

Luton

Infrastructure Funding Statement

1 April 2023 to 31 March 2024

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1. Introduction

- 1.1 Local Authorities are required to produce an Infrastructure Funding Statement (IFS) on an annual basis as a result of changes to government legislation as required by the [Community Infrastructure Levy \(Amendment\) \(England\) \(No.2\) 2019](#).
- 1.2 The purpose of the IFS is to provide an overview of developer contributions that have been agreed, received, allocated or spent over the latest financial period.
- 1.3 Luton Council does not operate a Community Infrastructure Levy (CIL) therefore this statement will only set out income and expenditure relating to Section 106 (S106) agreements over the 2023-24 financial year, providing a summary of:
- S106 obligations and processes
 - S106 agreements made – contributions that have been agreed under a S106 planning agreement
 - S106 contributions received – financial and non-financial contributions that have been paid and received by the Council
 - S106 funds allocated – financial contributions that have been allocated towards an infrastructure project but have not yet been spent
 - S106 funds spent – contributions that have been spent on the agreed infrastructure and monitoring.
- 1.4 The information included within this report will be updated annually and published on the Council's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.5 The report does not include information on the infrastructure delivered on site as part of new developments in the Borough.
- 1.6 The data reported within this document is the most robust and accurate available at the time of publication. However, it represents estimates at a given time and can be subject to change. It is possible that not all the planning approvals with S106 agreements attached to them will be implemented, therefore S106 financial contributions will not be collected in that instance. Additionally, the requirements for S106 obligations can be subject to change and in the case of outline planning permission, these are often dependant on the approval of subsequent reserved matters applications.

Section 106 planning obligations

- 1.7 Under Section 106 of the Town and Country Planning Act 1990 a Local Planning Authority (LPA) can seek obligations, both physically on-site and contributions for off-site, when it is considered that a development will have negative impacts that cannot be dealt with through conditions in the planning permission. S106 (also known as 'planning obligations' or 'developer contributions') is a legal charge on land that aims to mitigate the impact of a development proposal.

1.8 Planning applications submitted to the Council are assessed on a case-by-case basis. The requirements of S106 will vary according to the size, impact and nature of the proposed development to ensure that the proposal delivers a positive contribution to the local area.

1.9 Planning obligations can take the form of financial or in-kind contributions towards a range of infrastructure and supporting services within the Borough. In some cases, it can be a combination of both on-site provision and off-site financial contributions. Within Luton Council, S106 agreements are used to secure benefits relating to:

- affordable housing
- transport facilities
- open space and play facilities
- education
- libraries
- museums
- economic development
- public art
- monitoring of S106 agreements.

1.10 Planning regulations outline the tests that should be used to ensure that S106 obligations are applied effectively. The tests are:

- necessary to make the proposed development acceptable in planning terms
- directly relate to the proposed development
- fairly and reasonably related in scale and kind to the developments.

Process for agreeing S106 obligations

1.11 The Council's requirements for S106 planning obligations are set out in the [Planning Obligations Supplementary Planning Document \(SPD\)](#) (2007) which is the most recently adopted guidance.

1.12 Once the S106 agreement has been signed, it is an obligation, but it will only be released if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation. When the planning permission is granted, the S106 obligation is registered as a land charge which stays with the land, obligating any future owners until the terms are met.

1.13 The SPD notes that all development is likely to impact upon the demand for local facilities and infrastructure to some extent, but the majority of smaller proposals may not warrant major infrastructure investment. However, due to the cumulative impact of smaller developments, we will aim to negotiate a contribution from all developments that are likely to drive demand.

1.14 The level of contributions will be based on standard charges for various facilities, as recommended by the government, and are derived from anticipated overall costs of provision, and where appropriate, maintenance of facilities. For larger scale developments, Luton Council may negotiate additional contributions specific to that project.

1.15 Additionally, Luton Council may require in-kind obligations where the developer builds or directly provides infrastructure or services, for example, the provision of affordable homes, highways improvements and open spaces.

Monitoring fees

1.16 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 allows local authorities to charge a monitoring fee through section 106 planning obligations, to cover the cost of monitoring and reporting on delivery of obligations.

