



**TRAFFORD  
COUNCIL**

# **Trafford Council**

## **Infrastructure Funding Statement 2019/20**

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## 1. Introduction

- 1.1 This Infrastructure Funding Statement (IFS) provides a summary of income and expenditure from the Community Infrastructure Levy (CIL) and Section 106 (S106) agreements in Trafford for the financial year 2019/20 (the reported year).
- 1.2 All receiving authorities (such as Trafford) are required to produce an annual Infrastructure Funding Statement in accordance with Regulation 121A of the Community Infrastructure Levy Regulations 2010 (as amended). This is the first IFS published by the Council.
- 1.3 Income from CIL and S106 developer contributions is used to help fund the provision of infrastructure, services and facilities required to support sustainable new development and to mitigate the site specific impacts of a development.
- 1.4 The remainder of this Statement is set out as follows:
  - Section 2 sets out details of the collection and spending of CIL funds over the last financial year (2019/20). This section also includes an Infrastructure List which details infrastructure projects that may be funded by the strategic portion of CIL funds in future years.
  - Section 3 provides a summary of the collection, spending and allocation of S106 income over the last year as well as previous years.
  - Section 4 provides a summary of work undertaken as part of Section 278 (S278) Agreements in the last financial year.

### CIL and S106 in Trafford

- 1.5 The Community Infrastructure Levy (CIL) was introduced in 2010 and has been charged in Trafford since July 2014. CIL is a set mandatory charge on most new development based on the gross internal area floorspace of buildings. The money raised through this charge helps to fund the infrastructure needed to address the cumulative impact of development across the borough. The Trafford CIL charging schedule, setting out Trafford's CIL charging rates, is available on the Council website.  
<https://www.trafford.gov.uk/planning/strategic-planning/docs/cil-charging-schedule.pdf>
- 1.6 In addition to CIL Trafford also collects Section 106 (S106) contributions. Section 106 of the Town and Country Planning Act 1990 (as amended) enables a local planning authority to enter into a negotiated agreement – a planning obligation - to mitigate the impacts of a specific development, to make it

acceptable in planning terms. The planning obligation might, for example, require the provision of, or contribution to a new or improved road, school, health facility or local green space. Local planning authorities can also seek planning obligations to secure a proportion of affordable housing from residential developments. S106, unlike CIL, is a negotiated agreement and can be used to secure required provision of, or contributions towards specific needs in the immediate vicinity of the development.

## 2. Community Infrastructure Levy collection, expenditure and demanded

### Total CIL receipts collected before the reported year

2.1 Table 1 shows the total amount of money received through CIL each year from the implementation of CIL in 2014 until 2018/19.

Table 1. CIL receipts collected each year since implementation.

Year	Total CIL funds received (£)
07-Jul-14 to 31-Mar-15	£5,060.00
01-Apr-15 to 31-Mar-16	£297,568.23
01-Apr-16 to 31-Mar-17	£822,950.78
01-Apr-17 to 31-Mar-18	£1,068,425.22
01-Apr-18 to 31-Mar-19	£921,398.71
<b>Total</b>	<b>£3,115,402.94</b>

2.2 Table 2 provides a breakdown of the total amount of money collected through CIL prior to 1 April 2019 and shows whether the money has been allocated/spent or whether it remains unallocated. This is broken down into the following CIL portions:

- Administrative expenses (pursuant to CIL Regulation 61);
- Local infrastructure for areas without a parish council (areas to which CIL Regulation 59F applies);
- Local infrastructure in areas with a parish or town council (areas to which CIL Regulations 59A and 59B apply); and
- Strategic infrastructure.

Table 2. Breakdown of allocated and unallocated CIL monies from 7 July 2014 – 31 March 2019.

<b>CIL Receipts</b>	<b>Spent</b>	<b>Allocated but not spent</b>	<b>Unallocated</b>	<b>Transferred to parish councils</b>
Administrative portion	£155,770.64	£0.00	£0.00	£0.00
Local infrastructure portion	£0.00	£0.00	£468,043.43	£0.00
Parish and town council	£0.00	£0.00	£0.00	£738.98
Strategic infrastructure portion	£2,490,850.38	£0.00	£0.00	£0.00
<b>Total</b>	<b>£2,646,621.02</b>	<b>£0.00</b>	<b>£468,043.43</b>	<b>£738.98</b>

2.3 The £2,490,850.38 strategic infrastructure portion has all been spent on the Metrolink extension. Details of this are shown in paragraph 2.11 and Table 4.

