



REPORT FOR INFORMATION

Item No:- PC23/089

Committee:-	Planning Committee
Date:-	10 th April 2024
Author:-	Martin Hammond, Clerk
Report Title:-	S106 Obligation, Kettering Town as at March 2024
Wards Affected:-	All

1. Purpose of Report

To report on the current outstanding S106 obligations arising from development in Kettering

2. Information

2.1. Attached is a schedule showing the obligations on developers who have signed S106 agreements with NNC (and before then KBC). Appendix one shows the current position with each application with a S106 attached and whether the site has begun, whether the trigger has been reached (and what the trigger is), together with those elements of agreements which have already been fulfilled.

2.2. Separately, this report also sets out the position for Hanwood Park S106. This agreement is differently structured, in that the developer pays a roof charge to NNC for every completed property which goes into a single fund, from which various obligations are discharged, at NNC's discretion. The S106 sets out the various items which are to be funded from that fund, and lists those facilities which the developer will provide themselves. The fund largely is set up to pay for off site highway, town centre and other transportation work, on site education, and some community development support.

2.3. The developer has paid £21,342,027 so far since 2016 – 1166 units have been completed so the average roof charge over that period has been £1840. Of that, just under £9m has been spent on infrastructure, with £12.4m being held for future works. .

2.4. This table shows what the money collected to date has been used for

Yr	Received	Spent	Balance	Project	Delivered By
2016/17	-	-	262,847	N/A	
2017/18	-	536,521		Junction c - Windmill Ave / Deeble Rd	NCC - Works
		63,317		Cranford traffic calming	NCC - Works
		750,000	376,308	Primary School loan repayment	HCA - Loan repayment
2018/19	-	2,000		Cranford gateway	NCC - Works
		1,011,000	661,432	Primary School loan repayment	HCA - Loan repayment
2019/20	-	5,000		Cranford Highway Drainage	NCC - Works
		2,500,000	979,196	Primary School loan repayment	HCA - Loan repayment
2020/21	-	670,354		Junction g - Cranford Rd / Barton Rd	NCC - Works
		300,000		Junction d/e design and feasibility works - TBC	NCC - Design / feasibility
		70,000		HAZ Town Centre Improvements	
		1,800,000	1,010,538	Primary School loan repayment	HCA - Loan repayment
2021/22	-	42,110	4,049,658	Primary School additional works (landscaping)	HCA - Loan repayment
2021/22	-	1,150,098	8,696,114	Junction e Barton Rd / Windmill Ave	NNC - Works
2022/23	-	42,222	12,510,408	Junction e Barton Rd / Windmill Ave	NNC - Works
2023/24	-	-	12,699,405	N/A	
Total	21,342,027	8,942,622	12,399,405	Note that funds held do not include remaining £534k balance of £2.86m offset; Figures for 20	

2.5. The S106 will be renegotiated as part of the new outline planning application which is yet to be determined.

3. Consultation and Engagement

Not applicable

4. Finance, Legal and Resource Implications

Not applicable

Background Papers

As shown in the report.