1.17 The regulations state that fees can be a fixed percentage to the total value of the S106 agreement or a fixed monetary amount per agreement, provided that they are proportionate and reflect the actual cost of monitoring. Guidance was published on Luton Council website to outline the process for collecting monitoring fees.¹

1.18 Luton Council are required to report on monitoring fees within the IFS each year.

1.19 Since the introduction of the First Homes scheme, Luton Council collects additional monitoring fees to oversee and monitor restrictive covenants as part of this process.

2. S106 contributions summary

Summary of S106 funds

2.1 This section provides a summary of funds held, received, and spent in the 2023/24 financial year. At the end of the 2023/24 financial period, Luton Council held **£4,098,959.14** in S106 funds to be spent or allocated. This includes funds received over 2023/24 and any funds held (yet to be spent) from previous years.

2.2 A total of **£685,419.71** has been received from planning obligations and **£1,210,695.44** was spent within the 2023/24 financial year.

Funds held by each Council department

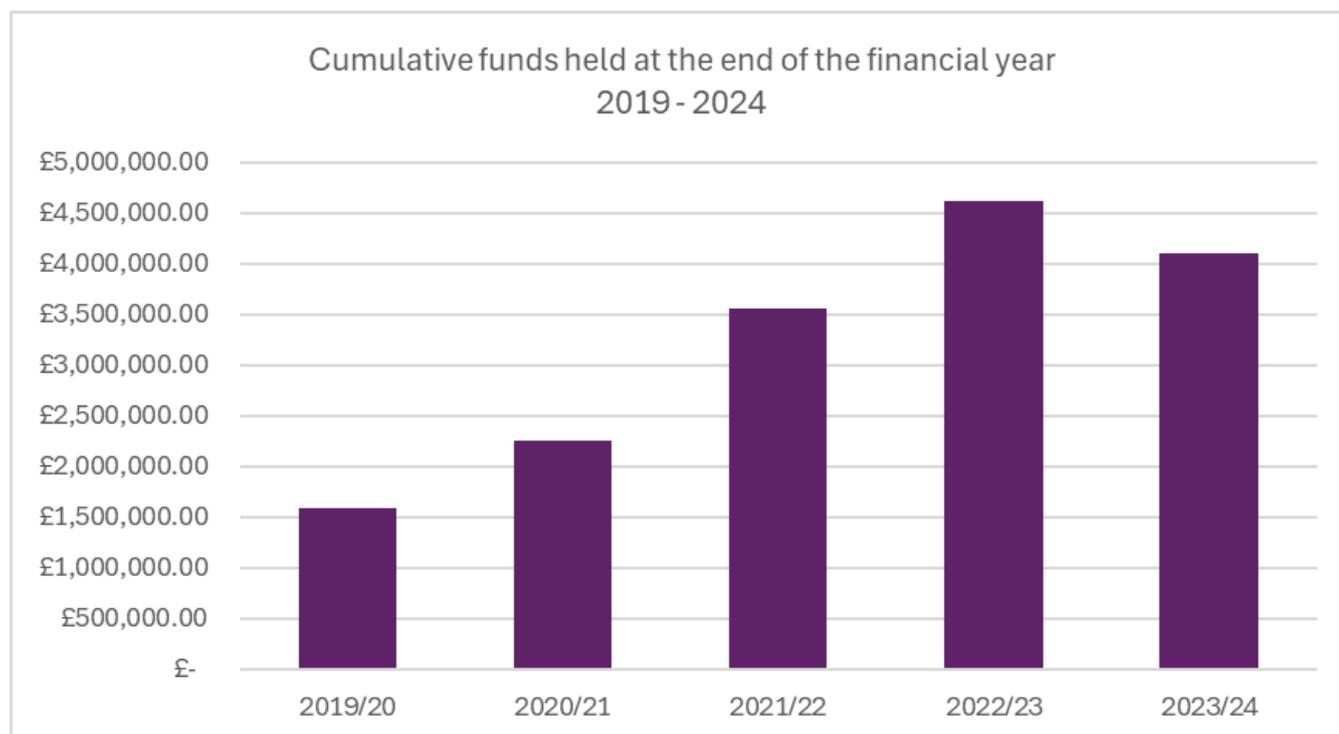
2.3 Funds held by the Council represents the total amount retained under each infrastructure area, not just for the current financial year but also accrued from earlier years. This includes funds such as those that have not yet been allocated to a project under the specific infrastructure area or if the infrastructure project hasn't come forward yet to create the spend.

