

## South Kesteven District Council

# Infrastructure Funding Statement

## 2021/2022

Published: December 2022



## Table of Contents

Tablesii
1. Introduction 1
2. Developer Contributions
Headline Figures2
Section 278 Highway Agreements5
Community Infrastructure Levy5
Section 106 Planning Obligations5
Section 106 Infrastructure Expenditure in 2021/2022
Other Expenditure of Section 106 Contributions in 2021/2022
Non-monetary contributions provided under planning obligations which were
delivered during 2021/202213
Affordable Housing Delivery13
Section 106 receipts retained (allocated and unallocated)14
Total Allocations by Location18



## <u>Tables</u>

Table 1: Monetary Contributions    2
Table 2: Non-Monetary Contributions
Table 3: Other non-monetary contributions to be provided through Section 106
planning obligations which were agreed in 2021/2022
Table 4: Section 106 Signed in 2021/20225
Table 5: Total amount of money under any planning obligation which was received
during 2021/2022 10
Table 6: Total money received through planning obligations (whenever agreed)
retained in 2021/2022 as "commuted sums" for longer term maintenance
Table 7: Infrastructure Expenditure
Table 8: Affordable Housing Delivery    13
Table 9: Total amount of money under any planning obligation which was received
which has not been allocated14
Table 10: Allocated Planning Obligation Receipts by Infrastructure Type         15
Table 11: The total amount of money (received under any planning obligation) which
was allocated but not spent during the reported year for funding infrastructure 16
Table 12: Bourne
Table 13: The Deepings 18
Table 14: Grantham
Table 15: Stamford   19
Table 16: Billingborough
Table 17: Long Bennington 20



### 1. Introduction

- 1.1 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 which came into force on 1 September 2019 require that all local planning authorities publish an Infrastructure Funding Statement (IFS) annually, no later than 31 December. This is the third IFS produced by South Kesteven District Council (SKDC).
- 1.2 This report covers the financial year 1 April 2021 to 31 March 2022.
- 1.3 The IFS provides information on the monetary (and non-monetary) contributions sought and received from developers for the provision of infrastructure to support development in South Kesteven. The total held is: **£2,879,684.96**
- 1.4 Monies agreed in Section 106 Agreements (S106) that were signed in 2021/2022 for the future but which are not yet due to be received total: **£1,865,447.00**
- 1.5 Statistics are also provided in relation to the type of infrastructure targeted, geographical allocations and the provision of Affordable Housing.
- 1.6 SKDC seeks developer contributions through S106 Agreements (also known as "planning obligations").
- 1.7 Section 106 of the Town and Country Planning Act 1990 enables a Local Planning Authority (LPA) to enter into a negotiated agreement, a planning obligation, to mitigate the impact of a specific development and to make it acceptable in planning terms.
- 1.8 A planning obligation might, for example, require the provision or contribution to a new or improved road, school, health facility or local green infrastructure. In some instances, obligations may require payments to be made to parish councils or other stakeholders.
- 1.9 LPAs can also seek planning obligations to secure a proportion of affordable housing from residential developments.
- 1.10 The intention of an IFS is that it gives policy makers and communities insight into how developer contributions can support our local area. The publication also illustrates how Section 106 obligations are used towards the objectives of the South Kesteven Local Plan and Corporate Plan.



## 2. Developer Contributions

- 2.1 Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended) are legal agreements which make a proposed development acceptable in planning terms, that would not otherwise be acceptable. The obligations are focused towards site specific mitigation of the impact of development.
- 2.2 Obligations can only be sought where they are:
  - (a) necessary to make the development acceptable in planning terms,
  - (b) directly related to the development; and
  - (c) fairly and reasonable related in scale and kind to the development.

They can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments, which are to be spent on specified projects/initiatives.

2.3 SKDC's requirements for Section 106 planning obligations are set out in the Council's adopted Local Plan with additional guidance available in the Planning Obligations Supplementary Planning Document (June 2012)<sup>1</sup>.