Total CIL receipts in 2019/20

2.4 A total of £991,696.08 was collected through CIL in Trafford in the 2019/20 financial year. Table 3 shows the breakdown of CIL receipts into the different CIL 'portions'.

Table 3. Breakdown of CIL funds received in 2019/20

<b>CIL received</b>	<b>Total</b>
Administrative portion	£49,584.80
Local infrastructure portion	£130,337.98
Parish and town council	£23,843.96
Strategic infrastructure portion	£787,938.33
<b>Total</b>	<b>£991,696.08</b>

2.5 The largest amount of CIL money received came from the following developments:

- Land known as Carrington Village - £156,771.47
- Alexandra House, St John's Road, Altrincham - £113,951.30
- Former Itron site, Talbot Road - £91,576.62
- Former Sale Sports Club, Sale - £80,405.20
- Land on North side of Albert Place, Altrincham - £79,088.79

### Land payments made in respect of CIL

- 2.6 There were no land payments made in respect of CIL in 2019/20 and there have not been any made in previous years.

### CIL expenditure in 2019/20

- 2.7 A total of £837,523.14 CIL funds were spent in Trafford in 2019/20 and a total of £0 was passed to parish councils.
- 2.8 The £23,834.96 local infrastructure portion collected from developments in parish councils is due to be transferred to the appropriate parish councils (see paragraphs 2.20 – 2.23 for details). The following sections show this information broken down into the different infrastructure ‘portions’.

### Allocated CIL funds in 2019/20

- 2.9 There were no unspent allocated CIL funds retained at the end of March 2019 meaning that CIL funds allocated in previous financial years were spent prior to the reported year 2019/20.
- 2.10 There were also no funds allocated but not spent in the reported year.

### **Strategic Infrastructure portion**

- 2.11 The Council published a ‘Revised Regulation 123 List’ in December 2016. This set out the types of infrastructure that may be funded by CIL in Trafford. It was agreed by the Council’s Executive on the 1 December 2014 that the strategic infrastructure portion would, in the first instance, be used towards funding the third party contribution of the Trafford Park Metrolink extension.
- 2.12 Regulation 123 was deleted when the CIL Regulations 2010 were amended in 2019. This meant that CIL spending was no longer governed by the infrastructure items on the Regulation 123 List. However, the strategic portion of the CIL receipts has continued to fund the Metrolink Extension.
- 2.13 All of the £787,938.33 strategic infrastructure portion received in the 2019/20 financial year was spent on the Metrolink Extension. Table 4 details the strategic infrastructure portion expenditure on the Metrolink Extension from 2014/15 to 2019/20.

Table 4. Strategic portion CIL expenditure/allocation towards Trafford Park Metrolink Extension

<b>Year</b>	<b>£ Spent on Metrolink Extension</b>
07-Jul-14 to 31-Mar-15	£4,048.00
01-Apr-15 to 31-Mar-16	£239,119.06
01-Apr-16 to 31-Mar-17	£658,470.78
01-Apr-17 to 31-Mar-18	£854,740.18
01-Apr-18 to 31-Mar-19	£734,472.36
01-Apr-19 to 31-Mar-20	£787,938.33
<b>Total</b>	<b>£3,278,788.71</b>

### **Local Infrastructure Portion**

- 2.14 A proportion of CIL funds should be spent in the local neighbourhoods in which they were collected (local infrastructure portion). The local infrastructure portion must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure or anything else that is concerned with addressing the demands that development places on an area.
- 2.15 In areas without a parish or town council the local infrastructure portion is capped at 15% of the CIL receipts collected, rising to 25% in areas with an adopted Neighbourhood Plan.
- 2.16 Where CIL funds are collected through development located in a parish or town council area, the 15% local infrastructure portion of the funds should be passed to the parish council (in accordance with Regulation 59A of the CIL Regulations). Where a parish council has an adopted Neighbourhood Plan, the amount passed to the parish council increases to 25% of CIL receipts.
- 2.17 Table 5 illustrates how the local infrastructure portion is apportioned and managed.

