



Wigan♥
Council

Annual Infrastructure Funding Statement for Section 106



Picture: Improved flood plain at Almond Brook

Reporting Period:
From 01 April 2023 to 31 March 2024

Introduction

This document is Wigan Council's fourth Infrastructure Funding Statement. It provides information about financial contributions that the Council has secured from developers through "Section 106 agreements". These are legal agreements between the Council and developers, through which the developer will fund new or improved infrastructure to address the impact of development on an area.

Publishing an Infrastructure Funding Statement each year, is a legal requirement for the Council in line with regulations that came into force in 2019. The regulations, whose full title is '*The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019*', give details of the information that the Statement must contain. The rest of this document sets out each of these pieces of information, labelled a) to i), followed by a short explanation

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is **£1,361,327.02**. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.

This item details the value of developer contributions that were entered into in new Section 106 Agreements signed during the period covered by this Statement. The agreements were signed at the same time as planning permission was granted for the developments in question. In general circumstances, contributions do not normally become payable until development begins on the ground, which can often be some time after planning permission is granted, so the Council has not yet received most of these sums.

- b) The total amount of money received from planning obligations during the reported year was **£2,201,020.71**

This amount referenced above relates to the contributions that were received during the year covered by the Statement. Most of these will relate to planning permissions granted in previous years, and in the majority of cases where development has begun on the ground.

- c) The total amount of money received prior to the reported year that has not been allocated is **£4,013,124.12**

This item describes the value of contributions that the Council was holding at 31 March 2024, that had been received prior to 1 April 2023, for which decisions have not yet been made as to what they will be spent on.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements.

- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:

- i) The total number of affordable housing units to be provided is 52

This means that a total of 52 new affordable houses are to be provided on development sites as part of new developments. A breakdown of these is shown in iii) below.

In addition to the affordable housing units secured through Section 106 agreements, some affordable housing delivery is also achieved via planning conditions attached to planning permissions. These contributions, while forming an important part of the overall affordable housing provision in the borough, are not captured within this Infrastructure Funding Statement as they fall outside the scope of Section 106 monitoring.

Information on such planning permissions, including those with affordable housing conditions, is publicly accessible through the Council's planning records. These can be viewed by searching our planning applications database at the following address:

<https://www.wigan.gov.uk/Resident/Planning-and-Building-Control/Planning/Search-planning-applications.aspx>

While this Statement focuses specifically on affordable housing secured through Section 106 agreements, it should be noted that additional affordable housing provision is also delivered through other funding streams and the Council's own direct delivery programme.

- ii) No new school accommodation has been constructed directly as part of new development.

New housing development is often required to contribute to the provision of additional ~~school~~ places to accommodate increased demand from new residents. This is sometimes provided directly on the development site in the form of a new school built by the developer. Alternatively, the developer can be asked to provide a financial contribution to the Council, which is then used to expand accommodation at existing school sites. In the year covered by this Statement, all the contributions secured towards education provision were in the form of financial contributions. Details of the projects delivered to expand existing school sites are shown in h) below.

- iii) Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	Deed Date	Clause	Planning Application
Affordable Housing Provision 30 Dwellings	23/10/2023	2.2.4	A/22/93762/MAJOR
Affordable Housing Provision 15 Dwellings	31/01/2024	2.2.2.	A/23/95112/MAJOR
Affordable Housing Provision 7 Dwellings	31/12/2023	Sch2 1.2	A/22/94882/MAJOR
Occupation / Use Restriction/Planning Enforcement	07/11/2023	Sch1, 5	A/23/95356/MAJOR
Affordable Housing Provision/Affordable Housing No. Dwellings to be confirmed via Reserved Matters Application - Pending	07/11/2023	Sch1, 8	A/23/95356/MAJOR
Occupation / Use Restriction/Planning Enforcement	07/11/2023	Sch1, 16.1	A/23/95356/MAJOR
Affordable Housing Provision/Affordable Housing	30/01/2024	Sch1, 2.2	A/23/95207/MAJOR
Affordable Housing Provision/Affordable Housing	30/01/2024	Sch1, 2.14	A/23/95207/MAJOR
Affordable Housing Provision/Affordable Housing	30/01/2024	Sch1, 2.1	A/23/95207/MAJOR

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was **£1,464,420.82**. Of this amount **£926,861.51** was not spent during the reported year.

