

**ASSET MANAGEMENT CAPITAL PROGRAMME REVIEW BOARD
8 NOVEMBER 2022**

ITEM NO.

SECTION 106 AGREEMENTS REPORT 08 NOVEMBER 2022

Purpose of the Report

1. The purpose of this report is to update Asset Management Capital Programme Review Board on the position with respect to Section 106 Agreements for its information and monitoring.

Summary

2. The information in the attached table sets out the current position in relation to the live S106 agreements as of 4 November 2022.
3. The table shows a total of 58 Section 106 Planning Agreements. The total value of the live agreements is currently £23.7m.
4. For the 58 live agreements, the Council has received £15.2m; in that respect £7.9m has been spent on obligations.

Nov 2022

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Grand Total	23,660,325.84	15,257,177.45	7,902,737.03	1,739,173.28	1,026,888.70

July 2022

Obligation	Contribution	£ Received	£ Total Spend as at 01/07/2022	£ Due FY 22/23	£ Due FY 23/24	£ Due FY 24/25
Grand Total	23,747,125.84	-12,761,646.44	7,758,077.20	-841,730.70	-1,739,173.28	-1,026,888.70

5. For the purposes of this report the main obligations have been summarised as follows:
6. Affordable Housing Contributions -

There is a total of £4.27m due; we have now received over £4.04m, with projected income for the balance shown below:

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Affordable Housing					
Low Coniscliffe		0.00		0.00	
School Aycliffe		0.00		0.00	
within Darlington	4,279,378.52	4,044,722.30	3,980,125.10	92,250.00	196,166.70
On Site - Former Snipe House Farm		0.00		0.00	
On Site - Lingfield Point		0.00		0.00	
On Site - Former Springfield School Site		0.00		0.00	
On Site - Middleton St George		0.00			
Affordable Housing Total	4,279,378.52	4,044,722.30	3,980,125.10	92,250.00	196,166.70

7. Education Contributions -

There is a total of £3.23m due of which £2.7m has been received.

The obligations have been allocated to existing schemes identified below:

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Education					
Carmel Road South	180,245.00	180,245.00	0.00		
Heighington	360,490.00	372,387.67	0.00		
Hurworth Primary School	644,105.00	415,647.02	261,172.77		101,666.00
Middleton St George	806,494.00	147,622.25	0.00		
School Aycliffe	81,000.00	81,998.20	0.00		
within Darlington	87,000.00	87,000.00	0.00		
Heathfield Primary School	500,000.00	500,000.00	500,000.00		
St George's Church Primary School	168,025.00	169,285.19	0.00		
St Georges Expansion	678,798.00	727,414.60	727,414.60		
Holy family Places	46,875.00	46,875.00	46,875.00		
New Primary School Land Middleton St Ge	0.00				
Land at Berrymead Farm	-315,500.00				
Education Total	3,237,532.00	2,728,474.93	1,535,462.37		101,666.00

8. Highways -

There is a total of £3.3m due of which we have received just over £1.35m.

The obligations have been allocated to specific schemes detailed below:

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Highways					
Carmel Road South	20,000.00	20,000.00	0.00		
Little Burdon Network Contribution	149,227.34	33,573.64	0.00	17,054.00	17,054.00
Middleton St George	12,000.00	12,000.00	0.00		
Morton Palms Network Contribution	1,026,371.86	298,751.51	0.00	52,002.00	52,002.00
School Aycliffe	100,000.00	101,530.00	101,530.00		
Lingfield Point	57,320.00	57,320.00	1,809.19		
Former Springfield School	80,000.00	80,000.00	0.00		
A66 Improvements - Yarm Road	153,455.64	166,868.02	0.00		
A66 Improvements Lingfield Point	271,888.88	271,888.61	0.00		
Light Controlled Crossing / TRO's /20 mph :	137,137.50	137,137.50	126,207.00		
db Symmetry - A66 Improvements	450,734.99	156,176.40	0.00		
West Park - Link Road by Developer	0.00	0.00	0.00		
On Site	25,000.00				
Offsite Highway Improvements	3,200.00				
Land at Berrymead Farm	854,074.28			854,074.28	
db Symmetry	0.00				
Highways Total	3,340,410.49	1,335,245.68	229,546.19	923,130.28	69,056.00

