

Agenda Item	8
Report No	ECI/37/2023

The Highland Council

Committee: **Economy and Infrastructure**

Date: **17 August 2023**

Report Title: **Developer Contributions**

Report By: **Interim Executive Chief Officer Infrastructure & Environment**

1 Purpose/Executive Summary

- 1.1 Following two previous linked reports approved by this Committee, this report provides Members and wider stakeholders clarity on the approach to monitoring and managing developer contributions. The report provides a reminder of the legislative requirements then proposes a refinement to the previously approved protocol for communities and elected members to inform how developer contributions are used to mitigate development impacts. The report also seeks approval for measures to improve how developer contributions are coordinated and aligned with other funding streams, particularly the Capital Programme, using the Development Plan Delivery Programme and a 'balance sheet' approach to monitoring and managing contributions.
- 1.2 The Development Plan and developer contributions policies are vital in ensuring that the minimum essential infrastructure can be delivered where needed to support future communities and developments. The assumptions and expectations are increasing on the range of projects that developer contributions could or should be used for. The aim of this report is to make clear the limitations of its use, but also highlight how the Council can proactively coordinate and prioritise their use, and coordinate with other funding sources.
- 1.3 It should be noted again that a more comprehensive review of developer contributions policy and guidance will form part of the work to prepare a new single Highland Local Development Plan as set out in a separate report to this Committee (Development Plan Scheme and NPF4). This work will ensure compatibility of our policies with new national planning policies in Scottish Government's recently adopted National Planning Framework 4. This longer-term review will include an update of the parent policy in the adopted Highland-wide Local Development Plan and the associated Developer Contributions Supplementary Guidance. It should also be noted that a separate report

on the mitigation and benefits provided by renewables development will be subject to a separate paper to a future Committee.

2 Recommendations

2.1 Members are asked to: -

- i. **Agree** the minor addition to the protocol for monitoring and managing developer contributions in relation to how members and local communities can shape Developer Contribution decisions;
- ii. **Note** the corresponding governance arrangements agreed by the Economy and Infrastructure (E&I) Committee in February;
- iii. **Agree** for developer contribution monitoring balance sheets and forecasting to be reported to the Capital Programme Board, alongside the Delivery Programme acting as a coordination tool, to better align Developer Contributions with the capital programme and the programme of development; and
- iv. **Note** the current balances of all active Developer Contribution pots for information, and the governance arrangements already in place to coordinate their use.

3 Implications

- 3.1 **Resource** – the report aims to ensure that fair and appropriate developer contributions are sought for the delivery of infrastructure and in turn to avoid any undue impact on the Council's Capital Programme and other funding sources.
- 3.2 **Legal** – No direct implications
- 3.3 **Community (Equality, Poverty, Rural and Island)** – Developer Contributions assist in providing access to the essential services and facilities required to create vibrant and sustainable communities.
- 3.4 **Climate Change / Carbon Clever** – Decisions on the mitigation of development impacts and the supporting infrastructure required should contribute to taking action on climate and ecological emergency and the transition to net zero.
- 3.5 **Risk** – Government legislation needs to be carefully followed to ensure that appropriate developer contributions can be secured and utilised. Developer contributions are intended to mitigate any demonstrable impacts of new development on services and infrastructure, not to address historic issues or be used as a discretionary fund. Failure to follow this legislation could increase the risk of developers being able to successfully challenge the requirement to pay contributions (including retrospectively).
- 3.6 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – No direct implications.

3.7 **Gaelic** – No direct implications.

4 **Background / Update**

4.1 The Scottish Government has set clear policies and processes for the identification of infrastructure requirements and how developer contributions can be sought towards their delivery. For example, [Planning Circular 3/2012 - Planning Obligations and Good Neighbour Agreements](#) – requires that all requirements for infrastructure and developer contributions (also known as planning obligations) should be tested against the five following tests:-

“Planning obligations...should only be sought where they meet all the following tests:-

- necessary to make the proposed development acceptable in planning terms;
- serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
- relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of development in the area; and
- fairly and reasonably relate in scale and kind to the proposed development
- be reasonable in all other respects.”

4.2 Taking account of the above, the Council’s adopted [Developer Contributions Supplementary Guidance](#) sets out the approach to identifying developer contributions at the local level, reiterating the national approach. Where developers are asked to contribute financially to the provision of new and enhanced infrastructure the Council and infrastructure partners need to have clear evidence to link the proposed development with the corresponding infrastructure requirements. This is essential to avoid the risk of a successful legal challenge.