- Education: £3,400,072.48
- Highways: £73,695.36
- Waste: £56,412.65
- Open Space: £340,704.17
- Museums: £19,974.14
- Libraries: £0

¹ [Document.ashx \(luton.gov.uk\)](#)

- Car Club: £109,864.65
- Monitoring: £98,235.69
- Affordable Housing: £0
- Other: £0
- **Total: £4,098,959.14**

Figure 1: S106 Funds held by the Council 2019 - 2024



3. S106 agreements (2023/24)

3.1 In the 2023/24 reporting period, fifteen S106 agreements were made with a total amount of £5,834,442.03 identified for collection. The contributions that come from these agreements will be paid to the Council by the developer once development has commenced on site or when a particular development milestone has been met (in accordance with the S106 agreements). Developments with S106 agreements signed in 2023/24 and that require contributions over £500,000 include:

- 36-38 Crescent Road Luton (planning ref. 21/00731/FUL) – total S106 contribution of £517,745 (education and affordable housing subject to viability review).
- Former Honda Site Cumberland Street Luton (ref. 22/00598/OUT) – total S106 contribution of £2,294,354.87.
- 18 Rothesay Road Luton (planning ref. 22/00920/FUL) – total S106 contribution of £788,918.42.
- 10 Midland Road Luton (planning ref. 23/00412/MMAMD) – total S106 contribution £689,999.99.
- Lester Hall 48-54 John Street Luton (planning ref. 21/01296/FUL) – total S106 contribution £575,419.17.

3.2 Table A1 in Appendix 1 provides a full breakdown of all S106 agreements signed over the 2023/24 financial period. These agreements and other documents relating to each planning application can be viewed online on [Luton's planning application search page](#).

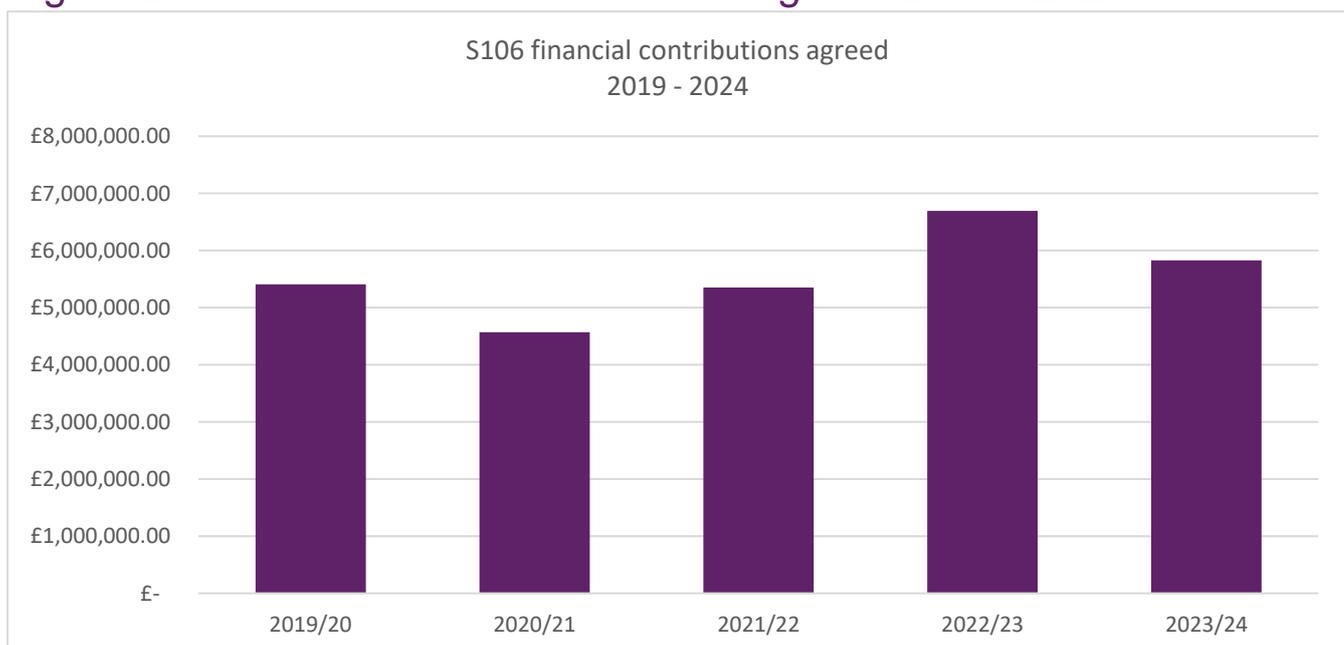
3.3 The list below outlines the financial contributions that have been agreed through signed S106 agreements for 2023/24 for each Council department. A number of these S106 agreements will be subject to a viability review, therefore it is possible that some of these contributions will differ on development viability grounds when the assessment takes place. These details are set out in the agreement. The amount detailed below is the amount of S106 funds due at the time of writing this report. Similar to the previous year, it is evident that affordable housing and education are likely to be in receipt of the largest S106 contributions.

