



Annual Infrastructure Funding Statement For Section 106 Agreements



Picture: 8No. new build bungalows at York Street, as part of the Councils New Build Direct Delivery Scheme

Reporting Period:
From **01 April 2022** to **31 March 2023**

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.

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 **£1,452,299.16**. 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, 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 **£6,018,449.62**.

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 **£2,403,946.71**.

This item describes the value of contributions that the Council was holding as of 31 March 2023, that had been received prior to March 2022, for which decisions have not yet been made as to what they will be spent on.

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 15.

This means that a total of 15 new affordable houses are to be provided on developments sites as part of new developments. A breakdown of these is shown in iii) below.

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 ~~schools~~ 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 paragraph h) on this document.

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

Covenant Type/Service	Development	Planning Application
Affordable Housing 14 Dwellings	Former Beer Garden of The Old Springs, Orrell	A/21/91693/MAJOR
Affordable Housing 15 Dwellings	Land off Barracks Road, Bickershaw	A/22/93503/MAJOR
Affordable Housing 29 Dwellings	Vacant Land North of 20 Bainbridge Avenue, Lowton	A/18/86357/MAJOR
Public Open Space Onsite	Land at Garrett Hall Farm, Tyldesley	A/21/91879/MAJOR
Affordable Housing 13 Dwellings	St Williams RC Church, Ince Green Lane, Ince	A/22/93924/MAJOR
Affordable Housing 2 Dwellings	Robin Hill Farm West, Standish	A/22/93627/MAJOR

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £10,433,519.60. Of this amount £26,367,197.63 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 must 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 Pennington Flash
- Highways improvement works on the A580.

A breakdown of the unspent element (£6,367,197.63) is given in paragraph g) of this document.

f) The total amount of money from planning obligations spent during the reported year was £3,925,510. Of this amount £0.00 was spent by a third party on behalf of Wigan Borough Council.

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 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 (£6,367,197.63) of the total given in e) above, for projects on which a decision has 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
SIL Feasibility Studies	£158,159.97	12 October 2022	£154,386.84
Improvements at Lilford Park	£12,544.00	29 June 2022 to 18 November 2022	£11,694.00
POS Paths and woodland management Leyland Park Road Hindley Green	£4,896.00	19 April 2022	£4,896.00
New surfacing Astley St Park, Tyldesley	£6,666.67	13 December 2022	£2,038.67
New surfacing & equipment on new toddler area Leyland Park, Hindley	£9,144.00	19 April 2022	£9,144.00
New play facilities at Pennington Flash	£38,295.00	18 July 2022	£38,295.00
New play equipment at Oakenden	£17,273.00	15 December 2022 to 09 January 2023	£17,273.00
Landscaping at Pennington Flash	£20,528.00	18 July 2022	£20,528.00
Atherton High school bike storage	£70.55	13 December 2022	£70.55
Landscaping and Tree works at Central Park	£3,350.00	07 November 2022	£2,600.00
New play equipment at Astley Street Park	£53,321.00	02 November 2022	£53,321.00
Biodiversity Off Set	£6,553.76	17 January 2023	£6,553.76
Standish Mineral line extension match fund	£55,000.00	01 February 2023	£10,000
Improvements to Lilford Park	£137,762.21	21 November 2022	£135,907.21
Wigan Council New Build Direct Delivery Programme Tyldesley and Astley	£137,181.00	13 February 2023	£137,181.00
Land to the south of Rectory Lane	£90,000.00	02 August 2022 to 18 August 2022	£90,000.00
TRO Whitworth Way	£4,099.91	08 April 2022	£4,022.12
Mosley Common Rd/A580 improvements	£220,259.73	12 April 2022 to 13 February 2023	£193,516.80
20mph speed limit Sovereign Fold Rd	£4,403.67	16 January 2023	£4,403.67
Waiting restrictions Sovereign Fold Rd/Westleigh	£4,403.67	16 January 2023	£4,403.67
Vehicular access from Bee Fold	£116,261.75	25 October 2022	£116,261.75
Alterations to waiting arrangements Warrington Rd	£4,081.56	11 May 2022	£4,081.56
Open space works at Bickershaw CP	£33,145.00	19 April 2022	£33,145.00
Play improvements at Crankwood	£16,300.00	19 April 2022	£16,300.00
Additional SCOOT detectors Princess Rd	£13,720.00	15 July 2022	£13,720.00
Footpath improvements and provision of Toucan Crossing Wigan Rd	£54,885.34	25 May 2022	£54,885.34
Play improvements Central Park	£13,820.00	27 July 2022	£13,820.00
Habitat improvements along Hindsford Brook	£32,384.00	07 November 2022	£32,384.00
Town Centre Improvements	£22,500.00	07 November 2022	£22,500.00