#### Headline Figures

#### Table 1: Monetary Contributions

Monetary Contribution	S
<b>Total Money to be provided</b> through planning obligations agreed in 2021/2022	£1,865,447.00
<b>Total money received</b> through planning obligations in 2021/2022	£670,838.94
<b>Total money</b> received through planning obligations (whenever agreed) <b>spent</b> in 2021/2022	£927,463.09
<b>Total money</b> received through planning obligations (whenever agreed) <b>retained</b> in 2021/2022 (excluding "commuted sums" for longer term maintenance)	£2,702,941.95
<b>Total money</b> received through planning obligations (whenever agreed) <b>retained in 2021/2022 as</b> " <b>commuted sums</b> " for longer term maintenance	£176,743.01

<sup>&</sup>lt;sup>1</sup> Planning Obligations Supplementary Planning Document: June 2012 (southkesteven.gov.uk)

#### Table 2: Non-Monetary Contributions

Non-Monetar	y Contributions
<b>Total Number of affordable housing</b> <b>units to be provided</b> through planning obligations agreed in 2021/2022	<b>413</b> (96 of which are from 100% affordable schemes).
Total Number of affordable housing units which were provided through planning obligations (whenever agreed) in 2021/2022	116
Total number of school places for pupils to be provided through planning obligations agreed in 2021/2022	

Table 3: Other non-monetary contributions to be provided through Section 106 planning obligations which were agreed in 2021/2022

Non-Monetary Contributions					
Planning Non-Monetary Reference Contribution		Management			
S21/0655 - Land West of Main Road, Long Bennington	274 sqm on site public open space.				
S20/1169 - Land North of Wilsford Lane, Ancaster	Open space (20 square metre (m <sup>2</sup> ) per person) and Play areas (3 m <sup>2</sup> per person) on site.	The open space will be transferred to a Management Company.			
S19/2235 - Land adjacent Fire Station off Bourne Road, Corby Glen	Open Space and Play Parks on site provision including provision of a LEAP.	The open space will be transferred to a Management Company.			



Non-Monetary Contributions				
Planning Non-Monetary Reference Contribution		Management		
S21/0938 - Land at Uffington Road, Stamford	No less than 0.66ha of on-site open space.	The open space will be transferred to a Management Company. The S106 Agreement includes arrangements for the open space to be transferred to a management company, and an annual service charge included on the dwellings to cover the costs of maintenance.		
S21/1841 - Land on South of Bourne Road and North of Swinstead Road, Corby Glen	Open Space and Play equipment provision via secured plans on site.	The open space will be transferred to a Management Company. A service charge will be placed on the dwellings as an annual charge to cover the costs of the maintenance contracts.		
S19/1475 - Land off Cherryholt Road, Stamford	No less than 1.400 m <sup>2</sup> open space and 200 m <sup>2</sup> as playspace on site. The S106 agreement includes a requirement for the developer to submit an on site public open space scheme. The S106 intends for the open space to be transferred to a management company.	The Owners are obliged to maintain and manage, or procure the maintenance and management in perpetuity of, the open space and play space. The Section 106 intends for the open space to be transfer to a management company.		
S18/2379 - Land West of A1 and North of Bourne Road, Colsterworth	20 m <sup>2</sup> per person open space and 3 m <sup>2</sup> per person play area to be provided on site.	Management plan confirming arrangements for future maintenance including ownership of the open space is to be agreed as per the terms of the legal agreement.		
S20/2056 - Land North of Barnack Road, Stamford	Green Infrastructure, bridleway and right of way improvements, open space.	The open space will be transferred to a Management Company.		



#### Section 278 Highway Agreements

2.4 Agreements used to fund infrastructure can also be made under Section 278 of the Highways Act 1980, which allow developers to make permanent alterations or improvements to a public highway as part of a planning approval. These agreements are agreed by Lincolnshire County Council and therefore not included in this IFS.

#### Community Infrastructure Levy

- 2.5 The Community Infrastructure Levy (CIL) is a levy that Local Authorities can set on new developments to raise funds for infrastructure, facilities and services.
- 2.6 Currently, SKDC has not adopted this funding mechanism and uses Section 106 agreements and obligations to mitigate the impacts of development.

