



Agenda

Planning Committee

Date:	Wednesday, 19 January 2022 at 6:30 pm
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	<p>Councillor Trevor Fiddler (Chairman)</p> <p>Councillor Richard Redcliffe (Vice-Chairman)</p> <p>Councillors Tim Armit, Gavin Harrison, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, David O'Rourke, Heather Speak, Ray Thomas, Stan Trudgill.</p>

	PROCEDURAL ITEMS:	PAGE
1	Declarations of Interest: Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	Confirmation of Minutes: To confirm the minutes, as previously circulated, of the meeting held on 5 January 2022 as a correct record.	1
3	Substitute Members: Details of any substitute members notified in accordance with council procedure rule 24.	1
	DECISION ITEMS:	
4	Budget Setting - Fees and Charges 2022/23	3 - 15
	INFORMATION ITEMS:	
5	Budget Setting - Revenue Budget 2022/23 - First Draft	16
6	General Fund Revenue Budget Monitoring Report 2021/22 - Position as at 30th November 2021	17 - 25
7	Capital Programme Monitoring Report 2021/22 - Position as at 30th November 2021	26 - 35
8	Five Year Housing Land Supply Statement	36

9	Infrastructure Funding Statement	37 - 66
10	Empty Residential Homes Position Statement	67 - 69
11	Education Liaison Meeting - Outside Body Update	70 - 72
12	Performance Report 2020/21	73 - 77

Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: democracy@fylde.gov.uk

The code of conduct for members can be found in the council's constitution at
<http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx>

© Fylde Council copyright 2022

You may re-use this document/publication (not including logos) free of charge in any format or medium. You must re-use it accurately and not in a misleading context.

The material must be acknowledged as Fylde Council copyright and you must give the title of the source document/publication.

Where we have identified any third party copyright material you will need to obtain permission from the copyright holders concerned.

This document/publication is also available on our website at www.fylde.gov.uk
Any enquiries regarding this document/publication should be sent to us at the Town Hall, St Annes Road West, St Annes FY8 1LW, or to listening@fylde.gov.uk.

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	19 JANUARY 2022	4
BUDGET SETTING – FEES AND CHARGES 2022/23			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY

Each year, as part of the budget-setting process, the schedule of fees and charges for the coming year (for each of the services that the Council provides) is reviewed by budget-holders prior to that schedule being considered by the relevant Programme Committee and finally being approved at the March Budget Council meeting.

Each Programme Committee is required to recommend to the Council for approval a schedule of fees and charges for those activities within the remit of the Committee.

This report requests that Members consider the proposed schedule of fees and charges for those services within the remit of this committee as detailed at Appendix A to this report and provide a recommendation to Council in this regard.

Note: A full schedule of proposed fees and charges for all Council services for 2022/23 is accessible at the link below:

<https://www.fylde.gov.uk/council/finance/draft-fees-and-charges-2022-23/>

RECOMMENDATIONS

The Committee is requested to consider the schedule of fees and charges for those activities within the remit of this committee as detailed in Appendix A to this report and:

1. To recommend to Council a proposed schedule of fees and charges applicable for 2022/23; and
2. To note that the final fees and charges for 2022/23 will be approved by the Budget Council in March 2022.

SUMMARY OF PREVIOUS DECISIONS

The proposed fees and charges for services that are within the terms of reference of each programme committee are recommended to Council for approval as part of the annual budget-setting process. There have been no previous decisions in respect of these fees and charges for 2022/23.

CORPORATE PRIORITIES	
Economy – To create a vibrant and healthy economy	✓
Environment – To deliver services customers expect	✓
Efficiency – By spending money in the most efficient way	✓
Tourism – To create a great place to live and visit	✓

REPORT

1. Each year, as part of the budget-setting process for the coming financial year, budget-holders are required to review the fees and charges that the Council applies to the range of services which it delivers.
2. There are different considerations for assessing changes to the level of fees and charges depending upon the nature of the service. This is explained below:
 - For certain activities, for example some environmental health-related activities, fee levels are set by statute at a prescribed level. In respect of these types of activity the review of fees and charges is restricted to ensuring that the correct amount is approved by Council and is correctly applied for the forthcoming year;
 - For other types of charges in respect of services for which the Council has statutory responsibilities (for example in relation to licensing matters) fee levels must be set at an appropriate level such that only eligible costs are recovered. In respect of these types of activity the review of fees and charges comprises a review of costs and the adjustment of fees where necessary to avoid the under or over-recovery of costs. Where only minor discrepancies are found between costs and fee levels the charges may be left unchanged until the next review to avoid the costs associated with more regular leaflet re-printing etc.; and
 - For other activities which are not set by statute and for which the Council is not acting under statutory powers (e.g. games site fees) fee levels may be set at levels that are determined by the Council itself. In respect of these types of activity the review of fees and charges comprises a review of costs, a review of the fee levels of competitor providers and after a consideration of the likely effect on demand for the services and the total income that would be received at different fee levels.
3. Fee levels for all services have been reviewed according to the differing criteria as described above and the Programme Committee is invited to consider and provide comments as appropriate.
4. The role of the Council's Programme Committees in providing a recommendation to Council of a schedule of fees and charges for services within the remit of that committee is a key part of the budget-setting process for the coming year. The final schedule of fees and charges for all Council services will be considered by the Budget Council in March 2022.

IMPLICATIONS	
Finance	The recommendation to Council of a schedule of proposed fees and charges for services within the remit of each Programme Committee is a key part of the budget-setting process for the coming year. This report requests that Members consider the schedule of fees and charges as detailed at Appendix A and provide a recommendation to Council as appropriate. Any financial implications from proposed changes to fees and charges will be quantified and reflected in the financial forecast contained in the final Medium Term Financial Strategy report to be considered by Budget Council in March 2022.
Legal	None arising from this report
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	None arising from this report
Health & Safety and Risk Management	None arising from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
Management Team		December 2021

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
n/a	n/a	n/a

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
<u>PLANNING COMMITTEE</u>					
<u>Planning</u>					
Pre-application Advice:					
Large Scale Major Development	a	Per Enquiry	D	1,000.00	1,000.00
Significant Major Development	a	Per Enquiry	D	750.00	750.00
Small Scale Major Development	a	Per Enquiry	D	500.00	500.00
Minor Development (A)	a	Per Enquiry	D	350.00	350.00
Minor Development (B)	a	Per Enquiry	D	250.00	250.00
Householder Meeting	a	Per Enquiry	D	100.00	100.00
Householder Written Only	a	Per Enquiry	D	50.00	50.00
Custom and Self-Build Register	d	Per Year	D	120.00	120.00
Section 106:					
S106 Monitoring Fee	c	Per trigger	D	300.00	300.00
Printing Charges:					
A4 Documents including Decision Notes, Completion Certificates and Plans:					
Up to 14 Copies	N/A	Up to 14 Copies	D	No Charge	No Charge
15 Copies	a	15 Copies	D	2.00	2.00
Further copies	a	Per Copy	D	15p	15p
A3 Documents including Plans:					
Up to 7 Copies	N/A	Up to 7 Copies	D	No Charge	No Charge
8 Copies	a	8 Copies	D	2.00	2.00
Further Copies	a	Per Copy	D	25p	25p

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
A combination of the above shall be treated on the basis of 10p per copy for the A4 and 20p per copy for the A3. When the trigger of £1.50 is reached in any combination charging should commence.					
A2 Plans:					
1 st Copy	a	1 st Copy	D	4.30	4.30
Additional Copies	a	Per Additional Copy	D	3.00	3.00
A1 Plans:					
1 st Copy	a	1 st Copy	D	8.50	8.50
Additional Copies	a	Per Additional Copy	D	5.75	5.75
Publications:					
Adopted Fylde Borough Local Plan to 2032	e	Per document	D	75.00	75.00
Fylde Borough Local Plan to 2032 Revised Preferred Option	e	Per document	D	50.00	50.00
Fylde Borough Local Plan As Altered 2005	e	Per document	D	46.00	46.00
Postage	c	Per document		3.00	3.00
Housing Land Availability	e	Per document	D	15.50	15.50
Postage	c	Per document		1.00	1.00
House Extending Your Home	e	Per document	D	30.00	30.00
Postage	c	Per document		0.60	0.60
Strategic Housing Land Availability Assessment	e	Per document	D	3.30	3.30
Postage	c	Per document		0.50	0.50

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Land at Wesham Hospital	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Land at Queensway	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Queen Mary School	e	Per document	D	5.50	5.50
Postage	e	Per document	D	0.50	0.50
Windows Doors and Architectural Joinery	e	Per document	D	5.50	5.50
Postage	e	Per document	D	0.50	0.50
Wimbourne Stables	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Policy for Shop Front Design Guide	e	Per document	D	3.30	3.30
Postage	e	Per document	D	0.50	0.50
606 Clifton Drive North (Revised Development Brief)	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
Land at Weeton Road, Wesham	e	Per document	D	2.20	2.20
Postage	e	Per document	D	0.50	0.50
The Conversion of Fylde's Traditional Farm Buildings	e	Per document	D	3.30	3.30
Postage	e	Per document	D	0.50	0.50
Any document not included in the above list will be charged at the relevant charge per page as set out above					

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Planning Fees Planning fees are charged at the national rates which are established and set by the Government. https://new.fylde.gov.uk/resident/planning/planning-application-fees/					
Building Control					
Full Plans					
Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys					
1 dwelling	a	Per application	D	690.00	690.00
2 dwellings	a	Per application	D	930.00	930.00
3 dwellings	a	Per application	D	1,170.00	1,170.00
4 dwellings	a	Per application	D	1,410.00	1,410.00
5 dwellings	a	Per application	D	1,650.00	1,650.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
Standard charges for dwellings formed by conversion					
1 dwelling	a	Per application	D	550.00	550.00
2 dwellings	a	Per application	D	800.00	800.00
3 dwellings	a	Per application	D	900.00	900.00
4 dwellings	a	Per application	D	1,100.00	1,100.00

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Standard charges for dwellings formed by conversion continued:					
5 dwellings	a	Per application	D	1,400.00	1,400.00
Standard charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	390.00	390.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	500.00	500.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	675.00	675.00
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	825.00	825.00
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	390.00	390.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	500.00	500.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	300.00	300.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	400.00	400.00
Conversion of domestic garage to habitable room	a	Per application	D	350.00	350.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per dwelling	D	300.00	300.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Regularisation of any work which would normally be subject to a set charge/negotiated fee	e	Per application	D	Minimum 150%	Minimum 150%

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Standard charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	150.00	150.00
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	150.00	150.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	150.00	150.00
£1,000 to £5,000	a	Per application	D	250.00	250.00
£5,000 to £10,000	a	Per application	D	300.00	300.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated Fee	Negotiated Fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated Fee	Negotiated Fee

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Standard charges for work to non-domestic buildings:					
Extensions and new buildings (commercial)					
Not Exceeding 10m2 (industrial and storage)	a	Per application	D	350.00	350.00
Not exceeding 10m2 (other use classes)	a	Per application	D	400.00	400.00
Between 10m2 and 40m2 (industrial and storage)	a	Per application	D	450.00	450.00
Between 10m2 and 40m2 (other use classes)	a	Per application	D	550.00	550.00
Exceeding 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
All other work and alterations to non-domestic buildings					
Window replacement (up to 10 windows)	a	Per application	D	150.00	150.00
Window replacement (over 10 windows)	a	Per application	D	Negotiated fee	Negotiated fee
Renovation of a thermal element (cost up to £20,000)	a	Per application	D	250.00	250.00
Renovation of a thermal element (cost over £20,000)	a	Per application	D	Negotiated fee	Negotiated fee
Alterations and works not described elsewhere, including structural, shop and office fit-out and installation of controlled fittings. Based on cost of works:					
Up to £5,000	a	Per application	D	300.00	300.00
£5,000 to £10,000	a	Per application	D	350.00	350.00
£10,000 to £20,000	a	Per application	D	400.00	400.00
£20,000 to £30,000	a	Per application	D	500.00	500.00
£30,000 to £40,000	a	Per application	D	600.00	600.00
£41,000 to £100,000	a	Per application	D	72.00 per £10k	72.00 per £10k
£101,000 to £1,000,000	a	Per application	D	48.00 per £10k	48.00 per £10k

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Miscellaneous Charges					
Re-open an archive file	a	Per file	D	84.00	84.00
Research and retrieval of manual records (other than for search records)	a	Per file	D	60.00	60.00
Subsequent site inspections on applications previously archived	a	Per inspection	D	72.00	72.00
Copy Decision Notices and Completion certificates and, issue of non-standard data for property sale purposes	a	Per document	D	25.00	25.00
Demolition application to demolish existing property under Section 80 of the Building Act 1984 and issuing of counter notice under Section 81 of the Building Act 1984.	a	Per application	D	150.00	150.00
NOTES:					
1) Where a negotiated fee is indicated factors such as design brief, competency, build duration, service level agreement, number of units/dwellings and type of construction are factored in to provide the individual charge.					
2) Where works are of estimated cost value and are being carried out simultaneously as a standard charge item for extensions to an existing dwelling the fee shall be reduced by 50%					
3) Where the person is registered disabled and the proposals are for the benefit of that person the application is exempt from charge.					
Building Notice					
Standard charge for erection of dwelling houses up to 300m2 and up to 3 storeys					
Building Notice charge is equal to the Full Plans fee plus 10%					
1 dwelling	a	Per application	D	759.00	759.00
2 dwellings	a	Per application	D	1,023.00	1,023.00
3 dwellings	a	Per application	D	1,287.00	1,287.00
4 dwellings	a	Per application	D	1,551.00	1,551.00
5 dwellings	a	Per application	D	1,826.00	1,815.00
Erection or conversion of 6 or more dwellings or flats	a	Per application	D	Negotiated fee	Negotiated fee
Erection of dwellings or flats where the total floor area exceeds 300m2	a	Per application	D	Negotiated fee	Negotiated fee
Standard Charge for dwellings formed by conversion					
1 dwelling	a	Per application	D	605.00	605.00
2 dwellings	a	Per application	D	880.00	880.00

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Standard Charge for dwelling formed by conversion continued:					
3 dwellings	a	Per application	D	990.00	990.00
4 dwellings	a	Per application	D	1,210.00	1,210.00
5 dwellings	a	Per application	D	1,540.00	1,540.00
Building Notice charges for extensions to existing dwellings					
Extension with floor area not exceeding 10m2	a	Per application	D	429.00	429.00
Extension with floor area exceeding 10m2, but not exceeding 40m2	a	Per application	D	550.00	550.00
Extension with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	742.50	742.50
Extension with floor area exceeding 80m2, but not exceeding 100m2	a	Per application	D	907.50	907.50
Loft conversion up to 40m2 that does not includes a dormer window	a	Per application	D	429.00	429.00
Loft conversion up to 40m2 that includes a dormer window	a	Per application	D	550.00	550.00
Erection or extension of a detached or attached domestic garage not exceeding 40m2	a	Per application	D	330.00	330.00
Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m2, but not exceeding 80m2	a	Per application	D	440.00	440.00
Conversion of domestic garage to habitable room	a	Per application	D	385.00	385.00
Notifiable electrical work carried out by a non-competent person (i.e. not Part P registered)	a	Per application	D	250.00	250.00
Reversion work from an approved inspector	a	Per application	D	Negotiated Fee	Negotiated Fee
Building work in relation to more than one building	a	Per application	D	Negotiated Fee	Negotiated Fee
Extension to a dwelling where floor area exceeds 80m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Loft conversion (with or without a dormer) to a dwelling where floor area exceeds 40m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Garage or carport where floor area exceeds 60m2	a	Per application	D	Negotiated Fee	Negotiated Fee
Building Notice charges to other works to dwellings:					
Renovation of a thermal element of a single dwelling or flat	a	Per application	D	165.00	165.00

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

Fees and Charges 2022/23

Appendix A

	VAT Code	Unit Of Charge	Variable Charge Discretionary (D) Prescribed (P)	Approved 2021/22 Fees & Charges £	DRAFT 2022/23 Fees & Charges £
Building Notices charges to other works to dwellings continued:					
Renovation of a thermal element to more than one dwelling or flat	a	Per application	D	Negotiated Fee	Negotiated Fee
Replacement windows (multi flat or single dwelling , up to 10 windows)	a	Per application	D	165.00	165.00
Replacement of more than 10 windows	a	Per application	D	Negotiated Fee	Negotiated Fee
Internal alterations (Incl. structural) and installation of fittings other than electrical work	a	Per application	D	Negotiated Fee	Negotiated Fee
Fixed price based on cost of work:					
Up to £1,000	a	Per application	D	165.00	165.00
£1,000 to £5,000	a	Per application	D	275.00	275.00
£5,000 to £10,000	a	Per application	D	330.00	330.00
£10,000 to £20,000	a	Per application	D	440.00	440.00
£20,000 to £30,000	a	Per application	D	550.00	550.00
£30,000 to £40,000	a	Per application	D	660.00	660.00
£41,000 to £100,000	a	Per application	D	£80.00 per £10k	£80.00 per £10k
£101,000 to £1,000,000	a	Per application	D	£50.00 per £10k	£50.00 per £10k
Electrical Work					
Electrical work other than a rewire	a	Per application	D	Negotiated fee	Negotiated fee
Rewire of a dwelling including new consumer unit	a	Per application	D	Negotiated fee	Negotiated fee

VAT Codes:

a = Standard Rate c = Exempt d = Outside Scope e = Zero Rated

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	19 JANUARY 2022	5
BUDGET SETTING – REVENUE BUDGET 2022/23 - FIRST DRAFT			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The first draft of the revenue budget for 2022/23 has been prepared and is available via the link below. As in previous years, the budget has been prepared on a continuation basis and has been updated to reflect all Committee and Council decisions made to date, the outcome of the budget-rightsizing exercise and all virements.