Table 5. Local infrastructure portion apportionment

Parish Council ✓ Neighbourhood Plan ✓ = 25% uncapped, paid to Parish	Parish Council ✓ Neighbourhood Plan ✗ = 15% capped at £100/dwelling, paid to Parish
Parish Council ✗ Neighbourhood Plan ✓ = 25% uncapped, local authority consults with community	Parish Council ✗ Neighbourhood Plan ✗ = 15% capped at £100/dwelling, local authority consults with community

2.18 There were no adopted Neighbourhood Plans in Trafford during the reporting year, and as such a maximum of 15% of local infrastructure CIL funding was capable of being transferred to relevant parish or town councils.

**Local Infrastructure Portion in areas without a parish council (to which CIL regulation 59F applies)**

2.19 Since 2014 the Council has collected £598,381.41 CIL funding towards infrastructure projects in local neighbourhoods that do not fall within a parish council. This is set out in Table 6 below.

Table 6. Local infrastructure portion funds collected from 2014/15 – 2019/20 to which CIL regulation 59F applies

Year	£ Collected 2014/15 – 2019/20
07-Jul-14 to 31-Mar-15	£759.00
01-Apr-15 to 31-Mar-16	£43,570.76
01-Apr-16 to 31-Mar-17	£123,332.46
01-Apr-17 to 31-Mar-18	£159,524.80
01-Apr-18 to 31-Mar-19	£140,856.41
01-Apr-19 to 31-Mar-20	£130,337.98
<b>Total</b>	<b>£598,381.41</b>



2.20 The Council has not yet spent any of the local infrastructure portion funds, however, a spending protocol will be put in place in 2022 to guide the spending of the local infrastructure portion funds in a consistent and transparent manner.

### **Local infrastructure portion in areas with a parish or town council**

2.21 A total of £23,834.96 of local infrastructure portion CIL receipts were collected from developments in parish councils in the 2019/20 financial year. Table 7 shows a breakdown of the local infrastructure portion received in 2019/20 across each of the parish councils.

Table 7. Breakdown of local infrastructure portion received per parish council for the reported year (2019/20)

<b>Parish Council</b>	<b>Local infrastructure portion received in 2019/20</b>
Carrington Parish Council	£23,515.72
Dunham Parish Council	£0.00
Partington Parish Council	£319.24
Warburton Parish Council	£0.00
<b>Total</b>	<b>£23,834.96</b>

2.22 The Council has not received any CIL funds from developments located within Dunham Parish Council or Warburton Parish Council since the implementation of CIL in July 2014. There are therefore no receipts, spending or retained funds to report on in these parish councils.

2.23 There have also therefore been no requests in accordance with CIL regulation 59E for repayment of CIL receipts that have not been applied to support the development of its area within 5 years of receipt in the two parish councils either.

2.24 Tables 8 and 9 provide details of CIL receipts and spending for Carrington and Partington Parish Councils, where CIL funds have been received from CIL liable development.

2.25 As can be seen from tables 8 and 9, there were no requests in accordance with CIL regulation 59E for repayment of CIL receipts that have not been applied to support the development of its area within 5 years of receipt.

Table 8. Local Infrastructure Portion – Carrington Parish Council

<b>Total CIL receipts for the reported year (2019/20)</b>	£23,515.72
<b>Total amount carried over from previous years</b>	£0
<b>Total expenditure for the reported year (2019/20)</b>	£0
<b>Items of infrastructure to which CIL has been applied: N/A</b>	Amount of expenditure on each item:  N/A
<b>Amount retained by Carrington Parish Council at the end of the reported year (2019/20)</b>	£0
<b>Details of any requests for repayment of CIL receipts that have not been applied to support the development of its area within 5 years of receipt</b>	N/A

