

Section 106 Money

Riverside Area Committee

Drypool
St Andrews and Docklands
Newington and Gipsyville

TABLE 1 - MONEY AVAILABLE

Application Number	Legal File Reference	Address	Money Available	Date to be used by	Ward	Notes
20/00054/FULL	UU16-2020	236 Hessele Road	£1,160	Check when funds received	St Andrews and Docklands	
18567G	NA	Junella Close	£589.00	05/01/2019	St Andrews and Docklands	Payment received. Funds are ring fenced to NaSA area.
31373B	S111	Hawthorn Avenue	£54,966.71	25/11/2025	Newington and Gipsyville	Urban greenspace nearby arising from the extra care site includes RPI. Remaining funds after allocation to West Park lighting scheme.
16/00794/FULL	79585/317A	Blanket Row	61,867.93	07/09/2029	St Andrews and Docklands	Funds remaining from spend at Walker Street MUGA, Q Gardens and Myton Street underpass
16/01763/FULL	UU3-2017	Queens Dock Street	39,476.07	11/03/2031	St Andrews and Docklands	
14855D	79585/221B	Hawthorne Avenue (Amy J)	15,560.74	15/04/2031	Newington and Gipsyville	Money from phase 2B
10634P	79585/88	Percy Street	£9,593.09		St Andrews and Docklands	Various payments from leaseholders including £15K settlement from land owner and £1226.09 flat 17 payment made in 9/5/2011 - minus £6633 committed for Kingston Sq below
			£183,213.54			

Total available money
Drypool Nil
St Andrews and Docklands £112,676.09
Newington and Gipsyville £70,537
Total available money £183,213.54

TABLE 2 - PROJECT ALLOCATIONS/STATUS

Project title	Legal File Reference	Application Number	Ward	Area Committee Record	Project description and costs	Target Date to Spend	Source s106 location	Project status (concept/procurement/start/completed)	s106 fund committed	s106 funds remaining	Notes
Hamling Way pos improvements	UU3 - 2016	16/001000/FULL	Newington and Gipsyville		Project TBD		Henry Boot Way		£99,312.69 towards improvements at Hamling Way, agreed as part of the planning permission		Funds received 21.2.2021
Hawthorn Avenue Street scene improvements (P9402)	79585/221B		Newington and Gipsyville		Highways Street Scene improvements		Amy Johnson site		£245,827.29 plus additional £926.27 RPI payment		Street scene improvements included within the s106.
Hawthorn Avenue Street scene improvements	79585/289	26939A - £206,812.8	Newington and Gipsyville		Highway streetscene improvements	Not specified	Woldcarr Road		£255,854.77		Street scene improvements included within the s106.
Hawthorn Avenue Street scene improvements	79585/279	15/1344/RES	Newington and Gipsyville		Highway streetscene improvements	Various	Hawthorn Avenue East side (Phase A)		£42,853.76		Street scene improvements included within the s106.
Hawthorn Avenue Street Scene improvements	79585/221B	14855D	Newington and Gipsyville				AJ site phase 2B		£8,021.20		Funds received 15/4/2021
Hawthorn Avenue highways works	Specified through s278 highways requirements	31373B	Newington and Gipsyville		Highway works	Not specified in the s106	Hawthorn Avenue - Extra Care site		£225,000.00		Payment made into the Highways income code P9402
Heathfield Sq and Somerset Street		18567G	St Andrews and Docklands	min 41, sept 2021	Pos improvements				£14K		
Kingston Square	79585/44 and 79585/88 (part)	16897L and 10634P	St Andrews and Docklands	Minute 160 - March 2021	Improvements to footpaths and landscaping	15/04/2026	Egginton Street and Percy Street		£8367 and £6633 - £15K		
Myton Street underpass	79585/300, UU16 - 2020 and 79585/317A (part)	26452A, 19/01363/FULL and 16/00794/FULL (part)	St Andrews and Docklands	Minute 160 - March 2021	Public realm improvement in conjunction with A63 upgrade works		Wellington Street, Nelson Street and Blanket Row (in part)		23,818.04, 1160 and 5021.96 = £30K		
Pickering Park improvements	UU4 - 2015	15/00229/FULL	Newington and Gipsyville	Minute 63, January 2019	Works to paths and open space but also possible aviary in part subject to confirming the variation of a legal agreement.	07/09/2028	Pickering Road		£92,621.25		Riverside are also the receiving area based on the legal agreement and have responsibility for stewardship of the park, rather than where the s106 is sourced (West Area). Check on project progress?
Queens Gardens pos improvements	79531, 79585/287, UU12 2019, 27861A and 17861B and 79585/317A (part)	6725D, 19/00280/FULL, 16/00757/FULL, 79585/31A and B and 16/00794/FULL (part)	St Andrews and Docklands	Minute 160 - March 2021	Works in connection with improving the pos and link to new Hull Maritime museum.	Various including 22/06/2030	Dock Street, George Street x 2, Manor House Street, Baker Street and Blanket Row (part)		7167, 1250, 880, 5774.17, 32167.86 and 32760.97 = £80K		
Walker Street MUGA	UU14-2017 (part) and 79585/317A	16/01794/FULL and 16/00794/FULL	St Andrews and Docklands	Minute 160 - March 2021	Refurbishment of the current MUGA subject to agreement by Blanket Row developers in part use of s106 beyond the 1km rule of thumb proximity between the development and related open space improvement.	16/07/2029	Icehouse Road and Blanket Row		£27,665.11 and £62,334.89 = £80K		
Walker Street Play Area	UU2 - 2014 and UU14 - 2017 (part)	16/01794/FULL and ?	St Andrews and Docklands	Minute 160 - March 2021	Play area improvements	16/07/2029	Firethorn Close and Icehouse Road		£5322.18 and £2677.82 = £8K		
Welsted Street	79585/271 and 18567G		St Andrews and Docklands	Minute 41, sept 2021	play improvements				10,749 + 3751 = £14,500		