SOURCE OF INFORMATION

Revenue Budget Book 2022/23 – First Draft

LINK TO INFORMATION –

<https://new.fylde.gov.uk/council/finance/budget-book-2022-23-first-draft/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The provision of a first draft of the 2022/23 Revenue Budget to the Council's Programme Committees allows members of each Programme Committee to review the draft revenue budget for the services within the Committee's terms of reference and to provide any comments or feedback as appropriate to the committee Lead Officer, Service Director or budget holders.

This first draft does not reflect any changes to fees and charges for 2022/23 as these will be considered by Programme Committees during the January cycle of meetings. Nor does it reflect any revenue growth items or the revenue implications of capital bids. At this stage the draft budget for 2022/23 does not include recharges in respect of support services and service management costs as these elements remain to be finalised. A further budget-rightsizing exercise will be carried out early in 2022 and this first draft will be updated to reflect any changes arising from that piece of work.

The final revenue budget for 2022/23 will include any subsequent decisions made and will be presented to Members for approval at the Council meeting on 3rd March 2022.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566 e-mail: paul.o'donoghue@fylde.gov.uk

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	19 JANUARY 2022	6
GENERAL FUND REVENUE BUDGET MONITORING REPORT 2021/22 - POSITION AS AT 30th NOVEMBER 2021			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the General Fund Revenue Budget of the Council as at 30th November 2021 and specifically for those areas under the remit of the Committee.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to 30th November 2021 and feedback received from budget holders.

LINK TO INFORMATION

General Fund Revenue Budget monitoring Report to 30th November 2021:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise periodic revenue budget monitoring reports for those areas under the remit of the Committee.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566

e-mail: paul.o'donoghue@fylde.gov.uk

GENERAL FUND REVENUE BUDGET MONITORING REPORT 2021/22

POSITION AS AT 30TH NOVEMBER 2021

Summary

The purpose of this report is to provide an update on the General Fund Revenue Budget of the Council as at 30th November 2021. The report includes a narrative description of the most significant variances from the profiled latest budget and details any actions required to address these. Appendix A to this report shows the value of the most significant variances for all of the Council services by Committee and provides a brief explanation for each variance. In addition to the budget areas identified in the supporting Appendix of the report the Council has separately received funding from the Contain Outbreak Management Fund and a progress update report will be presented to the Environment Health & Housing Committee later in the year as delivery against the scheme continues.

1. Background

- 1.1 The Council operates a system of Revenue Budget Monitoring which revolves around the production of detailed monthly monitoring reports for budget holders. Significant variances from the expected budget position at the point of monitoring, both for expenditure and income, are summarised in monitoring reports which are periodically reported to each Programme Committee for information purposes. This report therefore details the findings and issues emerging from budget monitoring carried out to 30th November 2021.
- 1.2 It should be noted that work continues on improving budget profiling across the Council in order that budget profiles more accurately reflect the spending pattern of individual budgets across the financial year. This serves to enhance budget monitoring and focus attention on true variances rather than budget profiling issues. This is a continuous process with budget holders so that the improved profiling continues to refine the budget monitoring system.
- 1.3 Council approved the 2021/22 budget at its meeting on 4th March 2021. Subsequently on 29th July 2021 the Finance and Democracy Committee approved the financial outturn position for 2020/21, and approved the latest update of the financial forecast at its November 2021 meeting. The impact of those approvals, including savings and growth items approved at the Council budget meeting, along with slippage from 2020/21 as approved by the Finance and Democracy Committee, are now reflected in the financial ledger. Therefore, this report monitors expenditure and income against the updated approved budgets for 2021/22.

2. Budget Rightsizing Exercise

For a number of years the Council has carried out an annual budget rightsizing exercise to analyse underspends which have occurred over the last 3 financial years and to adjust current and future year budgets to better reflect the level of resource requirement in the context of current financial constraints. This process has been repeated during 2021/22 and the resulting changes have been reflected in the latest budgets and recent updates to the Councils Financial Forecast.

3. Conclusions

The Council has seen particular volatility in expenditure and income levels since the commencement of the pandemic which has required that the Council continues the approach to continually seek opportunities to achieve savings and efficiencies to enable a balanced budget position and financial stability to be maintained.

Regular budget monitoring reports are an integral part of the Council's financial monitoring framework and these reports will be available on the Councils website.

External pressures outside the Council's control are impacting on all local authorities. Instructions remain in place that officers should not commit to any unnecessary expenditure and should seek to maximise efficiencies wherever possible.

Finance staff work continuously with budget holders across the Council and are heavily reliant upon budget-holders to be able to understand and quantify the potential impact of in-year hotspot variances within their areas of responsibility.

We are now past the mid-point of the 2021/22 financial year and much uncertainty exists with respect to the remainder of the year. Therefore, it is not possible to draw any firm conclusions on the in-year financial position. The financial risks facing the Council, as set out in the MTFS to Council in December 2021 remain alongside the significant additional risks presented by the pandemic. Instructions issued by Management Team that budget holders remain prudent are still in place, and the overall financial position of the council will be captured in the next update of the financial forecast in the Medium Term Financial Strategy which will be presented to members in the forthcoming committee cycle.

REVENUE MONITORING 2021/22 - Period 8 to November 30th 2021 (Variances in excess of £5K)

Appendix A

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

FINANCE & DEMOCRACY COMMITTEE / CORPORATE CROSS CUTTING BUDGETS

Service Area	Detailed Description	Full Year Budget £	Budget as at Period 8 £	Actual & Commitments as at Period 8 £	Variance as at Period 8 £	FAV / ADV	Alert	Budget Holder Comments
All Council services	Employee costs including basic pay, pension, NI, and overtime, plus agency costs	10,103,006	6,898,487	6,890,538	-7,949	FAVOURABLE	BLUE	The budget forecast which was approved by Council in March 2021 assumes employee cost savings (including vacancy savings arising from delays in the recruitment to vacant posts) of £300,000 per annum from 2021/22 onwards. The actual spend to date shown here includes an assumed pay award of 2.75% in line with the current budget provision, although the actual pay award is yet to be agreed. This budget will be kept under review during the remainder of the financial year and may be adjusted as part of future budget right-sizing exercises.
Organisational Improvement	Organisational Improvement Costs	26,000	17,336	11,019	-6,317	FAVOURABLE	BLUE	This budget includes some monies slipped from last financial year which were unspent due to covid. Additional seasonal costs at Christmas on recognition and rewards - some predicted expenditure may not occur due to COVID measures.
Communications and PR	Media Costs	15,000	10,000	0	-10,000	FAVOURABLE	BLUE	Most media costs have been COVID related. Therefore, we have used COMF allocated funding, which has taken priority most of the year. Currently uncertainty on the demand for comms if new COVID regulations begin within the new year it is likely this budget will be required.
Mayoralty	Mayoral Chauffeur/Assistant	19,485	12,993	5,745	-7,248	FAVOURABLE	GREEN	There have been fewer mayoral engagements as a result of the pandemic, which has led to this favourable variance.
Elections - Other/Referendum	Elections - Neighbourhood Plan Referenda	26,411	17,611	0	-17,611	FAVOURABLE	GREEN	The original budget was allocated to provide for the St Annes neighbourhood plan referendum to be re-run in the event that a legal challenge to the original referendum had been successful. The Supreme Court eventually rejected the challenge, so the budget is no longer required. It is possible that a neighbourhood plan referendum may be required in 2023 in Wrea Green and this budget could be used to fund that.
Computer Services	Purchase of Computer Equipment / Licences / Infrastructure & Network Costs	280,138	186,796	59,508	-127,288	FAVOURABLE	BLUE	An underspend is currently recorded against the profiled budget, however with a core infrastructure and network transformation project and associated license costs in response to the challenges of end of life platforms and enablement of hybrid working underway we expect variances to normalise towards the end of the year. A parallel and essential modernisation project to telephony ahead of the decommission of the PSTN lines is being scoped and due to commence before the end of the calendar year which will enable full internet dialling and direct routing of calls through video and voice platforms. These commitments also pick up business continuity, ongoing network hardening and security works, Town Hall WIFI replacement and meeting room improvements enabling a modern, secure and fit for purpose network in line with the ICT Strategy.
Council Tax Collection Costs	MHCLG Grant Funding - LCTS	0	0	-130,548	-130,548	FAVOURABLE	BLUE	F&D Committee approved a scheme at its November meeting to top up the CTRS hardship fund to £10k and allocate the remaining amount for distribution to CTRS cases.
External Audit Fees	Other Reimbursements	0	0	-7,250	-7,250	FAVOURABLE	GREEN	This income is from Public Sector Audit Appointments Ltd following a distribution of surplus funds as they are 'a not for profit' organisation. The budget will be updated accordingly as part of budget right-sizing.

REVENUE MONITORING 2021/22 - Period 8 to November 30th 2021 (Variances in excess of £5K)

Appendix A

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

TOURISM AND LEISURE COMMITTEE

Service Area	Detailed Description	Full Year Budget £	Budget as at Period 8 £	Actual & Commitments as at Period 8 £	Variance as at Period 8 £	FAV / ADV	Alert	Budget Holder Comments
Sports Development	Business Health Matters Initiatives	26,750	17,836	0	-17,836	FAVOURABLE	BLUE	This is a new project which has only just had committee approval and funds will be spent / claimed from early 2022 onwards.
	ESF - Business Health Matters Funding	-26,750	-17,836	0	17,836	ADVERSE		
	PCC - Safe Communities Project	16,300	10,872	2,475	-8,397	FAVOURABLE	BLUE	Money is being held back to ensure we have a good delivery plan for the Christmas and New Year period. This will include a combination of youth interventions, diversionary activities and education.
Management of the Arts & Heritage Assets	Support to Arts	14,000	9,336	0	-9,336	FAVOURABLE	BLUE	£10K is allocated to Green Loop Arts project for Spring 2022. The project has only recently been approved by Arts Council and the £10K will be used as match funding and will be spent on the project early 2022.

REVENUE MONITORING 2021/22 - Period 8 to November 30th 2021 (Variances in excess of £5K)

Appendix A

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

OPERATIONAL MANAGEMENT COMMITTEE

Service Area	Detailed Description	Full Year Budget £	Budget as at Period 8 £	Actual & Commitments as at Period 8 £	Variance as at Period 8 £	FAV / ADV	Alert	Budget Holder Comments
Cemetery and Crematorium	Interments	-200,000	-133,360	-123,907	9,453	ADVERSE	AMBER	There is a general downward demand for burials as opposed to cremations. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
	Cremations	-1,070,000	-713,476	-602,681	110,795	ADVERSE	AMBER	There has been a reduced demand for services from residents outside of the borough. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
	Memorial Income	-40,000	-26,672	-20,876	5,796	ADVERSE	AMBER	There has been a reduced demand for services from residents outside of the borough. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
Fylde Waste Schemes	Replacement Waste Containers	75,000	75,000	84,709	9,709	ADVERSE	AMBER	Additional expenditure due to demand for replacement containers and increased wheeled bin costs per unit. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise. We will look to do a budget virement to cover these increased costs.
Public Conveniences	Miscellaneous Receipts	-30,000	-30,000	-42,642	-12,642	FAVOURABLE	GREEN	Additional unbudgeted income due to increased number of visitors following lockdown/staycations. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
Highways Cleansing	Weed Control	22,000	22,000	27,131	5,131	ADVERSE	AMBER	The contracted cost of the weed service has increased. We will look to do a recurring virement to cover these increased costs.
Health & Wellbeing	Food Purchases	35,260	35,260	29,003	-6,257	FAVOURABLE	BLUE	In 2021, all local authorities were provided with grant funding to co-ordinate free holiday provision during the summer and Christmas holidays - including healthy food and enriching activities. The funding is for all children who receive benefits-related free school meals. The summer programme ran over for 4 weeks in July and August and accounted for ¼ of the budget, the remaining ¾ of the budget remaining is allocated for the Christmas provision, which will be delivered over the week of 19-24 th December. The Christmas provision will include face to face delivery of physical activities through play, including healthy food, plus food parcel support for all children who attend. The funding is budgeted to be spend by the end of January.
	Miscellaneous Expenses	12,500	12,500	2,883	-9,617	FAVOURABLE		
Fleet & Plant	FMS Material Costs	165,670	110,547	90,281	-20,266	FAVOURABLE	GREEN	There are a number of favourable variances in respect of vehicle costs. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
	Fuel Costs	305,595	220,483	180,227	-40,256	FAVOURABLE		
	Tyres - Renewal	34,636	23,186	13,042	-10,144	FAVOURABLE		
	Hire of Transport	63,357	42,247	23,805	-18,442	FAVOURABLE		
Car Parking Fees	Car Parking Fees	-688,000	-458,765	-582,891	-124,126	FAVOURABLE	GREEN	Due to the good weather and increased staycations over the summer months due to Covid it is anticipated that the annual income will be greater than expected. The budgets will be kept under review and adjusted as necessary as part of the budget right-sizing exercise to reflect this.
Stanner Bank Car Park	Operational Costs including Barrier System	0	0	12,492	12,492	ADVERSE	RED	Costs associated with maintenance contract and repairs required to barrier system. Costs do not yet fully reflect the true impact of operating the barrier as an out of hours call system and proposed CCTV system have not yet been accounted for.
Off-Street Parking Enforcement	Enforcement Costs	56,000	37,340	50,569	13,229	ADVERSE	RED	This budget is likely to be overspent as a result of additional charges incurred from the contractor as a result of LCC taking back in-house their enforcement services and the contractor increasing their charges to their remaining customers, including Fylde.
	Decrim - Off-Street Pkng Fees	-40,000	-26,672	-35,251	-8,579	FAVOURABLE	GREEN	With more visitors to the area so more contraventions have been observed with a greater number of Penalty Charge Notices being issued resulting in greater enforcement income.
Land Charges Fee Income	LC - CON29, LLC1 & CON290 Fees	-75,000	-50,012	-71,866	-21,854	FAVOURABLE	GREEN	Increased land charge fee income received in year. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
Bus Shelters	Shelters-Provision/Replacement	20,000	13,336	4,342	-8,994	FAVOURABLE	BLUE	2 replacement shelters are about to be ordered it is expected expenditure will be contained within the budget.
St Annes Square (Maintenance)	Repairs & Maintenance	45,000	30,004	6,204	-23,800	FAVOURABLE	BLUE	Repairs ongoing on assets it is expected this budget will be fully used by year-end.
Property Management Team	Miscellaneous Income	0	0	-8,550	-8,550	FAVOURABLE	GREEN	Additional income from ad hoc fees generated through management of portfolio. This budget will be updated as part of budget right-sizing.

