

Appendix 3 - BBC S106 Allocations Monies Held - Quarter 4 (2025-26)

Following the reconciliation of the S106 account, the data shown below relates to the S106 monies held by BBC at the end of Q4 2025/26 to be spent by BBC. All Responsible Officers have been notified of these monies available.

Planning Reference	Site Location	Obligation	Amount £	Interest (25/26)	Deadline for Spend	Area	Condition	Responsible Officer	Allocated Y/N	Amount Allocated	Amount Unallocated	Amount Spent	Allocation Project / Current Status	Comments	
B/16/0436	Land East of Lindis Road, Fishtoft	Affordable Housing	£402,490	£30,466	17/10/26	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	Y	£432,956	£0	£0	The allocated funding which has a repayment requirement in the S106 (£402,490 deadline for spend 17/10/26) is secured. The Grant Funding Agreement for the affordable scheme at Land South of Wainfleet Road is signed - 14/11/2025. Provision has been made for an additional £4,900 legal fees	Cabinet report 26.03.25 requested £1,074,000 to be moved to be committed for the Programme.	
B/18/0528	Land adjacent (and to the south) of Hawthorn Tree School on the East side of Toot Lane, Boston	Affordable Housing	£455,000	£34,418	N/A	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	Y	£489,418	£0	£0			
B/22/0144	Land on the South Side of London Road, Kirton	Affordable Housing	£140,000	£10,536	N/A	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	Y	£150,536	£0	£0			
B/17/0244	Land at Woods Nurseries Site, Woods Nurseries, High Street, Swineshead, Boston (1st Instalment)	Affordable Housing	£200,000	£13,684	N/A	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	Y	£213,684	£0	£0	Legal Fees for Land South of Wainfleet Rd £4,900 and £1,090 for above additional allocation. The remainder (£207,694) to be allocated to £380k Chestnut Homes (Heron Park Phase 5 with LHP)	Heron Park - Cabinet Approval Date 24th June 26	
	Land at Woods Nurseries Site, Woods Nurseries, High Street, Swineshead, Boston (2nd Instalment)	Affordable Housing	£200,000	£11,319	N/A	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	N - Part	£172,306	£39,013	£0	Part of the £380k spend for Chestnut Homes (Heron Park Phase 5 with LHP) - see above	Remaining balance of unallocated monies across the two payments for this application.	
B/04/0630	Land opposite the Vicarage, Church Road, Old Leake	Affordable Housing	£19,160	£0	N/A	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	Y	£19,160	£0	£0	To be spent on Affordable Housing in the Borough. Allocated to Platform Housing - Puritan Way.	The extension to the funding agreement is in progress but there are some final points still to be agreed.	
B/16/0372	Land off Ashton Hall Drive, Boston	Affordable Housing	£29,700	£0	N/A	Borough	To be spent on Affordable Housing in the Borough	Stuart Horton	Y	£29,700	£0	£0			
Key:										Total BBC Monies Held		£1,507,760	£39,013	£0	
												£1,546,773			

Unallocated Summary	
Affordable Housing	£39,013
Total	£39,013

Key:	
	Allocated
	Unallocated
	Monies Spent

S106 Monies - Spent (BBC)

Planning Reference	Site Location	Obligation	Amount £	Interest	Deadline for Spend	Area	Condition	Responsible Officer	Allocated Y/N	Year Transferred	Amount Allocated	Amount Transferred	Current Status
B/15/0196	Land off St Thomas Drive, Bosto	Open Space & Communities	£73,000	£0	01/07/20	Boston	Improvements to play area, Changing rooms and paths	Carl Beacock		2019/20	£0	£73,000	Transferred to Capital programme
B/15/0100	Former De Montfort Campus, Mill Road, Boston	Open Space & Communities	£80,000	£0	N/A	Boston	Improvements to Sports Facilities at PRSA	Carl Beacock		2018/19	£0	£80,000	Transferred to Capital programme
B/13/0037	Broadfield Lane, Boston	Open Space Maintenance	£60,000	£0	31/03/33	Boston	Play Equipment Maintenance	Matt Fisher		2018/19 Ongoing	£0	£60,000	Transferred to maintenance budget - £60k received to be spent on maintenance of open space for 15 years (£4k/year).
B/17/0167	Land off Carmel Green, Park Road, Boston	Play Area Improvements	£19,727	£0	07/09/24	Garfits Lane	To be spent on Garfits Lane Play Area Improvements	Fran Taylor		2023/24 2024/25	£0	£19,727	Spent on hedgehog springer, new grass matting and two play panels.
Amount Spent (BBC)												£232,727	

S106 Monies - Outside Bodies (BBC Held)

Planning Reference	Site Location	Obligation	Amount £	Interest	Deadline for Spend	Area	Condition	Responsible Officer	Allocated Y/N	Year Transferred	Amount Allocated	Amount Transferred	Current Status	
B/16/0436	Land east of Indis Road (inc former Shooters Yard), Fishtoft, Boston	NHS	£33,489	£2,533	N/A	Fishtoft	To be used to add 2 clinical rooms and toilet or purchase vacant land at corner of High Street and Liquorpond Surgery to create additional car parking	Amanda Seaton	Y	N/A	£36,022	£0	Monies held until Outside Body draws down	
B/21/0459	Quadrant 5A, United Reform Church Land, Boston	NHS	£11,589	£821	12/09/33	Boston	To be used within the PE21 regeneration area	Amanda Seaton	Y	N/A	£12,410	£0	Monies held until Outside Body draws down	
B/21/0413	Phase 1 - Land off Middlegate Road, Frampton	NHS	£24,406	£750	31/03/35	Frampton	Upgrading of the record room and clinical rooms at Kirton Medical Centre	Amanda Seaton	Y	N/A	£25,156	£0	Monies held until Outside Body draws down	
B/19/0146	Land of London Road Kirton - Northern Phase	Education	£100,369	£1,207	28/11/35	Kirton	Secondary and Sixth Form Contributions (Kirton Middlecott and Boston Grammer Schools)	Amanda Seaton	Y	N/A	£101,576	£0	Transferred in 2026/27	
B/19/0146	Land of London Road Kirton - Northern Phase	Education	£101,365	£58	26/03/36	Kirton	See above	Amanda Seaton	Y	N/A	£101,424	£0	Transferred in 2026/27	
Total Outside Bodies Monies Held												£276,588		
Overall Total Monies Held												£1,823,361		