West Park (A9518)	79585/279 (part)	31373B	Newington and Gipsyville	Leader DR (SB/030/2020) from meeting of June 2020	Works to partial lighting of park along avenue to improve safety and security.	25/11/2025	Hawthorn Avenue		£30,057.08		£89,294.44 transferred from this agreement - to check?
Total allocations									£1.2m		

TABLE 3 - PROJECT COMPLETIONS

Project title	Legal File Reference	Application Number	Ward	Area Committee Record	Project description and costs	Target Date to Spend	Source s106 location	Project status (concept/procurement/start/compl eted)	s106 fund committed	s106 funds remaining	Notes
Dansom Lane Park	79585/94		Drypool		Upgrade park	24/05/2021		Completed	£4,752		
Fishermans Memorial, St Andrew's Quay	79585/271	31745	St Andrews and Docklands	Minute 80, 13 January 2016	Fishermans Memorial urban green space provision	11/02/2023	Woodcock Street - phase 3	Completed	£25,000.00		Funding agreed with developer for use instead of within Newington housing renewal area.
Jubilee Square pocket park and Boer War memorial	79531	5725D	St Andrews and Docklands	Minute 35 11/7/12		01/12/2013	Dock Street	Completed	(1) £16,459; (2) £3000	7166.78 (transferred to money available section above)	Underspend or money not claimed?
Massey Street Park (T9490)	79585/48	15728J		Minute 97 10.2.10	Improved playing pitches and changing rooms.		Abbey Street	Completed	£26K	Only £10K was used so check remainder?	s106 used toward £55K project
Massey Street Park (D9450)	79585/153	30389		Minute 97 10.2.10	Adizone and play area improvements		Woodcock Street	Completed	£43K		s106 forms part of £150K project although funds re-allocated
Newland Avenue	76688	7326F		minute 94, 19/2/12	Improve greenspace r/o 198-200 newland avenue	06/12/2012					
Pickering Park improvements			Newington and Gipsyville	?	Adventure Zone			Completed	£56K		
Pickering Park improvements (A9041)	79585/275	17175F	Newington and Gipsyville	Min 33 October 2016	Seating (£7,414)	27/11/2022	Askew Avenue	Completed	£19,838		
Peel Street play area improvements (A9998)	79585/249	14327H and M	St Andrews and Docklands	Minute ?, March 2014	Lighting improvements to games area and open space	05/09/2022	Margaret Street	Completed	£11,285	£1,038	Check spend as sat in s106 pot or lift into table 1 above? Wyke Area table.
Queens Gardens - Peace Garden	79585/42	24901D	St Andrews and Docklands	Minute 114, May 2016	Re-landscaping of Peace Garden including relocation of statue	30/08/2016	71/76 Wright Street	Completed	£9,988.00	£9,988	This remains unclaimed and is sat in the s106 pot so might need lifting into table 1?
Queens gardens improvements (A9043)	79531	5725D	St Andrews and Docklands	Minute 71 10/10/12	Improvements include planting and re-landscaping plus LED lighting, fencing and enhanced vehicular access.	01/12/2013	Dock Street	Completed	£8,041		
Queens gardens improvements (A9043)	79585/5	10685K	St Andrews and Docklands	Minute 71 10/10/12		30/08/2016	Wincolmlee	Completed	£16,947		