2.26 The £23,515.72 received in 2019/20 will be transferred to Carrington Parish Council in due course.

Table 9. Local Infrastructure Portion – Partington Parish Council

<b>Total CIL receipts for the reported year (2019/20)</b>	£319.24
<b>Total amount carried over from previous years</b>	£129.45
<b>Total expenditure for the reported year (2019/20)</b>	£129.45
<b>Items of infrastructure to which CIL has been applied:</b>	Amount of expenditure on each item:  Street cleaning equipment - £129.45
<b>Amount retained by Partington Parish Council at the end of the reported year (2019/20)</b>	£0
<b>Details of any requests for repayment of CIL receipts that have not been applied to support the development of its area within 5 years of receipt</b>	N/A

2.27 The £319.24 received in 2019/20 will be transferred to the Parish Council in due course. As Partington Parish Council has received CIL funds previously they are required to publish an annual statement. This can be viewed on the Parish Council website:

<http://www.partingtonparishcouncil.co.uk/council-documents>

### **Administrative Portion**

2.28 A total of £49,584.80 was received for CIL administration, all of which was spent on that purpose. This equates to 5% of the total CIL money received in Trafford in 2019/20. Whilst this does not cover the total cost of the CIL administration costs across the year, it does contribute towards staffing and the ongoing monitoring and management of the CIL process in Trafford.

### Repaying borrowed money

2.29 No CIL funds were used (in whole or in part) towards the repayment of borrowed money in the reported year (2019/20) or in any years prior to this.

### CIL retained at end of the year

2.30 At the end of the 2018/19 financial year there remained only the £468,043.43 local infrastructure portion that had not been spent, allocated or passed to a parish council.

2.31 Table 10 shows this amount retained at the end of 2018/19 and also details that at the end of March 2020 the total CIL funds retained from both the reported financial year and all years prior to this was £622,216.37.

Table 10. Retained CIL funds from previous financial years and the reported year (2019/20)

<b>CIL portion</b>	<b>Retained by the Council* from previous years (as at 31 March 2019)</b>	<b>Received in the reported year (2019/20)</b>	<b>Total of CIL retained by the Council from previous years and CIL received in the reported year</b>	<b>Spent or passed to parish council</b>	<b>Retained by the Council* at end of reported year (2019/20) including funds retained previous years</b>
Administrative portion	£0	£49,584.80	£49,584.80	£49,584.80	£0
Local infrastructure portion – areas not with parish council	£468,043.43	£130,337.98	£598,381.41	£0	£598,381.41
Local infrastructure portion - parish councils	£0	£23,834.96	£23,834.96	£0	£23,834.96
Strategic portion	£0	£ 787938.33	£ 787938.33	£ 787938.33	£0
<b>Total</b>	<b>£468,043.43</b>	<b>£991,696.07</b>	<b>£1,459,739.50</b>	<b>£837,523.13</b>	<b>£622,216.37</b>

\* Not spent/allocated or passed to a parish council

2.32 It should be noted that there were no funds allocated but not spent in the reported year (2019/20) or in any years prior to this.

2.33 Total CIL funds of £622,216.37 are retained by the Council at the end of the reported year (2019/20), however, £23,834.96 of this is due to be transferred to parish councils in the next financial year. A spending protocol will be put into place to manage the spending of the retained £598,381.41 local infrastructure portion that is to be spent in areas without a parish council.

### Demand notices raised in 2019/20

2.34 A demand notice is raised when a CIL liable development commences and the CIL payment becomes due. In Trafford CIL is payable in accordance with the Council's adopted CIL Instalments Policy, 28 Demand Notices were raised by Trafford Council in 2019/20 between them raising a total CIL liability of £1,694,489.30.

2.35 The largest CIL charges were raised through demand notices for the following developments in 2019/20:

- Land known as Carrington Village - £627,085.90
- Windwood 4 Park Road Bowdon - £124,967.93
- 46 - 50 Railway Street Altrincham - £169,091.24
- Land On The North Side Of Albert Place, Altrincham - £79,088.79
- Barton Square, Trafford Park - £72,679.19

2.36 £501,324.72 of the £1,694,489.30 raised through Demand Notices in 2019/20 was received within the reported year (2019/20) and is therefore included within the CIL receipts discussed in paragraph 2.4 above.