9. Children’s Play Areas - Sports and Recreation

There is a total of £596k due of which £386k has been received and £169k spent.
The obligations have been allocated to existing schemes identified below:

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Childrens Play					
Mowden	80,703.00	80,703.40	80,487.57		
South Park	67,798.00	71,079.42	0.00		
Broken Scar Play Area	24,057.00	24,057.00	24,057.00		
Non Financial - Lancaster House Play Area	0.00		0.00		
West Park JV - Stag House Farm	116,250.00	84,110.76	0.00		
Darrowby Drive Play Area	15,625.00	15,625.00	15,624.51		
Sadberge village	50,000.00				
West Park, Eggleston or Auckland Oval	51,200.00	49,800.00	49,800.00		
Leadenhall Street	6,980.00				
West Park JV - Mount Pleasant Farm	183,750.00	61,250.00	0.00		
Childrens Play Total	596,363.00	386,625.58	169,969.08		

10. Sport and Recreation -

There is a total of £1.1M due of which £891k has been received and £642k spent.

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Sports Facilities					
Hurworth	70,000.00	46,787.33	46,000.00		
South Park	715,310.00	735,967.80	596,419.60		
On Site	45,392.00				
Land at Berrymead Farm	61,893.00			61,893.00	
Sports Facilities Total	892,595.00	782,755.13	642,419.60	61,893.00	
Sports Pitches					
Heighington	19,633.00	19,860.27	0.00		
Low Coniscliffe	10,816.00	11,237.82	0.00		
Middleton St George	39,209.00	43,479.14	0.00		
SW Darlington	10,974.00	10,974.00	0.00		
Lancaster House - MsG	15,180.00	15,407.70	0.00		
Mowden Hall - Staindrop Road	8,988.00	8,871.16	0.00		
Sports Pitches Total	104,800.00	109,830.09	0.00		

11. Transport -

There is a total of £1.54m due of which £564k has already been received, with projects detailed as below:

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Transport - Bus Services					
Bus services - Mowden	92,497.00	92,496.73	92,496.73		
Bus Service - Lingfield Point	23,550.00	23,550.00		0.00	
Non-Financial Bus Pass Middleton St Georj	0.00			0.00	
Non-Financial Bus Pass Station Road, MsG	0.00			0.00	
Bus Service - Hurworth	327,600.00	182,000.00		54,600.00	
Bus Service - Yarm Road	15,000.00	15,000.00		0.00	
Bus Service - Middleton St George	297,000.00			297,000.00	
On Site	400,000.00				
Transport - Bus Services Total	1,265,647.00	344,232.73	92,496.73	351,600.00	
Transport - Bus Stops					
Heighington	10,000.00	10,154.50	860.20		
Bus Shelter - Mowden Shops	31,500.00	31,812.00	30,853.10		
Bus Shelter - West Park	7,500.00	7,500.00	0.00		
Bus Shelter - Briar Walk/Blackwell House	18,000.00	18,000.00	0.00		
Bus Shelter - Lancaster House MsG	21,000.00	21,315.00	0.00		
Bus Shelter - Acorn Close MsG	7,000.00	7,000.00	0.00		
Bus Shelter - Tyne Cres / Tees Drive	40,000.00	40,000.00	40,000.00		
Bus Shelter - Elm Ridge	16,000.00	16,000.00	0.00		
Bus Shelter - Middleton Lane	10,500.00	13,565.00	0.00		
Bus Shelter - East of Oak Tree Inn - MsG	5,750.00	5,945.00	0.00		
Bus Shelter - Edward Pease	26,000.00	26,156.00	0.00		
Bus Stops - Faverdale	15,440.00				
Burtree	20,000.00	23,352.00	0.00		
Transport - Bus Stops Total	228,690.00	220,799.50	71,713.30		

12. Sustainable Transport -

There is a total of £1.82m due of which £951k has been received.

The obligations have been allocated to specific schemes but typically include improvements to cycle routes, footpaths and traffic calming measures.