4.3 The developer contribution papers presented at February 2023 and May 2023 Committees sought to confirm the most appropriate approach to the monitoring and managing of developer contributions. The Protocol approved at February 2023 E&I Committee clarified the ways in which communities and Members can actively shape decisions on how developer contributions will most appropriately address the implications of development. Members and communities are encouraged to engage early in the development plan process to identify potential improvements and appropriate, viable projects. The planning application process also provides further opportunity to inform decisions on infrastructure and developer contributions at a point in the process where more information is typically available. In addition, Local Place Plans also give communities the opportunity to prepare a community-led plan for their area, and in doing so, identify opportunities for potential projects to be considered in future development plans and proposals.

4.4 In light of the above, there are numerous examples of where Members and local formally constituted groups have shaped views and decisions on the identification and distribution of developer contributions. Examples include:-

- the request through the Lochaber Community Partnership to identify the need for a community facility at Upper Achintore, subsequently identified in the LDP Delivery Programme;
- the agreed split of Developer Contributions between several Community Groups in Dornoch towards varied community facility projects; and
- the agreed contributions towards improvements to Mallaig Swimming Pool;

Update to Developer Contributions Protocol

4.5 The Protocol aims to provide clarity on where such contributions and suggestions can be made while also ensuring that nominated projects and interventions are viable and deliverable and align with the national and local policies outlined above. However, as work has progressed, officers have become aware that the Protocol may not explicitly describe the process that should be followed in scenarios such as the examples above. It is therefore recommended that an additional step is included in the Developer Contributions Protocol highlighting how the Delivery Programme can be informed and thereby fulfil its role as a dynamic/live delivery tool;

- Where an appropriate representative Community Group identifies a new project or priority that might be eligible for Developer Contributions, they can make recommendations for consideration by the Developer Contributions Action Group (through the Developer Contributions Officer) and subsequent decision by Area Committee (in line with step 7 of the Protocol)*

4.6 The process of identifying infrastructure requirements and the contributions required to deliver them will remain as part of the remit of the Developer Contributions Action Group which comprises various specialist advisors for different types of infrastructure who will advise on compatibility with national and local policies.

Coordinating Developer Contributions with other Funding Sources

4.7 Alongside this proposed change, [NPF4](#) was adopted and published on 13 February 2023 and at that time became part of the Development Plan. The Infrastructure First section of NPF4 – particularly Policy 18 - expects local authorities to take an integrated and coordinated approach to development and infrastructure, including making efficient use of existing facilities, services and infrastructure. The policy also reiterates the five policy tests from [Planning Circular 3/2012](#) as outlined in paragraph 4.1.

4.8 Linked to NPF4, newly published [local development planning guidance](#) includes a statutory requirement to prepare a Delivery Programme as part of a place-based, delivery-focused local development plan. The guidance also places greater emphasis on the need to maximise existing and planned infrastructure and facilities to support sustainable development. The Council has prepared [Delivery Programmes](#) to accompany Local Development Plans for a few years now.

However, the more formal requirement in NPF4 and the enhanced status of the Delivery Programme creates an opportunity to use them as a more powerful tool to align and coordinate funding and delivery, not least the Capital Programme.

4.9 Further to this Committee's approval of the developer contributions protocol, and the corresponding governance arrangements, earlier this year, it is now proposed to bolster that approach with regular reporting of developer contributions monitoring balance sheets and forecasting to the Capital Programme Board, alongside the Delivery Programme to act as an overarching coordination tool. This is aimed at ensuring alignment of Developer Contributions with a prioritised capital programme and the programme of development. This is expected to bring a number of benefits including:-

- resource allocation and financial planning and prioritisation – aligning with the organisation's strategic objectives;
- strategic alignment – allowing the Council to make informed decisions making the strategic goals achievable with allocated funds;
- risk management – to help the Council in assessing potential financial risk and proactive manage and responding;
- stakeholder communication – effective communication with stakeholders helping us to achieve our goals
- long-term sustainability – with the Delivery Programme aiding delivery of the Local Development Plan; and
- align strategic goals with financial resources, enables effective resource allocation, and enhances overall project management and financial sustainability.

Further information on how this approach would work is set out in Section 5.