ENVIRONMENT, HEALTH & HOUSING COMMITTEE

REVENUE MONITORING 2021/22 - Period 8 to November 30th 2021 (Variances in excess of £5K)

Appendix A

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

Service Area	Detailed Description	Full Year Budget £	Budget as at Period 8 £	Actual & Commitments as at Period 8 £	Variance as at Period 8 £	FAV / ADV	Alert	Budget Holder Comments
Covid-19 Support	Unringfenced Covid Grant Support	263,000	175,368	14,462	-160,906	FAVOURABLE	BLUE	The Government provided un-ringfenced Covid support grant to all local authorities in 2021/22, with Fylde receiving £392k for the year. Of this £33k was allocated to Town and Parish areas to support covid recovery, and to date £50k has been vired to support agency labour costs within Operational Services to ensure continuing service delivery, £15k has been vired to the Cemetery & Crematorium to ensure covid compliance and £22k has been vired towards cleaning and covid measures in the Town Hall. This budget will be kept under review as part of the ongoing response to the Covid pandemic throughout the remainder of the current financial year.
	Practical Support for Self-isolation	0	0	5,750	5,750	ADVERSE	BLUE	Along with all the Lancashire Authorities take up in Fylde of the practical support funding is extremely low. Officers have recently met with the Methodist Church who are delivering the program to ensure the scheme is as responsive as possible for anyone who is seeking support, but demand continues to be low. This may shift with the onset of the Omicron variant.
	LCC Funding - Practical Support for Self-Isolation	0	0	-140,315	-140,315	FAVOURABLE	BLUE	
	LCC Funding - Community Testing Covid	0	0	-82,611	-82,611	FAVOURABLE	BLUE	A report is going to the January cycle seeking agreement to fully fund the lateral flow program from this LCC funding as opposed to the Community Outbreak Management Funding as originally anticipated.
Covid 19 - Household Support Fund	HSF Initiatives - CAB	0	0	15,000	15,000	ADVERSE	BLUE	A report is going to the January cycle to explain that the Council has been awarded £150k Household Support Funding from Lancashire County Council. This has to be expended by 31st March 2022 to support vulnerable households. Due to the urgency in delivery emergency procedure rules were used to approve the expenditure by the Chief Executive Officer in consultation with the Leader and Chairman of EHH Committee. The planned report will give further details.
Covid-19 Contain Management Outbreak (COMF)	Covid Contain Outbreak Management Funding supporting vulnerable people, contact tracing, testing, enforcement , communications and covid prevention acquisitions	479,768	404,913	413,324	8,411	ADVERSE	BLUE	Accelerated spend against the profiled budget. Many of the budget heads identified within this approved budget are on track. However there may be some variances as we near year-end for example the support for the vulnerable budget may be underspent due to the prevalence of other funding streams. This also may be the case for budget identified for food inspections, due to staffing pressures within the Environmental Health Team as a result of ongoing vacancies combined with the difficulty in sourcing consultants to take on the work.
Covid-19 Welcome Back Fund	Welcome Back fund - expenditure	243,516	162,376	689	-161,687	FAVOURABLE	AMBER	This budget is specifically held to assist in the economic recovery following the Covid pandemic. Funds are required to be spent before April 2022, with all spending agreed by the Department for Levelling Up, Housing and Communities. Welcome Back Fund application has now been approved by Govt. Two external groups yet to submit intentions & quotes, others have started to submit. Internally, the Public Realm larger commitment is still being costed up due to contractor unavailabilities. Other internal activities have either started or in final stage of costing for RFQ's.
	Media Costs	0	0	20,098	20,098	ADVERSE	AMBER	
	Covid-19 Welcome Back Grant	-243,516	-162,376	0	162,376	ADVERSE	AMBER	This grant funding is specifically held to assist in the economic recovery following the Covid pandemic. Funds are required to be spent before April 2022, with all spending agreed by Department for Levelling Up, Housing and Communities. It is expected that the budget will be used in full before the end of the financial year and the grant is claimed in arrears.
Community Grants	Community Projects Fund	20,000	13,336	7,624	-5,712	FAVOURABLE	BLUE	A publicity campaign will be carried out in the new year to encourage applications.
Community Safety Initiatives	Community Safety Initiatives	25,441	16,964	0	-16,964	FAVOURABLE	BLUE	As a result of Covid funding available to CSP partners, and other funding via the PCC's office, there has not been a great demand for CSP funding for other initiatives during the course of the year. £500 has recently been agreed by the Chairman of the CSP for a policing initiative over the Christmas period. A slippage request is again likely to move the budget forward to 2022/23. The available budget is specifically for community safety initiatives going forward, as stipulated by the former Local Strategic Partnership, who granted the money on the understanding it would remain within the Partnerships preview until it is exhausted going forward.

REVENUE MONITORING 2021/22 - Period 8 to November 30th 2021 (Variances in excess of £5K)

Appendix A

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

ENVIRONMENT, HEALTH & HOUSING COMMITTEE (CONTINUED)

Service Area	Detailed Description	Full Year Budget £	Budget as at Period 8 £	Actual & Commitments as at Period 8 £	Variance as at Period 8 £	FAV / ADV	Alert	Budget Holder Comments
Homelessness	CAB - Debt Advice Service	21,877	14,588	0	-14,588	FAVOURABLE	BLUE	This is an MHCLG Homelessness Reduction Act grant funded Initiative to support clients with Debt issues. The service transferred from CAB to Blackpool Debt advice service. We are now charged per client as opposed to previously funding staff and management costs of the CAB, therefore enabling us to get more value for money. As a result there will be an underspend in this budget which cannot yet be quantified. Any underspend at year-end will be requested as slippage with the off-setting grant funding.
	MHCLG Homlessness Reduction Act Initiatives	24,937	16,631	-2,380	-19,011	FAVOURABLE	BLUE	This is MHCLG Homeleneess Reduction Act funding to provide a range of activities to support clients into accommodation i.e. household items, rent in advance/bond. The Next Steps funding (see below)has been utilised to fund these activities and therefore there will be an underspend at year-end where a slippage with the corresponding grant funding slippage will be requested.
	Ex-Offender Initiatives	34,172	22,784	0	-22,784	FAVOURABLE	BLUE	This MHCLG funding was awarded in 20/21. There had been a delay in value of the funding being confirmed, therefore EHH Committee in September approved the merger of the Ex-offender funding with Rough Sleeper Initiative year 3 funding to create a project accommodation finding service for rough sleepers and ex-offenders. The project has gone through Procurement and the successful contractor will commence in January 2022. Due to the delay in the funding award the project will extend beyond the original period into 2023/24. MHCLG have approved the merging of the two funding streams and extension of the project.
	Domestic Abuse Act Initiatives	16,500	11,004	0	-11,004	FAVOURABLE	BLUE	This is MHCLG funding to deliver a domestic abuse support housing outreach worker. The appointment commenced in November 2021. This project will run until November 2022/23.
	Invest to Save Expenditure	10,000	6,668	496	-6,172	FAVOURABLE	GREEN	Due to the award of MHCLG Next Steps funding or Covid recovery being used to fund the invest to save initiatives there will be an underspend at year-end against this budget.
	B&B Accommodation Costs	62,500	42,508	72,792	30,284	ADVERSE	RED	The Homeless service has seen high demand for temporary accommodation following the lifting of evictions coupled with limited move-on opportunities in social and private accommodation. This trend is likely to continue with the budget being significantly overspent at year-end. The overspend would have been greater if it hadn't been supported by the use of the Next Steps funding. This has supported clients who are unable to claim housing benefit and the need of the service to secure empty accommodation. The service only has available 10 units of temporary homelessness in Fylde and significantly relies of B&B accommodation.
	Rapid Re-housing Programme	28,866	19,250	546	-18,704	FAVOURABLE	BLUE	This is MHCLG funding for Rough Sleeper 3 year initiative which was not expected. As described above this funding has been merged with Ex-offenders funding to provide the rough sleeper and ex-offenders accommodation service. MHCLG have approved the merging of the two funding streams and extension of the project.
	Next Steps Accommodation Programme (NSAP)	25,000	16,668	25,223	8,555	ADVERSE	BLUE	This is MHCLG Funding for Covid-19 recovery. Its delivering a range of housing support for clients within the homeless service i.e. household items, rent in advance/bonds and the provision of temporary accommodation in B&B. A further budget virement will be actioned to cover these additional costs.
	Hsing Benefit/Univrsal Credit Repayment	-45,000	-30,004	-35,451	-5,447	FAVOURABLE	GREEN	The Homeless service has seen high demand for temporary accommodation. All clients complete Housing benefit forms, but cost of accommodation in B&B varies per week from £120 - £350 and clients entitled to between £82.40 and £91.50 per week.
Housing Standards	Contribution to Care & Repair	30,000	20,004	0	-20,004	FAVOURABLE	BLUE	Pilot underway with Care and Repair Preston for Handyperson and Sanctuary Scheme awaiting invoice for Qtr 1 and Qtr 2. We expect this to be on target for year-end.
	Disabled Facilities Grant Fees	-160,000	-106,688	-95,803	10,885	ADVERSE	BLUE	The budget will be monitored throughout the rest of the year and adjusted through the MTFs if necessary.

REVENUE MONITORING 2021/22 - Period 8 to November 30th 2021 (Variances in excess of £5K)

Appendix A

Key

BLUE	Variance currently showing but expected to be on target at year end
GREEN	Favourable variance against latest budget
AMBER	Adverse variance against latest budget
RED	Projected adverse outturn variance

PLANNING COMMITTEE

Service Area	Detailed Description	Full Year Budget £	Budget as at Period 8 £	Actual & Commitments as at Period 8 £	Variance as at Period 8 £	FAV / ADV	Alert	Budget Holder Comments
Building Control	Plan, Inspection & Building Notice Fees	-211,500	-141,028	-176,508	-35,480	FAVOURABLE	GREEN	Increased Building Control fee income received in year due to an increased demand. These budgets will be kept under review during the remainder of the financial year and adjusted as necessary as part of the budget right-sizing exercise.
Development Management	Archaeology and Ecology Agreement	12,000	8,000	2,307	-5,693	FAVOURABLE	BLUE	Expenditure on Archaeological and ecological advice is determined by the nature of planning applications submitted. During the year to date there has been a reduced need to consult with these particular specialist bodies. The introduction of the requirement for new developments to 'Biological Net Gain' through the Environment Act 2021 is likely to require increased ecological advice.
	Planning Application Fees	-675,000	-450,088	-531,058	-80,970	FAVOURABLE	GREEN	The number of planning applications received is significantly higher than recent years. This may be a reflection of the economic recovery following the pandemic. The number of application fees received will continue to be monitored.
Planning Appeals	Planning Appeal Hearing Costs	45,000	30,004	0	-30,004	FAVOURABLE	GREEN	There has only been one planning hearing this year, which did not require the procurement of specialised advisors. Accordingly there has been no call on this budget in the year to date.
Planning Enforcement	Enforcement Costs	35,000	23,340	0	-23,340	FAVOURABLE	BLUE	Court action regarding the case this funding was set aside for was suspended due to the Coronavirus pandemic. As the courts reopen for business this funding will be required, although expenditure may be delayed as the courts recover from their backlog of cases.
Development Management Team	Consultants Fees	20,000	13,336	0	-13,336	FAVOURABLE	BLUE	This funding is held to allow the appointment of specialist consultants to assist in the determination of planning applications. Spend depends on the needs of the service based on the nature of applications received and continues to be reviewed on an ongoing basis.
Economic Regeneration	Consultants Fees	150,000	100,020	0	-100,020	FAVOURABLE	BLUE	This funding is held for the St Anne's Town Centre Masterplanning project. Work has been commissioned and is underway and this is expected to be fully spent in year.
Pleasure Island/Salters Wharf	Consultants Fees	120,000	80,016	0	-80,016	FAVOURABLE	BLUE	This funding is held for The Island MasterPlan project. Work has been commissioned and is underway and this is expected to be fully spent in year.
	LCC - Lancashire Economic Recovery Grant	-108,000	-72,016	0	72,016	ADVERSE	BLUE	Income to be claimed from Lancashire County Council as part of the Island MasterPlan Project through the Lancashire Economic Recovery Grant in line with agreed triggers set out in the Grant Fund Agreement.

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
MANAGEMENT TEAM	PLANNING COMMITTEE	19 JANUARY 2022	7
CAPITAL PROGRAMME MONITORING REPORT 2021/22 – POSITION AS AT 30 th NOVEMBER 2021			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The purpose of this report is to provide an update on the approved Capital Programme of the Council as at 30th November 2021 and specifically for those schemes under the remit of the Committee.

SOURCE OF INFORMATION

Chief Financial Officer – the report is based upon information extracted from the financial ledger system of the Council for the period to 30th November 2021 and feedback received from budget holders.

LINK TO INFORMATION

Capital Programme Monitoring Report to 30th November 2021:

<http://www.fylde.gov.uk/council/finance/budget-monitoring/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This information is provided to enable the committee to consider and scrutinise the Capital Programme monitoring reports for those schemes under the remit of the Committee.

FURTHER INFORMATION

Contact: Paul O'Donoghue, Chief Financial Officer.

Tel 01253 658566

e-mail: paul.o'donoghue@fylde.gov.uk

Summary

The purpose of this report is to provide an in-year progress update in respect of those schemes within the Capital Programme that have been approved for delivery in 2021/22, together with an update on the overall Five-Year Capital Programme of the Council. This report includes a narrative description of some of the more significant schemes within the Capital Programme and details any risks and the actions required to address these. Appendix A to this report provides an update by Committee on schemes scheduled for commencement or delivery in 2021/22. Appendix B provides a summary of the latest position for the 5 year Capital Programme and Appendix C provides details of the financing of the programme.

1. Background

The Council approved the Capital Programme on 4th March 2021. That update showed a balanced capital programme position from 2020/21 onwards. This report includes year to date expenditure and sets out the latest phasing of the programme and any additions or changes since the capital programme was presented to Council in March 2021. The Programme has also been rolled forward to include the year 2025/26.

2. Notes on Specific Schemes

There are a number of schemes for which further information is provided below:

(i) Town Centre Regeneration Kirkham

Following the Government's Future High Street funding initiative (FHSF), the Planning Committee resolved, in the autumn of 2019, to choose Kirkham Town Centre as its choice to pursue any bids for funding under the scheme. The first opportunity, being part of the broader FHSF, named the High Street Heritage Action Zone initiative (HS HAZ) was launched. This was a competitive process and seeks to enhance the historic environment of high streets that have conservation area status. Following the expansion of the funding for the scheme, due to unprecedented bids from a national perspective, the Kirkham bid proved to be successful, following a recommendation to Government from Historic England (HE). HE is the body responsible for administering the scheme. The grant award is £1.8m and will be match funded from a number of sources including Fylde Council, Kirkham Town Council and Section 106 payments for public realm improvements attributed to residential planning permissions. The scheme will run over 4 years, commencing in April 2020, and includes a wide range of projects.

In line with many other authorities, due to COVID 19, the implementation of the scheme has been delayed and a revised project plan, which sets out the projects to be delivered and the associated funding, has been agreed with Historic England.

A further bid for £9.1m was also submitted under the main body of the Future High Street Fund during 2020 and proposed to deliver a number of schemes across the whole of the town centre including the re-purposing of buildings, traffic management measures, building reuse and enhancement and public realm projects. This was once again a competitive process. The bid was well founded, and the economic case was very strong. In April 2021 an award of £6.29m for the Kirkham scheme was announced from the Ministry of Housing, Communities and Local Government (MHCLG) which was approved at Council on the 5th July 2021. A report was approved by Planning Committee and Council in December 2021 to authorise various property acquisitions as part of the project.

The Kirkham Futures Regeneration Programme, which encompasses the funding streams identified above is a complex multi-stranded programme with strict delivery timeframes. As such the Programme has been added to the Council's Strategic Risk Register in order that the identified risks can be managed.

(ii) St Annes Sea Wall

St Annes Seawall is 660m long and was constructed in 1935. It reduces the risk of coastal erosion and flooding to over 400 properties. The seawall surrounds The Island, which is one of three strategic headlands which are critical to maintaining healthy beaches, dunes and reducing the risk of coastal erosion along Fylde Council's frontage. St Annes Seawall is at the end of its design life and is in poor condition; it is cracking and crumbling and is subject to ongoing repairs and maintenance. Voids have previously been identified resulting in settlement of the

promenade. The crest level is low and overtopping during storms results in damage to the promenade and flooding of the car park, swimming pool and fitness centre plant room, and flooding up to the thresholds of the cinema, casino, amusement, and restaurant complex.

In 2020 the council were awarded £300k Pipeline acceleration funding to develop the St Annes Seawall Outline Business Case. Following this a bid has now been submitted to the Environment Agency formally for their appraisal and consideration and if EA funding is approved the planning phase will commence consisting of technical surveys including topographical, geotechnical, detailed design, ecological and bird surveys and an environmental impact assessment. It will include securing all the necessary licenses, consents and approvals including: Marine License, Planning Permission and Environment Agency Flood Risk Activity Permit (FRAP) licence. The scheme will be in the sum of £11.8m funded by Environment Agency grant of £9.5m and the council's contribution of £2.3m towards the total project cost which was approved at Council on the 5th July 2021. EA have now approved the scheme and the final award is a total scheme cost of £12.1m funded by EA Grant of £9.7m and the council's contribution of £2.4m. This has now been reflected within the capital programme. Following the planning phase it is proposed to start the construction phase early 2023.

(iii) Fairhaven Lake and Gardens Heritage Lottery Scheme

In December 2018, the council was notified that it had been successful in securing the second round capital grant from the Heritage Lottery Fund in the sum of £1.4m for the restoration of Fairhaven Lake & Gardens, with further match funding provided by Fylde Council and other external financial contributions. Works have progressed albeit at a reduced pace as a result of the pandemic and the Adventure Golf is now complete and open to the public and the restoration works are due to be completed during 2021. Fairhaven Café re-opened in October 2021.

Until the scheme is fully delivered there remains the possibility of additional contract costs beyond those in the approved budget.

(iv) St Annes Regeneration Schemes

The next section of works has been agreed along St. Annes Road West between The Pier and The Square (known as the Square-Pier Link). A scheme designed to the available budget was presented and approved by Planning Committee, but the Regeneration Manager was asked to look at extending the scheme, potentially widening pavements to provide an enhanced pedestrian ambience and increased paving space capacity to absorb high levels of footfall that is encountered at peak times. As matters stand, the potential for achieving these enhancements to the scheme is being discussed with Lancashire County Council as any further amendments would have to be agreed, since there would be changes to the highway configuration. It is now proposed to pursue the scheme as part of a wider programme of works in the town centre following the preparation of a masterplan which has recently been commissioned.