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Sustainable Transport					
Heighington	78,900.00	82,825.28	0.00		
Hurworth	6,000.00	6,000.00	6,000.00		
School Aycliffe	90,000.00	91,098.00	14,494.38		
Former Springfield School	62,500.00	62,500.00	14,832.27		
On Site - Middleton St George	0.00				
Cycling signage and infrastructure - Brinkt	15,625.00	15,625.00	0.00		
Millfields Area - Lingfield Point	109,113.00	109,113.00	0.00		
John Street Cycle Route	4,400.00		0.00		
Various schemes in Roundhill Road	202,500.00	143,353.00	79,261.52	32,800.00	
Walking and cycling in Victoria Road area	7,800.00	7,800.00	0.00		
Walking and cycling in Neasham	10,800.00	11,540.88	0.00		
Walking - Cycling in Middleton St George	28,800.00	28,800.00	0.00		
Footpaths - Yarm Road - MsG	10,800.00	11,167.00	0.00		
db Symmetry - Contribution extent TBA	283,999.13		0.00		
Mowden Hall - Staindrop Road	25,500.00	25,168.50	0.00		
Yarm Road Footpaths - Middleton St Georg	56,700.00				
West Park JV - Stag House Farm	144,150.00	75,105.72	22,523.08		
On Site	116,250.00	117,935.63	0.00		
Land at Berrymead Farm	277,500.00			277,500.00	
db Symmetry	0.00				
S&D Railway walking and cycling route	11,000.00				
Footpaths - Faverdale	52,600.00				
West Park JV - Mount Pleasant Farm	227,850.00	163,560.78	0.00		
Sustainable Transport Total	1,826,987.13	951,592.79	137,111.25	310,300.00	

13. Financial Contribution – West Park

The £6m Financial Contribution from West Park is split between a Secondary School, Affordable Housing and Playing Pitches, which we have now received over £2.5m

Obligation	Contribution	£ Received	Total Spend at 31/10/2022	£ Due FY 23/24	£ Due FY 24/25
Financial Contribution Total	6,087,000.00	2,519,887.61	0.00	0.00	660,000.00

14. Obligations Complete

There are no Obligations which are being removed from the report this time.