S106 financial contributions agreed in 2023/24

- Waste: £54,942.50
- Highways: £36,225.00
- Open Space: £0
- Education: £1,899,122.99
- Libraries: £0
- Museums: £55,980.00
- Car Club: £20,000.00
- Monitoring: £165,000.00
- Affordable housing (monetary contribution): £3,119,860.18
- Sustainable Transport: £373,311.36
- Other: £110,000.00²

Total: £5,834,442.03

Figure 2: S106 Financial Contributions Agreed 2019 - 2024



² Environmental management and district valuers fee

Non-monetary obligations secured.

3.4 During the 2023/24 financial year, the following non-monetary contributions were agreed under S106 agreements:

- Requirement for 16 affordable rent units on site agreed under planning application 22/01396/SECMOND Limbury Mead Service Station 333 Icknield Way Luton.
- Requirement for 15% of units on site to be affordable was agreed under planning application 22/00241/OUT Barnfield College Bramingham Business Park, Enterprise Way Luton.
- Requirement for 20% affordable housing on site subject to viability was agreed under planning application 21/00731/FUL 36-38 Crescent Road, Luton.
- Requirement for 12 affordable rented units on site was agreed under planning application 23/01249/MMAMD Land Opposite Whitbread House Flowers Way, Luton (variation on 22/00195/FUL).
- Requirement for 10 affordable rented units on site was agreed under planning application 23/00412/MMAMD 10 Midland Road, Luton.
- Requirement for public art was agreed under planning application 22/00929/HYBEIA Land Adjacent Junction 10 To 10A M1 Newlands Road, Luton.
- Requirement for a noise management plan agreed under planning application 21/00031/VARCON London Luton Airport, Airport Way, Luton.

3.5 Employment, skills, procurement, and training strategy seeks to advertise, recruit and train local people in construction and operation jobs, as well as procure local goods and services saved under various Luton planning references as listed in table below:

Employment, skills, procurement, and training strategy required under S106 agreements	
Planning App Ref.	Address
22/00929/HYBEIA	Land Adjacent Junction 10 to 10A M1 Newlands Road Luton
22/00241/OUT	Barnfield College Bramingham Business Park Enterprise Way Luton
22/00195/FUL	Land Opposite Whitbread House Flowers Way Luton
21/01693/FUL	2-12 Guildford Street Luton
22/01334/HYBEIA	Prologis Park, Griffin House, 5 Osborne Road Luton
20/00296/FUL	Lawrence Hall 40-46 John Street Luton
21/0031/VARCON	Land at London Luton Airport, Airport Way London
22/00598/OUT	Former Honda Site Cumberland Street Luton
2/00920/FUL	18 Rothesay Road Luton
21/01296/FUL	Lester Hall 48-56 John Street Luton

Table 1

4. S106 Contributions received

4.1 Two applications attributed to a total of £570,419.71 received in S106 financial contributions in the 2023/24 monitoring period, as shown in Table 2.

Summary of S106 receipts 2023/24

Planning Application Ref	Site Address	S106 funds received (2023/24)	Infrastructure type
22/00929/HYBEIA	Land Adjacent to Junctions 10 to 10a M1, Newlands Road Luton	£5,000.00	Highways
21/01296/FUL	Land 48-56 John Street	£4,900.00	Highways
		£402,906.17	Affordable Housing
		£152,613.54	Education
		£5,000.00	Other

Table 2

S106 Monitoring Fees

4.2 In addition to the receipts above, £115,000 was received in S106 monitoring fees in the 2023/24 financial year, as outlined below in Table 3.