This item describes the value of contributions for which the Council made decisions as to what they would be spent on, during the year covered by the report. Once a decision has been made, further work has to take place to design a scheme in detail, procure a contractor to deliver it, so it is frequently the case that money is not spent in the same year as the decision is made.

The Council operates dedicated Infrastructure Levies in Standish and in Golborne / Lowton, where significant levels of new housebuilding are taking place. Under these Levies, developers contribute a fixed amount per new house, into an overall fund that will then be used to deliver a wide range of infrastructure improvements.

A report to the Council's Cabinet in February 2022 secured approval for a mechanism for taking decisions on which these projects would be funded through the Levies. The report firstly outlined the issues that would be considered, including strategic fit and deliverability, as well as feedback from the public consultation. The report also established a split within the overall funding pot in each of the Levy areas, with 20% of the fund in each area being made available for "Small Scale Infrastructure" projects including community schemes, open spaces, and upgrades to walking and cycling routes; the other 80% of the pot to be used for "Large Scale Infrastructure" schemes, primarily highways improvements.

A further report taken to the Council's Cabinet in July 2022 set out a programme of schemes to be funded through the "Large Scale Infrastructure" pot in each of the Levy areas. The schemes identified accounted for the majority, though not all, of the 80% available for both areas. This programme of schemes was considered by the Council's internal governance processes and was endorsed by the Strategic Management Team on the 31 May 2022.

The maximum "Large Scale Infrastructure" pot that will be available in Standish, when all contributing developments have been built out is £2,306,500 (80% of the total to spend figure of £2,883,125). The projects identified have a combined value of £1,536,974 (May 2022 estimates). The maximum "Large Scale Infrastructure" pot that will be available in Golborne / Lowton, when all contributing developments have been built out is £5,799,633 (80% of the total to spend figure of £7,249,542). The projects identified have a combined value of £5,075,768 (May 2022 estimates).

The above allocation of monies was endorsed and approved by the Council's Cabinet at this July meeting. It was also endorsed and approved that the remaining levy balances in both areas are retained for the time being as contingency to mitigate potential risks in relation to cost inflation. Consideration is to be given at a future point as to what any unspent portion of the "Large Scale Infrastructure" pots can be used for, as well as elements of the "Small Scale Infrastructure" pots which are to be retained.

Significant other projects within this element include –

- Purchase and repair Scheme across Golborne and Lowton, Mosley Common
- New build direct delivery programme Tyldesley and Astley.
- Improvements to play and public open space provisions at Lilford Park
- Highways improvement works on the A580.

A breakdown of the unspent element (£926,861.51) is given in g) below

f) The total amount of money from planning obligations spent during the reported year was **£2,714,009.11**

This item gives details of the total amount of Section 106 funding that the Council has spent during the year covered by the report. A full breakdown of this amount is given in item h) below. In some cases, the Council can pass Section 106 funding to another organisation, to spend on its behalf on an agreed project.