Michael Chandler

**Systems and Information Supervisor - Development Management.
CHIEF EXECUTIVE’S OFFICE & ECONOMIC REGENERATION GROUP**

The full breakdown is attached

	Contribution	£ Received	Total Spend at 31/10/2022	Balance at 01/11/2022	£ Due FY 23/24	£ Due FY 24/25
Affordable Housing						
Low Coniscliffe	0.00		0.00	0.00		
School Aycliffe	0.00		0.00	0.00		
within Darlington	4,279,378.52	4,044,722.30	3,980,125.10	64,597.20	-92,250.00	-196,166.70
On Site - Former Snipe House Farm	0.00		0.00	0.00		
On Site - Lingfield Point	0.00		0.00	0.00		
On Site - Former Springfield School Site	0.00		0.00	0.00		
On Site - Middleton St George	0.00			0.00		
Affordable Housing Total	4,279,378.52	4,044,722.30	3,980,125.10	64,597.20	-92,250.00	-196,166.70
Cycleway and Footpath						
Carmel Road South	59,000.00	59,000.00	0.00	59,000.00		
Heighington	42,800.00	43,698.80	0.00	43,698.80		
Low Coniscliffe	36,000.00	28,053.00	0.00	28,053.00		
Middleton St George	20,000.00	21,136.00	7,204.36	13,931.64		
Sugar Hill Park	20,000.00	20,000.00	0.00	20,000.00		
Lancaster House - MsG	160,000.00	162,400.00	17,574.56	144,825.44		
Cycleway and Footpath Total	337,800.00	334,287.80	24,778.92	309,508.88		
Ecology						
Middleton St George	98,410.00	115,434.93	0.00	115,434.93		
within Darlington	20,000.00	20,000.00	0.00	20,000.00		
Blackwell Meadows	9,800.00	9,800.00	0.00	9,800.00		
Conniscliffe Road	7,500.00	7,500.00	0.00	7,500.00		
Cocker Beck, Staindrop Road	5,000.00	5,000.00	5,000.00	0.00		
Leach Grove	28,200.00	28,200.00	18,701.47	9,498.53		
Non Financial Royal Oak Farm Heighington	0.00		0.00	0.00		
River Skerne Channel Improvements	22,000.00	22,000.00	1,967.00	20,033.00		
West Beck SUDS Scheme	70,000.00	70,000.00	30,901.97	39,098.03		
On Site	0.00					
Ecology Total	260,910.00	277,934.93	56,570.44	221,364.49		
Education						
Carmel Road South	180,245.00	180,245.00	0.00	180,245.00		
Heighington	360,490.00	372,387.67	0.00	372,387.67		
Hurworth Primary School	644,105.00	415,647.02	261,172.77	154,474.25		-101,666.00
Middleton St George	806,494.00	147,622.25	0.00	147,622.25		
School Aycliffe	81,000.00	81,998.20	0.00	81,998.20		
within Darlington	87,000.00	87,000.00	0.00	87,000.00		
Heathfield Primary School	500,000.00	500,000.00	500,000.00	0.00		
St George's Church Primary School	168,025.00	169,285.19	0.00	169,285.19		
St Georges Expansion	678,798.00	727,414.60	727,414.60	0.00		
Holy family Places	46,875.00	46,875.00	46,875.00	0.00		
New Primary School Land Middleton St George	0.00					
Land at Berrymead Farm	-315,500.00					
Education Total	3,237,532.00	2,728,474.93	1,535,462.37	1,193,012.56		-101,666.00
Employment						
Non Financial - Carmel Road South	0.00		0.00	0.00		
Employment Total	0.00		0.00	0.00		
Heathcare Contribution						
Rockcliffe Court Surgery	30,000.00	30,078.00	21,531.08	8,546.92		
Heathcare Contribution Total	30,000.00	30,078.00	21,531.08	8,546.92		

Highways						
Carmel Road South	20,000.00	20,000.00	0.00	20,000.00		
Little Burdon Network Contribution	149,227.34	33,573.64	0.00	33,573.64	-17,054.00	-17,054.00
Middleton St George	12,000.00	12,000.00	0.00	12,000.00		
Morton Palms Network Contribution	1,026,371.86	298,751.51	0.00	298,751.51	-52,002.00	-52,002.00
School Aycliffe	100,000.00	101,530.00	101,530.00	0.00		
Lingfield Point	57,320.00	57,320.00	1,809.19	55,510.81		
Former Springfield School	80,000.00	80,000.00	0.00	80,000.00		
A66 Improvements - Yarm Road	153,455.64	166,868.02	0.00	166,868.02		
A66 Improvements Lingfield Point	271,888.88	271,888.61	0.00	271,888.61		
Light Controlled Crossing / TRO's /20 mph zones	137,137.50	137,137.50	126,207.00	10,930.50		
db Symmetry - A66 Improvements	450,734.99	156,176.40	0.00	156,176.40		
West Park - Link Road by Developer	0.00	0.00	0.00	0.00		
On Site	25,000.00					
Offsite Highway Improvements	3,200.00					
Land at Berrymead Farm	854,074.28				-854,074.28	
db Symmetry	0.00					
Highways Total	3,340,410.49	1,335,245.68	229,546.19	1,105,699.49	-923,130.28	-69,056.00
Open Space						
Hurworth	5,460.00	5,460.00	5,380.00	80.00		
Low Coniscliffe	11,018.00	5,723.85	0.00	5,723.85		
Middleton St George	0.00		0.00	0.00		
Mowden	151,463.00	151,463.40	110,463.40	41,000.00		
Non Financial Station Road, MsG	0.00		0.00	0.00		
On Site - Middleton St George	0.00					
Non Financial - Lancaster House Open Space	0.00		0.00	0.00		
Non Financial - On Site - Lingfield Point	0.00		0.00	0.00		
Non Financial - On Site Carmel Road South	0.00		0.00	0.00		
Mowden Hall - Staindrop Road	0.00					
West Park JV - Stag House Farm	0.00			0.00		
Harrogate HillPlay Area	12,200.00	6,100.00	6,100.00	0.00		
On Site	0.00					
Land at Berrymead Farm	0.00					
West Park JV - Mount Pleasant Farm	0.00			0.00		
Open Space Total	180,141.00	168,747.25	121,943.40	46,803.85		
Open Space						
Low Coniscliffe	28,882.70	15,004.56	0.00	15,004.56		
Leach Grove	30,000.00	30,000.00	30,000.00	0.00		
Open Space Total	58,882.70	45,004.56	30,000.00	15,004.56		
Open Space & Football Pitch						
Skerne Park	38,630.00	38,630.00	33,111.42	5,518.58		
Open Space & Football Pitch Total	38,630.00	38,630.00	33,111.42	5,518.58		
Parking Spaces						
Heighington	15,000.00	15,637.00	0.00	15,637.00		
Parking Spaces Total	15,000.00	15,637.00	0.00	15,637.00		
Pedestrian Crossing						
Lingfield Point	55,000.00	55,000.00	0.00	33,590.84		
Pedestrian Crossing Total	55,000.00	55,000.00	0.00	33,590.84		
Restrictive covenant only						
Non Financial - Skertingham Manor	0.00	0.00	0.00	0.00		