#### Section 106 Planning Obligations

2.7 Total amount of money and non-financial contributions to be provided under any planning obligations which were entered into during 2021/2022. Please see Table 3 for more information on non-monetary contributions.

Planning Reference	Purpose of funding	Monetary contribution	Non- monetary contribution	Comments
	Affordable Housing		29 dwellings	30% on the development
S20/1169	Education	£343,983.00		
Land North of Wilsford	Healthcare	£63,360.00		
Lane, Ancaster	Highway	£5,000.00		
	Open Space and Play Parks		On site (to be managed by a management company)	Open space – 20sqm per person Play areas – 3sqm per person

#### Table 4: Section 106 Signed in 2021/2022



Planning Reference	Purpose of funding	Monetary contribution	Non- monetary contribution	Comments
	Affordable Housing		20 dwellings	30% on the development
	Community/Village Hall	£40,180.00		
S19/2235 Land	Education	£223,761.00		
adjacent Fire Station	Healthcare	£43,560.00		
off Bourne Road, Corby	Highway	£2,800.00		
Glen	Open Space and Play Parks		On Site (to be managed by a management company)	In accordance with approved details on Plan L/POS/01 and provision of LEAP
	Community Hall Improvement	£109,069.00		
S21/0938 Land at Uffington Road,	Affordable Housing		127 dwellings	30% on site – albeit proposed scheme would include 64% on site provision.
Stamford	Healthcare	£123,000.00		
	Public Open Space		On site (to be managed by a management company)	No less than 0.66ha.
S20/1723 Land at Stephens Way, Deeping St James	Affordable Housing		6 units	In the form of two bedroomed bungalows (100% affordable scheme)



Planning Reference	Purpose of funding	Monetary contribution	Non- monetary contribution	Comments
S19/1475 Land off Cherryholt Road, Stamford	Health Public Open Space and Playspace Affordable Housing	£20,460.00	On site (to be managed by a management company) 31 units	No less than 1.400 m <sup>2</sup> open space and 200 m <sup>2</sup> as playspace 100% affordable Housing scheme
S20/0908 Land off Kettering Road, Stamford	Affordable Housing	£258,572.00		Towards off-site extra care affordable housing in Stamford
S18/2379	Affordable Housing Education	£347,955.00	24 dwellings	35% on site.
Land West of A1 and North of	Fire Hydrant	£1,806.00		
Bourne Road,	Healthcare	£46,200.00		
Colsterworth	Open Space		On site (Management details to be confirmed)	20 m <sup>2</sup> per person open space and 3 m <sup>2</sup> per person play area.
S21/0415 Doddington Lane, Claypole	Affordable Housing		16 dwellings	100% affordable scheme



SOUTH KESTEVEN DISTRICT COUNCIL

Planning Reference	Purpose of funding	Monetary contribution	Non- monetary contribution	Comments
	Affordable Housing		57 dwellings	No less than 30%
	C2 Healthcare	Details to be agreed through a reserved matters application		
S20/2056	C3 Healthcare	Details to be agreed through a reserved matters application		
Land North of Barnack Road,	Education	£99,509.00		Indicative figure
Stamford	Green Infrastructure Strategy			Maximise alternative greenspace measures
	Healthcare services		May include digital consultation suite, clinical administration room, expansion of existing/ support primary care	Within 2 miles of town Centre of Stamford.
	Kissing Gates Contribution	£2,832.00		
	Monitoring	£10,000.00		
	Bridleway			Improvements
	Network Rail Contribution	£80,000.00		



Planning Reference	Purpose of funding	Monetary contribution	Non- monetary contribution	Comments
	Open Space		On site (to be managed by a management company)	As part of the development in accordance with RM approval
	Right of Way improvements			Carry out or procure from the County Council.
	SAC management contribution	£29,400.00		
	Travel Plan Monitoring	£8,000.00		
	TRO	£6,000.00		
	Village Centre		Village centre building to be provided as part of the retirement development	Village centre building to comprise communal facilities and wellbeing facilities including swimming pool, gym and fitness studio
Total		£1,865,447.00		



