



# Developer Contributions Newsletter

## Issue 1 – December 2013

Welcome to our new Developer Contributions Newsletter, giving you an insight into how Dacorum Council ensure development meets the needs and growth of the borough.

This first issue will include:

1. Background to Dacorum's Developer Contributions system.
2. Financial information on previous years on developer contributions sought through the Section 106 system.
3. Financial information for this year.
4. Expenditure.
5. Case studies of local projects that have benefited from section 106 planning obligations.



## 1. Background

Currently developers are asked to contribute to infrastructure under the legal framework of Section 106 of the Town & Country Planning Act 1990. Dacorum like many other boroughs is moving towards a Community Infrastructure Levy. Please see our website for information on how Dacorum operates its Section 106 system and to view its progress in establishing a CIL.

## 2. Past five year DBC s106 financial accounts

Table 1 provides a five year history of developer contributions at Dacorum Council. We operate a developer contributions system that is efficient, effective and relevant in meeting the infrastructure requirements for each site and the community it will be nestled in with. As you can see developer contributions is sensitive to macro-economic and local market conditions. Thus, we can see how the big financial crash in 2008 and the political uncertainty in 2010 had on development. Please note there was only one year, 2010-2011 that Dacorum returned funds to a developer over failure to spend the money on time.

**Table 1**

Year	Opening balance	Received in year	Expenditure	Returned funds	Closing balance
2008/09	1,306,429	206,035	117,367		1,395,097
2009/10	1,395,097	58,083	199,332		1,253,848
2010/11	1,253,848	219,077	320,393		1,152,532
2011/12	1,152,532	506,569	220,936	65,597	1,372,568
2012/13	1,372,568	180,208	155,032		1,397,744

## Financial information for this year

Already after six months Dacorum has received more funds than 2012/2013. This shows encouraging signs that local market conditions are improving and developers having more confidence to build again. What's more table 3 shows that Dacorum has spent and committed more than at any time of its five year history depicted in table1.

**Table 2: 2013/2014 Quarterly financial information**

2013/14	Q1	Q2	Q3	Q4
Receipts	105,910	228,358	TBA	TBA
Spend/Committed	109,070	403,842	TBA	TBA

**Table 3: Funds currently held**

<b>September 2013</b>	<b>£ Funds</b>
Funds held	1,678,574
Spend/committed 2013/2014	512,912

For information on how Dacorum secures and manages developer contributions through the S106 system please see the process map and staff guidance note on our webpage.

## 4. Expenditure

Dacorum Borough Council utilised S106 sums for various capital and revenue expenditure in 2012/2013. These were based on site specific requirements and wider infrastructure need in the borough, which included:

- £ 15,299 for environmental improvements at Maylands.
- £15,000 for improvements and promotion of Maylands.
- £13,250 River Bulbourne restoration - released towards Canal Fields footbridge restoration works
- £56,000 Marlowes shopping zone improvements.
- £32,891 Sainsburys contribution to Town Centre improvements.
- £4393.44 released towards St Johns Car Park works.

The County Council utilised funding from S106 during the financial year to expand the facilities at Tudor Primary School and Hammond Primary School and put in place temporary measures to enable a move from a three tier to two tier education system within the settlement of Berkhamsted.

## 5. Case study – AgrEvo site Berkhamsted s106 play space

At a development of private and social housing in Berkhamsted of approximately 100 properties there was a large green space left in the centre for the creation of a children's play area.

Over the years, before the play area was installed, the area suffered from low level nuisance and anti-social behaviour. The inclusion of a play area was not favourable by the residents as the perception was that the nuisance would escalate and attract more youths the area.



We contacted residents of the development to determine the needs of the community and their concerns. A consultation was carried out between June and July 2012 regarding the type of play equipment that should be installed.

The main focus of the consultation was:

1. What age range would you like the park to cater for?

The majority of respondents identified that the park should cater for 2-5 year olds.

2. What equipment would you like at the playground?

The most popular response for equipment was swing (12), followed by slide (11), climbing frame, springer/rocker, see saw and Roundabout.

3. What material would you prefer the equipment to be made from?

The most popular was wood.

A brief was put together based on the results of the consultation and three play companies were invited to design a scheme that would best suit the community needs and Concerns with a budget of £37,000, then the community would vote for the best scheme.

The chosen design was by Play Innovation. The residents liked how it targeted younger children. It also incorporated the planting of wild grasses, herbs for sensory experiences and small ornate trees that matched the surrounding, as if they had always been there.

It was also felt that the natural look of the material fitted with the colour of the buildings, the close proximity of the canal (50 meters away) and the use of natural materials to encourage imaginative play (rocks and mounds).

Construction started at the beginning of December and was completed three weeks later.



**Next issue: Summer 2014**