Planning Application Ref	Site Address	S106 funds received (2023/24)
21/01693/FUL	2-12 Guildford Street	£10,000.00
22/00241/OUT	Barnfield College Bramingham Business Park Enterprise Way	£10,000.00
22/01334/HYBEIA	Prologis Park	£5,000.00
20/00206/FUL	Lawrence Hall-40-46 John Street Luton	£10,000.00
19/01363/FUL	The Old English Gentleman 17 Hitchin Road	£5,000.00
22/00278/FUL	Land To The Rear Of Luton Retail Park Kimpton Road Luton	£5,000.00
22/00195/FUL	Land Opposite Whitbread House, Flowers Way	£20,000.00
22/00598/OUT	1 - 11 Cumberland Street	£10,000.00
21/01296/FUL	Land 48-56 John Street	£10,000.00
20/00920/FUL	82 Montrose Avenue Luton	£10,000.00
23/00598/FUL	70 New Bedford road Luton	£10,000.00
23/00205/FUL	25-27 Brunswick Street Luton	£10,000.00

Table 3

S106 funds received in 2023/24 broken down by Council department

- Highways: £ 9,900.00
- Education: £ 152,613.54
- Affordable Housing: £ 402,906.17
- Monitoring: £ 115,000.00
- Other: £ 5,000.00³

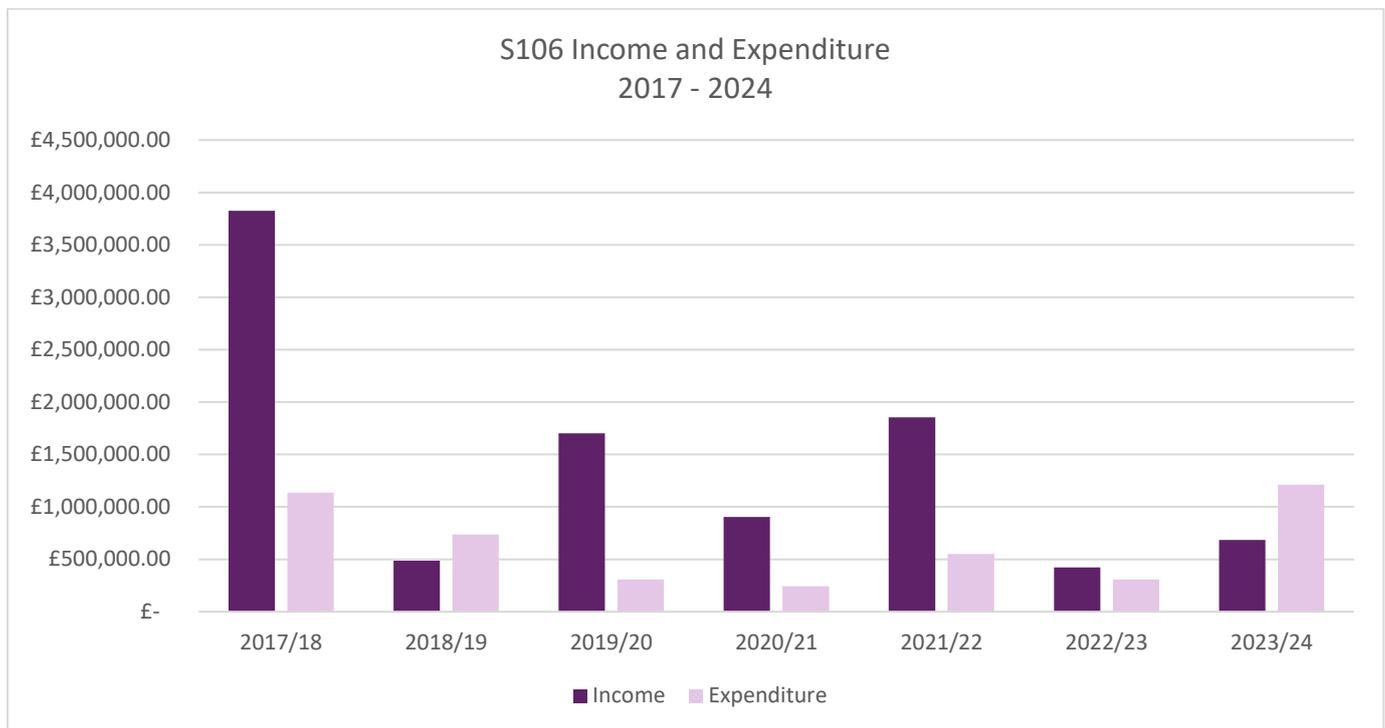
Total: £ 685,419.71

³ District Valuer Fees

4.3 The breakdown by category below shows that education and affordable housing were in receipt of the largest contributions.