# 2.8 The total amount of money under any planning obligation which was received during 2021/2022.

Planning Reference	Purpose of Funding	Monetary Contribution	Comments
S16/1451 Land off Main Road Long Bennington	Affordable Housing	£168,000.00	Provision of 5 Affordable Housing units
	Affordable Housing	£400,000.00	Provision of 7 Affordable Housing units within the development
S18/0543 Gravitas, Wherry's Lane, Bourne	Health	£11,773.70	Towards improvements to the Hereward Medical Centre in Bourne
	Green Area Maintenance	£30,307.00	
	Open Space and Leisure	£13,974.51	Land totalling not less than 2.62 hectares for recreation and amenity space purposes
S12/0864 Taylor Wimpey East	Education	£37,062.83	Educational facilities at Malcom Sargent Primary School, or, if not, St Gilbert's Primary School, or if not, elsewhere in Stamford.
	Health	£9,720.90	Providing, extending improving or altering health facilities in Stamford, the need for which directly arises from the development.
Total		£670,838.94	

Table 5: Total amount of money under any planning obligation which was received during 2021/2022



2.9 The total monies received under planning obligations during any which were retained at the end of the reported year and have been allocated for the purpose of longer-term maintenance ("commuted sums").

Table 6: Total money received through planning obligations (whenever agreed) retained in 2021/2022 as "commuted sums" for longer term maintenance

Planning Reference	Monetary Contributions	Purpose of Funding
S05/1288 Land East of Churchfield Close, Deeping St James	£9,209.72	Green Area Maintenance
S02/1169 Land off Springfield Road, Springfield Business Park, Grantham	£3,681.33	Green Area Maintenance
S08/1231 Poplar Farm, Grantham	£133,544.96	Green Area Maintenance
S12/0864 Taylor Wimpey East	£30,307.00	Green Area Maintenance
Total	£176,743.01	



### Section 106 Infrastructure Expenditure in 2021/2022

2.10 The total amount of money received through planning obligations (whenever agreed) which was spent during 2021/22 is **£927,463.09.** 

Planning Reference	Purpose of Funding	Spent
S14/0082 Barnack Road, Stamford	Affordable Housing	£444,000.00
S18/0543 Gravitas	Affordable Housing	£400,000.00
S04/1463 GL Hearn - Tesco Market Deeping	Digital Infrastructure	£2,627.25
S05/0220 Land at Springfield Road, Grantham	Digital Infrastructure	£6,572.49
S02/1169 Tissington Road, Grantham	Green Area Maintenance	£8,999.95
S17/1728 Towngate Inn, 3 Towngate East, Market Deeping	Open Spaces and Leisure	£14,354.36
S11/1374 Wherrys Yard, Bourne	Open Spaces and Leisure	£5,569.62
S11/1374 Wherrys Yard, Bourne	Health	£45,339.42
Total		£927,463.09

Table 7: Infrastructure Expenditure

Other Expenditure of Section 106 Contributions in 2021/2022

- 2.11 No money received through planning obligations was spent in 2021/2022 on repaying money borrowed.
- 2.12 No money received through planning obligations was spent in 2021/2022 in respect of monitoring (including the preparation of this Infrastructure Funding Statement) in relation to the delivery of planning obligations.



Non-monetary contributions provided under planning obligations which were delivered during 2021/2022

#### Affordable Housing Delivery

2.13 Table 8 relates to the completions of affordable dwellings across the district. In summary, 116 affordable dwellings were delivered in SKDC during the financial year 2021/2022.

Table 8: Affordable Housing Delivery

Location	Affordable Rent	Intermediate Rent	Shared Ownership	Social Rent	Rent To Buy	Total
Grantham	17	8	9	3	-	37
Stamford	-	-	-	2	-	2
Bourne	-	-	-	7	-	7
The Deepings	9	-	15	-	-	24
Larger Villages	12	-	24	-	10	46
Total	38	8	48	12	10	116

2.14 Definitions of the categories used in Table 8 above are set out below.

**Affordable Housing** - includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.



**Affordable Rent** – is a rent charged up to 80% of the market levels within the local area, offered by Registered Housing Providers to households whose needs are not met by the market.