(v) Lytham Regeneration Schemes

In respect of the large capital scheme for Lytham town centre, a number of suggestions have been made by the Lytham Business Group and other parties, some of which require careful consideration along with agencies such as Lancashire County Council. Options are being considered involving local members and a draft plan is being drawn together. This will have a phased programme of works to be considered in due course by the Planning Committee. It is envisaged that the first phase of work, the improvements to lighting on East, Central and West Beaches will be completed during the current financial year in line with the scheme agreed by Planning Committee in March 2021. The Lytham Beach Lighting Scheme is programmed for delivery during the current financial year and the proposed improvements to Clifton Street are now timetabled for Q2 2022/23 in line with the Corporate Plan. Plans have been prepared and will be presented to the Town Centre Working Group at the earliest opportunity. This will enable detailed schemes to be prepared and consulted upon.

(vi) Better Care Fund (Formerly Disabled Facilities Grants)

As the local housing authority, the Council has a statutory duty to provide disabled adaptations within the Borough. In order to fund these works the Council receives grant support which previously was provided by the Department for Communities and Local Government (DCLG). From 2015/16 the Government established the

'Better Care Fund', and under these new arrangements the funding for Disabled Facilities Grants transferred to the Department of Health, with funding being distributed to all Councils via the upper-tier authority for that area. As such, in Lancashire the fund is administered by Lancashire County Council. Each upper-tier authority then allocates the funding to their respective housing authorities (i.e. district councils within their area) to enable them to continue to meet this statutory responsibility.

The level of government funding has increased significantly under the 'Better Care Fund' arrangements and the budget for 2021/22 of £1.236m provides for the delivery of disabled adaptations to similar levels as 2020/21. It is anticipated that for 2021/22 all identified need for disabled adaptations can be met from the existing resource.

(vii) M55 Link Road (Inc. S106 monies for design work)

The accelerated delivery of the £27m M55 Heyhouses Link Road is subject to a funding package made up from a number of sources. This funding is now in place and work has started on site with the earthworks being the first phase. The road will then be constructed by Lancashire County Council's in-house team and is due for completion in early 2024.

3 Conclusions

- 3.1 Actual expenditure to 30th November 2021 is £2.847m against a full year budget of £11.470m. This equates to 24.8% of the latest budget. Progress on the delivery of a number of schemes has been delayed due to covid restrictions. This is noted as appropriate in the analysis at Appendix A. Consequently, the phasing of some schemes have been adjusted or re-phased into 2022/23 as part of this update and will be reflected in future Financial Forecast updates during the year.
- 3.2 Capital Receipts total £161,575 against a total in year budgeted figure of £185,000 made up of Right to Buy Receipts and General Asset Sales. Any changes to this will be reflected in future Financial Forecast updates during the year.
- 3.3 The current Capital Programme as updated is showing a balanced position for 2021/22 onward. The Capital Programme and the associated financing will be subject to discussion with members during the months in the lead up to the annual budget setting process for 2022/23.
- 3.4 Any additional expenditure which is not fully funded by external finance would normally require the generation of capital receipts or further borrowing (the latter placing further pressure on the Revenue Budget from the consequent repayment costs). However, Budget Council on 4th March 2013 approved the creation of a Capital Investment Reserve to finance future capital expenditure. The balance of this reserve at 31st March 2021 was £5.224m. Of this £2.441m is already committed to deliver existing approved capital schemes leaving an uncommitted balance of £2.783m. Further budgeted contributions into the reserve of £1.090m in 2021/22 and £0.516m in 2022/23 as reported in the latest MTFS forecast presented to the December 2021 meeting of Full Council, which would result in an unallocated balance on the reserve at 31st March 2023 of £4.389m. The estimated transfers in are subject to change as costs and income will undoubtedly fluctuate over the next 2 financial years.

An updated position in respect of the Capital Investment Reserve will be included within future updates of the Financial Forecast presented to the Finance and Democracy Committee and to Council. Additional future projects will be subject to further consideration as part of the budget setting process for 2022/23. Whilst it remains the case that this reserve is the preferred source of finance for any further additions to the Capital Programme, continuing contributions to the reserve are required in order to maintain a sustainable funding source for future years.

CAPITAL PROGRAMME - 2021/22 IN-YEAR SCHEME MONITORING REPORT - AS AT 30/11/21

Appendix A

CODE	APPROVED SCHEMES	Head of Service / Budget Holder	Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 30/11/21 £000	Variance £000	Budget Holder Comments
	<u>FINANCE & DEMOCRACY COMMITTEE</u>									
Z188	Purchase of Land Adjacent to Squires Gate Station	Darren Bell	Capital Investment Reserve	0	5	1	6	0	6	This project is ongoing. As agreed at Full Council, the compulsory purchase of the land will now be initiated which could take 12 months to complete.
	Sub total			0	5	1	6	0	6	
	<u>TOURISM & LEISURE COMMITTEE</u>									
Z112	Fairhaven Lake & Promenade Gardens Restoration	Mark Wilde	Capital Investment Reserve	1,025	408		1,433	1,100	333	Building and Landscaping works are scheduled to be completed during 2021. The lake works project will be undertaken during 2021/22.
Z097	Promenade Footways	Darren Bell	No external finance - funded by borrowing / general asset disposal receipts	115		-115	0	0	0	This funding has been identified to improve the footway surface around St Annes Promenade bandstand and boating pool. The scheme is linked with the Square to Pier Link and Gateway scheme to be delivered through the Planning Committee with the intention that works will run concurrently by the same contractor. These works are currently delayed with a likely start date during 2022/23. When the Pier scheme is progressed this scheme will be finalised and a draw-down report for funding presented to the committee. This budget has been re-phased into 2022/23 and will be reflected in the next financial forecast update.
Z176	Staining Playing Fields Development Scheme	Mark Wilde	S106 Developer Contributions / Capital Investment Reserve	0	43		43	0	43	Plans for landscaping works are currently being developed with project completion anticipated to be March 2022.
Z179	Coastal Signage Improvements	Darren Bell	Capital Investment Reserve	0	68		68	2	66	Phases 1, 2 and 3 (Consolidation / Rationalisation, Digital Beach Signs and Beach Safety Signs) have been completed. Phases 3 and 5 (Waymarking & Directional and Heritage & Interpretation) are currently being modelled.
Z181	Coastal Explorers	Mark Wilde	Capital Investment Reserve	20		-20	0	0	0	Following the unsuccessful bid with the Big Lottery Fund for the Coastal Explorers project, this match funding is no longer required.
Z192	Fylde Sand Dunes Improvement Scheme	Mark Wilde	S106 Developer Contributions / Specific Grants	0	46		46	15	31	The first phase of the scheme to regrade the dunes opposite the Persimmon Homes development has now been successfully completed. A tendering exercise has been completed for the second and third phases of the scheme - which include new dune entrance ways and signage. Draft artwork has been produced by a graphic designer for the signs and is ready for completion by March 2022. A contractor has been selected for the entranceway installation and this will be completed by March 2022.
Z197	Blackpool Road North Playing Fields Drainage	Darren Bell	Capital Investment Reserve	50	55	40	145	116	29	Works are substantially complete. Additional works on the maintenance of football pitches are to be completed Spring 2022.
Z210	Additional Parks Access Control Measures	Mark Wilde	Capital Investment Reserve	16			16	16	0	This scheme has been successfully delivered.
Z211	Ashton Gardens Lighting Improvement Scheme	Darren Bell	Capital Investment Reserve	25			25	21	4	This scheme has been delivered and completed to budget. Awaiting final invoice.
Z212	Park View Drainage Improvement Scheme	Darren Bell	Capital Investment Reserve	40		-39	1	1	0	A drawdown report to be presented to Committee in March 2022 and work is anticipated to start in Spring/Summer 2022. This budget has been re-phased into 2022/23 and will be reflected in the next financial forecast update.
Z213	Fairhaven Boathouse - Remodelling and Refurbishment Scheme	Mark Wilde	Capital Investment Reserve	224		-217	7	7	0	This scheme has been re-phased for delivery into 2022/23 and this will be reflected in the next financial forecast update.
Z214	Play Area Improvements	Mark Wilde	Capital Investment Reserve	100			100	0	100	The scheme has now gone out to tender and tender evaluations will be completed December 2021. It is anticipated works will commence February 2022.
Z215	Friends of Newton Community Park Improvement Scheme - Fylde Council Contribution	Mark Wilde	Capital Investment Reserve	50		50	100	70	30	Scheme approved at Finance & Democracy Committee 29th March 2021. Anticipated scheme completion to budget by the end of December 2021.
Z219	Fairhaven Kiosk / Ice Cream Bar Project	Darren Bell	Funding Volatility Reserve	0		20	20	2	18	Scheme approved at Council 5th July 2021. Scheme details currently being developed. A draw-down report is expected to be submitted to committee March 2022.
	Sub total			1,665	620	-281	2,004	1,350	654	

Appendix A (Cont'd)

CODE	APPROVED SCHEMES		Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 30/11/21 £000	Variance £000	Budget Holder Comments
	OPERATIONAL MANAGEMENT COMMITTEE									
Z038	Replacement Vehicles	Kathy Winstanley	Borrowing	447	39		486	0	486	It is anticipated that part of the replacement vehicle purchases for this financial year will be required to be re-phased in future updates of the financial forecast due to expected longer lead times from the tenders. This will be reviewed later in the year.
Z049	Car Park Improvements	Darren Bell	No external finance - funded by borrowing / general asset disposal receipts	70			70	1	69	The improvement of the interface between Stanner Bank car park and Inner Promenade is substantially complete. The remaining budget will be rephased to future years within a future forecast update of the medium term financial strategy to contribute to the resurfacing of Fairhaven Rd and/or Swimming Pool Car Parks.
Z165	Public Transport Improvements	Darren Bell	S106 Developer Contributions	48	90		138	0	138	This scheme relates to developer contributions (s106) funding that is paid to Lancashire County Council (LCC). The funding will contribute to the delivery of improved public transport services where an enhanced public transport requirement is identified as a result of increased housing development. These payments may be made over a period of several years and in this instance the s106 agreement allows for payments to be made up until 2028.
Z130	Fairhaven and Church Scar Coast Protection Scheme	Darren Bell	Specific Government Grant (Environment Agency) / Capital Investment Reserve		10		10	5	5	This is the residual Sand Dune improvement works on the Dunes North of Fairhaven Lake. This was an outstanding condition of the Fairhaven Coastal Defence scheme which Environment Agency Grant in Aid can be claimed.
Z207	St Annes Sea Wall	Darren Bell	Specific Government Grant (Environment Agency)			891	891	1	890	In 2020 the council were awarded £300k Pipeline acceleration funding to develop the St Annes Seawall Outline Business Case. This has now been completed. Following this a bid was submitted to the Environment Agency which was approved. The planning phase has now commenced consisting of technical surveys including topographical, geotechnical, detailed design, ecological and bird surveys and an environmental impact assessment. It will include securing all the necessary licenses, consents and approvals including: Marine License, Planning Permission and Environment Agency Flood Risk Activity Permit (FRAP) licence. The EA have now approved the scheme and the final award is a total cost of £12.1m funded by EA Grant of £9.7m and the council's contribution of £2.4m. This has now been reflected within the capital programme. Following the planning phase it is proposed to start the construction phase early 2023.
Z182	Accommodation/ facilities at Snowdon Road Depot - Welfare Improvements	Darren Bell	Capital Investment Reserve	350	-144		206	202	4	Scheme completed - awaiting final invoices.
Z190	Charging Infrastructure for Electric Taxis	Darren Bell	Specific Government Grant		150		150	0	150	Contracts and leases are being finalised. Work has already started in other districts with contractors expected to start install in the coming months.
Z195	Cemetery and Crematorium - Infrastructure Phase 3b	Darren Bell	Capital Investment Reserve		35		35	0	35	Further infrastructure works are anticipated to be completed during 2021/2022.
Z199	Outdoor Digital Signage	Mark Evans	Capital Investment Reserve		30		30	10	20	The outdoor digital signage proposal has been referred to the Town Centres Working Group in order to consider alternative siting proposals that will be more suitable in the conservation area location in which they are proposed. Various options are currently being examined and it is expected that the projects will be delivered within this financial year.
Z216	Staining Drainage Improvement Scheme	Darren Bell	Capital Investment Reserve / Staining Parish Council	65		-65	0	0	0	Scheme currently being planned in conjunction with Parish Council and wider community. Expected delivery Spring/Summer 2022. This budget has been re-phased into 2022/23 and will be reflected in the next financial forecast update.
Z217	South Fylde Line Study	Darren Bell	Specific Grant / Capital Investment Reserve	0		70	70	50	20	The study was completed within timescale and £10k under budget. Final reports were submitted to Department for Transport at the end of November 2021. Final invoices received and grant payments currently being invoiced. The final changes will be updated as part of the next forecast update.
	Sub total			980	210	896	2,086	269	1,817	

Appendix A (Cont'd)

CODE	APPROVED SCHEMES		Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 30/11/21 £000	Variance £000	Budget Holder Comments
	ENVIRONMENT, HEALTH & HOUSING COMMITTEE									
Z010	Disabled Facilities Grants (DFG) Programme	Mark Evans	Specific Grant (Better Care Fund) / External Contributions / Grant repayments	1,130	106		1,236	828	408	Following delays as a result of Covid restrictions, the grant programme is now progressing as normal and all of the original funding is expected to be fully committed by the end of the financial year.
Z161	Housing Needs Grant	Mark Evans	DFG Grant Repayments		27		27	0	27	Housing Needs grant awards are dependent on the repayments received by the sale of properties where DFG grant has previously been provided. The funding to be used where professional services have been provided, such as architectural fees, but the DFG grant has not gone ahead in 2021/22. Funding has been used in previous years for specific community information events. Planning of a 2022/23 programme of events is underway as part of the HMO Inspection project.
Z209	Progress Housing Buy Backs	Mark Evans	S106 Developer Contributions		58		58	0	58	Finance & Democracy Committee in November 2020 approved a fully funded addition to the Capital Programme – 'Progress Housing Buy Backs' in 2020/21 for £57,500. Progress Housing have confirmed they now expect completion of the purchases in Autumn of 2021 and will be invoicing for the full amount by the end of the year.
Z107	CCTV Replacement Schemes	Ian Curtis	Specific Grant (LSP Performance Reward Grant)	27			27	26	1	The WCCTV rapid deployable cameras have now been purchased and two have been deployed at Lytham Windmill and Park View. The other two are available for deployment on submission of an application. A capital bid has been submitted for the replacement of the Town centre CCTV systems in St Annes, Lytham and Kirkham. If approved, the project is due to start in April 2022.
Z201	Hydration Points	Darren Bell	Capital Investment Reserve	60			60	0	60	The project was delayed due to Covid restrictions which would have stopped the points being used. Following a presentation to Members in September 21, it was decided to focus on a limited number of sites and submit a drawdown report following approval from United Utilities for new connections to the water supply infrastructure. It is proposed to have a number of units installed in February/March 2022.
Z205	Fylde Affordable Housing Delivery Programme	Mark Evans	S106 Developer Contributions	60			60	2	58	This funding had been allocated to deliver an affordable housing survey which requires community engagement that could not be carried out within the previous social distancing restrictions that had to be observed. As a result the project has been delayed. The contract has been awarded and it is anticipated that the survey will be completed during the current financial year 2021/22.
Z208	Affordable Housing Scheme, Lytham Road, Warton	Mark Evans	S106 Developer Contributions	130	130		260	0	260	Council (19/10/20) approved a scheme for affordable housing on Lytham Road Warton, utilising S106 funding, phased equally over two financial years (2020/21 and 2021/22), the sum of £260,000 to be fully funded from a portion of the balance of S106 developer contributions for affordable housing currently held by the Council for this purpose (from Agreement ref: 12/0717 - Moss Farm, Cropper Road, Westby). Negotiations are still underway to approve the Affordable Housing Statement for the site, in line with the conditions for the grant.
	Sub total			1,407	321	0	1,728	856	872	

Appendix A (Cont'd)