Infrastructure	Allocated	Date Allocated	Unspent
Bird hides Improvements Pennington Flash	£11,810.73	07 November 2022	£11,810.73
Refurbishment and improvements to Mesnes Park	£5,068.70	18 November 2022	£5,068.70
Improvements to community building	£15,000.00	18 November 2022	£15,000.00
Biodiversity Net Gain Parsons Meadow	£30,000.00	18 November 2022	£30,000.00
Additional Places in Leigh Atherton Tyldesley	£145,784.00	13 February 2023	£145,784.00
Biodiversity Measures	£9,000.00	13 February 2023	£9,000.00
Landscaping works at Greenslate Water Meadows	£7,791.00	23 December 2022	£7,791.00
A580 junctions - Newton Road / Stonecross Lane	£8,049,334.00	31 May 2022	£8,028,789
Red Rock canal bridge MOVA signals	£189,970.00	28 September 2022	£177,630.17
Provision of waste bins to assist with street cleansing	£1,300.00	31 January 2023	£1,300.00
Golborne Library	£220,000.00	12 October 2022	£220,000.00
St Marys Community Hub	£55,000.00	12 October 2022	£0.00
Lowton Community Hub	£165,000.00	12 October 2022	£95,004.00
Bank Street Car Park resurface	£13,200.00	12 October 2022	£13,200.00
Winton Road play area upgrade	£49,500.00	12 October 2022	£49,500.00
Pond Street play area resurfacing	£27,500.00	12 October 2022	£27,500.00
Golborne Bonk footpath improvements	£55,000.00	12 October 2022	£55,000.00
Golborne Bonk outdoor gym	£27,500.00	12 October 2022	£27,500.00
Golborne Bonk play equipment	£82,500.00	12 October 2022	£82,500.00
Golborne Bonk MUGA resurface and fencing	£71,500.00	12 October 2022	£71,500.00
Pole Street Parking	£26,400.00	12 October 2022	£26,400.00
Robin Hill Playing Fields biodiversity improvements	£16,500.00	12 October 2022	£16,500.00
Almond Brook biodiversity improvements	£22,000.00	12 October 2022	£22,000.00
Southlands Rec playing pitch drainage improvements	£49,500.00	12 October 2022	£49,500.00
Ashfield Park play area surface upgrade	£44,000.00	12 October 2022	£44,000.00
Ashfield Park path improvements	£16,500.00	12 October 2022	£16,500.00
Ashfield Park playing pitch drainage improvements	£110,000.00	12 October 2022	£110,000.00
Ashfield Park outdoor gym	£27,500.00	12 October 2022	£27,500.00
Standish to Wigan off road cycle network	£1,159,481.00	12 October 2022	£1,159,481.00
Bradley Lane traffic signal upgrades	£237,765.00	12 October 2022	£224,998.26
Market Street Puffin Crossing upgrade	£103,455.00	12 October 2022	£91,670.11