**Intermediate Rent** – as Affordable Rent above but offered by private landlords, allowing households without the money for a deposit to purchase a property and the opportunity to obtain a home whilst still saving for a deposit.

**Shared Ownership** – Allows buyers to purchase a share of a property (25% to 75%) and pay rent on the remaining share. It provides intermediate tenancy for households which would not otherwise be able to afford home ownership. The supply of new shared ownership properties has increased in recent years, making up an increasing proportion of new homes for affordable home ownership.

**Social Rent** – houses are owned by Local Authorities and Registered Providers for which guideline target rents are determined through the national rent regime

**Rent to Buy** – a Government scheme designed to ease the transition from renting to buying a home by providing subsidised rent.

#### Section 106 receipts retained (allocated and unallocated)

2.15 The total amount of money, received through planning obligations prior to 2021/2022 which had not been allocated to a specific infrastructure project or item by the end of 2021/2022: £290,627.51

Table 9: Total amount of money under any planning obligation which was received which has not been allocated

Planning Reference	Monetary contribution	Purpose of Funding
S12/0438 2A Radcliffe Road, Stamford	£290,627.51	Affordable Housing provision - Not currently allocated to a specific scheme or area, can be pooled with other affordable commuted sums (pooling restrictions have now been removed). Planning obligations must be necessary to make the development acceptable in planning terms. As such, infrastructure should be sited in the vicinity of the development.
Total	£290,627.51	



2.16 By the end of 2021/2022, the total amount of money received under any planning obligation in any year, which has been allocated to an infrastructure project or type for spending, but which had not been spent (including "commuted sums"): £2,589,057.45

Infrastructure Type	Planning Obligation receipts allocated
Affordable Housing	£799,327.91
Digital Infrastructure	£25,118.79
CCTV & Public Art	£7,528.71
Community Facilities	£83,121.56
Green Area Maintenance	£176,743.01
Open Spaces & Leisure	£358,717.01
Monitoring	£12,210.80
Education	£694,925.84
Health	£308,199.66
Transport & Travel	£123,164.16
Total	£2,589,057.45

Table 10: Allocated Planning Obligation Receipts by Infrastructure Type

2.17 Table 11 below sets out the details of the items of infrastructure on which the money has been allocated, and the amount allocated to each of them.



Table 11: The total amount of money (received under any planning obligation) which was allocated but not spent during the reported year for funding infrastructure

Site Reference	Monetary Contribution	Purpose of funding/contribution
S15/0030 Marshall's Yard, Stamford	£291,200.00	Affordable Housing
Stanlord S11/0967 McCarthy Stone, Grantham	£29,090.65	Affordable Housing
S10/2106 Land to the rear 45-49 Harrowby Lane	£177,000.00	Affordable Housing
S17/1728 Towngate Inn, 3 Towngate east, Market Deeping	£134,037.26	Affordable Housing
S16/1451 Land off Main Road Long Bennington	£168,000.00	Affordable Housing
S05/0220 Land at Springfield Rd, Impress Metal Packaging Ltd – Grantham	£25,118.79	Digital Infrastructure
S08/1231 Poplar Farm	£7,528.71	CCTV or Public Art
S00/0843 Land North of Springfield Road	£45,000.00	Community Facilities
S08/1231 Poplar Farm	£38,121.56	Community Facilities
S05/1288 Land East Churchfield Close, Deeping St James	£9,209.72	Green Area Maintenance
S02/1169 Persimmon Homes - Springfield Road, Grantham	£3,681.33	Green Area Maintenance
S08/1231 Poplar Farm	£133,544.96	Green Area Maintenance
S12/0864 Taylor Wimpey East	£30,307.00	Green Area Maintenance
S12/0864 Stamford West	£184,240.00	Open Spaces and Leisure
S99/1156 Langford Gardens	£4,112.60	Open Spaces and Leisure
S09/2245 Caunt Road, Grantham	£426.50	Open Spaces and Leisure
S14/3208 High St Billingborough	£5,831.00	Open Spaces and Leisure
S13/2586 Land at Belvoir Close, Stamford	£9,586.40	Open Spaces and Leisure