4.4 Figure 3 shows income and expenditure over the last five years. Money collected as income is not necessarily spent in year, as there is often a time-lag in terms of the infrastructure project commencing. There may also be occasions where the Council will need to forward-pay for infrastructure to be delivered as income is received on S106 agreements based on triggers, such as the development commencement or completion but timing of infrastructure may not necessarily align. Money that isn't spent in year will therefore be held in Council funds until it is required (ie. outlined in Section 2).

Figure 3: S106 income and expenditure 2017-2024



Year	Funds received in year	Funds spent in year
2017/18	£3,824,745.00	£1,136,642.15
2018/19	£485,673.00	£734,888.36
2019/20	£1,702,876.21	£307,615.79
2020/21	£903,002.44	£242,510.00
2021/22	£1,853,025.20	£550,163.80
2022/23	£423,748.77	£306,311.58
2023/24	£685,419.71	£1,210,695.44

Table 4

5. S106 spend in 2023/24

4.5 Over the 2023/24 monitoring period, a total of **£1,210,695.44** was spent on committed projects. The list below provides a breakdown of S106 expenditure over the 2023/24 financial year across each service area. Education and affordable housing accounted for the largest proportion of expenditure.

Infrastructure provision	Planning Application Reference	S106 amount	Details
Education	13/01641/FUL Land rear of Birchen Grove	£374,208.83	Schools contribution
	13/01577/OUT Land rear of 23-29 Farley Hill	£163,054.00	
Libraries	17/0079/OUT Site of Former Orchard Centre	£5,760.00	Urgent repairs in Bury Park Library
	18/01793/FUL Land at 40-58 Collingdon Street	£1,200.00	To provide community led volunteer project at the Central Library
	10/01304/FUL Land Adj to 33 Anstee Road	£157.72	Provision or improvement of public library facilities or materials
	19/00926/COU Cresta House, Alma Street	£3,385.58	Stock and equipment to improve access to libraries and programmes
	07/01423/FUL 8 Sarum Road	£1,699.30	Provision or improvement of public library facilities or materials
Affordable Housing	21/01296/FUL	£402,906.17	Contribution in lieu towards Affordable Housing
Highways	Napier Park drawdown	£130,421.00	Napier Park s.106 Sustainable Transport
	Airport Way drawdown	£19,091	S106 Airport Way Highways Improvements
Open Space	22/00141/FUL Land East Of Aldi And B&Q At Laporte Retail Park, Dallow Road	£5,181.53	Compensate and off-set the loss of ecology on the Land (with RPI increase cost)
Other	21/01296/FUL 48-56 John Street	£5,000	District Valuer Fees

Table 5

Total S106 expenditure over 2023/24

- Education: £537,262.83
- Libraries: £12,202.60
- Open Space: £5,181.53
- Affordable Housing: £402,906.17
- Highways: £149,512.82
- Monitoring: £98,630.31
- Other: £5,000⁴

Total: £1,210,695.44

6. S106 balances

- 6.1 S106 funds are deemed to be 'allocated' where there is a specific project they will be used for, or where it has been assigned to a specific Council department or purpose to fulfil this. For example, open space contributions are often required to be used towards enhancing or improving a defined area of space. Where funds are deemed to be 'unallocated', the S106 agreement they relate to often require the money to be spent in a certain way or contribute towards a specific project. This could be that funds have to be used on infrastructure within the vicinity of the development or within the Luton Council area.
- 4.6 As a result of the income and expenditure set out in Section 4 and 5, the S106 balance at the end of the 2023/24 financial period was **£4,098,959.14**. Specific plans are in place to spend these funds as agreed in each S106 agreement, in line with the specified purpose for each contribution.

7. Conclusion

- 7.1 The IFS has provided an overview of the current financial and non-financial contributions secured through recent S106 agreements, as well as funding currently held by the council and spend in the coming financial period.
- 7.2 The data has highlighted that there has been an increase in the amount of S106 contributions received and the spend has also increased significantly compared to the last financial year.
- 7.3 The funds generated from S106 agreements make a valuable contribution to securing infrastructure and services for local communities within Luton.
- 7.4 Luton Council will work with internal service areas and other stakeholders to ensure that S106 funds which have not yet been spent are used effectively to maximise benefits for local communities.