CODE	APPROVED SCHEMES		Financing Source	Approved Budget 2021/22 £000	Slippage B/F from 2020/21 £000	Adjustments from 04/03/21 £000	Updated Budget 2021/22 £000	Expenditure to 30/11/21 £000	Variance £000	Budget Holder Comments
	PLANNING COMMITTEE									
Z138	St Annes Regeneration Schemes	Mark Evans	S106 Developer Contributions / Capital Investment Reserve	100	24		124	1	123	The funding was specifically aimed at delivering the Wood Street (Phase 3) Scheme. Works commenced but, despite being suspended due to the covid situation, have now been completed on phase 3a (north side). There are some works that have not yet been invoiced, which are currently undergoing a snagging process prior to final sign off. Any residual amounts unspent will be directed towards the implementation of an enhanced Pier Link project in accordance with the decision made by Planning Committee on 22 June 2020.
Z185	St Annes Road West – Square to Pier link and Gateway	Mark Evans	Capital Investment Reserve	110		-110	0	0	0	This project was referred back to the Planning Committee by the Finance and Democracy Committee. It has subsequently been resolved to pursue the delivery of the Pier Link as part of a wider programme of investment in St Annes Town Centre that will be guided by a Town Centre Masterplan. This budget has been re-phased into 2022/23 and will be reflected in the next financial forecast update.
Z139	Lytham Regeneration Schemes	Mark Evans	S106 Developer Contributions / Capital Investment Reserve	800		-750	50	0	50	Work has commenced on the redesign and re-planning of the public realm of Lytham Centre. The Corporate Plan now programmes the delivery of the Clifton Street Works (£750k) during Q2 of 2022/23 and this element has been re-phased into next year. The Lytham Beach Lighting Scheme (£50k) is currently out to tender and programmed for delivery during the current financial year.
Z136	Kirkham Public Realm Improvements	Mark Evans	S106 Developer Contributions / Capital Investment Reserve		3		3	1	2	This is a residual amount from the last phase of regeneration works allocated for signage which will now be delivered as part of the Kirkham Future High Street Fund / Heritage Action Zone programme.
Z158	M55 Link Road (Inc. S106 monies for design work)	Mark Evans	S106 Developer Contributions / M55 Link Road Reserve	2,000	122	-2,000	122	0	122	The accelerated delivery of the £27m M55 Heyhouses Link Road is subject to a funding package made up from a number of sources. This funding is now in place and work has started on site with the earthworks being the first phase. The road will then be constructed by Lancashire County Council's in-house team and is due for completion in early 2024. It is expected that LCC will require the funding to be transferred to them during the latter stages of the project and so is likely to be spent during 2022/23 at the earliest. £2m has been re-phased into 2022/23 and will be reflected in the next financial forecast update.
Z172	St Annes Pier - Coastal Revival Fund	Mark Evans	Specific Grant	5			5	0	5	This scheme is funded by a specific grant from MHCLG for which Fylde Council is acting as the accountable body. The spend of the remaining funds rests with the owners of the Pier, but is anticipated to be completed during the current financial year.
Z187	Kirkham and Wesham Station	Mark Evans	S106 Developer Contributions		15		15	0	15	This funding was identified to allow a feasibility study to be carried out which would examine the alternative proposals available to deliver off street parking at Kirkham and Wesham Station. Following an initial delay as a result of changes to the rail franchise operating on the Preston-Blackpool Line, the feasibility study has now been completed (considered by Planning Committee on 11/11/2020). Awaiting final invoice.
Z193	Future High Street Fund: Kirkham	Mark Evans	Specific Grant		17	3,489	3,506	36	3,470	A further bid for £9.1m was also submitted under the main body of the Future High Street Fund during 2020 and proposed to deliver a number of schemes across the whole of the town centre including the re-purposing of buildings, traffic management measures, building reuse and enhancement and public realm projects. This was once again a competitive process. The bid was well founded and the economic case was very strong. In April 2021 an award of £6.29m for the Kirkham scheme was announced from the Ministry of Housing, Communities and Local Government (MHCLG) which was approved at Council on the 5th July 2021. A report was approved by Planning Committee and Council in December 2021 to authorise various property acquisitions as part of the project.
Z202	Wesham Community Centre	Mark Evans	Capital Investment Reserve / S106 Developer Contributions / Specific Grant	60	32		92	0	92	This scheme was programmed to commence in early October 2020, Whilst preliminary ground works commenced, a national shortage of building materials delayed delivery. Work has continued on the project which is nearing completion and should be concluded during the current year.
Z203	Elswick Village Green	Mark Evans	Capital Investment Reserve / S106 Developer Contributions / Specific Grant	115			115	0	115	Elswick PC are leading this proposal and have faced a number of challenges in delivering the project in line with the originally agreed programme. Progress of the project continues to be monitored and the Parish Council have been offered support to deliver the project.
Z204	Kirkham Heritage Action Zone	Mark Evans	Capital Investment Reserve / S106 Developer Contributions / Specific Grant	1,327	177	35	1,539	334	1,205	This is a 4 year programme with spending being spread across the programme period. Delays of approx. 6 months have resulted from the Coronavirus pandemic and officers have agreed a reprofiling of the spend with Historic England. A further grant award of £80k has been successful from Historic England and a report was presented to F&D (29/07/21) for a fully funded capital budget increase approval.
Z186	Tree Planting Scheme	Mark Evans	Capital Investment Reserve	25			25	0	25	Anticipated scheme completion to budget during 2021/22.
Z218	25 Victoria Road St Annes Y-Pad Scheme	Mark Evans	S106 Developer Contributions	0		50	50	0	50	Scheme approved at Finance & Democracy Committee 29th March 2021. It is phased over two financial years (2021/22 and 2022/23) for £200,000 with 25% being paid at start on site and the remainder 75% on project completion once the units are allocated to Fylde Coast YMCA, after regard and consideration of the compliance with the financial regulations.
	Sub total			4,542	390	714	5,646	372	5,274	
	Total Expenditure			8,594	1,546	1,330	11,470	2,847	8,623	

UPDATED 5 YEAR CAPITAL PROGRAMME 2021/22 TO 2025/26 - BY SCHEME

		Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000
FINANCE & DEMOCRACY COMMITTEE						
2188 Purchase of Land Adjacent to Squires Gate Station		6				
	Sub total	6	0	0	0	0
TOURISM & LEISURE COMMITTEE						
2112 Fairhaven Lake & Promenade Gardens Restoration		1,433				
2097 Promenade Footways		0	155	40	40	40
2176 Staining Playing Fields Development Scheme		43				
2179 Coastal Signage Improvements		68				
2181 Coastal Explorers		0				
2192 Fylde Sand Dunes Improvement Scheme		46				
2197 Blackpool Road North Playing Fields drainage		145				
2210 Additional Parks Access Control Measures		16				
2211 Ashton Gardens Lighting Improvement Scheme		25				
2212 Park View Drainage Improvement Scheme		1	39			
2213 Fairhaven Boathouse - Remodelling and Refurbishment Scheme		7	217			
2214 Play Area Improvements		100				
2215 Friends of Newton Community Park Improvement Scheme - Fylde Council Contribution		100				
2219 Fairhaven Kiosk / Ice Cream Bar Project		20	340			
	Sub total	2,004	751	40	40	40
OPERATIONAL MANAGEMENT COMMITTEE						
2038 Replacement Vehicles		486	306	971	791	1,251
2049 Car Park Improvements		70	30	30	30	30
2165 Public Transport Improvements		138	30			
2130 Fairhaven and Church Scar Coast Protection Scheme		10				
2207 St Annes Sea Wall		891	1,870	7,480	1,870	
2182 Accommodation/ facilities at Snowdon Rd Depot - Welfare Improvements		206				
2190 Charging Infrastructure for Electric Taxis		150				
2195 Cemetery and Crematorium - Infrastructure Phase 3b		35				
2199 Outdoor Digital Signage		30				
2216 Staining Drainage Improvement Scheme		0	65			
2217 South Fylde Line Study		70				
	Sub total	2,086	2,301	8,481	2,691	1,281
ENVIRONMENT, HEALTH & HOUSING COMMITTEE						
2010 Disabled Facilities Programme		1,236	1,130	1,130	1,130	1,130
2161 Housing Needs Grant		27				
2209 Progress Housing Buy Backs		58				
2107 Rapid Deployment CCTV Replacement Projects		27				
2201 Hydration points		60				
2205 Fylde Affordable Housing Delivery Programme		60				
2208 Affordable Housing Scheme, Lytham Road, Warton		260				
	Sub total	1,728	1,130	1,130	1,130	1,130
PLANNING COMMITTEE						
2138 St Annes Regeneration Schemes		124				
2185 St Annes Road West – Square to Pier link and Gateway		0	110			
2139 Lytham Regeneration Schemes		50	750			
2136 Kirkham Public Realm Improvements		3				
2158 M55 Link Road (Inc. S106 monies for design work)		122	2,000			
2172 St Annes Pier - Coastal Revival Fund		5				
2187 Kirkham and Wesham Station		15				
2193 Future High Street Fund: Kirkham		3,506	2,118	683		
2202 Wesham Community Centre		92				
2203 Elswick Village Green		115				
2204 Kirkham Heritage Action Zone		1,539	1,067	622		
2186 Tree Planting Scheme		25				
2218 25 Victoria Road St Annes Y-Pad Scheme		50	150			
	Sub total	5,646	6,195	1,305	0	0
Total Expenditure		11,470	10,377	10,956	3,861	2,451

UPDATED 5 YEAR CAPITAL PROGRAMME 2021/22 TO 2025/26 - FINANCING

	Estimate 2021/22 £000	Estimate 2022/23 £000	Estimate 2023/24 £000	Estimate 2024/25 £000	Estimate 2025/26 £000
FINANCING:					
Capital Receipts - General Asset Sales	160	45	45	45	45
Capital Receipts - Right to Buy Receipts	25	25	25	25	25
Better Care Fund / Disabled Facilities Grant	1,156	1,090	1,090	1,090	1,090
Disabled Facilities Grant Repayments - 'Housing Needs Grants'	27				
Section 106 Monies - St Annes	74				
Section 106 Monies - Lytham	50	80			
Section 106 Monies - M55 Link-Road	122				
Section 106 Monies - Public Transport Improvements	138	30			
Section 106 Monies - Kirkham and Wesham Station	15				
Section 106 Monies - Fylde Sand Dunes Improvement Scheme	19				
Section 106 Monies - Wesham Community Centre	18				
Section 106 Monies - Elswick Village Green	35				
Section 106 Monies - Kirkham Heritage Action Zone	69	223	168		
Section 106 Monies - Fylde Affordable Housing Delivery Programme	60				
Section 106 Monies - Affordable Housing Scheme, Lytham Road, Warton	260				
Section 106 Monies - Progress Housing Buy Backs	58				
Section 106 Monies - 25 Victoria Road St Annes Y-Pad Scheme	50	150			
Capital Investment Reserve	1,099	1,091			
Capital Investment Reserve - Underwriting max £343k - Fairhaven	251				
M55 Link-Road Reserve	0	2,000			
Funding Volatility Reserve - Fairhaven Kiosk / Ice Cream Bar Project	20	340			
Funding Volatility Reserve - St Annes Sea Wall			2,300		
Other External Finance (see analysis below)	7,443	4,882	6,357	1,910	40
Direct Revenue Finance	120				
Prudential Borrowing	201	421	971	791	1,251
Total Financing	11,470	10,377	10,956	3,861	2,451

Total surplus (-) / shortfall in year	0	0	0	0	0
--	---	---	---	---	---

Cumulative surplus (-) / shortfall	0	0	0	0	0
---	---	---	---	---	---

See note below for external funding available to finance the above schemes:

Other External Finance: Analysis					
LSP Performance Reward Grant	27				
Environment Agency - Fairhaven and Church Scar	10				
Environment Agency - St Anne's Sea Wall	771	1,870	5,180	1,870	
Coastal Revival Fund - St Annes Pier	5				
Central Government Grant - Future High Street Fund: Kirkham	3,506	2,118	683		
Staining Parish Council	0	10			
New Fylde Housing - DFG Contribution	80	40	40	40	40
Lancashire Environmental Fund - Fylde Sand Dunes Imp't Scheme	27				
Heritage Lottery Fund - Fairhaven Restoration Project	1,169				
Sport England - Fairhaven Restoration Project - confirmed	100				
United Utilities - Fairhaven Restoration Project	60				
Lytham Schools Foundation - Fairhaven Restoration Project	5				
Café Tenant Contribution	15				
RSPB - Fairhaven Restoration Project	3				
Central Government - Charging Infrastructure for Electric Taxis	150				
Wesham Town Council	24				
Elswick Parish Council (Elswick Village Green)	10				
Kirkham Town Council (Kirkham Heritage Action Zone)	150				
External Grants - Lancs Env Fund (Elswick Village Green)	30				
External Grants - Pocket Parks (Elswick Village Green)	15				
External Grants - Historic England (Kirkham Heritage Action Zone)	778	618	272		
External Grants - Historic England - Additional Grant (Kirkham HAZ))	35	35	10		
Private Sector / Other (Kirkham Heritage Action Zone)	357	191	172		
Department for Transport (South Fylde Line Study)	50				
Project Partners (South Fylde Line Study)	16				
Newton Community Park - Lancashire Environment Fund	30				
Newton Community Park - Newton & Clifton Parish Council	15				
Newton Community Park - Friends of Newton Community Park	5				
	7,443	4,882	6,357	1,910	40

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING	PLANNING COMMITTEE	19 JANUARY 2022	8

FIVE YEAR HOUSING LAND SUPPLY STATEMENT

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The Council is required by the National Planning Policy Framework to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against the housing requirement set out in adopted strategic policies.

The Council's statement for 2021 is provided through the link below. The statement is not an "Annual Position Statement" as submitted to the Secretary of State for the previous two years, as the Council now has a recently-adopted Local Plan.

The statement concludes that the Council has 6.64 years' supply of deliverable housing land (page 22 of the document).

SOURCE OF INFORMATION

Fylde Council Planning Policy section, derived from planning application and building control data

LINK TO INFORMATION

<https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/five-year-housing-land-supply/>

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

This document provides an update on the Council's 5-year housing land supply, which will be a material consideration in the determination of planning applications by the Committee, and by officers using powers delegated to them by Committee.

FURTHER INFORMATION

Contact: Eddie Graves eddie.graves@fylde.gov.uk

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING	PLANNING COMMITTEE	19 JANUARY 2022	9
INFRASTRUCTURE FUNDING STATEMENT (IFS)			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The Government introduced the requirement for Local Authorities to produce an Infrastructure Funding Statement (IFS) on an annual basis through the Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations (2019).

The Council did not publish an IFS in 2020. Therefore, two Infrastructure Funding Statements have been produced and published on the Council's website, with the first covering the 2019/20 period and the second covering the 2020/21 period.

The IFS includes information on Section 106 (s106) agreements, the Council's process relating to s106 contributions as well as the monitoring fees involved. The IFS also incorporates details of the s106 agreements signed, the s106 contributions received and the s106 contributions secured for future years during the monitoring periods. It also contains details on projects delivered in the Borough during the monitoring periods.

The IFS will be updated annually. It will be submitted to the Department of Levelling Up, Housing and Communities and published on the Council's website by 31st December each year. This will ensure up to date information on s106 contributions is available for the public and any other interested parties.

SOURCE OF INFORMATION

The Planning Policy Team have produced the Infrastructure Funding Statement. Monitoring data produced by the Council was used in producing these documents.

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

Local Planning Authorities are now required to produce an annual Infrastructure Funding Statement as a result of changes to the legislation. The purpose of the statements is to provide an overview into how developer contributions are supporting new development and local infrastructure. This Information Item concerns two Infrastructure Funding Statements, covering the periods from the 1 April 2019 to 31 March 2020 and the 1st April 2020 – 31st March 2021. It has two main purposes:

- To provide a summary of all developer contributions relating to section 106 agreements within the Borough of Fylde for a given financial year.
- To ensure complete transparency in the s106 process from signing to project delivery.

FURTHER INFORMATION

Contact: Steph Shone stephanie.shone@fylde.gov.uk



Fylde Council

Infrastructure Funding Statement

(1 April 2019 - 31 March 2020)

Contents

1.	Introduction	1
2.	Section 106 (S106) Obligations	2
3.	Monitoring Fees	5
4.	Section 106 Agreements Signed in 2019/20	5
5.	Section 106 Contributions Received in 2019/20	6
6.	Projects Delivered by Section 106 Contributions 2019/20	7
7.	Section 106 Contributions Secured for Future Years	9
8.	Section 278 Agreements	11
9.	Summary	11
10.	Next Steps	13

1. Introduction

- 1.1. Local Authorities are now required to produce an Infrastructure Funding Statement on an annual basis as a result of changes to government legislation as required by the Community Infrastructure Levy (Amendment) (England) (No. 2) 2019.
- 1.2. The intention is that the data and infrastructure funding statements will give policy makers, customers and members of the public better insights into how developer contributions are supporting new development and local infrastructure.
- 1.3. Fylde Council does not operate a Community Infrastructure Levy and, as such, this statement will only set out income and expenditure relating to section 106 (s106) agreements. Income from s106 agreements, or 'planning obligations' or 'developer contributions' is used to offset harm caused by development and help fund the provision of supporting infrastructure in association with development and to maximise the benefits and opportunities from growth, such as employment opportunities and affordable homes.
- 1.4. This Infrastructure Funding Statement provides a summary of financial contributions the Council has secured through s106 agreements from new developments and is an overview of the information collected for the financial year 2019/20.
- 1.5. The report provides:
 - An overview of s106 agreements;
 - The Council's internal process relating to s106 contributions;
 - The s106 agreements signed in the 2019/20 monitoring period;
 - The s106 contributions paid to the Council in the 2019 /20 monitoring period;
 - S106 contributions estimated for future years; and
 - Projects delivered in the Borough via s106 agreements in the 2019/20 monitoring period.
- 1.6 The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received by the Council from new developments, in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.7 It should be noted that this data represents estimates at a fixed point in time. Not all the planning approvals documented will necessarily be implemented. Additionally, the requirements of the s106 obligations can be subject to change and in the case of outline planning permissions are dependent on the approval of subsequent reserved matters application(s). However, the data reported within this document is the most robust available at the time of publication.