The following table gives a detailed breakdown of the unspent element (£926,861.51) of the total given in e) above, for projects on which a decision had been made during the year covered by the report.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Improvements to Morley St Bowling Green	£2,225.00	12/06/2023	£2,225.00
Sports pitches, recreation facilities - Recreation Ground, Southlands Ave, Standish	£33,981.34	03/05/2023	£33,981.34
Play equipment Oaklands Road	£43,936.00	25/09/2023	£43,936.00
Landscaping and Tree works at Central Park	£5,854.24	22/06/2023	£5,854.24
New surfacing Pond Street	£26,979.84	24/05/2023 – 28/02/2024	£26,979.84
Purchase and Repair scheme - Golborne and Lowton	£76,230.00	09/11/2023	£76,230.00
MOVA System at Rectory Lane Rail Bridge	£29,041.63	14/06/2023	£29,041.63
Toucan crossing upgrade Sale Lane	£16,515.00	20/04/2023	£16,515.00
Pedestrian/Cycle Link Sale Lane	£11,010.00	20/04/2023	£11,010.00
Garrett Lane Highway Improvements	£55,050.00	20/04/2023	£55,050.00
TRO Waiting Arrangements Bryn Rd	£3,654.17	18/09/2023	£3,654.17
Upgrade MOVA Westleigh/Nel Pan Lane	£10,596.33	19/12/2023	£10,596.33
Bird hides Improvements Pennington Flash	£9,662.70	24/07/2023 – 20/09/2023	£9,662.70
Red Rock canal bridge MOVA signals	£1,335.41	03/05/2023	£1,335.41
Bradley Lane traffic signals	£21,615.00	03/05/2023	£21,615.00
Market St Standish crossing upgrade	£9,405.00	03/05/2023	£5,985.21
Standish to Wigan Off Road Cycle	£105,407.00	03/05/2023	£105,407.00
Landscaping and Public Open Space improvement works	£11,174.72	22/06/2023	£2,941.72
Pole Street Parking	£2,400.00	03/05/2023	£2,400.00
Pennington Hall Park Enhancement and Uplift	£14,899.63	22/09/2023	£11,639.63
Leigh Street Play Upgrade	£80,911.68	25/09/2023	£80,911.68
Golborne and Lowton Small Play upgrades	£5,000.00	25/09/2023	£5,000.00
Tyldesley Cemetery Upgrades	£20,000.00	01/11/2023	£20,000.00
Sports Fencing Gin Pit Cricket Club	£5,000.00	01/11/2023	£5,000.00
Garrett Hall Mobile Provision	£6,519.32	21/02/2024	£6,519.32
Golborne Park Play Scheme Upgrades	£200,000.00	12/12/2023	£200,000.00
Ashfield Park Levy Upgrades	£1,143.00	30/11/2023	£1,143.00
St Gabriel's Field Division and Upgrade	£101,722.50	17/01/2024	£101,722.50
Standish Public Rights of Way Improvements	£10,000.00	19/02/2024	£10,000.00
Alexandra Park Public Open Space Improvements	£3,316.50	07/03/2024	£3,316.50
Works to PROW 28 Spa Road	£2,917.29	19/12/2023	£2,917.29

h) In relation to money which was spent by Wigan Borough Council during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Standish Infill Sites Longridge and Almond Brook	£18,743.45	22/09/2023 – 31/10/2023	Capital Project Contribution
SIL Feasibility Studies	£4,000.40	29/06/2023 – 31/03/2024	Capital Programme Manager Salary 2023/2024

Infrastructure	Spent	Date Spent	Spend Description
Golborne & Lowton Levy Feasibility Studies	£67,663.09	01/08/2023 – 31/03/2024	- Capital Programme Manager Salary 2023/24 - Golborne Station Masterplan contribution - Setup & Validation of Aimsun Micro Simulation of Golborne/Lowton - Data Collection Golborne/Lowton Re Development - Data Collection around Golborne & Lowton - Additional work to improve the validation of the Lowton and Golborne micro-simulation model
Garrett Hall School Temporary Accommodation	£41,268.92	27/04/2023 – 15/09/2023	Contribution to capital project
Three Sisters Recreation Area	£1,400.00	12/04/2022 – 30/09/2023	Environmental land Management Solutions Three Sisters Scrub Clearance
Wigan Pier, Tree planting	£2,500.00	30/09/2023	Planting of Trees in Wigan Pier Conservation Area, completed as part of RTWP MCF Project
Improvements at Lilford Park	£6758.97	13/09/2023 – 15/03/2024	- Capital Project Contribution: Lilford Wetland Enhancement - Street Lighting: Sign at Elmridge Leigh - Harris Consulting - Site surveys, drawings, spec and ball park costings - A&G Landscapes Lilford Wetland Enhancement
Pre-2015 Public Open Space Capital Spends	£3,495.01	23/06/2023 – 11/07/2023	- Abbey Lane Gate, Weldfast Services Ltd - Grounds Maintenance Recharges Period 1-3 2023
Ecological Improvements Lilford Park and Sandersons Croft	£15,000.00	30/11/2023	Contribution to capital project: Lilford Wetland Enhancement
Mosley Common Road Junction Works	£34,840.04	03/09/2023 – 22/10/2023	- GMCA Mosley Common Signals - Salaries Recharge Major Projects 23-24 Q3 - Salaries Recharge Major Projects 23-24 Q2 - Highways Claim HW003 - Inv 691 534147 Mosley Common - WSP Fees and Disbursements
Offsite Public Open Space Pennington Flash	£43,420.00	11/07/2023	Contribution to capital project Pennington Flash
Play Equipment Repton Avenue, Ince	£79,035.83	25/04/2023 – 25/05/2023	Replacement Play Equipment - Sutcliff Play Ltd
York Street, Leigh Affordable Housing	£40.00	31/10/2023	Capital Project Contribution
TRO Tiverton Ave and Harbern Drive	£5,000.00	30/09/2023	Highways Claim – Internal Re-Charges
Play Equipment Land Parks	£35,683.33	30/11/2023 – 12/02/2024	Capital Project Contribution Foggs Fold Play Area
POS Millers Lane	£3,606.00	18/12/2023	Harrison Tree Services Ltd Fencing and gate works at Stratton Drive