### Infrastructure List

2.37 The Infrastructure List (Table 11) sets out schemes that may be, wholly or partly funded by the strategic infrastructure portion of CIL funds in the next financial year.

2.38 S106 financial contributions may also be directed towards these infrastructure projects. However, it is important to note that CIL funds and S106 contributions can also be directed to projects not detailed on the Infrastructure List.

Table 11. CIL Infrastructure List

<b>Infrastructure Project</b>	<b>Main delivery organisation</b>
<b>Public Transport</b>	
Metrolink Extension	TfGM
<b>Highways</b>	
Carrington Relief Road New strategic road link between Carrington Spur and Carrington / Partington, incorporating active travel and sustainable travel measures	Trafford Council (supported by Amey)

### 3. Section 106 Agreements – completed agreements, receipt, expenditure and allocation of financial contributions and non-monetary obligations

3.1 This section provides a summary of the collection, spending and allocation of S106 income over the last financial year and previous years and also provides details of S106 Agreements signed in the last financial year.

#### **S106 financial contributions received before 1 April 2019 that had not been allocated as of 1 April 2019**

3.2 As of 31<sup>st</sup> March 2019, the Council held £5.2m in S106 funds. Table 12 shows a breakdown of how these funds were allocated and unallocated as well as which types of infrastructure they must be spent on.

Table 12. Breakdown of allocated and unallocated S106 funds at 31<sup>st</sup> March 2019

<b>Infrastructure Type</b>	<b>Allocated (committed)</b>	<b>Unallocated</b>
Open space/outdoor sports	£398,000	£439,000
Specific open space	£576,000	£1,000
Education	£0	£54,000
Affordable housing	£1,556,000	£307,000
Highways	£71,000	£711,000
Public transport	£716,000	£427,000
<b>Total</b>	<b>£3,318,000</b>	<b>£1,942,000</b>

#### **Financial contributions agreed in 2019/20 through S106 Agreements**

3.3 S106 Contributions in Trafford have historically been secured to deliver a variety of infrastructure and provisions, including:

- affordable housing
- highways and active travel
- public transport
- specific green infrastructure
- spatial green infrastructure (open space / outdoor sports)
- education facilities

3.4 Table 13 outlines the financial contributions that have been agreed through S106 Agreements that were signed in the last financial year (2019/20).

Table 13. Financial contributions agreed through S106 Agreements signed in last financial year (2019/20)

<b>Infrastructure Type</b>	<b>Financial Contributions Agreed</b>
Open space/outdoor sports	£559,708.44 - £1,650,532.66
Specific open space	£86,010.00
Education	£0
Affordable housing	£1,878,467.25 - £27,697,461.20
Highways	£317,000.00
Public transport	£892,000.00
Public Realm	£1,348,771.00
Town Centres	£5,000,000.00
Air Quality	£5,646.00
<b>Total</b>	<b>£10,087,602.70 - £36,997,420.90</b>

3.5 Table 13 shows the sum of financial contributions secured through S106 Agreements in the 2019/20 financial year. As is evident, is not possible to detail the exact sum of certain contributions and there is a significant difference between the minimum contributions that will be secured and maximum contributions that could be secured. This is because some S106 Agreements include set financial contributions and also deferred financial contributions. Deferred contributions are calculated in accordance with the method set out within an individual S106 Agreement following sale of all or part of a completed development. This allows the Council to receive the maximum potential contribution subject to the viability of the development, which may not become known until later in the development phase.

3.6 Table 13a provides a breakdown of the financial contributions agreed through S106 Agreements signed in last financial year that include deferred payments – namely affordable housing and open space/outdoor sports. It illustrates the minimum contribution that will be secured and the maximum contribution that could be received for each type of infrastructure.

Table 13a. Financial contributions agreed through S106 Agreements signed in last financial year (2019/20) that include deferred payments

<b>Project</b>	<b>Infrastructure type</b>	<b>Minimum guaranteed financial contribution</b>	<b>Maximum potential contribution subject to viability</b>
90711/FUL/17, Trafford Plaza	Affordable housing	£0 <sup>1</sup>	£4,760,140.00
95830/VAR/18, 6 - 8 Trafford Wharf Road	Affordable housing	£500,000.00	£8,034,800.00

<sup>1</sup> The S106 Agreement only includes a deferred contribution and no set payment therefore there is no minimum payment.

