

Community Infrastructure Levy Draft Charging Schedule (DCS)

Background Evidence

Section 106 Monies Raised and Affordable Housing Provision Update Paper

September 2020
London Borough of Bromley
Planning Strategy and Projects

T: 0208 313 4344

E: LCIL@bromley.gov.uk



THE LONDON BOROUGH
www.bromley.gov.uk

This page is intentionally left blank

Introduction

This document has been prepared in accordance with the DCLG Community Infrastructure Levy (CIL) Guidance June 2014¹. Paragraph 18 on the preparation of evidence to support a levy charge states that “as background evidence, the charging authority should also provide information about the amount of funding collected in recent years through section 106 (s106) agreements. This should include information on the extent to which their affordable housing and other targets have been met.” In line with guidance, this paper sets out the amount of funding collected in recent years, and the Council’s record of achieving affordable housing over the last five years. Further information relating to s106 agreements can be found within Bromley’s Authority Monitoring Reports².

Section 106 Financial Obligations

The tables below provide a record of s106 agreements receipts (excluding any housing monies) over the last five financial years. Further guidance can be found in Bromley’s Planning Obligations Supplementary Planning Document (SPD) (2010)³.

Table 1: Value of Planning Obligation Receipts between 01/04/2015-31/03/2016

Planning Ref	Site Address	Value of s106 Agreement	Payment Made (£)
15/05003	Orpington Police Station	Public Realm contribution £81.513k & £2k for disabled parking	83,512.50
14/02667	Kingswood House	£21k parking restriction contribution	21,000.00
11/02140	Kent County Cricket Ground	£300k contribution towards sports	300,000.00
11/02100	Land at rear of 86-94 High St Beckenham	Education contribution £182.389k	182,389.38
12/03385	Sheila Stead House	Education contribution £168.738k & Health contribution £35.953k	204,690.54
12/02658	Day Centre, Chipperfield Rd	Education contribution £335.511k	335,511.48
12/03606	Sundridge Park Management Centre Ltd (instalment 1 of 2)	Education contribution £50k	25,000.00
13/01670	1 Chilham Way	Education contribution £283.047k & Health contribution £52.315k	335,361.92
13/01872	Oakfield Centre	Education contribution £211.618k & Health contribution £37.742k	249,359.82
12/00304	76 High St Orpington	Health contribution of £44k	44,000.00
12/00102	Graham Chiesman House	Health contribution of £119.04k	119,040.00
07/03632	Land at south side Ringers Road	Health contribution of £42k	42,000.00
14/04452	The Walnuts	Health contribution £24.5k	24,500.00
Total for 2015/16			1,966,365.64

¹ Community Infrastructure Levy Guidance - <https://www.gov.uk/guidance/community-infrastructure-levy>

² Annual Monitoring Reports -

http://www.bromley.gov.uk/downloads/download/73/annual_monitoring_reports_and_five_year_housing_s

³ Bromley’s Planning Obligations Supplementary Planning Document -

http://www.bromley.gov.uk/downloads/file/199/adopted_spd_on_planning_obligations

Table 2: Value of Planning Obligation Receipts between 01/04/2016-31/03/2017

Planning Ref	Site Address	Value of s106 Agreement	Payment Made (£)
03/02319	Blue Circle Sports Ground	£80k bus stop contributions & £25k towards Oakley Road junction	105,000.00
13/03889	The Rising Sun	Highways contribution £22.232k, Education contribution £44.36k & Health contribution £16.096k	82,687.50
15/00909	Harris Academy, Beckenham	Towards the cost of resurfacing Manor Way Beckenham £40k	40,000.00
12/00976	GlaxoSmithKline	Road Safety improvements £10k	10,000.00
15/00696	Broadway House	£2.5k for a car club parking space	2,500.00
16/01091	45 Ancaster Rd, Beckenham	£0.5765k to be paid for tree removal costs	576.67
12/03606	Sundridge Park Management Centre Ltd (instalment 2 of 2)	Education contribution £50k	25,000.00
14/01873	Isard House, Glebe House Drive	Education contribution £112,881.95 & Health contribution £27.93k	140,811.95
15/01616	Summit House, Glebe Way	Education contribution £154.432k & Health contribution £57.996k	212,427.62
Total for 2016/17			619,003.74

