

Section 106 Monitoring Report

2023-24



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Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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1. Introduction

This report summarises the monitoring of Section 106 monies from April 2023 to March 2024. Details include:

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

The Planning Obligations and Affordable Housing Supplementary Planning Guidance documents provide details on which obligations will be sought on proposal sites and the calculation methods. Copies of the SPGs are available on the [SPG website](#).

All amounts are rounded to the nearest pound.

Data sources:

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

2. Summary of S106 funds 2023-24

Figure 1 – S106 money received and spent; commitments and available balances

Available balances shown below include interest accrued during 2023-24, which is added annually. Updates to available S106 balances are published quarterly on the [S106 reports](#) web page.

Department	Received during 2023-24	Spent during 2023-24	Committed as at 31/03/2024	Available Balance as at 31/03/2024
Affordable Housing	£44,018	£45,377	£362,115	£317,190
Allotments	£559	£0	£0	£21,470
Coastal Habitat	£0	£920	£13,894	£1,056
Education	£0	£0	£0	£261,406
Flood Protection	£0	£0	£0	£73,918
Libraries	£5,765	£7,968	£12,881	£97,917
Highways	£71,426	£61,994	£129,849	£941,882
Open Spaces	£29,701	£123,410	£30,681	£443,371
Town Centre Regeneration	£0	£8,921	£5,000	£299,561
Waste Management	£3,124	£3,124	£0	£0
Welsh Language	£0	£0	£3,180	£69,278
TOTAL	£154,593	£251,714	£557,600	£2,527,049

Note: The available balance of £299,561 Town Centre Regeneration includes £148,500 from Tesco, Llandudno Junction. In accordance with the procedure contained in the legal agreements signed at the time it is held separate from other S106 funds.

3. S106 money received

Figure 2 – S106 money received 01/04/2023 – 31/03/2024

Department	Settlement	Ledger code	Planning Ref	Received
Affordable Housing	Deganwy	1493626100120027	0/49362	£ 15,699
Affordable Housing	Llanddulas	1490056100120027	0/49005	£ 10,490
Affordable Housing	Rhos on Sea	1501076100120027	0/50107	£ 17,500
Affordable Housing	Rhos on Sea	1438936100120027	0/43893	£ 329
Allotments	Llandudno Junction	1479266200120027	0/47926	£ 559
Highways	Dolgarrog	1455156600120027	0/45515 0/47767	£ 71,426
Libraries	Llandudno Junction	1479266700120027	0/47926	£ 5,765
Open Spaces	Colwyn Bay	1463356800120027	0/46335	£ 6,099
Open Spaces	Llanddulas	1490056800120027	0/49005	£ 435
Open Spaces	Llandudno Junction	1479266800120027	0/47926	£ 23,167
Waste Management	Colwyn Bay	1463356110120027	0/46335	£ 609
Waste Management	Llanddulas	1490056110120027	0/49005	£ 85
Waste Management	Llandudno Junction	1479266110120027	0/47926	£ 2,349
Waste Management	Rhos on Sea	1501076110120027	0/50107	£ 81

4. S106 Spend

S106 spend 01/04/2023 – 31/03/2024

• Affordable housing	(total £45,377)	
○ Affordable Housing-led sites work		£5,700
○ DWF AH delivery advice		£7,728
○ Pensarn flats		£469
○ RLDP Affordable Housing viability		£11,375
○ Rural Housing Enabler		£8,855
○ Shared Accommodation/HMO policy assessment		£9,000
• Coastal Habitat	(total £920)	
○ Habitat improvement plan		£920
• Highways	(total £61,994)	
○ Abergele link road work		£20,000
○ Review of Curtins traffic assessment		£6,994
○ Tal-y-Cafn improvements		£35,000
• Libraries	(total £7,968)	
○ Colwyn Bay library		£7,968
• Open Spaces	(total £123,410)	
○ Abergele 4G pitch		£10,775
○ Cae Derw memory garden		£20,614
○ EnRAW Green Gele		£92,021

- **Town centre regeneration** (total £8,921)
 - Abergele Place Plan facilitator £5,000
 - EnRAW Green Gele £3,921
- **Waste management** (total £3,124)
 - Repayment for bins £3,124

Total for all spent: £251,714

5. Committed expenditure

S106 proposals committed (as at 31/03/2024)

• Affordable housing	(total £362,115)	
○ CACI data		£5,285
○ Empty property grants		£200,166
○ Hafan Cymru		£580
○ PDW project development		£8,289
○ Place Plan facilitator		£4,177
○ Llysfaen valuation report		£2,475
○ Surveys – Tŷ Mawr		£800
○ Tai Teg		£4,257
○ AH delivery appraisal		£1,500
○ Empty Homes officer		£58,334
○ Pensarn flats		£76,253
• Coastal habitat	(total £13,894)	
○ Habitat improvement plan		£13,894
• Highways	(total £129,849)	
○ Abergele improvements		£8,156
○ Conwy improvements		£5,199
○ Llandudno improvements		£27,673
○ Mochdre improvements		£1,519

○ Traffic monitoring – Coed Pella	£50,876
○ Dolgarrog, B5106 & B5279 improvements	£36,426
● Open Spaces	(total £30,680)
○ Glan Conwy MUGA	£12,244 *
○ Abergele prom photographs	£720
○ Memory Garden, Cae Derw	£9,386
○ Abergele 4G pitch	£8,181
○ Llysfaen football pitch survey	£150
● Town centre regeneration	(total £5,000)
○ Place Plan facilitator	£5,000
● Welsh language	(total £3,180)
○ Menter Iaith activities	£3,180

Total for all committed: £557,600

* Due to a historic agreement with CCBC, funding towards improvements to Glan Conwy MUGA was supported in advance of the S106 funds being received. This will be recouped from the S106 money due from the Maes y Felin development, which is under construction.