2. Section 106 Obligations

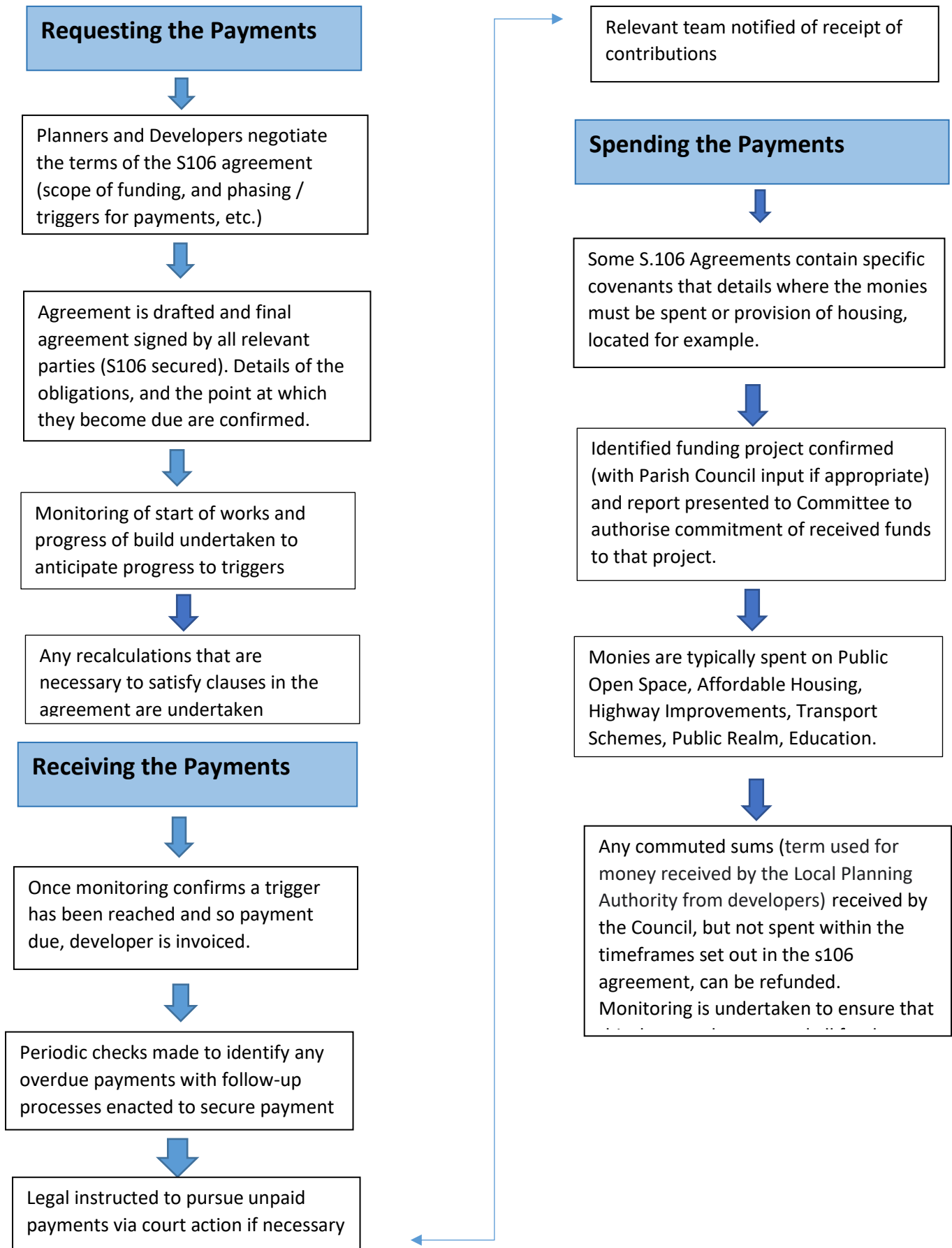
- 2.1. Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and also contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2. For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with both new infrastructure within the site which can be used by people from the surrounding area and improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3. The National Planning Policy Framework (2019) states that “planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification”.
- 2.4. Obligations can only be sought where they are **directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.**
- 2.5. The Council cannot ask for contributions via section 106 planning obligations in certain circumstances:

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.”¹

¹ Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’
<https://www.gov.uk/guidance/planningobligation>

The Council's S106 Process for Off Site Financial Contributions

- 2.6. Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request a financial contribution from developers to meet these needs outside of the development site through a s106 obligation.
- 2.7. Once the S106 has been signed, it is a legal obligation, but it will only be paid if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation of the development whether that be housing or another use. When the planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.
- 2.8. The Council's Development Manager and Senior Planning Officers instruct the Council's Legal Officers to prepare new and varied s106 agreements, using either delegated authority or a resolution from the Planning Committee where appropriate. The flow chart overleaf summarises the key stages of the Council's internal s106 procedure from the preparation of an agreement through to the spending of monies secured by agreements.
- 2.9. The link to the Council's s106 webpage is: [Section 106 Agreements \(fylde.gov.uk\)](https://www.fylde.gov.uk/section-106-agreements)



3. Monitoring Fees

- 3.1. Regulation 122 (2A) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) permits local authorities to charge a fee for monitoring and reporting on planning obligations. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees should not be sought retrospectively for historic agreements.
- 3.2. Fees could be a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement/ obligation (for example, for in-kind contributions). Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring. Authorities must report on monitoring fees in their infrastructure funding statements.
- 3.3. Fylde Council charge a monitoring fee of £300 per trigger set out in the obligation. So, an affordable housing contribution payable in 3 installments would attract a monitoring fee of £900. It matters not whether the trigger is payment of a sum of money, or a restriction on the staging of the development e.g. no more than 50% of market dwellings can be completed/occupied until all of the on-site Affordable Housing has been completed and transferred to an Registered Social Landlord.
- 3.4. Fylde Council require the payment of the full monitoring fee on commencement of development to ensure parity with all of the obligations.

4. Section 106 agreements Signed in 2019/20

- 4.1. The table below provides the details of the S106 agreements signed between the 1st April 2019 and the 31st March 2020.

Location	Agreement Date	Details
Land Dugdales Close/Brooklands Way/Hallam Way, Whitehills Business Park, Westby (ref:17/0359)	12/04/2019	Highways Contribution £10,000 Pedestrian/Cycle improvement £30,000 Public realm contribution £45,000 Public and sustainable transport contribution £60,000 Traffic regulation order contribution £10,000. All due to Lancashire County Council prior to occupation of the development.
Land at Ashton's Nursery, Mythop Road, Lytham (ref: 17/0435)	18/05/2019	Public Open Space contribution of £6,000, to be paid prior to occupation of any

		dwelling. Public Open Space works to be carried out at the Park View playing fields, Park View Road, Lytham.
Land at High Meadows, Lower Lane, Freckleton (ref: 18/0043)	13/07/2019	<p>Affordable housing contribution (£50,000), 1 dwelling to be available for Affordable Housing rental.</p> <p>Public Open Space (POS) contribution of £11,000, to be used for improvements and maintenance of play area located on the Lower Lane Estate.</p> <p>POS due before occupation of any dwelling and to be spent on land opposite to the site, Public/sustainable transport due prior to occupation of any dwelling to facilitate the delivery of additional pedestrian/cycle improvements in the vicinity of the site.</p> <p>Education due before 50% of the dwellings occupied, this is to be used to provide additional primary school places at Weeton St Michaels CE primary School.</p>
Blackpool Road, Kirkham (ref: 16/0112)	07/05/2019	<p>Primary education contribution of £54,000, to be paid to the Council before occupation of 50% of the dwellings. Public realm contribution of £30,000 to be paid before occupation of 25% of the dwellings.</p>

5. Section 106 Contributions Received in 2019/20

5.1. A total of **£1,687,595.80** has been received in S106 contributions in the 2019/20 period. The following table provides information on which developments these contributions have been received from:

	Development Site	S106 contributions received (£)
Public Open Space (POS)	Moss Farm, Cropper Road, Westby (19/0140)	£31,000.00
Affordable Housing	Moss Farm, Cropper Road, Westby (12/0717)	£1,015,000.00
	North View Farm, Ribby Road, Wrea Green (14/0491)	£299,988.00
Highways Improvements	Land off Willow Drive, Wrea Green	£10,000.00
Bus Stops and Transport Schemes	Mill Farm, Wesham (13/0655)	£30,000.00
	Moss Farm, Cropper Road, Westby (19/0140)	£20,000.00
Public Realm	Morrisons, Squires Gate Lane, St. Leonards	£31,300.00
Education	Cropper Road (12/0717)	£218,206.74
	Moss Farm, Cropper Road, Westby (19/0140)	£32,101.06
		Total: £1,687,595.80

6. Projects Delivered by S106 contributions 2019/20

6.1. Fylde Council is committed to ensuring that the necessary infrastructure required to enable development to be brought forward will be delivered to support growth and maximise the benefits secured from development.

6.2. As well as reporting on the total amount of contributions the Council has received through s106 obligations, it is also useful to include information on the projects delivered as a result of s106 monies across the Borough in 2019/20². These are listed below:

	Development Site	S106 monies spent	Project Delivered
Public Open Space (POS)	Weeton Village Hall, Singleton Road, Weeton (ref: 09/0661)	£6,875.00	To benefit the occupiers of the development

² Highways and Education services are delivered by Lancashire County Council

	Jubilee Gardens, Staining (ref: 12/0765)	£160,000.00	Improvement of Public Open Space in the village of Staining – Staining Chain Lane Playing Field Scheme
	Land at Kings Close, Staining (ref: 13/0590)	£15,000	
	Pontins Site 1, Clifton Drive North, St. Annes (ref: 16/0062)	£59,568.52 £5,996.10	To support the provision of post or posts whose purposes include protecting and maintaining the coast & environmental assets in the council area, improving conservation interest of coastal & soft sea defenses, habitats & encourage public appreciation of the coastal environment.
Affordable Housing (the majority of Affordable Housing is provided on site due to the requirements of Strategic Policy H4 Affordable Housing of the Fylde Local Plan to 2032 (incorporating Partial Review)).	93, St Albans Road St Annes Methodist Church, St Annes	£56, 397.00 £275,000.00	Contributions to provide off-site affordable housing within the Borough.
Highways Improvements	Former Gov. offices, Heyhouses Lane (ref:13/0450 and 13/0635).	£20,471.50	To be used towards delivering of sustainable transport infrastructure,

			including footpaths, cycleways and bridleways relating directly to the scheme including works associated with the M55 to Heyhouses link Road Scheme (delivered by Lancashire County Council).
Bus Stops and Transport Schemes	Nine Acres Nursery, Harbour Lane, Warton (ref: 10/0766). Baines Farm, Mill Lane, Staining (ref: 09/0505)	£36,000.00(£18,000.00*2) £13,200.00	Transport contributions. Installments 2 and 3 of 4. Public Transport Contribution
Public Realm	Mill Farm, Fleetwood Road, Wesham (13/0655)	£21,043.00	Towards public realm in the vicinity of the development, specifically Kirkham and Wesham town centres.
Total: £669,551.12			

7. S106 Contributions Secured for Future Years.

7.1. During the 2019/20 period, the Council has secured s106 contributions from the following development sites which will be paid/delivered in future years should the developments progress as planned. These contributions will be paid by the developers either once development has commenced on site, once a specified number of homes have been occupied on the site or when another specific trigger point has been met.

Location	Agreement Date	S106 amount	Details of s106 provision
Campbells Caravans, Blackpool Road, Kirkham, Preston (Ref: 16/0112)	7/05/2019	£84,000	Primary Education Contribution of £54,000 and a Public Realm contribution of £30,000
Land at Ashton's Nursery, Mythop Road, Lytham (ref: 17/0435)	18/05/19	£6,000	Public Open Space contribution to be paid prior to the occupation of any dwelling. Public Open Space works to be carried out at Park View playing fields Lytham.
Land at Moss Farm, Cropper Road, Blackpool, FY4 5LB (Ref: 19/0140)	27/6/2019	£63,101.06	Primary Education contribution (£32,101.06) due before 50% of the dwellings are occupied, to provide additional spaces at Weeton St Michaels CE Primary School. Public Open Space contribution (£1000 per dwelling (31 dwellings)) due before the occupation of any dwelling and to be spent on land opposite to the site. Sustainable public transport contribution due prior to the occupation of any dwelling to facilitate the delivery of additional pedestrian and cycle routes in the vicinity of the site.
Land at High Meadows, Lower Lane, Freckleton (ref: 18/0043)	13/7/2019	£61,000	Affordable Housing contribution (£50,000) due prior to occupation of 6 th dwelling. Public Open Space contribution (£11,000) also due prior to occupation of the 6 th dwelling
Land on the North and South Side of Old House Lane, Westby with Plumpton (ref: 15/0114)	9/3/2020	£2,766,070.53	Public Transport contribution of (£240,000) towards an extension of service 14 Fleetwood-Blackpool to Mereside (or an appropriate service into this site and the wider Whitehills Business Park). There shall be a further

			Travel Plan Support Contribution (£18,000). Roundabout Improvement contribution (£20,000) towards the costs of the works to improve the Cropper Road/Whitehill Road/School Road roundabout. Traffic Signal Improvement contribution (£50,000) towards the cost of the works to improve the A583/Whitehill Road traffic signals. Public Realm contribution (£265,000) towards public realm improvements to the Whitehills Business Park. Primary Education contribution of £1,360,927.53 Secondary Education contribution of £812,143.60.
Total: £2,980,171.59			

8. Section 278 Agreements

8.1. Section 278 agreements (s278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority and the developer to ensure delivery of necessary highway works resulting from new development.

8.2. It may provide for infrastructure such as:

- Roundabouts.
- Priority junctions.
- Junctions with traffic lights.
- Right turn lanes.
- Improved facilities for pedestrians and cyclists.
- Improvements to existing junctions.
- Traffic calming measures.

8.3. S278 agreements are reported on by the Highways Authority, which in this case is Lancashire County Council.

9. Summary

9.1. The s106 activity in 19/20 shows that the Council received a total of £1,687,595.80 s106, contributions with £669,551.12 being spent within this period. This is made up of £20,471,50 for

highway works, £331,397.00 on Affordable Housing, £49,200.00 on Bus Stops and Transport Schemes, £247,439.62 spent on improving existing or creating new open spaces and £21,043.00 spent on improvements to the public realm.

S106 Contributions Received in 2019/2020

Infrastructure Type	S106 available (£)
Public Open Space	31,000.00
Affordable Housing	1,314,988.00
Highways Improvements	10,000.00
Bus Stops and Transport Schemes	50,000.00
Public Realm	31,300.00
Education	250,307.80
Total: £1,687,595.80	

S106 Contributions Spent in 2019/20

Infrastructure Type	S106 available (£)
Public Open Space	247,439.62
Highways	20,471.00
Affordable Housing	331,397.00
Bus Stops and Transport Schemes	49,200.00
Public Realm	21,043.00
Total: £669,551.12	

9.2. The table below shows that as of March 2020, a s106 total (including committed funds) of £5,591,287.08 was available to fund public open space, highways, bus stops and transport, affordable housing, education and public realm projects within the Borough.

S106 Contributions Available at the end of March 2020 by Infrastructure Type

Infrastructure Type	S106 available (£)
Public Open Space	447,331.52
Highways	401,327.67
Affordable Housing	2,571,630.62
Bus Stops and Transport Schemes	249,361.59
Public Realm	667,361.59
Education	1,254,273.91
Total: £5,591,287.08	

10.Next Steps

- 10.1. Fylde Council will update this Infrastructure Funding Statement at least annually. It will be submitted to the Department of Levelling Up, Housing and Communities and published on the Council's website by 31st December each year.