⁴ District valuer fees

7.5 Luton Council will also work to continually improve the systems under which planning obligations operate, including the collection, monitoring and spend of funds. Steps are being undertaken to further develop this process. Each reporting year the summary list below will provide an overview of key figures.

Key figures 2023/24

- Total amount agreed: £ 5,834,442.03
- Total amount received: £ 685,419.71
- Total amount spent: £1,210,695.44
- Total balance: £ 4,098,959.14

Appendix 1: S106 Agreements 2023/24

Table A1: Breakdown of S106 agreed over the 2023/24 financial period

<u>Application number</u>	<u>Site Address</u>	<u>Development Proposal</u>	<u>Maximum S106 funds expected</u>
22/01396/SECMOD	Limbury Mead Service Station 333 Icknield Way Luton LU3 2JR	Erection of 16 dwellings (12 three-bedroom dwellinghouses, and two two-bedroom and two one-bedroom flats) with car parking, landscaping and associated works. Variation of S106 Agreement of Planning Permission No. 21/00878/FUL dated 14th April 2022.	16 Affordable Housing units provided on site
22/00929/HYBEIA	Land Adjacent Junction 10 To 10A M1 Newlands Road Luton	Hybrid planning application comprising of part full, covering the portion north of Newlands Road, and part outline (with all matters reserved), covering the portion south of Newlands Road, for new employment development with parking, landscaping, earthworks, access and utilities.	£5,000 Transport (Traffic Regulation Order) Public Art required on site. £5,000 in Monitoring fees.
21/01693/FUL	2-12 Guildford Street Luton LU1 2NR	Redevelopment of site for mixed-use to provide 177 flats (70 one-bed, 94 two-bed and 13 three-bedroom), two ground floor commercial units (Use Class E) and new public realm, amenity space and cycle parking.	£77,004.34 Affordable housing £77,004.34 in Education (Affordable housing and education subject to viability review) £12,299 for Museums £10,000 in Monitoring fees £61,950 Sustainable Transport (relating to Luton Train Station)

			£11,742.32 Waste
22/00241/OUT	Barnfield College Bramingham Business Park Enterprise Way Luton LU3 4BU	Outline application for the erection of up to 119 residential dwellings following the demolition of the existing college campus with all matters reserved except for access.	£10,000 in Monitoring fees 15% of units affordable housing (subject to Viability Review)
22/01334/HYBEIA	Prologis Park Griffin House 5 Osborne Road Luton LU1 3YT	Hybrid Planning Application for the phased demolition of all existing buildings and structures, site preparation works and the comprehensive employment-led redevelopment of the site comprising: 1) Detailed Planning Application for the construction of flexible employment floorspace (Use Classes E(g)(ii)/(iii), B2 and/or B8, with ancillary office floorspace) and all associated infrastructure works, access arrangements, internal road network, parking, and hard and soft landscaping; and 2) Outline Planning Application (with all matters reserved) for the construction of flexible employment floorspace (Use Classes E(g)(ii)/(iii), B2 and/or B8, with ancillary office floorspace), an on-site training & development facility (Use Classes E(g)(i)/F1(a)), and all associated infrastructure works, access arrangements, internal road network, parking, and hard and soft landscaping.	£5,000 in Monitoring fees £35,000 in Sustainable Transport
20/00206/FUL	Lawrence Hall 40 - 46 John Street Luton	Conversion and change of use of former student accommodation and erection of fourth and recessed fifth floor roof/rear extensions to create 28 flats (14 two-bedroom and 14 one-bedroom) with roof garden, together with installation of solar panels, fenestration alterations,	*Subject to VR £95,691.00 in Affordable housing contribution £80,888 in Education