Queens gardens improvements (A9043)	79585/42	24901D	St Andrews and Docklands	Minute 71 10/10/12			Wright Street	Completed	£15,012	£9,988	This remains unclaimed and is sat in the s106 pot so might need lifting into table 1 but could be its tied up with spend on Peace Garden above?? AW to check if funds used and as above?
Queens gardens improvements	79585/88	10634P	St Andrews and Docklands		New band stand (£89K)	09/05/2016	Percy Street	Completed	£1,226.09		Partial payment only following sale of Flat 17. Reserved for Queens Gardens Bandstand.
Thornton Street	79585/131	19626P	St Andrews and Docklands	Minute 20 June 2016	Play equipment at Australia Houses and William Street		Spring Street/Hall Street	Completed	£10,021.00		Check that £53377 spend on this remains available?
West Parade (T9485)	79585/18, 41 and 74	16082R, 6329J and 16151N		Minute 145 8/4/09	Play ground equipment, environmental improvements and additional lighting		Wright Street, Caroline Street		£63K		£63K s106 used toward a total of £163K project
West Park improvements (A9047/R9069)	79585/221B, 79585/254A, 79585/276, 79585/279 and 79585/153	14855C (£159,864.92), 14855D (£250,631.23), 22325U (£317,094.39) and from Sandringham Street (£2,031) plus part remainder from £112,021.06 from 30389 (£24,100) re-allocated to this project and 15/1344/RES (£89,294.44) and 15/1344/RES (£15,653.44).	Newington and Gipsyville	31, 8/10/14	Improvements to West Park including Adventure Play area - £409k, Paddling Pool - £322k and new Skate Plaza - £263k - total £994k plus £140K NPS fees and £7.8K consultations. £143,874 also offset by pre- payment of s106 contributions as already forming part of lighting/footpath improvements (although these totalled around £1.3m).	16/05/2024, 04/08/2024, 02/07/2019	Amy Johnson, Boothferry Park, Sandringham Street, Woodcock Street and Hawthorn Avenue	Completed	£159,864.92 + £317,094.39 + £2,031 + £24,100 + £89,294.44 (from 79585/279 - phase A) + £15,653.44 (from 79585/279 phase D) + £250,631.23 (from Amy Johnson - phase 4 79585/221B) - TOTAL to date £858,669.42.	£87,921.06 remaining from 79585/153 allocated for Wellsted Street Park and Constable Street play area below	Minute 31 refers to committing total receipts from Amy Johnson (14855D) and Hawthorn Avenue (31373A) s106 funding for West Park renewal. Total reflects s106 funds received in offsetting costs already made by the Council. Further receipts to be confirmed.
Wellsted Street Park and Constable Street play area (A9048)	79532, 79585/172, 79585/153 and 79585/271	15892L - £8,594.09 30389 - £87,921.06 (re-allocation) 10529G - £6,126.84 31745 - £9,944.01 from total of £45,693.25	St Andrews and Docklands	Minute X, 10/12/14	Provision of new equipped play areas	17/11/2015, 15/07/2021 and 11/02/2023	Gordon Street, 226 Boulevard and Woodcock Street phase 3	Completed July 2017	£8,594.09 + £87,921.06 + £6,126.84 + £9,944.01 = £112,586		
Various sites across Newington (A9508)	79585/77, UU (part of 31373B) and 79585/25	13472A - £1,592.61 and 31373B (part) including £9,461.11 and 5655.44 from 26266D	Newington and Gipsyville	Minute 102, 12/4/17	Play equipment	02/09/2026 and 25/11/2025	143 North Road, Hawthorn Avenue and Sunningdale Road	Completed	£1592.61 + £9461.11 + £5655.44 = £16,709.55		
Totals											