Fylde Council

Infrastructure Funding Statement

(1 April 2020 - 31 March 2021)

Contents

1.	Introduction	1
2.	Section 106 (S106) Obligations	2
3.	Monitoring Fees	5
4.	Section 106 Agreements Signed in 2020/21	5
5.	Section 106 Contributions Received in 2020/21	7
6.	Projects Delivered by Section 106 Contributions 2020/21	7
7.	Section 106 Contributions Secured for Future Years	9
8.	Section 278 Obligations	10
9.	Summary	10
10.	Next Steps	11

1. Introduction

- 1.1. Local Authorities are now required to produce an Infrastructure Funding Statement on an annual basis as a result of changes to government legislation as required by the Community Infrastructure Levy (Amendment) (England) (No. 2) 2019.
- 1.2. The intention is that the data and infrastructure funding statements will give policy makers, customers and members of the public better insights into how developer contributions are supporting new development and local infrastructure.
- 1.3. Fylde Council does not operate a Community Infrastructure Levy and, as such, this statement will only set out income and expenditure relating to section 106 (s106) agreements. Income from s106 agreements, or 'planning obligations' or 'developer contributions' is used to offset harm caused by development and help fund the provision of supporting infrastructure in association with development and to maximise the benefits and opportunities from growth, such as employment opportunities and affordable homes.
- 1.4. This Infrastructure Funding Statement provides a summary of financial contributions the Council has secured through s106 agreements from new developments and is an overview of the information collected for the financial year 2020/21.
- 1.5. The report provides:
 - An overview of s106 agreements;
 - The Council's internal process relating to s106 contributions;
 - The s106 agreements signed in the 2020/21 monitoring period;
 - The s106 contributions paid to the Council in the 2020 /21 monitoring period;
 - S106 contributions estimated for future years; and
 - Projects delivered in the Borough via s106 agreements in the 2020/21 monitoring period.
- 1.6 The information included in the report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received by the Council from new developments, in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.7 It should be noted that this data represents estimates at a fixed point in time. Not all the planning approvals documented will necessarily be implemented. Additionally, the requirements of the s106 obligations can be subject to change and in the case of outline planning permissions are dependent on the approval of subsequent reserved matters application(s). However, the data reported within this document is the most robust available at the time of publication.

2. Section 106 Obligations

- 2.1. Under section 106 (s106) of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and also contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission.
- 2.2. For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with both new infrastructure within the site which can be used by people from the surrounding area and improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.3. The National Planning Policy Framework (2021) states that “planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decisionmaking. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification”.
- 2.4. Obligations can only be sought where they are **directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.**
- 2.5. The Council cannot ask for contributions via section 106 planning obligations in certain circumstances:

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.”¹

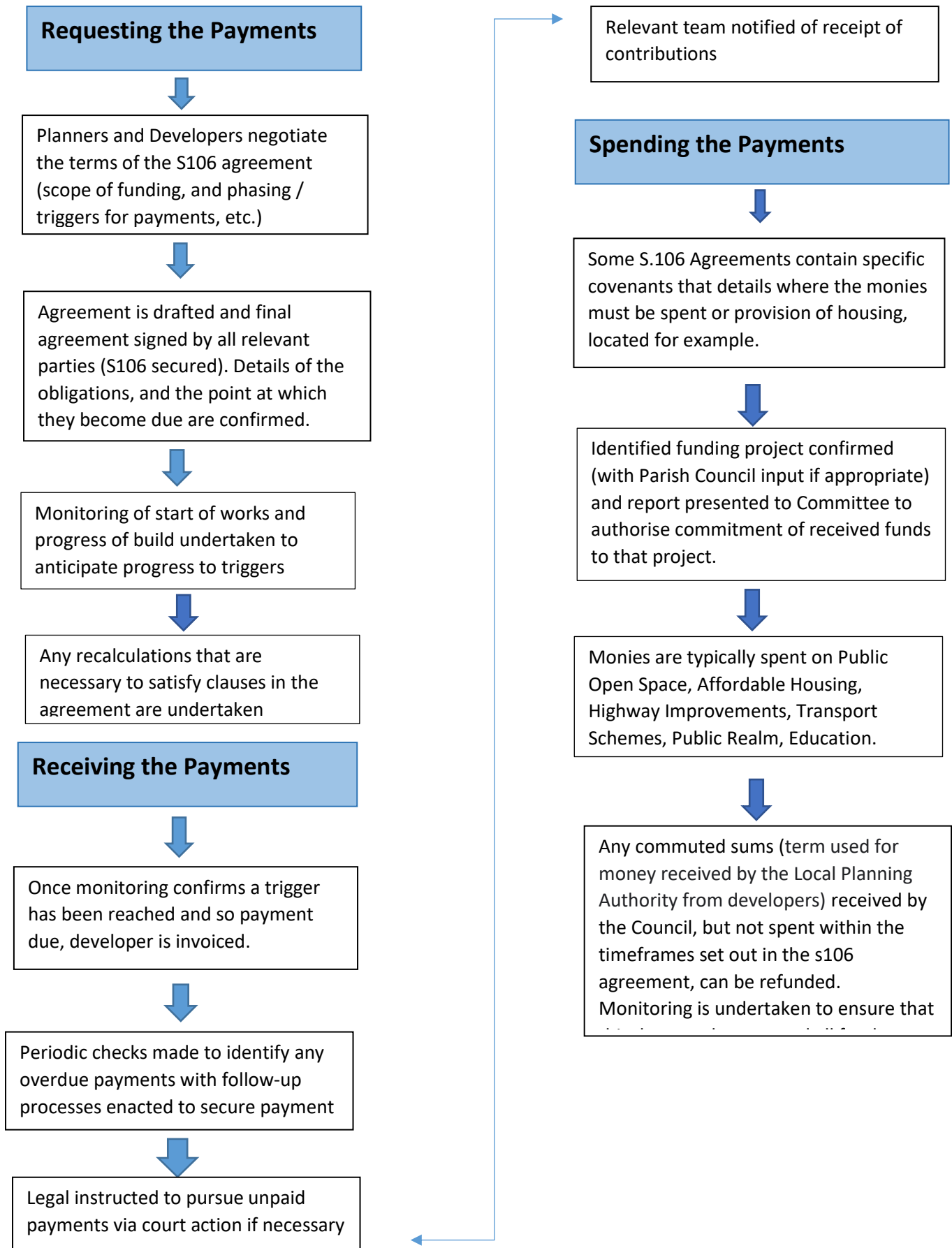
The Council’s S106 Process for Off Site Financial Contributions

- 2.6. Where it is determined that on-site infrastructure and/or affordable housing required by policy is not appropriate, the Council will request a financial contribution from developers to meet these needs outside of the development site through a s106 obligation.
- 2.7. Once the s106 has been signed, it is a legal obligation, but it will only be paid if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation of the development whether that be housing or another use. When the

¹ Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’
<https://www.gov.uk/guidance/planningobligation>

planning permission is granted, the s106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

- 2.8. The Council's Development Manager and Senior Planning Officers instruct the Council's Legal Officers to prepare new and varied s106 agreements, using either delegated authority or a resolution from the Planning Committee where appropriate. The flow chart overleaf summarises the key stages of the Council's internal s106 procedure from the preparation of a s106 agreement through to the spending of monies secured by agreements.
- 2.9. The link to the Council's s106 webpage is: [Section 106 Agreements \(fylde.gov.uk\)](https://www.fylde.gov.uk/section-106-agreements)



3. Monitoring Fees

- 3.1. Regulation 122 (2A) of the Community Infrastructure Levy (CIL) Regulations 2010 (as amended) permits local authorities to charge a fee for monitoring and reporting on planning obligations. Monitoring fees can be used to monitor and report on any type of planning obligation, for the lifetime of that obligation. Monitoring fees should not be sought retrospectively for historic agreements.
- 3.2. Fees could be a fixed percentage of the total value of the section 106 agreement or individual obligation; or could be a fixed monetary amount per agreement/obligation (for example, for in-kind contributions). Authorities may decide to set fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring. Authorities must report on monitoring fees in their infrastructure funding statements.
- 3.3. Fylde Council charge a monitoring fee of £300 per trigger set out in the obligation. So, an affordable housing contribution payable in 3 installments would attract a monitoring fee of £900. It matters not whether the trigger is payment of a sum of money, or a restriction on the staging of the development e.g. no more than 50% of market dwellings can be completed/occupied until all of the on-site Affordable Housing has been completed and transferred to an Registered Social Landlord.
- 3.4. Fylde Council require the payment of the full monitoring fee on commencement of development to ensure parity with all of the obligations.

4. Section 106 Agreements Signed in 2020/21

- 4.1. The table below shows details of the s106 agreements signed in the period between 1st April 2020 and 31st March 2021.

Location	Date of Agreement	Details
197 Kirkham Road, Freckleton (ref: 19/0552)	10/06/2020	Affordable Housing contributions. £200,000 due in 2 instalments on occupation of 6th dwelling and again on occupation of the 9th dwelling.
St Leonards Bridge Garage, St Leonards Road East, Lytham St Annes (ref:17/0299)	02/10/2020	Onsite Affordable Housing and an Education contribution (secondary only) and highway contribution all due directly to Lancashire County Council. Highways contribution (£7,500) due within 12 months of first occupation on site.

		Secondary Education contribution of £25,080.90 due before occupation of 25 dwellings.
Land Brook Mount, 4 Lytham Road, Warton (ref:19/0541)	11/09/2020	Public Open Space contribution of £26,000 due prior to the first occupation of the first dwelling.
Land Adjacent North View Fold, Wrea Green (ref: 19/0690)	07/10/2020	<p>Primary Education contribution £80,252.70 due directly to Lancashire County Council.</p> <p>NHS contribution £12,632.00 due before first occupation of 25% of dwellings.</p> <p>Sustainable Transport contribution of £64,827.00 due directly to Lancashire County Council.</p> <p>S106 monitoring fees £2,400 due prior to commencement of the development.</p>
Land Oak Lane, Newton with Clifton (ref:20/0315)	22/12/2020	<p>Public Open Space contribution of £37,000 due to occupation of any dwelling.</p> <p>Primary Care Contribution of £24,025 before occupation of 25% of dwellings all due to Fylde Council.</p> <p>Primary Education contribution of £117,249.72 due on occupation of dwelling numbers 14 and 29 – due to Lancashire County Council.</p>
Relating to Land High Meadows, Lower Lane (ref: 19/0796)	13/11/2020	Deed of variation bringing planning app 19/0796 into the original obligation for 18/0043. This amends the triggers for payments 50% prior to 7th dwelling and 50% prior to occupation of 8th dwelling.
Land at Coppice Farm, West Moss Lane, Lytham St Annes (ref: 19/0544)	15/02/2021	Travel Plan contribution.

5. Section 106 Contributions Received in 2020/21

5.1. A total of **£259,316.13** has been received in S106 contributions in the 2020/21 period. The following table provides information on which developments these contributions have been received from:

	Development Site	S106 contributions received (£)
Public Open Space (POS)	Land at 23-33 Fairhaven Road (14/0320)	£10,307.00
Affordable Housing	Land at 23-33 Fairhaven Road (14/0320)	£71,812.82
	Land Opposite 15-23 Ribchester Road, Lytham (20/0266)	£75,000.00
Highways Improvements	M55 Link Road	£3,090.75
Bus Stops and Transport Schemes	Nine Acres Nursery, Harbour Lane, Warton (10/0766)	£18,000.00
Public Realm	Land at 23-33 Fairhaven (14/0320)	£20,957.56
Education	Land at Ballam Road (Ballam Oaks) 14/0161	£60,148.00
		Total: £259,316.13

6. Projects Delivered by S106 contributions 2020/21

6.1. Fylde Council is committed to ensuring that the necessary infrastructure required to enable development to be brought forward will be delivered to support growth and maximise the benefits secured from development.

6.2. As well as reporting on the total amount of contributions the Council has received through s106 obligations, it is also useful to include information on the projects delivered as a result of these monies across the Borough in 2020/21². These are listed below. No monies were spent on affordable housing within this monitoring period.

² Highways and Education services are delivered by Lancashire County Council

	Development Site	S106 monies spent	Project Delivered
Highways Improvements	Former Gov. offices, Heyhouses Lane (ref:13/0450 and 13/0635).	£88,326.64	To be used towards delivering of sustainable transport infrastructure, including footpaths, cycleways and bridleways relating directly to the scheme including works associated with the M55 to Heyhouses link Road Scheme (delivered by Lancashire County Council).
Bus Stops and Transport Schemes	Nine Acres Nursery, Harbour Lane, Warton (ref: 10/0766)	£18,000.00	Transport contributions. Installment 4 of 4.
Public Realm	Former Government Offices, Heyhouses Lane (ref: 13/0450)	£9,500.00	Towards the cost of implementing and maintaining the St Anne's Town Centre. In this instance the regeneration of St. Andrews Road South, St. Annes.
	Pontins Site 1, Clifton Drive North, St. Annes (ref: 16/0062) with Orchid Court 35-37 South Prom (ref: 14/0327)	£108,000.00	Towards the cost of implementing and maintaining the St Anne's Town Centre. In this instance the regeneration of Wood Street, St Annes.
Total: £223,826.64			

7. 106 Contributions Secured for Future Years.

7.1. During the 2020/21 period, the Council has secured s106 contributions from the following development sites which will be paid/delivered in future years should the developments progress as planned. These contributions will be paid by the developers either once development has commenced on site, once a specified number of homes have been occupied on the site or when another specific trigger point has been met.

Location	Agreement Date	S106 amount	Details of s106 provision
St Leonard's Bridge Garage, St Leonard's Road East, Lytham St Annes (ref: 17/0299)	02/10/2020	£32,580.90	Highways contribution of £7500 due within 12 months of first occupation on site. Secondary Education contribution of £25,080.90 due before the occupation of 25 dwellings. All due directly to Lancashire County Council.
Land at Brook Mount, 4 Lytham Road, Warton (ref: 19/0541)	11/09/2020	£26,000	Public Open Space contribution (£26,000) due prior to the occupation of the first dwelling.
Land adjacent North View Fold, Wrea Green (ref:19/0690)	07/10/2020	£157,711.70	Primary Education contribution of £80,252.70 is due directly to Lancashire County Council as is the Sustainable Transport contribution of £64,827.00. NHS contribution of £12,632.00 due before 25% of the dwellings are occupied.
Land at Oak Lane, Newton with Clifton (ref: 20/0315)	22/12/2020	£178,274.72	Public Open Space contribution of £37,000 due prior to occupation of any dwelling. Primary Care contribution of £24,025 due before occupation of 5 dwellings. These are due directly to Fylde Council. Primary Education contribution of £117, 249.72 due on occupation of 14 and 29 dwellings, this is due

			directly to Lancashire County Council.
Land at Coppice Farm, West Moss Lane, Lytham St Annes (ref: 19/0544)	15/02/2021	£6,000	Travel plan contribution of £6,000 due to Lancashire County Council before occupation of dwellings.
Total: £ 400,567.32			

8. Section 278 Agreements

8.1. Section 278 agreements (s278) under the Highways Act 1980 are legally binding agreements between the Local Highway Authority (Lancashire County Council) and the developer to ensure delivery of necessary highway works resulting from new development.

8.2. It may provide for infrastructure such as:

- Roundabouts.
- Priority junctions.
- Junctions with traffic lights.
- Right turn lanes.
- Improved facilities for pedestrians and cyclists.
- Improvements to existing junctions.

8.3. S278 agreements are reported on by the Highways Authority, which in this case is Lancashire County Council.

9. Summary

9.1. The s106 activity in 20/21 shows that the Council received a total of £259,316.13 s106, contributions with £223,826.64 being spent within this period. This is made up of £88,326.64 for highway works, £18,000.00 on Bus Stops and Transport Schemes and £117,500.00 spent on improvements to the public realm.

S106 Contributions Received in 2020/2021

Infrastructure Type	S106 available (£)
Public Open Space	10,307.00
Affordable Housing	146,812.82
Highways Improvements	3,090.75
Bus Stops and Transport Schemes	18,000.00
Public Realm	20,957.56
Education	60,148.00

Total: £259,316.13

S106 Contributions Spent in 2020/21

Infrastructure Type	S106 available (£)
Highway works	88,326.64
Bus Stops and Transport Schemes	18,000.00
Public Realm	117,500.00
Total: £223, 826.64	

9.2. As of March 2021, a s106 total (including committed funds) of £5,36,269.44 was available to fund public open space, highways, bus stops and transport, affordable housing, education and public realm projects within the Borough.

S106 Contributions Available at the end of March 2021 by Infrastructure Type

Infrastructure Type	S106 available (£)
Public Open Space	211,121.90
Affordable Housing	2,718,443.44
Highways	315,101.28
Bus Stops and Transport Schemes	231, 361.77
Public Realm	570,819,15
Education	1,314,421.90
Total: £5,361,269.44	

10.Next Steps

10.1. Fylde Council will update this Infrastructure Funding Statement at least annually. The next Infrastructure Funding Statement, for the period 2021/22 will be submitted to the Department of Levelling Up, Housing and Communities and published on the Council's website before 31 December 2022.

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	19 JANUARY 2022	10

EMPTY RESIDENTIAL HOMES POSTION STATEMENT

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

Previous reports have been presented to members about the numbers of, particularly, long term empty residential properties. The most recent report was on the 3rd November 2020 to the Environment, Health and Housing Committee. In recent years, several changes have been made to the council tax scheme in relation to empty residential property and members have asked for regular updates to monitor the effect of those changes. This is the latest report to advise members of the effects of the changes.

SOURCE OF INFORMATION

Council Tax updates.

