Market Deeping		2		4			6
Morton		7					7
Stamford		27		2			29
Total	14	80	8	55	13	5	175

5.2 Definition of the categories used in the above diagram, is set out on the following page.



Affordable Housing - includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Affordable Rent - is a rent charged up to 80% of the market levels within the local area, offered by Registered Housing Providers to households whose needs are not met by the market.

Intermediate Rent - as Affordable Rent above but offered by private landlords, allowing households without the money for a deposit to purchase a property and the opportunity to obtain a home whilst still saving for a deposit.

Shared Ownership - Allows buyers to purchase a share of a property (25% to 75%) and pay rent on the remaining share. It provides intermediate tenancy for households which would not otherwise be able to afford home ownership. The supply of new shared ownership properties has increased in recent years, making up an increasing proportion of new homes for affordable home ownership.

Social Rent - houses are owned by Local Authorities and Registered Providers for which guideline target rents are determined through the national rent regime.

Rent to Buy - a government scheme designed to ease the transition from renting to buying a home by providing subsidised rent.

First Homes - First Homes is a new tenure of affordable housing which offers properties for sale with a discount of 30% on the market value to first time buyers. The discount will be on the property in perpetuity and so the property will remain as a First Home through subsequent sales.





S18/0904 – Manning Road Bourne, This Allison Homes development is now well underway. Providing 37 affordable homes as well as monetary contributions for education, health and open space provided on site.

Section 106 Fund Application Form

FORM REVISED
Nov 2023

Instructions

This application is for capital projects only. This application needs to be completed fully to allow the District Council to assess whether your project meets the needs to be eligible for a S106 grant award. Make sure all details are correct and notify South Kesteven District Council as soon as possible with any changes to be made.

FOR OFFICE USE ONLY

Date/time received:

Name and address of organisation	Contact name	Purpose of organisation (e.g Parish Council, Charity)
Email address	Phone Number	Other

Project information

Attach documentation that will support your application. This will include design or project plans, Drawings, and photographs along with Quotations, see checklist on page 3.

Location of project	Total Cost of project	S106 funding amount?
Is there a shortfall in the total amount of capital funding you require? How will this shortfall be met?	Project start date	Estimated completion date

About the Section 106

This section is to be used to explain the Section 106 agreement that you wish to apply for a grant against for your project. Providing as much information as possible. Also remembering that not all S106 monies are available due to some already being assigned to projects as stated in the Section 106 agreement. Check with South Kesteven Council Prior to application.

Planning permission reference/ details	S106 agreement reference	Is your organisation named in the S106
Details as to why this should be allocated to your project.		
Please attach additional pages if it is required to support your application		

About the Section 106 continued...

Please specify relevant clause in the S106 agreement to which your project relates. How does your project meet the S106 agreement requirements?

How will your project benefit/impact the local community?

Please use additional if you feel this is required to explain your case.

Checklist for applying for S106 monies	Attached
Tick those that apply.	
Evidence of the approval attached, if the organisation applying for the grant does not have ownership of the land and have sourced permission. Along with leases or information regarding the time left on land.	
A minimum of 3 written quotes for capital elements of the project, demonstrating best value and making sure to source locally where possible.	
Research data has been included with your application into why the project is needed.	
Copy of a letter or minutes evidence that you have discussed your proposed project with your parish council or ward councillors, and they support the project, where possible.	
If the S106 grant is to help part fund a project, then evidence of other secure funding streams to be provided	
Provide evidence of how you consulted/engaged with the local community about the need for the project i.e. meetings, questionnaire, surveys	
Supply photos, design plans, specifications of project, to help describe the project in question	
A copy of your organisation's latest bank statement for each of your organisation's accounts.	
Charity number (if applicable)	
Provide a copy of the organisation's bank details on letterheaded paper.	
Where there are licenses and/or planning permissions required, include evidence of research/ correspondence regarding this.	
Any other documents that you deem necessary for the application	

Declaration

<p>I confirm that I am authorised to make this application for the above name organisation. I also certify that all information that has been completed above and submitted in addition to the application is correct. If any changes to this application happen in any way, you are agreeing to notify South Kesteven Council.</p> <p>Position held:</p>	<p>Signed:</p> <p>Printed:</p> <p>Date:</p>
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To request a document in a specific language or format, you can ring us or email us on:

-  01476 40 60 80
-  communications@southkesteven.gov.uk

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Polski / Polish:

Skontaktuj się z nami, korzystając z powyższych danych, jeśli potrzebujesz przetłumaczyć ten dokument na swój język

Lietuviškai / Lithuanian:

Susisiekite su nami naudodamiesi šiuo dokumentu, išversto į jūsų kalbą

Português / Portuguese:

Entre em contato conosco usando os detalhes acima se precisar deste documento traduzido para o seu idioma

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Vă rugăm să ne contactați folosind detaliile de mai sus dacă aveți nevoie de traducerea acestui document în limba dvs

Magyar / Hungarian:

Kérjük, vegye fel velünk a kapcsolatot a fenti elérhetőségeken, ha szüksége van erre a dokumentumra az Ön nyelvére lefordítva

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Lūdzu, sazinieties ar mums, izmantojot iepriekš norādīto informāciju, ja jums ir nepieciešams šis dokuments jūsu valodā

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ஜெக ஸ்ரீ ரேந்தன் வானை னாட்டுர் அந்வே வசய்ளோட்டயவந்தன தேவேஷ் ஸ்ரீச டஷ்பேரயபந், மீந்யளந் உட்வேயங்வ ரள் ரள்ளேபே வாந் னநவயடைள் யடிடனந்

Español/ Spanish

Póngase en contacto con nosotros utilizando los detalles anteriores si necesita que este documento se traduzca a su idioma.

Nepali / Nepalese:

यदि तपाईंलाई यो कागजातलाई आफ्नो भाषामा
अनुवाद गर्न आवश्यक छ भने कृपया माथिको
विवरणहरू प्रयोग गरेर हामीलाई सम्पर्क गर्नुहोस्



Contact Details

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 www.southkesteven.gov.uk



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