TABLE 4 - PLANNING PERMISSIONS WITH s106

Date of Agreement	Legal File No.	App No	Address	For	Payment due date	Receipt use by	Ward	Amount £	Work started
	79585/63	3664G	Bean Street	Provision/enhancement of urban greenspace/play space in the vicinity of land situated at The Bean Public House	2 years following commencement of development or before occupation of the 7th dwelling.	Within 5yrs or longer if agreed.	St Andrews and Docklands		Built and referred to legal and County Court judgement based on £33 per month repayments plus Land Charge being sought. Payments received to date include £2772 at Dec 2020.
30/03/2018	79585/255	15/00344/FULL	School Street	Provision of trees within the city centre and £1.6K at Jubilee Park, Sykes Street.	2 years from commencement		St Andrews and Docklands	£10K	No development at SV 15/6/18
12/06/2018	UU11-2018	18/00341/FULL	75 Wellsted Street	Open space and trees nearby	6 months of first occupation or 2 years from commencement		St Andrews and Docklands	£1.2K	
28/06/2018	UU13-2018	18/440/FULL	1-7 George Street	Open space nearby	6 months of first occupation or 2 years from commencement		St Andrews and Docklands	£15K	
22/08/2018	UU17-2018	18/00511/FULL	4-6 Silver Street	Open space nearby	6 months of first occupation or 2 years from commencement		St Andrews and Docklands	£11,598	
20/07/2018	UU16-2018	18/00185/FULL	2-6 Holderness Road	Open space and play nearby	6 months of first occupation or 2 years from commencement		Drypool	£2.8K	
22/10/2018	UU20-2018	18/00868/Full	21 Posterngate		6 months of first occupation or 2 years from commencement		St Andrews and Docklands	£2.1K	
	UU18A-2018	18/00186/OUT	Rawling Way		6 months of first occupation or 2 years from commencement		St Andrews and Docklands	£30.1K and £3.6K trees	
08/01/2019	UU1 - 2019	18/01231/FULL	197 Anlaby Road		6 months of first occupation or 2 years from commencement		St Andrews and Docklands	£2,041	