5 Financial Reporting

5.1 The Protocol agreed previously by this Committee in February 2023 has confirmed the need for officers (through the Developer Contributions Action Group) to be more proactive in coordinating and aligning developer contributions with other funding sources, with the previous section of this report now seeking to formalise these arrangements. The potential benefits of taking this proposed approach are clear. In delivering this approach, the planning service is able to provide up to date information that helps to coordinate and align developer contribution and development delivery:-

- forecasts for delivery of development;
- forecasts for likely Developer Contributions income; and
- balances for all active developer contributions projects

5.2 Using information available to the Council, utilising both the Housing Land Audit and School Roll Forecasting, we are able to project an estimated level of Developer Contributions towards a range of Infrastructure Projects including School Estates, Roads Infrastructure and Community Facilities for the next 15 years. As an example, **Appendix 1** shows a summary of information for the school estate including:-

- developer contributions currently held;
- projected annual housing completions; and
- corresponding developer contributions projections

This provides an example of the information that will be provided to the Capital Programme Board, to inform decision making and understanding of funding requirements for these projects. This will in turn ensure alignment of Developer Contributions and prioritised capital programme with the programme of development. This coordination role is expected to form part of the day-to-day work of the officers and service representatives on the Developer Contributions Action Group. This will also be reported to Committee on a more regular basis.

5.3 It should be noted that the new Education and Community Facility contribution rates approved by Committee on 4 May 2023 will apply only to planning applications received from the date of that Committee and existing committed developments will continue to contribute at the rates agreed through any legal agreement. Alongside, a review of the School Estate is underway by the Education Service and up to date census data is also hoped to be made available by Scottish Government both of which will further inform recommendations and decisions on infrastructure delivery and may change the infrastructure solution required.

5.4 **Appendix 2** contains the names and current balance of all active Developer Contribution Pots at this moment in time. As is standard practice, a new Contribution Pot is created every time we secure future Developer Contributions via a Section 75 Legal Agreement on a Planning Application. Some pots on the list will have a zero balance as we are expecting contributions in the future but have not received any as of yet due to development not starting yet, and others will have a zero balance because funds have been drawn down, and we are expecting additional contributions in the future. Having these individual pots for each project will allow us to clearly align contributions with Capital Programme and Delivery Programme items going forward.

5.5 Please note that these pot balances are a snapshot in time and are subject to change frequently. This is to be used as an example of the various projects we collect contributions for, and if accurate balances are sought, these should be requested from the Developer Contributions Officer at the relevant time.

6 Community Benefit and Wealth

6.1 For the first time NPF4 has also introduced a requirement for elements of community benefit and community wealth to be understood as part of the planning process. It contains a number of new policies where community benefit needs to be demonstrated by development proposals and considered in the determination process.

6.2 It will be vital to maintain a degree of separation between developer contributions and community benefit, due to differing legislative requirements, while also understanding the inter-relationship between them and the potential impacts of respective funding streams. To understand the community benefit element, it is noted that the E&I Committee has recently agreed to prepare a Community Benefit and Community Wealth Building Strategy for Highland which will provide a significant opportunity to highlight the major strategic benefits that this policy initiative could be delivered.

Designation: Interim Executive Chief Officer Infrastructure & Environment

Date: 25 July 2023

Authors: Scott Dalgarno, Development Plans Manager
Ross Lindsay, Developer Contributions Officer

Background Papers: None

Appendices: Appendix 1 – Current and Projected Developer Contributions and Housing Completions
Appendix 2 – Summary of Developer Contributions Pots

Appendix 1

Current and Projected Developer Contributions and Housing Completions -July 2023

(Please note: the current Balance does not include historic developer contributions that have already been drawn down for their intended purpose)