h) In relation to money which was spent by Wigan 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
St Mary's Community Hall	£55,827.40	17 November 2022
SIL Feasibility Studies	£114,199.72	06 March 2016 to 29 June 2023
Golborne & Lowton Levy Feasibility Studies	£8,472.31	31 October 2017 to 29 March 2023
Three Sisters Recreation Area	£3,300.00	12 April 2022
Improvements at Lilford Park	£1,495.00	15 March 2023 to 22 March 2023
TRO Land at Bettison Avenue, Leigh	£469.41	16 January 2023
York Street, Leigh Affordable Housing	£409,174.02	15 January 2021 to 12 July 2022
Traffic calming Alder Lane, Green Lane, Swan Lane	£74,919.48	28 September 2022 to 02 February 2023
Toddlers play equipment Westlake Pond, Green Lane, Hindley Green	£58,910.00	31 May 2022
POS Paths and woodland management Leyland Park Road Hindley Green	£107.49	01 April 2022
New surfacing Astley St Park, Tyldesley	£40,400.00	31 August 2022 to 13 December 2022
Landscaping at Amberswood Common	£8,369.00	12 May 2021 to 01 February 2023
Highway Maintenance	£2,730.86	15 December 2020 to 21 February 2023
St Wilfrids School Standish	£84,437.50	09 February 2021 to 03 October 2022
Woodfold Primary School Standish	£11,726.31	09 February 2021 to 04 April 2022
Tyldesley Primary School bikes and scooter provision	£0.75	11 March 2021 to 09 May 2022
Landscaping and Tree works at Central Park	£750.00	14 March 2023
Pavilion improvements at Morley Street pavilion and bowling green	£4,025.00	07 April 2022 to 20 May 2022
Sport Zone improvements Mesnes Park	£2,076.00	25 October 2022 to 25 October 2023
Land off Thames Av	£305.00	16 September 2021 to 22 August 2022
Standish Mineral line extension match fund	£45,000.00	23 March 2023
Standish	£3,437.50	17 February 2023 to 27 February 2023
Shevington	£1,871.63	25 January 2022 to 21 March 2023
Worsley Mesnes	£12,568.90	01 July 2021 to 31 July 2023
Ince	£426.55	23 September 2021 to 17 March 2023
Improvements to Lilford Park	£1,855.00	21 February 2023

Infrastructure	Spent	Date Spent
Wigan Council New Build Direct Delivery Programme Atherton	£27,697.14	28 March 2023 to 06 June 2023
Wigan Council New Build Direct Delivery Programme Tyldesley and Astley	£10,350.00	29 July 2022 to 31 July 2022
Wigan Council New Build Direct Delivery Programme Abram, Hindley, Bickershaw	£270,000.00	29 November 2022 to 21 March 2023
Purchase and Repair scheme - Golborne and Lowton	£1,621,975.30	24 June 2022 to 14 August 2023
Gin Pit Village	£65,665.86	25 July 2022
Open space improvements at Edmund Colins Park	£1,900.00	09 March 2023
Ashton	£1,141.76	28 September 2021 to 25 May 2023
Woodfold Internal Alterations	£184,361.25	20 December 2022 to 29 June 2023
Standish St Wilfrids	£124,557.50	03 October 2022
Bedford High Enlargement	£307,467.01	11 April 2022 to 26 July 2022
TRO Whitworth Way	£77.79	29 June 2022
Mosley Common Rd/A580 improvements	£26,742.93	21 December 2022 to 29 June 2023
Tyldesley	£5,179.95	22 August 2022 to 10 July 2023
Drainage improvements Oaklands Road	£1,490.00	09 January 2023
A580/Newton Road	£10,224.86	21 December 2022 to 29 June 2023
A580/Stone Cross Lane widening	£10,319.94	21 December 2022 to 29 June 2023
Red Rock canal bridge MOVA signals	£12,339.83	22 February 2023 to 29 June 2023
Bradley Lane traffic signals	£12,776.74	21 December 2022 to 29 June 2023
Lowton Community Hub	£69,996.00	09 December 2022 to 28 June 2023
Market St Standish crossing upgrade	£11,784.89	22 February 2023 to 29 June 2023
Play Commuted Sums 2022-2023	£215,156.68	31 March 2023
Public Open Space Commuted Sums 2022-2023	£28,262.01	31 March 2023

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) No planning obligation money was spent on administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year.

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 **£20,553,573.29**. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

Before



After



Picture: Path improvement works at Greenslate Local Nature Reserve.



Picture: Repair works to a property purchased as part of the Golborne and Lowton purchase and repair scheme



Picture: New balance bikes for a Bikability Scheme in Hindley.