

Hertfordshire County Council: Guide to Non-education Model and Indicative Section 106 Contributions Calculator.

05 March 2025

1.0 Introduction

- 1.1 The county council is responsible for delivering and maintaining much of the large-scale infrastructure that its residents and businesses require, such as roads, schools, waste disposal services and libraries.
- 1.2 To help facilitate this function, we use a census-based model, henceforth referred to as the Non-education Model, or NEM, to calculate the Section 106 contributions to be sought from a development for the following services:
 - Childcare Services for 0- to 2-year-olds.
 - Childcare Services for 5- to 11-year-olds.
 - Library Services.
 - Waste Management Services.
 - Youth Services.
 - Sustainable Transport (Strand 2).
 - Fire and Rescue Services.
- 1.3 The Indicative Section 106 Contributions Calculator, henceforth referred to as the Calculator, and published online alongside our Guide to Developer Contributions, uses the same methodology as the NEM to calculate Section 106 contributions for non-education services.
- 1.4 Project types in the Calculator are fixed, however we may request contributions for a different project type, such as the provision of equipment only, which may mean the final contribution request differs to that quoted.
- 1.5 The Calculator provides an indicative contribution request for mainstream education and SEND services by applying the indicative costings provided in the Guide to Developer Contributions Technical Appendix 3: Education (Mainstream Schools) and Technical Appendix 4: Education (Special Schools and Specialist Provision)¹.

¹ Whilst the county council will predominantly use the HDM for calculating S106 financial contributions, there may be instances in which whole project costs may be attributed to specific development sites. These are likely to be large-scale, strategic, sites for which the development is solely generating the need for the mitigation project.

- 1.6 As outlined in the Guide to Developer Infrastructure Contributions, in most cases, we will use the Hertfordshire Demographic Model (HDM) to project the average number of pupils likely to emerge from a development based on the dwelling mix proposed.
- 1.7 The NEM and Calculator follow a different methodology to that of the HDM, using customised output tables from the 2021 Census to estimate service user numbers, whereas the HDM projects yields arising from a development based on existing trends observed in the county council's longitudinal Pupil Yield Study.
- 1.8 Further information on the HDM is available online: [2021 Guide to the Demographic Model](#).
- 1.9 Alongside mainstream and SEND education, the services listed in paragraph 1.2 do not represent an exhaustive list and additional contributions may be sought by the county council, as well as other infrastructure providers such as Highways England, the NHS, or Hertfordshire Constabulary.
- 1.10 The level and range of developer contributions ultimately sought for all contributions will be calculated on an individual basis once a planning application has been submitted. This ensures the level of contributions sought is fair, proportional, and aligns with the impact of each specific development.
- 1.11 Further information on how and why we seek developer contributions for all the services listed in the NEM and Calculator is available online through the Guide to Developer Infrastructure Contributions and its accompanying Technical Appendices.

2.0 Methodology

- 2.1 Users of the NEM and Calculator are required to provide a dwelling mix for both tools to function. Both models can estimate the contributions which may be sought based on:
 - The number of units proposed by bed-size only (Units Only)
 - The number of units proposed by bed-size and dwelling type only (Type Only); or
 - The number of units proposed by bed-size, dwelling type, and tenure (Type and Tenure)
- 2.2 Once a dwelling mix has been provided, the NEM and Calculator employ one of two methodologies to calculate Section 106 contributions based on the service in question.

Per-Unit or Floorspace Charge

- 2.3 Contributions for Highways Sustainable Transport (Strand 2), and Fire and Rescue Services (Residential) are calculated using a per-unit charge provided by the service themselves. The price-per-unit charge applied is the same for all units regardless of type or tenure and is shown in principle in **Equation 1** below.

Equation 1: Calculation of Hertfordshire Fire and Rescue Service (Residential) contributions in the NEM (V2.3) and Calculator (V1) for a 10-unit development. Indexation: Q1 2024.

Number of Units Proposed × Price Per Unit = Contribution Request

$$10 \times £9,861 = £98,610$$

- 2.4 For non-residential applications, contributions for Fire and Rescue Services are calculated per square metre of floorspace as outlined in **Equation 2** below.

Equation 2: Calculation of Hertfordshire Fire and Rescue Service (non-residential) contributions in the NEM (V2.3) and Calculator (V1).

Floorspace Proposed (sqm) × Price per sqm = Contribution Request

- 2.5 Further information on Highways Sustainable Transport (Strand 2) and Fire and Rescue Services is available online through the Guide to Developer Contribution Technical Appendices.

Per-Estimated Service User

- 2.6 For all other non-education services within the NEM and Calculator, 2021 Census data is used to identify the number of Hertfordshire residents by unit bed-size, type, and tenure.
- 2.7 The total resident population by unit type, tenure and bed-size is then divided by the total number of dwellings in Hertfordshire by unit type, tenure, and bed-size. This generates a person-per-unit value.
- 2.8 The person-per-unit value is multiplied against a service provided cost-per-person, which is then multiplied against the number of units proposed by type, tenure, and bed-size.
- 2.9 This calculates the contribution to be sought by unit type, tenure, and bed-size, which when summed, provides the final total contribution sought for a given service.
- 2.10 This process is showing in **Table 1** below, outlining how contributions would be sought at a units-only level of granularity for library services.

Table 1: NEM (V2.3) and Calculator (V1) calculation process for Library Service contributions for a 40-unit development at a unit-only level of granularity. The service provided cost of £143 reflects the service provided per-person charge for new building and resourcing, indexed to Q1 2024.

Bedrooms	1	2	3	≥4
Number of Hertfordshire Residents	80,647	240,231	475,383	383,701
Number Hertfordshire Dwellings	60,260	117,329	180,180	122,639
Population per Unit	1.34	2.05	2.64	3.13
Service Provided Project Cost	£143.29	£143.29	£143.29	£143.29
Cost per Service User per Unit	£191.77	£293.39	£378.06	£448.31
Number of Units Proposed by Bed size	10	10	10	10
Contribution Sought	£1,917.69	£2,933.88	£3,780.55	£4,483.14
Total Contribution Sought	£13,115.26			

- 2.11 For certain services, the total population identified by unit, type, tenure, and bed-size is restricted to certain age ranges, such as in the case of Children's Services, and up-take rates may be applied to adjust the population identified in line with expected service usage.