<u>Ref</u>	<u>Obligation</u>	<u>Current Balance</u>	<u>Number of Expected Houses 2023-2036</u>	<u>Potential Contributions received between 2023-2036</u>
4	Inshes - Primary School/Extension	£377,926.38	130	£536,783.00
54	Dornoch - Education	£100,564.15	144	£493,632.00
76	Ben Wyvis Primary School	£282,780.51	203	£1,959,494.00
97	Dingwall North - Education	£446,727.50	125	£469,430.00
109	Inverness Royal Academy	£485,484.34	1477	£5,142,914.00
113	Avoch Primary School	£195,390.19	133	£346,970.00
115	Cauldeen Primary School	£233,707.14	137	£1,847,109.00
124	Knockbreck Primary School, Tain	£18,226.27	38	£77,558.00
130	Culloden Academy	£544,355.58	2252	£7,841,464.00
132	Kinmylies Primary School	£94,750.15	66	£485,694.00
133	Charleston Academy	£109,257.35	781	£2,719,442.00
136	Holm Primary School/Ness Castle	£2,104.00	1166	£8,580,594.00
154	Croy Primary School/Tornagrain	£794,476.21	1449	£10,663,191.00
159	Stratton-Phase 1A-Smithton PS and Culloden Academy	£419,195.85	as above	as above
169	Millburn Academy	£216,113.90	861	£2,998,002.00
174	Milton of Leys Primary School	£0.00	100	£257,100.00
185	Auldearn Primary School	£239,593.29	22	£56,562.00
189	Kingussie New Primary School landcosts	£21,538.33	130	£334,230.00
194	Kiltearn Primary School, Evanton	£74,919.21	260	£1,913,340.00
198	Wick High School	£177,198.26	117	£407,394.00
203	Dingwall Academy	£423,359.73	476	£501,704.00
206	Newtonmore Primary School	£13,237.94	106	£272,526.00
210	Bridgend Primary School	£14,185.72	252	£1,854,468.00
211	Tomnacross Primary School	£9,757.13	40	£102,840.00

221	Duncan Forbes Primary School	£3,906.24	400	£2,943,600.00
222	Obsdale Primary School	£74,045.52	186	£1,368,774.00
225	Glenurquhart PS	£105,513.64	72	£185,112.00
226	Inverlochy Primary School	£2,478.62	0	£0.00
233	Tain Craighill Primary School	£9,783.07	181	£1,331,979.00
238	Andersier Primary School	£11,168.61	57	£146,547.00
239	Beauly Primary School	£2,726.86	224	£457,184.00
251	Cawdor Primary School	£3,396.45	2	£4,082.00
255	Balloch Primary School	£94,252.45	278	£2,045,802.00
257	Deshar Primary School	£3,937.88	9	£18,369.00
280	Hilton Primary School (Inverness)	£467.22	127	£259,207.00
290	Raigmore Primary School	£1,763.80	370	£2,722,830.00
57b	Tarradale Primary School	£29,549.77	128	£329,088.00

Appendix 2

Summary of Developer Contribution Pots - July 2023

(Note: this is the current position and does not reflect the monies already drawn down for their intended purpose)

Ref	Obligation	Current Balance
1a	Inshes - District Park	174,688.02
1b	Inshes - District Park Maintenance	33,748.12
2	Inshes & MOL - Library & Service Point	53,011.61
3	Inshes - Community Hall	73,184.28
4	Inshes - Primary School/Extension	377,926.38
6	Inshes & MOL - Neighbourhood Shop	250,377.18
7	Inshes & MOL - Playing Fields	216,282.44
9	Inshes - Roads Obligation	68,072.61
10	Inshes - Public Transport	48,770.50
13	WOC - Recreation Sports Field	67,593.59
14	WOC - Recreation Changing Facilities	5,675.98
15	WOC - Recreation Maintenance	12,427.52
16	WOC - Community Hall	24,414.33
18	WOC - Community Educ at Culloden Accad	41,788.14
28	MOL - Community Hall	80,234.64
29	MOL - Drainage	3,641.18
40	IRBP - Road Improvements and Sustainable Transport*	405,180.69
43	West Gills - Amenity	10,263.69
46	Dingwall - Kinnairdie Link Road	3,040.59
53	Dalfaber Road, Aviemore - Junction Improvements*	735.00
54	Dornoch - Education	100,564.15
57a	Muir of Ord - Community Facilities	53,434.72
57b	Tarradale Primary School	29,549.77
57d	Muir of Ord - Recreational Facilities	2,208.40
59	SDR/Westlink	292,233.12
66	Balmakeith/Lochloy Footpath Provision	208.93
67a	Fortrose Academy	49,539.52
67c	Fortrose - Road Network Improv	19,138.26
76	Ben Wyvis Primary School	282,780.51
78	Achnaha, Lochaline - Public Rd Retaining Wall Imp	21,064.75
79	Dingwall North - MUGA's	97,268.20
89	Conon Bridge - Real Time Provision	4,879.07
91	Aviemore - Sports Pitches	2,371.72
95	Dingwall North - Bus Stop Provision	25,292.43
97	Dingwall North - Education	446,727.50
98	Aviemore - Primary	365,386.49
104	Alness - Transport Improvements	12,467.94
108	Ness Castle - Primary Education	-
109	Inverness Royal Academy	485,484.34
113	Avoch Primary School	195,390.19
114	Viewhill, Culloden - Active Travel	6,574.60
115	Cauldeen Primary School	233,707.14
116	Lower Slackbuie, Inverness - Pedestrian Crossing	-
117	Academy Street, Inverness - Streetscape works	300,899.75
118	Aviemore - Bus Service Improvements	40,384.34
119	Aviemore - Bus Stop	28,041.14