Infrastructure	Spent	Date Spent	Spend Description
Traffic calming Alder Lane, Green Lane, Swan Lane	£742.28	31/10/2023	Contribution to Swan Lane Speed Humps scheme
POS Paths and woodland management Leyland Park Road Hindley Green	£3,561.37	31/08/2023 – 29/02/2024	- Tree Maintenance at Leyland Park Hindley - Grounds Maintenance Ad Hoc Recharges September 2023 - Leyland Park, Park Rd - Naturescape PO 2201 Flowers and Seeding at Leyland Park - Arboriculture works at Leyland Park
Landscaping at Amberswood Common	£1,070.00	27/11/2023	A & G Landscapes and Ground Works Invoice No. AGLG502
Tree planting Bridge St, Golborne	£1,970.00	10/12/2023	Harrison Tree Services Ltd - Supply and planting of trees and horticultural works, on Bridge Street
Improvements to Morley St Bowling Green	£1,275.00	19/12/2023	Break out 60sq meters of tarmac, cut tree roots and relay tarmac.
Artwork for Astley Colliery Museum	£10,000.00	23/02/2024 – 28/03/2024	Artwork for Astley Colliery Museum
Under 5s play area Smiths Lane	£30,000.00	30/11/2023	Capital project contribution - Smith's Lane
Woodfold Primary School Standish	£92,364.02	30/09/2023 - 21/12/2023	- Woodfold Extension Capital Project Contribution Q2 22-23 - Woodfold Extension Capital Project Contribution Q3 23-24
New play facilities at Pennington Flash	£197,237.31	03/07/2023 – 01/03/2024	Capital Project Contribution Pennington Flash Play Area.
New toddler play equipment Pennington Flash	£49,643.80	07/07/2023 – 11/07/2023	New Toddler Play Equipment Pennington Flash
Landscaping at Pennington Flash	£27,370.50	27/07/2023	Landscaping at Pennington Flash
Masterplan improvements Pennington Flash	£26,604.68	11/07/2023	Masterplan improvements Pennington Flash
Pavilion improvements at Morley Street pavilion and bowling green	£361.20	31/08/2023	Defibrillators
Sport Zone improvements Mesnes Park	£929.89	25/10/2023	Mesnes Park Dish
Worsley Mesnes	£2,750.00	31/07/2023	6 X E-Bikes for Employee Rental Scheme
Enhanced facilities for formal sport at Howebridge	£150,320.13	15/09/2023	Howe Bridge Pitches & Car Park contribution (historic scheme funded from reserves until funding received)
Improvements to Lilford Park	£52,208.11	05/12/2023 – 27/03/2024	- Install a defibrillator to the side of the toilet building at Lilford Park - Property Timemaster Fees Q3 (Sept-Nov 23) - Lilford Park - Toilet Block Refurb