28/01/2019	UU2 - 2019	18/01475/FULL	550 Hessle Road		6 months of first occupation or 2 years from commencement	St Andrews and Docklands	£650	
01/02/2019	UU3 - 2019	18/01098/FULL	Ellermans House, Bishop Lane Staith		6 months of first occupation or 2 years from commencement	St Andrews and Docklands	£3,929 open space and £600 trees	
15/02/2019	UU4-2019	18/01390/FULL	55 Witham		6 months of first occupation or 2 years from commencement	Drypool	£1K open space/play	
18/02/2019	UU5-2019	19/00064/FULL	214 St George's Road		6 months of first occupation or 2 years from commencement	St Andrews and Docklands	£1K open space/play	
08/05/2019	UU11 - 2019	19/00086/FULL	69 Coltman Street	Open space nearby	6 months of first occupation or 2 years from commencement	St Andrews and Docklands	£3.7K	Change of use consent involving flats
27/06/2019	UU15 - 2019	19/00023/COU	36 George Street	Open space nearby	6 months of first occupation or 2 years from commencement	St Andrews and Docklands	£6,514	
31/05/2019	UU13 - 2019	19/00241/FULL	East Hull Pool	Affordable housing contribution	2 flat units to be available on completion.	Drypool	£21.6K	2 affordable units to be supplied in addition to planning contribution
31/05/2019	UU13 - 2019	19/00241/FULL	East Hull Pool	open space nearby	6 months of first occupation or 2 years from commencement	Drypool	£17.5K	Change of use to 24 flats
02/07/2019	UU14 - 2019	19/00356/COU	23-25 High Street	Open space nearby	6 months of first occupation or 2 years from commencement	St Andrews and Docklands	£5,732	
18/09/2019	UU22-2019	19/00871/FULL	93 Askew Avenue	Open space nearby	6 months from first occupation or within 2 years of commencement	Newington and Gypsyville	£710 plus £150 trees	Proposal is also CIL liable
04/10/2019	UU23-2019	19/00608/COU	3 Prince Street	open space/play nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£1160 plus £150 trees	
10/01/2020	UU2-2020	19/00829/FULL	21 Parliament Street	open space/play nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£1,160	
13/12/2019	UU29-2019	19/01167/FULL	524 Hessle Road	open space/play nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£650	
14/01/2020	UU3-2020	19/01243/FULL	South Church side, Kings Buildings	tree planting only	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£3,600	
12/02/2020	UU6-2020	20/00054/FULL	236 Hessle Road	open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£1,160	Flat conversion and £1160 received.
24/02/2020	UU7-2020	19/01281/FULL	Wilberforce Court	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£19,237	Flat conversions
16/01/2020	UU3A-2020	19/01408/FULL	70 King Edward Street	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£880 and £150 trees	Flat conversion
09/01/2020	UU1A - 2020	18/00574/FULL	394 Holderness Road	Open Space nearby	6 months from first occupation or within 2 years of commencement	Drypool	£1781 and possible £300 trees	Flat conversion
12/03/2020	UU9-2020	19/01373/FULL	41 High Street	Open Space nearby	6 months from first occupation or within 2 years of commencement	Drypool	£11,411 open space/play	
15/01/2020	UU3B-2020	20/00040/FULL	36-40 High Street	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£750	Student accommodation
01/07/2020	UU13-2020	20/00428/FULL	12 Story Street	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£4,794	
11/06/2020	(UU12-2020)	20/00011/FULL	33 Conroy Close	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£1,160 plus £150 for trees	
07/07/2020	UU15 - 2020	20/00589/FULL	83 George Street	Open space/play nearby	6 month from first occupation or within 2 years of commencement	St Andrews and Docklands	£4,201	
01/10/2020	UU20-2020	20/00753/FULL	6 Posterngate	open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£1,160	
25/08/2020	UU16A-2020	19/01131/FULL	43-45 Paragon Street	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£2321 and £300 for trees	Flats on upper floors
04/11/2020	UU25 - 2020	20/01093/COU	21 Parliament Street	Open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£5,354	COU from offices to flats
06/11/2020	UU26-2020	20/00871/FULL	497 Anlaby Road	Open space nearby	6 months from first occupation or within 2 years of commencement	Newington and Gypsyville	£4,769	
25/03/2021	UU7-2021	21/00142/FULL	12-13 Bishop Lane	open space nearby	6 months from first occupation or within 2 years of commencement	Drypool	1781 plus £300 trees	
20/04/2021	UU11-2021	20/01026/FULL	40-42 Boulevard	open space nearby	6 months from first occupation or within 2 years of commencement	St Andrews and Docklands	£10,568	
28/05/2021	UU17-2021	21/00196/FULL	6-8 George Street	open space nearby	6 months from first occupation or within 2 years of commencement	Drypool	£880	
24/05/2021	UU16-2021	21/00632/COU	1 Silvester Square	open space nearby	6 months from first occupation or within 2 years of commencement	Drypool	£13,101	Change of use to flats
13/03/2021	UU8-2021	20/00721/FULL	188 Hessle Road	Urban greenspace and play provision within 1km of the site	Within 6 months of first occupation or within 2 years of commencement	St Andrews and Docklands	£1,160	

Note 1 - Urban greenspace nearby usually means within 1km of the planning application site or further should a project involve a park. Child play provision should also be provided less than 500m and without need to cross major roads or other barriers accessed from the planning application site.

Note 2 - In using s106 funds it must be demonstrated (as part of the bid for s106) how the residents of new housing derived from the planning approval and related s106 will benefit from the works/project indicated.

Updates

31/08/2017 and sent AT
26/4/18 and circ AT
31/5/18 and circ AT
15/1/2019 and circ AT
25/4/2019 and circ AT
18/07/2019
26/09/2019
24/10/2019
23/12/2019
15/01/2020
28/02/2020
12/03/2020
23/07/2020
15/10/2020
04/11/2020
03/02/2021 and circ AT
09/03/2021