Ref	Obligation	Current Balance
120	Nairn - Bus Service Improvements	39,414.97
121	Nairn - Rail Line Active Travel Bridge	674,400.11
123	Merkinch Primary School	-
124	Knockbreck Primary School, Tain	18,226.27
125	Obsdale Road, Alness - Bus Shelters	130.87
127	Muir of Ord - A862 Bus Shelters	-
128	North Kessock Primary School	11,943.32
129	Cradlehall Primary School	30,078.24
130	Culloden Academy	544,355.58
132	Kinmylies Primary School	94,750.15
133	Charleston Academy	109,257.35
134	West Inverness - Sports Hub	274,659.64
135	Torvean - Bus Stops	-
136	Holm Primary School/Ness Castle	2,104.00
137	Ness Castle - Public Transport	429.30
138	Ness Castle - Primary School Site	-
139	Ness Castle - Playing Field Provision	-
140	Ness Castle - Toucan Crossing	-
141	Nairn Academy	22,750.46
142	Rosebank Primary School	-
143	Delnies - Bus Service Improvements	-
144	Delnies - Primary School Site	-
145	Glebe Street - Streetscape Works	-
146	Portree – Link Road Improvements	-
147	Portree - Public Transport*	-
148	Mid Coul Junction Improvements	-
149	B9039 Improvements	-
150	Inverness Airport Bus Park - Green Travel Plan	-
151	Inverness Airport Bus Park - Infrastructure	-
152	Tornagrain Phs 1 - Bus Service Improvements	-
153	Tornagrain Phs 2 - Bus Service Improvements	-
154	Croy Primary School	794,476.21
155	Tornagrain Phs 2 - Primary Education	-
156	Tornagrain - Primary School Site	-
157	A96 Connectivity Contributions	219,991.03
159	Stratton-Phase 1A-Smithton PS and Culloden Academy	419,195.85
160	Stratton-Phase 1B-Smithton PS and Culloden Academy	-
161	Stratton - Education Land	-
162	Millburn Road - Improved Cycle Provision	40,402.62
163	Stratton - Bus Network Measures	-
164	Stratton - Remaining Development Phases	-
165	Stratton - Roads Infrastructure Improvements	-
166	A96 Green Network	41,757.49
168	Glendoe Terrace, Inverness - Traffic Calming	8,918.75
169	Millburn Academy	216,113.90
170	Dornoch - Community Facilities	75,838.39
171	Inverness City Centre Active Travel	169,535.44
172	Essich Road - Safer Routes to School	-
174	Milton of Leys Primary School	-

Ref	Obligation	Current Balance
175	Cauldeen Primary School Nursery Education	89,766.88
176	Rosemarkie Bus Shelter - RTI	6,882.98
177	Golspie - Bus Shelter	-
178	Smithton Primary School	14,658.87
179	Lochbroom Leisure Centre	36,745.52
180	Dornoch - Public Transport	-
181	Poolewe - Play Area	-
184	Caol Primary School	84,274.39
185	Auldearn Primary School	239,593.29
186	Ness Castle Primary School	-
187	Ness Side Public Transport	9,775.69
189	Kingussie New Primary School landcosts	21,538.33
190	Active Travel - Landward Trail From Inverness To Nairn (Inver	55,495.82
191	Bus Service Improvements - Knockbreck Road, Tain	-
192	Carrbridge PS	62,005.97
193	Portree Community Facilities	13,246.95
194	Kiltearn Primary School, Evanton	74,919.21
195	Evanton Community Facilities	40,142.46
196	Spean Bridge Primary Extension	45,434.27
197	Lochaber Indoor Training & Community Centre	53,599.33
198	Wick High School	177,198.26
199	Newton Park Primary School	10,967.89
200	Tarbat Old Primary School	17,400.09
201	Kirkhill Primary School	14,274.61
202	Fort William Waste Management	192.88
203	Dingwall Academy	423,359.73
204	Nairn Leisure Centre	121,795.74
205	Auldearn Primary School Bus Service	39,244.04
206	Newtonmore Primary School	13,237.94
207	Kingussie Leisure Centre	4,147.81
208	Strathdearn Primary School	2,882.61
209	School Transport - Dingwall Academy	10,578.69
210	Bridgend Primary School	14,185.72
211	Tomnacross Primary School	9,757.13
212	Staffin Primary School	3,806.38
213	Tain Sports Facilities	33,318.98
214	Muirtown Primary School	2,363.14
215	B8082 Pedestrian Crossing	-
216	Cannich Bridge Primary School	535.66
218	Glenurquhart Road Bus Service Provision	2,191.87
219	Inverness City Centre Parking Provision	28,172.41
220	Sleat Primary School	47,087.01
221	Duncan Forbes Primary School	3,906.24
222	Obsdale Primary School	74,045.52
223	Averon Leisure Centre, Alness	47,581.88
224	Eagle Management Fund	15,692.88
225	Glenurquhart PS	105,513.64
226	Inverlochry Primary School	2,478.62
227	Lundavra Primary School	111,583.79
228	TRO Ness Castle	-
229	Tain Dial a Bus	-

