

Christchurch and East Dorset Community Infrastructure Levies - amounts raised through S106 Agreements

September 2015

The Department for Communities and Local Government CIL Guidance (2014) sets out requirements for the preparation of evidence to support a levy charge. As part of the preparation of background evidence, charging authorities are required to provide information about the amount of funding collected in recent years through S106 agreements. This also needs to include detail of the extent to which affordable housing and other targets have been met.

Amounts Raised through S106/S278 Agreements

The table below sets out the level of S106 contributions collected by Christchurch Borough Council and East Dorset District Council for the period September 2005 - November 2013.

S106/S278 Category	Christchurch Borough Council Amount received including administration fee	East Dorset District Council Amount received including administration fee
Dorset Heathlands	£433,848.61	£706,582.63
South East Dorset Transport Contributions	£238,167.77	£422,593.45
Affordable Housing	£42,451.00	-
Open Space	£68,013.00	-
Local Community	£12,681.00	-
Highways	£20,000.00	-
Parking	£20,000.00	-

Affordable Housing Targets

The table below sets out affordable housing delivery against the targets set out in the adopted Local Plans for Christchurch and East Dorset Councils (2001, 2002).

Authority	Affordable Housing Target	Affordable Housing Completions (2001 - 2011)
Christchurch Borough Council	Christchurch Local Plan 2001 - 2011 affordable housing target 26 dwellings per annum.	260 units @ 26 per annum.
East Dorset District Council	East Dorset Local Plan 1994 - 2011 affordable housing target 640 or 37.6 dwellings per annum.	508 units @ 30 per annum.

The adopted Christchurch Local Plan (2001 - 2011) set an affordable housing target of 26 units per annum. The Christchurch Annual Monitoring Report records average affordable housing completions of 31 per annum for the period 1996 - 2011 and 26 units per annum for the Local Plan period to 2011. In this respect the Local Plan affordable housing target has been met.

The adopted East Dorset Local Plan (2002) has a 17 year plan period from 1994 - 2011. The affordable housing target for the plan period was 640 which equates to 37.6 dwellings per annum. Over this plan period 508 affordable units have been delivered which equates to 30 units per annum. Therefore, there has been a shortfall of 132 affordable dwellings from the overall target of 640.