		hard/soft landscaping and associated works.	<p>£1,521 in Museums</p> <p>£10,000 in Monitoring fees</p> <p>£11,900 in Sustainable Transport</p>
21/00731/FUL	36-38 Crescent Rd	Erection of 90 dwellings consisting of (14 x 1-bed, 60 x 2-bed and 10 x 3-beds) flats within 4 and 7 storey building and (6 x 4 beds) within 3 storey houses with associated car parking, landscaping and amenity spaces after demolition of existing buildings. - Resubmission	<p><u>*Subject to VR on Education and Affordable Housing</u></p> <p>£493,925.32 Education</p> <p>£3,319.68 Waste</p> <p>£10,000 Monitoring fees</p> <p>20% Affordable Housing on-site</p> <p>£10,500 Car Club</p>
19/01363/FUL	The Old English Gentleman 17 Hitchin Road Luton LU2 0EJ	Erection of a four/five storey block of 19 flats comprising of 14 x two bed & 5 x one bed. Resubmission.	<p>£9,500 in Car Club</p> <p>£5,000 Monitoring fees</p> <p><u>*Subject to VR Affordable housing (Tbc)</u></p>
21/00031/VARCON	London Luton Airport Airport Way Luton	Variation of Conditions 8 (passenger throughput cap), 10 (noise contours), 22 (car parking management), 24 (travel plan) and 28 (approved plans and documents) to Planning Permission 15/00950/VARCON (dated 13th October 2017) to accommodate 19 million passengers per annum and to amend the day and night noise contours.	<p>£100,000 in Community Fund (Other)</p> <p>£70,000 in Monitoring</p> <p>£5,000 in Environmental Management Payment (Other)</p>

22/00598/OUT	Former Honda Site Cumberland Street Luton LU1 3BW	Development of land for residential purposes - Erection of a 12 storey building comprising 207 (94 one-bed, 95 two-bed and 18 three-bed) residential apartments (Use Class C3) with access and associated development.	<p>£10,000 in Monitoring fees</p> <p>£1,864,872.25 to Affordable Housing</p> <p>£376,097.62 to Education</p> <p>£7160.00 to Museums</p> <p>£36,225.00 to Highways</p>
22/00920/FUL	18 Rothesay Road Luton LU1 1QX	Erection of 36 new apartments, 14 one bed, 15 two bed and 7 three bed units with accessible parking, cycle storage and amenity garden space after demolition of 18-22 Rothesay Road	<p>£679,386.42 in Affordable Housing</p> <p>£86,666 in Education</p> <p>£10,000 in Monitoring</p> <p>£12,600 in Sustainable Transport</p>
23/01249/MMAMD & 22/00195/FUL	Land Opposite Whitbread House Flowers Way Luton	Development of the vacant site to provide residential units (Class C3) and flexible commercial floorspace (Class E/F) provision at ground floor level, with associated landscaping and amenity space, car and cycle parking, refuse storage, access and works. Minor Material amendment of planning permission 22/00195/FUL dated 11th October 2023 - (To vary condition nos. 2, 13, 17 and 19 to allow for additional residential units, alterations to layout and massing of buildings and associated coordination of landscape proposals, minor facade changes to proposed buildings, and the introduction of a second stair in each building).	<p>12 Affordable rental units</p> <p>£76,713.94 in Education</p> <p>£126,700.00 in Sustainable Transport</p> <p>£35,000 in Museums</p> <p>£20,356.64 in Waste</p> <p>£10,000 in Monitoring</p>

23/00412/MMAMD	10 Midland Road Luton LU2 OHR	Demolition and redevelopment to provide 4 new buildings comprising residential apartments (Class C3) including affordable housing and two commercial units (Class E) alongside ancillary residential areas (gym, amenity area, concierge and residents lounge) and landscaping, public realm, bin storage, plant areas and car and cycle parking. - Minor Material Amendment to Planning Permission No. 21/01782/FUL dated 11th July 2022 - (To vary Condition No. 2 to allow for additional residential units, alterations to layout and massing of buildings and associated coordination of landscape proposals, minor façade changes to proposed buildings, the introduction of a second stair in each building, and the introduction of an external sub-station)	<p>10 Affordable Housing units</p> <p>£718,384.09 in education (£555,214.77 for primary education £163,169.32 in secondary education)</p> <p>£115,261.36 in Transport</p> <p>£19,523.86 in Waste</p>
21/01296/FUL	Lester Hall 48-54 John Street Luton	Conversion and change of use from student accommodation Class (C2) to 14 flats (13 x three bedroom) and (1 x two bedroom) flats (Class C3).	<p>(Affordable housing and education subject to viability review)</p> <p>£402,906.17 in affordable housing</p> <p>£152,613 in education (£104,789 in primary education £47,824 in secondary education)</p> <p>£10,000 in monitoring</p> <p>£4,900 in Sustainable Transport</p>

			£5,000 Other (District Valuer's Fee)
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