Ref	Obligation	Current Balance
230	Dingwall Leisure Centre	62,404.64
231	Telford St/Carsegate Road Signalised Junction	9,505.74
232	TRO Carse Industrial Estate	3,097.00
233	Tain Craighill Primary School	9,783.07
234	Lochardil Primary School	6,436.51
235	Sheildaig Primary School	9,078.72
236	Tain Royal Academy	217.47
237	Daviot Primary School	2,181.60
238	Ardersier Primary School	11,168.61
239	Beaully Primary School	2,726.86
240	B851 Improvements	-
241	Inverness High School	17,198.36
242	Black Isle Leisure Centre	58,703.17
243	Culbokie Public Transport	4,516.47
244	Culbokie Real Time Bus Stop Provision	2,439.04
245	Wayfinding Strategy, Inverness City Centre	8,388.13
246	Crown Primary School	2,639.69
248	Light controlled Crossing A82(T)	35,375.33
249	Lochaber Community Facilities	12,818.65
250	Broadford Primary Community Hub	115,464.43
251	Cawdor Primary School	3,396.45
252	Bunchrew Footpath Improvements	5,271.46
253	Mallaig Swimming Pool	30,346.31
254	Acharacle Primary School	3,887.75
255	Balloch Primary School	94,252.45
256	Mulbuie Primary School	2,519.48
257	Deshar Primary School	3,937.88
258	B9090 Clephanton Public Road Improvement	154.94
260	Strontian Primary School	560.56
261	Grantown Grammer	1,427.28
262	Ness Castle Drainage	-
263	Plockton Community Centre	143.42
264	Kingussie High School	1,621.25
265	Carbost RTO	1,506.73
266	Clachnaharry Road Parking Provision	9,536.71
267	B867 Junction Widening	203,320.50
268	Auchtertyre Primary School	1,675.36
269	Broadford Primary School	551.88
270	Portree Gaelic Primary School	-
271	Ness Bank Street Signage	9,012.68
272	Ness Bank Street Signalling	-
273	Ness Bank Coach Parking	-
274	Ness Bank Traffic Regulation	-
275	South Inverness Active Travel	25,025.72
276	Culduthel Avenue Active Travel	8,005.19
277	Portree Primary School	6,480.70
278	Millbank Primary School	1,149.73
279	Couhill Primary School	8,465.69
280	Hilton Primary School (Inverness)	467.22
281	Leanaig Centre, Ben Wyvis Primary School	-
282	River Conon Flood Embankment Improvements	-

Ref	Obligation	Current Balance
283	Hilton Community Centre	26,936.05
284	Drakies Primary School	588.39
285	Fort William Active Travel	31,764.56
286	Invergordon Leisure Centre	42,794.59
287	Balloch Core Path Improvements	63,216.96
288	TRO – B9006	220,327.48
289	Balloch Recycling Point	2,263.74
290	Raigmore Primary School	1,763.80
291	Bailey Bridge Maintenance	9,998.89
292	Aviemore Mountain Bike Track Facility	3,488.13
293	Chapel Hill Play Park Upgrade	2,273.61
294	Beauly & Dunballoch Active Travel	91,491.81
295	Sutherland Community Facilities	19,555.43
296	Thurso 21/00610/FUL	-
297	Drumnadrochit Community Facilities	1,162.88
298	Evanton Bus Stop RTI Provision	2,165.03
299	Evanton Public Transport	25,586.70
300	Charleston Community Campus	-
301	Maryburgh Amenity Centre	-
302	Grantown on Spey Active Travel	-
	TOTAL	£12,383,203.41