

**Ratby
Draft s106 contributions
LS / 18/12/25**

1. Off-site Sport / Recreation	<p>Amount of contribution to be made towards off-site play and open space (Louise email of 18/12/25):</p> <p><u>Capital Cost</u> Youth Football £59,953.00 3G Pitch £80,114.00 Rugby £19,573.00 Cricket £28,410.00</p> <p>Total = £188,050.00</p> <p><u>Lifespan/Maintenance for 10 years</u> Youth Football £12,111.00 per annum 3G Pitch £2,380.00 per annum Rugby £3,621 pa Cricket £5,288 pa</p> <p>Total = £23,400 (per year for 10 yrs) = £234,000</p> <p><u>Changing room costs</u> = £318,143</p> <p>TOTAL = 188,050 + 318,143 + 234,000 = £740,193</p>
2. On-Site Open Space	<p>Management Company</p> <p>£20,000 initial fund</p> <p><i>[Note Aspinall Verdy Report includes £1,244,484 for Open Space – but it looks like this is on-site. Provision £471k & maintenance £773k]</i></p>
3. Affordable housing	Subject to viability review
4. Health facilities	<p>Capital contribution towards new /extended surgery / NHS request dated 16/1/25</p> <p>£454,960</p>
5. Police infrastructure TBC – removed by H&B?	<p>Amount of contribution to be made towards police infrastructure:</p> <p>£74,845.88</p>
6. Education provision contribution:	<p>Early Years £702,117</p>

	<p>Primary School £5,893,333 + 1ha, level serviced site to be gifted + Build cost tbc</p> <p>SEND Primary £107,501</p> <p>SEND Secondary £147,082</p>
7. Highway improvement/public transport contribution;	<p>Off -site works</p> <ul style="list-style-type: none"> • Desford Lane Junction traffic lights £ • Groby Road/Sacheverell Way traffic lights £ • Charnwood -bus stop improvement & raised curb £ • Main Street bus stop markings <p>Bus service in Ratby £tbc</p> <p>A50/Leicester Rd/Markfield Lane/Launde Rd improvement scheme £tbc</p> <p>Travel Plan</p> <ul style="list-style-type: none"> • 1 travel pack per dwelling £52.85 each • 2 x six-month bus passes £360 per pass based on phase 2
8. LCC Waste	£11,218.90
9. Libraries	£13,906.04
10. Monitoring Fees	<p>H & B</p> <p>LCC</p>
11.	