93779/FUL/18, Development Site Phase 2 Pomona Strand	Affordable housing	£1,353,906.00	£13,024,054.00
<b>Affordable Housing Sub-Total</b>		<b>£1,852,906.00</b>	<b>£25,818,994.00</b>
90711/FUL/17, Trafford Plaza	Open space	£0 <sup>2</sup>	£120,720.81
95830/VAR/18, 6 - 8 Trafford Wharf Road	Open space	£0 <sup>3</sup>	£536,561.80
93779/FUL/18, Development Site Phase 2 Pomona Strand	Open space/ outdoor sports	£0 <sup>4</sup>	£433,541.61
<b>Open Space / Outdoor Sport Sub-Total</b>		<b>£0</b>	<b>£1,090,824.22</b>
<b>Total</b>		<b>£1,852,906.00</b>	<b>£26,909,818.20</b>

- 3.7 There are also further contributions secured in the 2019/20 financial year that do not include any financial figures. The final financial contribution will be calculated in accordance with the terms of each S106 Agreement at a stage in the development as defined by the relevant S106 Agreement. This is commonly after completion of the development or after the sale of some or all of the units on the development, whereby the viability/available profit of the development is known.

#### **S106 financial contributions received in 2019/20 (regardless of date S106 Agreement signed)**

- 3.8 A sum of £10,372,000 was received through S106 financial contributions in the 2019/20 financial year. Of the money received, all of it is to be spent by Trafford Council and none of the money is to be transferred to any external bodies.

#### **S106 financial contribution received and allocated in 2019/20 but not spent**

- 3.9 None of the financial contributions received in 2019/20 were allocated to any specific infrastructure projects in the 2019/20 financial year. However, the table below summarises the infrastructure types that the financial contributions

<sup>2</sup> The S106 Agreement only includes a deferred contribution and no set payment therefore there is no minimum payment.

<sup>3</sup> The S106 Agreement only includes a deferred contribution and no set payment therefore there is no minimum payment.

<sup>4</sup> The S106 Agreement only includes a deferred contribution and no set payment therefore there is no minimum payment.



received in 2019/20 should be spent on/allocated towards, in accordance with the terms of the relevant S106 Agreements.

Table 14. S106 financial contributions received in 2019/20 by infrastructure type

<b>Allocation</b>	<b>Financial contributions received in 2019/20</b>
Open space/outdoor sports	£328,000
Specific open space	£1,000
Education	£0
Affordable housing	£303,000
Highways	£5,766,000
Public transport	£3,975,000
<b>Total</b>	<b>£10,372,000</b>

**Total financial contributions spent on infrastructure projects in 2019/20 (regardless of the financial year that the contribution was received)**

3.10 Table 15 details the infrastructure projects that have been funded through S106 financial contributions in 2019/20. The overall spending of S106 financial contributions is summarised in table 17.

Table 15. S106 financial contributions spent on infrastructure projects by the Council in 2019/20

<b>Infrastructure Type</b>	<b>Project</b>	<b>Contributions spent</b>
Affordable Housing	Trafford Housing Trust – Carrfield Avenue, Timperley	£1,133,050.50
Public transport	Metrolink extension contribution	£4,217,546.00
Public transport	Metrolink extension contribution	£117,000.00
Highways	Flixton Road, Carrington – Junction improvements	£284,556.61
Open space	Wilding Trafford	£42,344.71
Open space	Parks Infrastructure Improvements	£50,716.85
Open Space / RRF	Play Area Refurbishments	£6,038.56
Open Space / RRF	Contribution to Broadheath Community Association	£23,175.65
<b>Total</b>		<b>£5,934,008.88</b>

**Total financial contributions spent on monitoring in 2019/20 (regardless of the financial year that the contribution was received)**

3.11 Table 16 details the financial contributions that have been spent on monitoring in the 2019/20 financial year.

Table 16. Total amount of S106 financial contributions spent on monitoring in the 2019/20 financial year

<b>Type of infrastructure monitored</b>	<b>Contributions spent</b>
Open Space / RRF monitoring fee	£18,000.00
<b>Total</b>	<b>£18,000.00</b>

**Total financial contributions spent in 2019/20 (regardless of the financial year that the contribution was received)**

3.12 A total of £5,952,000 from S106 financial contributions was spent in the 2019/20 financial year. None of the money spent was through transfers to external bodies or agencies. The overall spending of S106 financial contributions is summarised in table 17.