Restrictive covenant only Total	0.00	0.00	0.00	0.00	
Sports Facilities					
Hurworth	70,000.00	46,787.33	46,000.00	787.33	
South Park	715,310.00	735,967.80	596,419.60	139,548.20	
On Site	45,392.00				
Land at Berrymead Farm	61,893.00				-61,893.00
Sports Facilities Total	892,595.00	782,755.13	642,419.60	140,335.53	-61,893.00
Sports Pitches					
Heighington	19,633.00	19,860.27	0.00	19,860.27	
Low Coniscliffe	10,816.00	11,237.82	0.00	11,237.82	
Middleton St George	39,209.00	43,479.14	0.00	43,479.14	
SW Darlington	10,974.00	10,974.00	0.00	10,974.00	
Lancaster House - MsG	15,180.00	15,407.70	0.00	15,407.70	
Heighington	78,900.00	82,825.28	0.00	82,825.28	
Hurworth	6,000.00	6,000.00	6,000.00	0.00	
School Aycliffe	90,000.00	91,098.00	14,494.38	76,603.62	
Former Springfield School	62,500.00	62,500.00	14,832.27	47,667.73	
On Site - Middleton St George	0.00				
Cycling signage and infrastructure - Brinkburn Road	15,625.00	15,625.00	0.00	15,625.00	
Millfields Area - Lingfield Point	109,113.00	109,113.00	0.00	109,113.00	
John Street Cycle Route	4,400.00		0.00	0.00	
Various schemes in Roundhill Road	202,500.00	143,353.00	79,261.52	64,091.48	-32,800.00
Walking and cycling in Victoria Road area	7,800.00	7,800.00	0.00	7,800.00	
Walking and cycling in Neasham	10,800.00	11,540.88	0.00	11,540.88	
Walking - Cycling in Middleton St George	28,800.00	28,800.00	0.00	28,800.00	
Footpaths - Yarm Road - MsG	10,800.00	11,167.00	0.00	11,167.00	
db Symmetry - Contribution extent TBA	283,999.13		0.00	0.00	
Mowden Hall - Staindrop Road	25,500.00	25,168.50	0.00	25,168.50	
Yarm Road Footpaths - Middleton St George	56,700.00				
West Park JV - Stag House Farm	144,150.00	75,105.72	22,523.08	52,582.64	
On Site	116,250.00	117,935.63	0.00	117,935.63	
Land at Berrymead Farm	277,500.00				-277,500.00
db Symmetry	0.00				
S&D Railway walking and cycling route	11,000.00				
Footpaths - Faverdale	52,600.00				
West Park JV - Mount Pleasant Farm	227,850.00	163,560.78	0.00	163,560.78	
Northgate	4,200.00				
Sustainable Transport Total	1,826,987.13	951,592.79	137,111.25	814,481.54	-310,300.00
Traffic counters	10,000.00	13,150.00	0.00	13,150.00	
Transport - Bus Services					
Bus services - Mowden	92,497.00	92,496.73	92,496.73	0.00	
Bus Service - Lingfield Point	23,550.00	23,550.00	0.00	23,550.00	
Non-Financial Bus Pass Middleton St George	0.00		0.00	0.00	
Non-Financial Bus Pass Station Road, MsG	0.00		0.00	0.00	
Bus Service - Hurworth	327,600.00	182,000.00	0.00	182,000.00	-54,600.00
Bus Service - Yarm Road	15,000.00	15,000.00	0.00	15,000.00	
Bus Service - Sadberge	30,000.00		0.00	0.00	
Bus Service - Faverdale	80,000.00	31,186.00	0.00	31,186.00	

