

Updates on Actions in relation to S106 Agreements

There is an annual report published on the S106 Contribution, which set out the developments subject of S106 Agreement, the value of S106 contribution, the annual payments received, and the payments made for the delivery of infrastructure and services to the service providers. Details can be found on the East Lindsey Website by searching '[Section 106 obligations and Infrastructure Funding Statement](#)'.

Clarification on East Lindsey being allocated the lowest multiplier as part of the NHS formula and receiving the lowest payment in Lincolnshire per dwelling compared to other districts:

In August 2018, NHS England introduced a new tariff, following consultation with the district councils, on the formula for calculating the contribution sought per dwelling. In setting this tariff for the NHS contribution the calculation includes number of factors such as average GP list size, construction costs per square meter and the number of anticipated new residents for the proposed dwellings. These factors are taken into consideration to determine the multiplier for each district.

Within East Lindsey the population age structure, with high percentage of elderly population in comparison with other neighbouring districts, equates to lower number of new residents. This is reflected in the lower multiplier for the district in comparison with its neighbouring districts.

Furthermore, it is also considered that the development viability in East Lindsey is slight lower than the development viability in other districts. This reflects the land values in the district.

It is also worth pointing out that the volume of housing development in East Lindsey is higher than in the neighbouring district.

Clarification on the process for receiving payment and the trigger points involved:

The process of receiving payment in respect of each development can vary depending on the S106 Agreement negotiated in respect of each planning permission. In some developments, for example, the agreement may require percentage of payment upfront on the commencement of the development whilst in most cases a stage payment would be triggered on percentage completion of development and/on occupation of dwellings.

The negotiation of S106 Agreement may include the trigger for payment; the size and location of the development can be a contributing factor for payment.