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The information is being given to members due to a request to do so from previous Policy Development Scrutiny Committees, and Environment Health and Housing Committee in November 2020.

[Environment Health and Housing Committee 2020](#)

FURTHER INFORMATION

Contact Kirstine Riding 01253 658569 - kirstine.riding@fylde.gov.uk

EMPTY RESIDENTIAL PROPERTIES POSITION STATEMENT

This is the background information to accompany the information item presented to members of the Environment, Health and Housing Committee at this meeting on the 4th January 2022. Members have received previous reports to the former policy development scrutiny committees and Environment, Health and Housing Committees to update the position on the numbers of long term (greater than 6 months) empty residential properties in the borough. The term 'long term empty' has referred to properties that have been empty for 6 months or more. It now includes, for council tax purposes, further types of empty property that has been empty for 2+, 5+ and 10+ years. This information has taken account of policy changes that have been introduced for long term empty properties.

In 2013 the government introduced legislation allowing local authorities the discretion to charge an additional 50% premium to the owners of properties left empty for over two years. The Council introduced this additional charge with effect from 1st April 2014. The premium is an additional 50% of the council tax charge such that 150% of the council tax for the property becomes payable. The additional premium complements other council tax measures that require 100% of the council tax to be paid for months 6-24 of being empty.

In November 2018, government introduced further legislation allowing local authorities the discretion to increase the premium to 100% for properties left empty for over two years with effect from 1st April 2019. At the Environment, Health and Housing Committee on the 11th February 2019 the Council approved the introduction of a new Council Tax Premium level of 100% payable in respect of properties left empty for over two years, to be effective from 1st April 2019. On the 7th January 2020 the premium was increased by the Committee to 200% and then 300% for properties left empty for over 10 years.

In summary:

- 100% in respect of properties left empty for 6-24 months, effective from 1st April 2014;
- 150% in respect of properties left empty for over two years, effective from 1st April 2014;
- 200% in respect of properties left empty for over five years, effective from April 2020; and
- 300% in respect of properties left empty for over ten years, effective from April 2021.

Table 1 details the numbers of both long-term empty properties and properties which have been empty for over 2+, 5+ and 10+ years. Between October 2020 and October 2021, for properties left empty for 6-24 months there has been a reduction of 182. This has impacted on the figures for the number of properties empty for 2 years+ which have seen an increase of 17. However, there is then a reduction in the 5 years + empty properties of 11 between October 2020 and October 2021. Separate figures for properties 10+ years empty is collected from April 2021.

Therefore, it can be concluded the introduction of the Council Tax Premium policy is having an impact on reducing the number of longer-term empty homes (5+ years) across the borough.

Table 1 – Long Term Empty Properties in Fylde

Date	Long term empty	2 years+ empty	5 years+ empty	10 years+ empty
Oct 13	688			
Oct 14	611	126		
Oct 15	612	122		
Oct 16	604	93		
Oct 17	584	125		
Oct 18	634	123		
Oct 19	650	110		
Oct 20	808	97	37	
Oct 21	626	114	15	11

At the meeting of the former policy development scrutiny committee of November 2013 members resolved that additional actions to deal with empty properties could only be taken within existing resources and actions the

housing service and environment protection can take are limited to complaints received from members of the public.

Between October 2020 to October 2021 the Housing Team has received no such complaints in relation to empty properties. However, the Environmental Protection Team has seen an increase in complaints, mainly in relation to overgrown land, filthy and verminous properties that do appear to be empty. These properties have been checked against Council tax records and the properties are listed as occupied. If the occupier is resident and requires support as they are no longer able to keep up with the upkeep of their home a welfare check can be made by Environment Protection or Housing Teams and if required a referral will be made to Adult Social Care for support.

Council Tax receive information from several sources, regarding whether a property is empty. They can be notified by the former occupant moving, or a landlord advising that a tenant has left a property and by a property inspection following returned mail. They welcome information received from any source and this can be emailed direct to fylderevenues@blackpool.gov.uk.

The Private Sector Enforcement Policy makes a commitment, subject to available resources, to work with owners of empty homes to bring them back into use. The Housing Team is embarking on an inspection programme from January 2022 of all houses of multiple occupancy (HMO's) within the Borough, which will assist in the identification of empty properties that appear to be in disrepair.

The adopted Local Plan for Fylde to 2032 notes in paragraph 9.59:

“the Council will identify and bring back into use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers”

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
HEAD OF PLANNING	PLANNING COMMITTEE	19 JANUARY 2022	11
EDUCATION LIAISON GROUP - OUTSIDE BODY UPDATE			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

The Education Liaison Group is an outside body that was established to ensure effective communication between Fylde and Lancashire County Councils in their respective roles as the Local Planning and Education Authorities. In particular, the body seeks to ensure that there are sufficient school places available to support the new homes that are being delivered across the borough and to ensure that any contributions received by Fylde Council through Sn 106 Agreements associated with these developments are spent in a coordinated and timely manner.

It is intended that in addition to the regular reports provided by Councillors Redcliffe and Nulty, the elected members nominated to the body by the Planning Committee, an annual report be placed before members to provide an update on the work of the body/group. Accordingly, this report seeks to provide committee members with an update on the work of the Education Liaison Group during 2021.

SOURCE OF INFORMATION

Minutes of the meetings of the Education Liaison Group and Fylde Council monitoring of Sn 106 payments

LINK TO INFORMATION

The information is attached as appendix 1.

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

To ensure Members of the Planning Committee are kept up to date regarding the delivery of new and improved infrastructure.

FURTHER INFORMATION

Contact: Mark Evans 01253 658460 or mark.evans@fylde.gov.uk

Appendix 1 - Summary of the work of the Education Liaison Group 2021

During 2021, the Education Liaison Group met on 21 May and 3 November 2021. Key items discussed were as follows:

Section 106 funds held by Fylde Council for the purposes of improving education provision

The Council's Infrastructure Funding Statement (IFS) indicates that as of 31 March 2021 **£1,314,421.90** is available to support the delivery of improvements to local education facilities.

During 2020/21 the Council received Sn 106 payments totalling **£60,148** to support new education infrastructure.

On 19 May 2021, the Planning Committee resolved:

To recommend to Council approval of a fully funded revenue budget increase of £393,089 fully funded from the S106 contribution (application 12/0465) and to authorise the sum of £278,792 be paid to Lancashire County Council and £114,297 be paid direct to Clifton Primary School for the provision of additional school places at Clifton Primary School in accordance with the terms of the agreement, subject to the approval of the fully funded budget increase by Council. This was agreed by Council on 5 July 2021.

To date the following Sn 106 payments have been utilised by LCC to deliver improvements in education provision.

School	Amount
Lytham Hall Park, Lytham	£120,000
The Willows, Kirkham	£88,000
Heyhouses Endowed St Annes & Lytham St Annes High School – (double scheme)	£42,490

School Roles

At the meetings of the Education Liaison Group, Lancashire County Council provided an update on primary school place provision. For the purposes of planning for the provision of primary school places, the education authority divide the borough into 4 areas, namely: Lytham St Annes; Kirkham; Singleton & Weeton and Freckleton, Warton & Wrea Green.

In terms of **Freckleton, Warton & Wrea Green**, a high birth year for 2020/21 was forecast but this did not materialise. It was acknowledged that there is ongoing housing development in the area which is being built at a rapid pace so it is forecast that there could potentially be a shortfall in primary places by 2025/26.

In the **Kirkham** area there was a high intake during 2019/20 which was managed within the existing provision. Births dropped in 2021 which eased pressure but as there has been a considerable number of houses built in the area, LCC continue to monitor the situation. The impact on places is likely to be seen in 2023/24.

Lytham St Annes - This area had previously been under pressure but in recent times, births have dropped off significantly and the primary schools had quite a lot of surplus places. That said, on-going housing development is still a key consideration and LCC will continue to monitor.

In **Singleton and Weeton**, pupil numbers have remained relatively stable in these areas. Wyndyke Farm development may impact this in the future and development and the demand for primary school places will continue to be monitored.

As a result of the falling school roles in Lytham and St Annes, some of the forecast demand for primary school places has not materialised. To ensure that they are able to deliver the right number of school places in the right areas at the right time to meet need, the Education Authority operates a School Place Provision Strategy.

On 2 December 2021, Lancashire County Council's Cabinet considered a report seeking approval for the School Place Provision Strategy for 2022 to 2025.

Cabinet resolved: That, after consideration of the priorities for improvement and areas for action referred in the draft School Place Provision Strategy 2022-25, as set out at Appendix 'A' of the report, the adoption of the School Place Provision Strategy 2022-25 be approved.

Details of the strategy are available on Lancashire County Council's Website via [this link](#). (Item 9 refers)

Provision of Sites for New Schools

The Fylde Local Plan (Incorporating Partial review) identifies 2 sites for the provision of new primary schools – Queensway, St Annes and Whyndyke Farm . Each is proposed to serve the strategic development sites within which the schools are to be located. The Education Authority has confirmed that both sites are required.

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	19 JANUARY 2022	12
PERFORMANCE REPORTING 2020/21			

PUBLIC ITEM

This item is for consideration in the public part of the meeting.

SUMMARY OF INFORMATION

All services have been impacted by the pandemic resulting in reduced resources, new demands by customers and changes in working practices. This has naturally hindered our reporting arrangements, however, regular performance monitoring and reporting is being reintroduced.

This report combines details of the key performance outcomes which has not been reported to the committee for the previous financial yearend 2020/21 (1st April 2020 to 31st March 2021) and now for the first six months of the existing financial year end (1st April 2021 to 30th September 2021).

Performance is reported against the targets set and commentary is provided by performance exception. Due to the ongoing challenges post-covid, target setting will be reviewed in detail at the start of the new financial year 2021/22. The periods reported have shown unusual trends in data, benchmarking would not be comparable for most instances with the previous outturns and will need to be considered when scrutinising results.

SOURCE OF INFORMATION

Planning and Housing teams have input data into the corporate online system (called InPhase) for service-based performance data.

LINK TO INFORMATION

<http://fyldeperformance.inphase.com> - Full Corporate Performance suite for Fylde Council.

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

The performance information is relevant to the committee terms of reference and the responsibility of the committee to monitor the performance of the services within its remit.

FURTHER INFORMATION

Contact: Alex Scrivens, Performance & Improvement Manager (alex.scrivens@fylde.gov.uk).

******* PERFORMANCE ABOVE TARGET *******

Commentary is provided to explain why progress has exceeded target, with details of how this will be maintained.

PM152: Percentage of major appeals allowed against all major application (2yr rolling figure) is 1.45 and last year's comparison figure was 3.24, the target is 10.

The target was established at a time when the council did not have an up-to-date Local Plan and was unable to demonstrate a 5-year housing figure. Since 2018 the Fylde Local Plan to 2032 has been in place as the development plan, and the housing supply position has been maintained through the grant of planning permissions that accord with that Plan. This has ensured that almost all appeals that are received in respect of this scale of application are resolved in accordance with the plan, leading to the very small figure recorded here which is accounted for by a small number of appeals where the circumstances of the case have resulted in the appeal being allowed.

PM151: Percentage of major applications in 13 weeks or where extensions agreed (2yr rolling figure) is 95 and last year's comparison figure was 94.03, the target is 75.

The up-to-date nature of the Local Plan is also helpful in allowing the team to determine most applications promptly, as is reflected in this figure. The team is fully staffed but the team are very stretched due to the significant increase in the number of applications that have been received this year. This means that they have had to rely on securing agreement with agents and applicants to extend the decision time, but the work of the team to engage positively with customers throughout their work ensures that they are generally willing to provide these extensions.

PM37: Percentage of minor applications determined within 8 weeks is 93.48 and last year's comparison figure was 90.59, the target is 75.

As PM151

PM38: Percentage of other applications determined within 8 weeks is 93.65 and last year's comparison figure was 96.31, the target is 80.

As PM151

******* PERFORMANCE BELOW TARGET *******

Commentary is provided to explain why performance is currently not on target, with details of any corrective action.

PM40: Number of affordable homes delivered (Gross) is 89 and last year's comparison figure was 227, the target is 180.

Number of sites on hold in 2020/21 due to wider impact of Covid 19 pandemic on construction industry.

PM39: Net additional homes provided is 286 and last year's comparison figure was 634, the target is 480.

Officer comment: Net new homes provided achieved 60% of the target for 20/21, this is low in comparison to the previous year where new net homes exceeded the target. The reason for this was lockdown which stopped any building works this was a direct result of the COVID pandemic.

******* PERFORMANCE ABOVE TARGET *******

Commentary is provided to explain why progress has exceeded target, with details of how this will be maintained.

PM152: Percentage of major appeals allowed against all major application (2yr rolling figure) is 0.85 and last year's comparison figure was 1.31, the target is 10.

The continued good performance on these figures is a continued reflection of the existence of an up-to-date Local Plan, the efforts and professional approach of the officers in the planning team, and the understanding of applicants and agents who recognise the work that the team are doing and so are generally amenable to extending decisions timescales to assist with securing a decision on their applications.

PM151: Percentage of major applications in 13 weeks or where extensions agreed (2yr rolling figure) is 95.32 and last year's comparison figure was 94.09, the target is 70.

As PM152

PM37: Percentage of minor applications determined within 8 weeks is 91.78 and last year's comparison figure was 95.59, the target is 75.

As PM152, although this is the area where we have perhaps struggled most as a consequence of the workload pressures created by the significant increase in applications in the past 12 months. These 'minor' applications tend to require staff skills and experiences that are more advanced and the current staff skills and experiences are less developed in this area. Whilst they are progressing, the slight dip in performance in this PM is a reflection of the availability of staff resources with those skills and experiences in this period.

PM38: Percentage of other applications determined within 8 weeks is 96.77 and last year's comparison figure was 94.74, the target is 80.

As PM152

******* PERFORMANCE BELOW TARGET *******

Commentary is provided to explain why performance is currently not on target, with details of any corrective action.






PM40: Number of affordable homes delivered (Gross) is 26 and last year's comparison figure was 61, the target is 90.

Number of sites on hold in 2020/21 due to wider impact of Covid 19 pandemic on construction industry. Expect delivery to increase towards later end of 2021/22.

PM39: Net additional homes provided is 154 and last year's comparison figure was 111, the target is 240.

The number of net additional homes provided has increased to 154. This despite a slowing delivery rates nationally due to shortages of labour and building materials. Uncertainty associated with the Covid 19 pandemic will continue to impact on housing delivery.

PERFORMANCE KEY ICON STATUS

	Over Performance – the indicator is over performing against target
	On Track – the indicator is performing within tolerance of target.
	Cautionary Under Performance – the indicator is moderately under performing. Whilst the indicator has slipped from target it maybe a minor blip overall or minor action will remedy it.
	Under Performance – the indicator is under performing against target.
	Missing Data – the indicator is missing data, this could be due to lag in data in the way the information is collated, or because its currently unavailable.
N/A	Not Applicable – no comparable data available. This could be due to the methodology being change or being a new measure created.

APPENDIX 1: Performance Measures year-end performance (1st April 2020 – 31st March 2021)

Development Management						
Local Key Performance Indicators	Frequency	Good Performance Is	APR 2019 MAR 2020	APR 2020 MAR 2021	Year-end Target	Performance Status
PM152: Percentage of major appeals allowed against all major application (2yr rolling figure)	Quarterly	Smaller is Better	3.24	1.45	10	✓
PM151: Percentage of major applications in 13 weeks or where extensions agreed (2yr rolling figure)	Quarterly	Bigger is Better	94.03	95	70	✓
PM37: Percentage of minor applications determined within 8 weeks	Quarterly	Bigger is Better	90.59	93.48	75	✓
PM38: Percentage of other applications determined within 8 weeks	Quarterly	Bigger is Better	96.31	93.65	80	✓
PM40: Number of affordable homes delivered (Gross)	Quarterly	Bigger is Better	227	89	180	✗
PM39: Net additional homes provided	Monthly	Bigger is Better	634	286	480	✗

APPENDIX 2: Performance Measures mid-year performance (1st April 2021 - 30th September 2021)

Development Management						
Local Key Performance Indicators	Frequency	Good Performance Is	APR 2020 SEP 2020	APR 2021 SEP 2021	Mid-end Target	Performance Status
PM152: Percentage of major appeals allowed against all major application (2yr rolling figure)	Quarterly	Smaller is Better	1.31	0.85	10	✓
PM151: Percentage of major applications in 13 weeks or where extensions agreed (2yr rolling figure)	Quarterly	Bigger is Better	94.09	95.32	70	✓
PM37: Percentage of minor applications determined within 8 weeks	Quarterly	Bigger is Better	95.59	91.78	75	✓
PM38: Percentage of other applications determined within 8 weeks	Quarterly	Bigger is Better	94.74	96.77	80	✓
PM40: Number of affordable homes delivered (Gross)	Quarterly	Bigger is Better	61	26	90	✗
PM39: Net additional homes provided	Monthly	Bigger is Better	111	154	240	✗