Table 17. Total S106 financial contributions spent by the Council in 2019/20

Total contributions spent on infrastructure projects	£5,934,008.88
Total contributions spent on transfers to external bodies or agencies.	£0
Total monitoring	£18,000.00
<b>Total</b>	<b>£5,952,008.88</b>

**Total amount of S106 financial contributions retained at the end of the 2019/20 financial year**

3.13 Table 18 shows a breakdown of the financial contributions retained at the end of the 2019/20 financial year.

Table 18. S106 financial contributions retained at the end of the 2019/20

	<b>Contributions retained</b>
Total retained	£9,313,000
Retained contributions committed	£6,021,000
<b>Total contributions retained and available</b>	<b>£3,292,000</b>

3.14 There are no S106 maintenance contributions retained at the end of the financial year.

## Money borrowed

3.15 No S106 financial contributions were spent repaying money borrowed in the 2019/20 financial year.

## Non-monetary contributions agreed in 2019/20 through S106 Agreements.

3.16 Table 13 provided details of financial contributions secured through S106 Agreements in 2019/20.

3.17 Where it is considered necessary and appropriate, S106 Agreements will secure onsite or offsite non-monetary contributions in order to make a proposed development acceptable in planning terms.

3.18 Table 19 therefore details the non-monetary contributions agreed in the 2019/20 financial year through S106 Agreements.

Table 19. Non-monetary contributions agreed in 2019/20 through S106 Agreements

Planning Reference	Site address	Non-financial contribution
93153/FUL/17	Land On Wharf Road, Altrincham, WA14 1ND	20 Affordable Housing Units
95548/FUL/18	46 - 50 Railway Street, Altrincham, WA14 2RE	9 Affordable Housing Units
86160/OUT/15	Land At Lock Lane, Partington	"Green loop scheme" (improved pathways, landscaping etc.)
86661/VAR/15	Land At Oakfield Road/Moss Lane, Altrincham, WA15 8EP	Pedestrian Bridge Link. Public Realm Works. Public Accessible Leisure Facilities

## 4.0 Summary of Section 278 (S278) Agreements

4.1 A section 278 agreement (or S278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the local authority to make permanent alterations or improvements to a public highway, as part of a planning approval. Table 20 provides details of works implemented in 2019/20 as part of signed S278 Agreements.

Table 20. Works implemented in 2019/20 as part of signed S278 Agreements.

Development/Planning Reference	Summary of works	Status/progress
--------------------------------	------------------	-----------------

91934/FUL/17, Sale Sports Club	New vehicle access points, new/replaced footway and associated works on Dane Road and Clarendon Crescent.	S278 Agreement signed, Works completed.
93247/FUL/17, Wharfside Way	Provision of a new left in/left out access to serve Manchester United car park/s. Including bollards in the central reservation for use during traffic management controls.	S278 Agreement signed, Works Completed.

## 5.0 Summary

5.1 For the 2019/2020 financial year the collecting, spending and retention of CIL and S106 Agreements in Trafford can be summarised as follows:

- A total of £991,696.08 was collected through CIL in Trafford in the 2019/20 financial year.
- All of the £787,938.33 CIL strategic infrastructure portion received in the 2019/20 financial year was allocated to the Trafford Centre Metrolink Extension.
- 28 CIL Demand Notices were raised by Trafford Council in 2019/20 raising a total CIL liability of £1,694,489.30.
- A sum of £10,372,000.00 was received through S106 financial contributions in the 2019/20 financial year.
- At the end of the 2019/20 financial year circa £3,292,000.00 of S106 financial contributions (including contributions received from all financial years) were retained and available.