SOUTH KESTEVEN DISTRICT COUNCIL

Site Reference	Monetary Contribution	Purpose of funding/contribution
S14/1684 Southfield Business Park, Falcon Way Bourne	£17,662.14	Open Spaces and Leisure
S12/0864 Empingham Road, Stamford	£124,244.24	Open Spaces and Leisure
S12/0438 2A Radcliffe Road, Stamford	£12,614.13	Open Spaces and Leisure
S08/1231 Poplar Farm	£2,210.80	Monitoring
S12/0864 Stamford West	£10,000.00	Monitoring
S08/1231 Poplar Farm	£341,480.73	Education
S12/0864 Empingham Road, Stamford	£293,470.13	Education
S17/1262 Rioja Developments	£22,912.15	Education
S12/0864 Taylor Wimpey East	£37,062.83	Education
S08/1231 Poplar Farm	£60,827.19	Health
S12/0864 Stamford West	£133,000.00	Health
S17/1728 Towngate Inn, 3 Towngate east, Market Deeping	£13,275.87	Health
S12/0864 Empingham Road, Stamford	£89,322.90	Health
S18/0543 Wherry's Lane Bourne	£11,773.70	Health
S17/1728 Towngate Inn, 3 Towngate east, Market Deeping	£2,577.64	Transport and Travel
S08/1231 Poplar Farm	£13,802.63	Transport and Travel
S12/0864 Stamford West	£106,783.89	Transport and Travel
Total	£2,589,057.45	



#### Total Allocations by Location

- 2.18 Tables 12-17 below show the monies the Councils holds for infrastructure provision that needs to be provided in specific locations within the District, this has been split into the identified allocations. It should be noted that, despite the categories being broad descriptions, the individual contributions are committed to specific locations and cannot be used for any other purpose unless a legal variation is agreed between all parties.
- 2.19 In some instances, such as affordable housing, the agreement requests expenditure within a certain location. However, if this is unachievable, the agreement will prescribe where delivery of infrastructure and use of the obligations is to be expected.

Bourne		
Infrastructure type	Amount Held	
Open Space and Leisure	£17,662.14	
Health Total	£11,773.70 <b>£29,435.84</b>	

Table 12: Bourne

Table 13: The Deepings

The Deepings	
Infrastructure type	Amount Held
	£134,037.26
Affordable Housing	
Green Area Maintenance	£9,209.72
	£13,275.87
Health	
	£2,577.64
Transport	
Total	£159,100.49



#### Table 14: Grantham

Grantham		
Infrastructure type	Amount Held	
Affordable Housing	£206,090.65	
CCTV & Public Art	£7,528.71	
Community Facilities	£83,121.56	
Digital Infrastructure	£25,118.79	
Education	£364,392.88	
Green Area Maintenance	£137,226.29	
Health	£60,827.19	
Monitoring Fees	£2,210.80	
Open Space and Leisure	£4,539.10	
Transport	£13,802.63	
Total	£904,858.60	

#### Table 15: Stamford

Stamford		
Infrastructure type	Amount Held	
Affordable Housing	£291,200.00	
Education	£330,532.96	
Health	£222,322.90	
Monitoring Fees	£10,000.00	
Open Space and Leisure	£330,684.68	
Green Area Maintenance	£30,307.00	
Transport <b>Total</b>	£106,783.89 <b>£1,321,831.52</b>	



### Table 16: Billingborough

Billingborough	
Infrastructure type	Amount Held
Open Space and Leisure Total	£5,831.00 <b>£5,831.00</b>

Table 17: Long Bennington

Long Bennington	
Infrastructure type	Amount Held
	£168,000.00
Affordable Housing	
Total	£168,000.00



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To request a document in a specific language or format, you can ring us or email us on: **01476 40 60 80 - pr@southkesteven.gov.uk** 

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