6. S106 spending deadlines

6.1 S106 money returned to developers

No money was returned to developers during the financial year 2023-24.

6.2 Risks

The following funds have a deadline for spend which is approaching during the financial year 2024-25. These risks have been raised with relevant officers and projects are in the pipeline to ensure the money is spent.

Code: 1354016600120027
Source: Three Gables, Sychnant Pass Road, Conwy
Amount: £5,199.39
Purpose: For highway improvements on Sychnant Pass Road, Conwy
Deadline: 20/10/2024

7. S106 agreements signed

Figure 3 – All S106 agreements signed 01/04/2023 – 31/03/2024

Site	Planning reference	Date signed	Description	Affordable Housing on-site
1: Deganwy Library	0/49512	13/04/2023	Revised planning permission – S106 varied to ensure planning obligations still apply (no new financial obligation)	0
2: Bryn Awelon, Llanfairfechan	0/49447	14/04/2023	Agreement	0
3: Bryn Derw, St George Rd, Abergele	0/49334	26/04/2023	Amendment to wording of Unilateral Undertaking (no new financial obligation)	0
4: Adj Bryn Corach Bungalow, Sychnant Pass Rd, Conwy	0/49600	03/05/2023	Agreement	0
5: The Civic, Colwyn Bay	0/46335	11/05/2023	Alternative AH tenure/provisions (no new financial obligation)	0
6: Surf Snowdonia, Dolgarrog	0/47767	23/05/2023	Revised planning permission – S106 varied to ensure planning obligations still apply (no new financial obligation)	0
7: Rhos on Sea Methodist Church	0/50107	04/07/2023	Agreement	0
8: Craigwen, 10 Bwlch y Gwynt Rd, Llysfaen	0/49808	13/07/2023	Agreement	0
9: Tan yr Allt Hall, Llanddulas	0/50158	08/08/2023	Agreement	0
10: Pier Pavilion, Llandudno	0/47388	22/08/2023	Agreement	0
11: Mary Bamber/John Braddock, Colwyn Bay	0/49347	19/10/2023	Revised planning permission – S106 varied to ensure planning obligations still apply (no new financial obligation)	0

Site	Planning reference	Date signed	Description	Affordable Housing on-site
12: Mary Bamber/John Braddock, Colwyn Bay	0/49584	19/10/2023	Revised planning permission – S106 varied to ensure planning obligations still apply (no new financial obligation)	0
13: Mary Bamber/John Braddock, Colwyn Bay	0/49586	19/10/2023	Revised planning permission – S106 varied to ensure planning obligations still apply (no new financial obligation)	0
14: Abergele Business Park	0/50659	24/10/2023	To permit change of use (no financial obligation)	0
15: Ty Mawr Holiday Park, Towyn	0/50625	13/11/2023	To ensure obligations in previous S106 apply to latest planning permission (no new financial obligation)	0
16: Bluen Goch, Dwygyfylchi	0/48361, 0/44685, 0/44691	17/11/2023	Amendment to applications previously approved	3
17: Gainsborough House, Abergele	0/49583	05/12/2023	Varying S106 and ensure that financial provisions of original S106 still apply (no new financial obligation)	0
18: Gors Farm, Gors Road, Towyn	0/49403, 0/49809, 0/49810	19/12/2023	Agreement	0
19: Morawel, Harts Caravan Park, Pensarn	0/50009	20/12/2023	To restrict occupancy period from 2067 onwards (no financial obligation)	0
20: 228 Abergele Rd, Old Colwyn	0/48964	17/01/2024	Agreement	15
21: 23 Princes Drive, Colwyn Bay	0/48413	19/03/2024	To delay payment of commuted sum due to CCBC leasing scheme	0

Figure 4 – Financial obligations contained in agreements

Site	Affordable Housing	Highways	Open Space	Waste	Total
2: Bryn Awelon, Llanfairfechan	£ 10,000	£ -	£ -	£ 81	£ 10,081
4: Adj Bryn Corach Bungalow, Sychnant Pass Rd, Conwy	£ 15,000	£ -	£ -	£ 81	£ 15,081
7: Rhos on Sea Methodist Church	£ 17,500	£ -	£ -	£ 81	£ 17,581
8: Craigwen, 10 Bwlch y Gwynt Rd, Llysfaen	£ 10,931	£ -	£ -	£ -	£ 10,931
9: Tan yr Allt Hall, Llanddulas	£ 30,243	£ -	£ -	£ 243	£ 30,486
10: Pier Pavilion, Llandudno	£ 70,000	£ 40,00	£ -	£ -	£ 110,000
16: Bluen Goch, Dwygyfylchi	£ -	£ -	£ 5,393	£ -	£ 5,393
18: Gors Farm, Gors Road, Towyn	£ -	£ 23,743	£ -	£ -	£ 23,743
20: 228 Abergele Rd, Old Colwyn	£ -	£ 15,000	£ 7,052	£ 747	£ 22,800
Total	£ 153,674	£ 38,743	£ 7,053	£ 747.75	£ 246,096