Transport - Bus Services Total	1,265,647.00	344,232.73	92,496.73	251,736.00	-351,600.00
Transport - Bus Stops					
Heighington	10,000.00	10,154.50	860.20	9,294.30	
Bus Shelter - Mowden Shops	31,500.00	31,812.00	30,853.10	958.90	
Bus Shelter - West Park	7,500.00	7,500.00	0.00	7,500.00	
Bus Shelter - Briar Walk/Blackwell House	18,000.00	18,000.00	0.00	18,000.00	
Bus Shelter - Lancaster House MsG	21,000.00	21,315.00	0.00	21,315.00	
Bus Shelter - Acorn Close MsG	7,000.00	7,000.00	0.00	7,000.00	
Bus Shelter - Tyne Cres / Tees Drive	40,000.00	40,000.00	40,000.00	0.00	
Bus Shelter - Elm Ridge	16,000.00	16,000.00	0.00	16,000.00	
Bus Shelter - Middleton Lane	10,500.00	13,565.00	0.00	13,565.00	
Bus Shelter - East of Oak Tree Inn - MsG	5,750.00	5,945.00	0.00	5,945.00	
Bus Shelter - Edward Pease	26,000.00	26,156.00	0.00	26,156.00	
Bus Stops - Faverdale	15,440.00				
Burtree	20,000.00	23,352.00	0.00	23,352.00	
Transport - Bus Stops Total	228,690.00	220,799.50	71,713.30	149,086.20	
(blank)					
Childrens Play					
Mowden	80,703.00	80,703.40	80,487.57	215.83	
South Park	67,798.00	71,079.42	0.00	71,079.42	
Broken Scar Play Area	24,057.00	24,057.00	24,057.00	0.00	
Non Financial - Lancaster House Play Area	0.00		0.00	0.00	
West Park JV - Stag House Farm	116,250.00	84,110.76	0.00	84,110.76	
Darrowby Drive Play Area	15,625.00	15,625.00	15,624.51	0.49	
Sadberge village	50,000.00				
West Park,Eggleston or Auckland Oval	51,200.00	49,800.00	49,800.00	0.00	
Leadenhall Street	6,980.00				
West Park JV - Mount Pleasant Farm	183,750.00	61,250.00	0.00	61,250.00	
Childrens Play Total	596,363.00	386,625.58	169,969.08	216,656.50	
InfrastructureChanging Rooms - Pitches and Parking Spaces					
Blackwell Meadows	679,559.00	756,059.00	755,958.15	100.85	
InfrastructureChanging Rooms - Pitches and Parking Spaces Total	679,559.00	756,059.00	755,958.15	100.85	
S106 Monitoring					
West Park	135,000.00	98,482.57	0.00	98,482.57	
S106 Monitoring Total	135,000.00	98,482.57	0.00	98,482.57	
Financial Contribution					
West Park - Secondary School, Pitches, Affordable Housing	6,087,000.00	2,519,887.61	0.00	2,519,887.61	-660,000.00
Financial Contribution Total	6,087,000.00	2,519,887.61	0.00	2,519,887.61	-660,000.00
Grand Total	23,660,325.84	15,257,177.45	7,902,737.03	7,333,031.26	-1,739,173.28
					-1,026,888.70