Infrastructure	Spent	Date Spent	Spend Description
			- Parklands Services (NW) Ltd (32075) - Works to Toilet Blocks at Lilford Park - Contribution to COVID Memorial Lilford Park
Wigan Council New Build Direct Delivery Programme Atherton	£114,901.86	28/03/2023 – 06 /12/2023	Construction contract spend for 3 Warwick Road,
Purchase and Repair scheme - Golborne and Lowton	£92,823.30	14/08/2023 – 29/11/2023	3 Beech Avenue. Void repairs expenditure. 1 Chestnut Grove. Void repairs and expenditure. 4 Cedar Avenue. Void repair expenditure. 54 Pennine Lane. Void repairs expenditure. 20 Unsworth Avenue. Void repairs expenditure. 5 Derby Road. Void repairs expenditure. 12 Park Avenue. Void repairs expenditure.
Open space improvements at Edmund Collins Park	£545.00	30/09/2023	Naturescape -Flowers and Seeding at Edmund Collins Park
Ashton	£800.00	25/05/2023	Pump track bike provision for riders age 5 and under at the Cycle Threes Sisters event.
Garrett Hall Half FE Extension	£69,816.22	27/07/2023	Contribution to Garrett Hall Capital Project
Woodfold Internal Alterations	£10,676.56	29/06/2023	Capital project contribution - Woodfold Primary School Alterations
Shevington High Expansion	£62,559.00	31/10/2023	Transfer to Capital Project
Land at Gibefield Park Highway Works	£111,448.59	10/08/2023 – 30/11/2023	Internal Re-charges Highways Claims
Westleigh High 2 FE Extension	£63,176.87	27/07/2023	Contribution to Westleigh High School capital project
Bedford High Enlargement	£104,265.00	15/09/2023	Contribution to capital project Bedford High Enlargement.
Fred Longworth Enlargement	£67,815.00	27/07/2023	Contributions towards Fed Longworth Capital Project
Replacement equipment William Fosters PF	£27,837.21	13/02/2024	Contribution to capital project at William Foster Playing Fields
Tree Planting Crooke Road	£612.13	13/03/2024	Frank P Matthews Ltd(59994) - Tree Planting Crooke Road
Surfacing Crankwood Road	£1,390.00	12/10/2023	Thermoplastic Line Marking - Groundworks & Leisure Services
Pedestrian and Cycle Link Mosley Common Road	£8,852.00	30/09/2023	Drop Kerb Works Mosley Common
Mosley Common Rd/A580 improvements	£86,327.16	18/04/2023 - 28/03/2024	- Virgin Media Diversionary Works - BT Openreach Diversionary Works - Acoustic and Engineering Consultancy

Infrastructure	Spent	Date Spent	Spend Description
			- WSP UK Ltd Invoice 53080 - Printing 11 x Resident Trial Hole Notification Letter - Salaries Recharge Major Projects Apr - Jun 23 - WSP Fees - Tree Surgery - Salary recharges major projects 23/24 Q4
Tyldesley	£718.00	10/07/2023	Active Travel grant to purchase walking, wheeling and cycling equipment
Bird hide Improvements Pennington Flash	£12,300.73	11/07/2023 – 29/03/2024	- Hide Improvements - Quad and flail works at Pennington Flash
Robin Hill Field	£2,777.56	22/02/2024	Harrison Tree Services (North West) Ltd - Tree works at Robin Hill playing fields
Landscaping works at Greenslate Water Meadows	£7,791.00	18/08/2023 – 20/02/2024	Footpath repairs at Orrell Water Meadows Enhancement of Water Courses at Greenslate Water Meadows - The Wildlife Trust
A580/Newton Road	£11,149.71	29/06/2023 28/03/2024	- Salaries Recharge Major Projects Apr - Jun 23 - Salaries Recharge Major Projects 23-24 Q2 - Salary recharges major projects 23/24 Q4 - Salaries Recharge Major Projects 23-24 Q3
A580/Stone Cross Lane widening	£11,244.23	29/06/2023 - 05/04/2024	- Salaries Recharge Major Projects 23-24 Q2 - Salaries Recharge Major Projects Apr - Jun 23 - Salary recharges major projects 23/24 Q4 - Salaries Recharge Major Projects 23-24 Q3 - Print Unit 20626-Mia Hamersley 25 x A4 1pg Letters
Red Rock canal bridge MOVA signals	£9,242.03	24/04/2023 – 24/04/2023	- Salaries Re-Charges Major Projects 23-24 Q3 - Salaries Re-Charges Major Projects 23/24 Q2 - Salaries Re-Charges Major Projects Apr-Jun 23 - Surveys (NS Surveys Ltd)
Bradley Lane traffic signals	£39,611.95	29/06/2023 – 28/03/2024	- Tree Works - Cutting back - Highways March 24 Interim Claim - - Salaries recharge major projects Apr - Jun 23 - Printing Unit 101 x A4 1pg Bradley Lane Letters - X10/253 Bradley lane shuttle working highways civil design - ATC surveys

