



Listening Learning Leading



District Council

South Oxfordshire District Council Vale of White Horse District Council

S106 Financial Contributions and Monitoring Fees

The Council will review and update annually the costs in relation to the following:

- street naming and numbering
- provision of recycling bins
- financial obligations for public art
- monitoring of S106 planning obligations

This document should be read in conjunction with the S106 Planning Obligations Supplementary Planning Document. The information below sets out the financial contributions the council will seek to cover directly incurred costs.

Street naming and numbering

For new development that requires new street names and street nameplates the council will seek a financial contribution of **£268 per 10 houses** through Section 106 (**Index RPIX February 2022**). Monies should be payable upon implementation.

Provision of recycling / refuse bins

New development will require the provision of new recycling/refuse bins. The council will seek financial contributions for the provision of recycling/refuse bins on sites of 10 and more units through Section 106. On smaller sites of 9 and less units the council will issue an invoice to the applicant. For the supply and delivery of recycling bins, the council will seek a financial contribution of **£196 per property (Index RPIX April 2023)**. Monies should be payable upon implementation.

Provision of public art

The Council will normally expect new developments to incorporate public art and for the appointed Management Company to maintain it, as approved by the District Council via a public art statement. The value of this for the **Vale of White Horse** district will be **£380 per unit of housing / £11 per sqm of commercial development (Index RPIX April 2023)**. Should the public open space and community facilities on the development be intended for public management, a financial contribution based on the values already outlined, for delivery of on-site public art may be sought, along with a commuted sum of 7% of the value of the works to cover the costs associated with monitoring, repairs and maintenance over a 15-year period. The same would be the case for public art contributions that are received for off-site use.

For **South Oxfordshire** developments, and where appropriate, Public Art will be dealt with via planning condition.

First Homes

The introduction by the government of the First Homes scheme will require a fee to be paid for the administration of each sale of each home identified as a First Home within a development.

The council will seek a financial contribution of **£160 per First Home sale** which will be due upon first disposal of each First Home.

Monitoring of S106 planning obligations

The completion of a planning obligation involves the district council¹ in various administrative/monitoring tasks, which have a cost. This work is directly related to Section 106 agreements, which are themselves necessary to enable development. The council recovers the cost of the administration and monitoring of each agreement through Section 106 monitoring fees, which should be paid upon completion of the S106 agreement, as costs are incurred immediately. Costs are set out below:

¹ The County Council can advise on their monitoring fees - Email: developer.funding@oxfordshire.gov.uk
April 2023

Monitoring of District Financial Contributions

Administration / Monitoring Fee Required	Site Size		
	Under 40 dwellings	40-399 dwellings / non-residential developments	400 dwellings +
Recording (per agreement)	£90	£180	£450
Reporting (per agreement)	£450	£1,350	£3,600
Financial Monitoring (per financial obligation)	£180	£315	£720

Affordable Housing:

Administration/ Monitoring fee	Up to 20 dwellings	21 – 50 dwellings	51 – 100 dwellings	101 and more dwellings
Affordable housing	£70	£104	£170	£2 per unit

Public Open Space and On-site Infrastructure:

Administration / Monitoring Fee Required	Site Size		
	Under 40 dwellings	40-399 dwellings / non-residential developments	400 dwellings +
On-site provision of open space per parcel (incl. play / allotments)	£440	£880	£880 plus £880 per additional visit
On-site provision of MUGA/Sports Pitches/ Allotments	To be determined by the relevant service area in consultation with the Planning Service and Developer on a case-by-case basis. Fees to include the procurement and cost of an agronomist (in the case of pitches) and procurement and management of a relevant expert in the case of MUGAs, to check		

	Site Size		
Administration / Monitoring Fee Required	Under 40 dwellings	40-399 dwellings / non-residential developments	400 dwellings +
	specifications and construction of facilities being provided by the developer.		
On-site provision (building)	To be determined by the relevant service area in consultation with the Planning Service and Developer on a case-by-case basis. Fees to include the procurement and cost of a surveyor or relevant experts to check specifications and construction of buildings being provided by the developer.		
Fee for remedial inspections for on-site provisions (per inspection)	£550		
Transfer of on-site infrastructure to the council (per land transfer)	£1,300		