Table 3: Value of Planning Obligation Receipts between 01/04/2017-31/03/2018

Planning Ref	Site Address	Value of s106 Agreement	Payment Made (£)
15/04941	Bassetts Day Care Centre	Highways contribution £5k, Car Club contribution £2.5k, Education contribution £773.4k & Health contribution £188.3k	969,145.76
16/02441	12 Elmfield Road, Bromley	Transport contribution £5k	5,000.00
15/04909	18 Elmfield Road, Bromley	Public realm contribution £152k	76,030.75
15/05003 14/03316	Orpington Police Station	Public realm contribution £326.05k, CPZ contribution £12.74k & Education contribution £80k	260,952.81*
	Land Adj Main Road, Biggin Hill	Additional museum contribution £85.545k	85,545.35
14/04810	4 Oaklands Road, Bromley	Education contribution £14.293k & Health contribution £10.5k	24,787.05
09/01664	Dylon International Ltd, Worsley Bridge Road	Education contribution £195.117k & Health contribution £76.97k	272,087.49
11/03865	Westmoreland Car Park, Simpsons Road	Education contribution £504.046k & Health contribution £197k	701,045.51
Total for 2017/18			2,394,594.72

Table 4: Value of Planning Obligation Receipts between 01/04/2018-31/03/2019

Planning Ref	Site Address	Value of s106 Agreement	Payment Made (£)
	Former Church Depot Hill Site	Highways contribution £3k, Local employment contribution £3k, Education contribution £120k & Health contribution £38.015k	164,050.09
13/03345	HG Wells Centre	Highways contribution £2.5k, Education contribution £140.635k & Health contribution £52.364k	195,499.07
16/02117	Orchard Lodge, 107 William Booth Road	Traffic surveys £25k, Community contribution £30k, Education contribution £875.143k & Health contribution £142.254k	702,121.44
15/04909	18 Elmfield Road, Bromley	Public realm contribution £152k	76,030.75
15/05003	Orpington Police Station	Public realm contribution £326.05k, CPZ contribution £12.74k & Education contribution £80k	161,758.30
12/00976	GlaxoSmithKline	Employment contribution £4m	2,000,000.00
15/01852	Oxford House	CPZ contribution £3k	3,000.00
	Land Adj to Main Road, Biggin Hill	Additional museum contribution £39,238k, Health contribution £29.054k & Education contribution £131.885k	200,136.48
14/01637	57 Albemarle Road	Education contribution £80.1k & Health contribution £18.67k	98,769.95
14/04199	165 Masons Hill, Bromley	Education contribution £154.432k & Health contribution £57.996k	212,427.62
14/03991	The Haven	Education contribution £432.916k & Health contribution £72.68k	505,595.63
09/01664	Dylon International Ltd, Worsley Bridge Road	Health contribution £40k	40,000.00
15/05237	Queen Mary House	Health contribution £55.34k	55,340.00
15/02007	1 Church Road	Health contribution £31.296k	31,296.00
Total for 2018/19			4,486,025.33

Table 5: Value of Planning Obligation Receipts between 01/04/2019-31/03/2020

Planning Ref	Site Address	Value of s106 Agreement	Payment Made (£)
330	GlaxoSmithKline	Employment Contribution £1.5m	1,500,000.00
382	Orchard Lodge	Education Contribution £512k, Healthcare Contribution 166381.89	678,170.41
384	9 London Road	Highways £3k	3,000.00
395	South Suburban Co-op Society	Highways £20K	20,000.00
411	North Orpington Pumping Station	Highways £2K, Ed contribution £231.680K, Health contribution £60.2K	293,880.22

416	Maybrey Business Park	Highways £4K, Carbon Offset £212.04K, Monitoring £2k, Education £532.938K, Health £166.96K	917,938.59
419	Parker House	carbon Offsetting - £8.5k	8,514.00
425	St Hugh's Playing Fields	Carbon Offsetting - £38.67k	38,672.03
Total for 2019/20			3,460,175.25

Total for all planning obligations paid between 01/04/2015-31/03/2020:	£12,926,164.68
Average amount of contributions paid from section 106 agreements over five years:	£2,585,232.936

The total s106 income on an annual basis varies, and the average is approximately £2.5m per annum.

Affordable Housing Provision

Information on affordable housing provision in Table 4 has been taken from the Greater London Authority's London Development Database (LDD) which informs the Council's Authority Monitoring Reports. Data for 2019/20 is still being finalised.

Affordable housing provision is often the key to Section 106 in terms of planning obligations, on a site by site basis, and overall value. Table 4 below gives the net affordable housing delivery in the Borough over the last five years based on LDD data.

The Unitary Development Plan (2006), and the Council's Planning Obligations SPD, set out the policy requirements for affordable housing. In developments of 11 or more units, developers are required to include a minimum of 35% affordable housing.