Infrastructure	Spent	Date Spent	Spend Description
			- Salaries recharge major projects 23-24 q3 - TfGM: Bradley Lane Link Survey - TfGM - road safety audit Bradley lane standish - Salaries recharge major projects 23-24 q2 - Bradley lane - Order nm241 - GMCA traffic light work Bradley lane - Letters
Lowton Community Hub	£158,129.00	28/04/2023 – 27/09/2023	- Lowton Community Hub - Grant Claim 4 - Additional Project Contribution - Grant Claim 3
Market St Standish crossing upgrade	£80,354.34	30/09/2023 - 28/03/2024	- Golden Orb Solutions Limited PO299 - Land & Topological Survey - NS Surveys Ltd - Salaries Recharge Major Projects Apr - Jun 23 - GMCA - New Crossing Design - Salaries Recharge Major Projects 23-24 Q2 - Printing 257 x A4 1pg Letters - RSA Market St Standish - Supply and Installation of New Puffin - GMCA - TFGM - Salaries Recharge Major Projects 23-24 Q3 - Traffic Light Works - GMCA
Golborne High Admin Block	£376,211.43	13/04/2023 - 21/12/2023	- S106 Contribution from Golborne & Lowton Levy to Golborne High School Extension Project Q1 - Capital Project Contribution: Lowton & Golborne Levy s106 contribution to Golborne High Extension Project - Q2 23/24 Costs - Lowton & Golborne Levy s106 contribution to Golborne High Extension Project - Q3 23/24
Landscaping and POS improvement works	£8,233.00	05/12/2023	- N u Homes Ltd - Removal of wooden boardwalk and supply and fit new timber edgings to create new tarmac footpath approx 100 meters long - Supply and lay 60mm Of base course tarmac and 20mm of 6mm topping to new footpath 100m long to the rear of Landor close in Lowton.
A580 Warrington Road/Bridge Street	£800.00	25/04/2023	Traffic Signal Modelling & 2D Geo Design at roundabout A580 / Warrington Road / Bridge St
Pennington Hall Park Enhancement and Uplift	£6,343.0	14/08/2023 – 04/03/2024	Weldfast Services Ltd - Supply and fit motorbike squeeze, supply and fit 1No. reconditioned tall hoop top fencing panel & 2No. posts

Infrastructure	Spent	Date Spent	Spend Description
			- Harrison Tree Services - 10 X Tree stumps situated around the park, fell to ground level and grind out 300mm belowground level and rake mulch back into resulting holes. - Street Lighting - signs at Pennington Hall Park - RWL Build Ltd (64157) - Coping Stones at Penington Hall Park - Cca22586 Pennington Hall Park - tarmac and line marking works
Garrett Hall Mobile Provision	£59,829.87	31/10/2023 – 21/12/2023	Contribution to capital project
Garrett Hall Resourced Provision	£75,128.31	31/10/2023 – 02/04/2024	Capital project contribution.
Almond Brook Pond Enhancements	£17,884.91	29/02/2024 – 31/03/2024	- Seed and Bulbs - Almond Brook - Works at Almond Brook - Redfox

ii) No planning obligation money was spent on repaying money borrowed.

Councils have the ability to borrow money in order to deliver infrastructure and enable new development, with the borrowing subsequently being repaid through Section 106 contributions provided by the development as it comes forward. This item confirms that the Council has not adopted this approach during the year covered by the report

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.

The Regulations allow Councils to use a portion (normally up to 5%) of Section 106 contributions to cover their costs in monitoring and administering the funds. The Council may decide to do this in future but did not use any Section 106 funding for this purpose in the year covered by the report

i) The total amount of money retained at the end of the reported year is **£19,668,383.81**. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

The transformation of a vacant shop into 4No. 1 bed affordable apartments at Warwick Road, Atherton.



Fig 1: Vacant Shop



Fig 2: Flats

New Surfacing at Pond Street Play Area



Fig 3: Play Area

Habitat enhancement and flood plain improvements works at Almond Brook



Fig4: Almond Brook



Fig 5: Flood Plain