



New Homes Bonus and Section 106

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New Homes Bonus (Parish Allocations) Scheme



- New Homes Bonus is a government funding scheme to lower tier Local Authorities
- Intention in part was to reward those communities that had taken housing development
- Given wider funding environment most Authorities have used the money to underpin front line services
- Chichester District Council trialled, in 2013, a New Homes Bonus Parish Allocations Scheme that allocated an element of this receipt for Parish Council projects.
- Such schemes are rare and Chichester's has been highlighted by the Local Government Association as best practise.

The Scheme



- In 2014, CDC approved a New Homes Bonus (Parish Allocations) Policy which confirmed the scheme for 4 years, subject to the receipt of funds from government.
- In 2017, Cabinet reviewed the Policy and reconfirmed the intent to sustain the scheme, again subject to receipt of funds from government. The New Homes Bonus (Parish Allocations) Policy was renewed for a further 4 years

How it works



- Only Parish (including Town and City Councils, and possibly Parish Meetings) Council are eligible to apply.
- Each year the scheme is confirmed through the Council's budget, and an "Indicative Allocation" is produced, showing what parishes are eligible to apply for.
- Parishes are encouraged to consult widely with their local community to identify potential projects for consideration. These can either be led/delivered by the Parish Council, or by a "Delivery Partner"
- Written and verbal guidance is available at all stages of the process, applications must be submitted by end of July. Surgery sessions offered to Parishes in May.
- Applications assessed and considered by a meeting of the Grants and Concessions Panel in September.
- If successful, a parish will be offered an Agreement to sign up to – thereafter the money is for the Parish Council to be responsible for and ensure delivery of the project.

Considerations



In approving a project for funding, the Panel considers:

- The amount and impact of development in the Parish
- The infrastructure needs identified by the Parish*
- The sustainability of the project
- The level of financial contribution
- Value for money

Where a project has not previously been identified on the Council's Infrastructure Business Plan, the Panel will also consider:

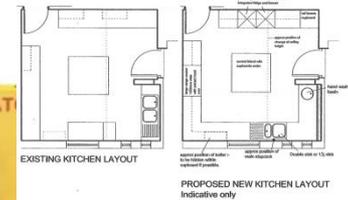
- The expected benefit of the project
- The evidence of community need
- The level of public support

Success to date



- Over 5 years of operation (2013 – 2017 inclusive) the scheme has approved funding of approx £1,250,000
- 193 separate bids received, 174 approved in whole or part (90.1% success rate)
- Smallest project was £300 for a child friendly litter bin
- Largest project was £42,430 towards a much larger project to create first floor disabled access to a community venue
- Current allocation is £250,000 for 2018, applications by 30th July 2018.

Range of projects



S106 Contributions



- Prior to the introduction of Community Infrastructure Levy, CDC (and other authorities) were able to secure contributions from developers to offset the impacts of development.
- A typical S106 Agreement might include contributions for Affordable Housing, Highways, Education, Libraries, Play and Open Space, Leisure facilities, Community Facilities, Public Art, Waste Bins.
- S106 Agreements still used to detail provisions within the development or site, off-site paid for through CIL.

CDC contributions - “Definitions”



Public Open Space

Can be used for creation of new or enhancement to existing areas of public open space. Could include planting scheme, furniture, footpaths signage etc. Could also be used for play spaces

Sport and Leisure

Built infrastructure such as pavilions, tennis courts, artificial pitches, or large equipment such as groundworks machinery, practise nets etc.

Public Art

Consultation with the community; Relates to the housing development or wider area; Be in the public realm for all to enjoy

Community Facilities

Linked to specific projects

When is money available?

- S106 Agreement agreed as part of a Planning Permission but contributions are typically payable when construction starts, or at specified trigger points thereafter (staged payments)
- No certainty that a contribution will be paid, so CDC discourage any presumptions of receipt and will not agree to pass monies on until received.
- Conversely monies have to be spent within a defined timeline, which could be between 5 and 10 years from date of receipt.

Keeping Parishes Informed



- The “Community Facilities Audit”, in addition to serving other needs, provides Parish Councils with an annual reminder of S106 receipts (Community Facilities, Public Art, Sport and Leisure, Open Space) and their timescales, and where the information exists projects the money is planned to fund.
- Officers will be in separate contact, especially where funding approaches expiry.
- Spends also monitored by CDC Corporate Governance and Audit Committee, Ward Members will also see the 6 monthly report.
- Parishes are typically consulted on potential use of monies, or encouraged to develop projects that use the money. Projects may be delivered in direct liaison with other local organisations (eg Village Halls or other Community buildings, Sports Clubs etc) where relevant.

Decision making



- Funding up to £50,000 are approved under delegation by relevant senior officer in consultation with the Portfolio Holder (Eileen Lintill) and the relevant District Councillor/s
- Over £50,000 has to be approved by Cabinet. Over £100,000 has to go to Full Council.
- Cannot fund retrospectively so projects cannot commence until decisions secured.