Table 4: Net Affordable Housing Delivery in Bromley⁴

Year	Total Net Unit Completion	Net Affordable Housing Completions	Affordable % of Total Units	London Plan Target Total	Total Dwelling Completions as % of Target
2014/2015	430	-62	-14%	500	86%
2015/2016	769	10	1%	641	119%
2016/2017	922	45	5%	641	143%
2017/2018	588	7	1%	641	91%
2018/2019	709	130	18%	641	111%
2019/2020*	TBC	109	TBC	641	TBC
Total	3418*	130*	4%*	3064*	112%*
Average per Annum	684	26	4%	n/a	n/a
UDP Policy Requirement:			35%		

* Some data for 2019/20 still pending - figures for 2019/20 not included in totals

⁴ London Development Database (LDD)

The affordable housing delivery performance over the last five years of 4% against the total number of completions is significantly below where the Council would expect to be in terms of the policy objectives contained in the Unitary Development Plan Policy H2 - Affordable Housing, from major development schemes of 11 or more units. However, it should be noted that during 2012/13 to 2019/20 only 6% of development proposals were above the 10 unit threshold.

Table 5: GLA Net Affordable Housing Starts on Site and Completions for Bromley (December 2019)

Year	Net Affordable Housing Completions	Tenure Affordable Rent/Social Rent	Tenure Intermediate
2013/2014	54	33	21
2014/2015	204	139	65
2015/2016	86	73	13
2016/2017	74	38	36
2017/2018	88	4	84
2018/2019	171	41	130
2019/2020	109*	14*	52*
Total	677	328	349

* Due to changes in implementing the GLA's project management system tenure information for some schemes within GLA programmes is not available at the time the housing statistics are reported = 43 units. Figures for 2019/20 not included in totals

The GLA have published additional data on affordable housing starts and completions for housing programmes that they are responsible for from April 2012. This data has not been extracted from the LDD. The data sets out annually the number of starts and completions by borough for units providing Affordable Rent, Social Rent, Intermediate and London Living Rent/ Shared Ownership units. The data source is entitled 'GLA Housing Starts on Site and Completions' and an extract of the completion data is attached at Table 5. The data included only relates to affordable units and records a higher number of affordable units being delivered over the five year period. Some of the potential reasons for this are set out below.

The LDD includes data about schemes in the Borough where planning permission was granted based on securing affordable housing by way of a section 106 obligation, and identifies schemes which indicate they are to deliver 100% affordable housing on-site through the planning process. It is based on the information available to the Council on affordable housing provision at the grant of planning permission.

Units recorded as being market units, at the point of granting permission, could later be acquired by registered providers and built out as affordable units. The change of tenure would not be recorded in the LDD. In addition, the GLA data might include previously completed market units acquired by registered providers for the GLA housing programme that would not need planning consent for any form of development. This information would also not be recorded by the LDD. This could help account for the differences between the two sets of data.

Total dwelling completions are above the London Plan annual dwelling delivery targets. The

current London Plan target is made up of 6,413 conventional supply units over the ten year period 2015/16 – 2024/25. The New London Plan target is made up of 7740 units over the period 2019/20 – 2028/29.

Table 6 below provides a breakdown of the number of gross affordable homes built by type over the last five years, taking into account the planning policy requirement for affordable housing to comprise by tenure 70% social/affordable rented and 30% shared ownership (Unitary Development Plan Policy H2) and 60% social/affordable rented and 40% shared ownership (London Plan Policy 3.11).

Table 6: Number of Gross Affordable Homes Built, by Type⁵

Year	Number Units Built	Affordable/Social Rented		Intermediate	
		Number	%	Number	%
2014/2015	51	28	55	23	45
2015/2016	20	7	35	13	65
2016/2017	91	50	55	41	44
2017/2018	7	0	0	7	100
2018/2019	122	65	53	57	47
2019/2020	109*	14*	21	52*	79
Total	291	150	52	141	48
5 Year Average	58	30	52	28	48
UDP Policy Requirement:			70%		30%
London Plan Policy Requirement:			60%		40%

* Due to changes in implementing the GLA's project management system tenure information for some schemes within GLA programmes is not available at the time the housing statistics are reported = 43 units. Figures for 2019/20 not included in totals

Table 7 sets out the percentage of affordable housing (AH) completions in private developments over the last five years.

Table 7: Affordable Housing (AH) Completions in Private Developments⁶

Year	Completed Schemes	Net Total Number of Homes	Total AH Units	Total AH Units (10+ Schemes)	% of Affordable Homes
2014/2015	7	509	133	114	26%
2015/2016	2	1111	186	186	16%
2016/2017	5	930	90	78	10%
2017/2018	2	573	13	12	2%
2018/2019	0	588	0	0	0%
2019/2020*	TBC	TBC	TBC	TBC	TBC
Totals	22	3711	497	463	14%

* Data pending, due before end of 2020, figures for 2019/20 not included in totals

⁵ London Development Database (LDD)

⁶ London Development Database (LDD)