

Section 106 Year End Review 2011/12

Highlights	2011/12	2010/11
▪ S106 Target Spend	£6.7m	£4.7m
▪ S106 Money Spent	£5.9m	£2.3m
▪ Percentage of Money Spent to KPI	+19%	N / A
▪ Payments Received	£5.2m	£3.2m
▪ Number of Agreements Signed	64	48
▪ Value of Agreements Signed	£4m	£8.5m
▪ Balance at Year End	14.5m	£15m

S106 Expenditure

Total expenditure of S106 financial contributions in 2011/12 was £5.9m, a significant increase from the performance of previous years. The Council's target for 2011/12 was to spend £6.7m. The Key Performance Indicator (KPI) is 75 per cent. The actual spend of £5.9m is 89 per cent of the target, as expenditure on Jubilee Gardens, which is nearing completion, will fall in the next financial year.

Table 1: Spend by departments

Spend by Department	2011/12 Spend	2011/12 Target	KPI @ 75% of Target	Variance to KPI (%)
CYPS (School Buildings)	£2,545,628.64	2,433,883.90	1,825,412.93	+39%
HRE Public Realm (Transport and Highways)	£1,439,661.04	2,429,245.17	1,821,933.88	-21%
ACS Parks	£809,889.04	1,044,405.10	783,303.83	+3%
HRE Neighbourhood Regeneration (inc S106 monitoring)*	£547,082.88	34,999.88	26,249.91	+1984%
HRE Public Realm (London Eye)	£402,707.00	423,957.00	317,967.75	+27%
HRE Employment and Enterprise	£214,712.90	115,000.00	86,250.00	+149%
HRE Housing/Lambeth Living	£0.00	193,390.72	145,043.04	-100%
TOTAL	£5,959,681.50	£6,674,881.77	£5,006,161.33	+19%

* Includes £300k drawdown for the Streatham Leisure Centre and payments to third parties such as TfL and Southwark.

S106 Receipts

This year's total S106 receipts also posted a record £5.2m. This includes payments for Jubilee Gardens totalling £1.7m. It also includes recovery of £1.3m in outstanding S106 debts.

Table 2: Receipts by obligation type

Obligation Type	2011/12 Receipts
Affordable Housing Commuted Payments	977,702.85
Car Club	6,500.00
Community Facilities	50,000.00
Education	357,326.48
Employment and Training	22,590.62
Health	89,473.10
Libraries	14,906.40
Local Labour in Construction	92,065.61
Monitoring	76,577.82
Public Art	5,000.00
Public Realm - Parks and Open Spaces	2,176,365.74
Public Realm - Revenue Payment	16,738.83
Public Realm - Streetscapes	160,750.00
Public Transport	238,000.00
Sport and Leisure	55,596.82
Traffic and Highway	328,000.00
Travel Plan	2,000.00
Visitor Management	564,380.00
TOTAL	5,233,974.27

Balance at Year End

At the end of 2011/12, there was a balance of £14.5m in S106 funds available for the Council to spend on development mitigation measures. This has been profiled for the next three financial years as set out below.

Table 3: Projected expenditure

Department	Balance as at 01/04/2012	2012/13 Profile (£)	2013/14 Profile (£)	2014/15 Profile (£)
CYPS	297,001.44	150,273.29	-	146,728.15
HRE Employment Enterprise	519,577.14	320,752.88	189,123.62	1,349.79
HRE Housing /Lambeth Living	1,831,851.17	194,602.40	1,637,248.77	-
HRE Neighbourhood Regeneration / Other	725,325.05	284,206.51	281,130.26	194,681.26
ACS Parks	1,720,021.01	949,592.38	381,443.30	388,985.33
VMG / Public Realm	555,789.01	555,789.01	-	-
HRE Public Realm Transport	8,845,886.77	4,129,703.98	3,604,860.86	1,084,979.80
TOTAL	14,495,451.59	6,584,920.45	6,093,806.81	1,816,724.33

Around 90 per cent of the target spend for 2012/13 will be on 14 schemes.
These are:

Key Projects for 2012/13	Target Spend
Jubilee Gardens	1,802,173.14
South Bank Toilets	212,730.00
Lower Marsh Area-Based Scheme	750,000.00
Vauxhall Station	1,208,623.48
Freeman Grass Routes	125,715.30
VMG / London Eye projects	555,789.01
Employment and Enterprise projects	320,752.88
Lambeth High Street Recreational Gardens	209,497.56
Cotton Gardens	194,602.40
Dexter Road	150,273.29
Vauxhall Pleasure Gardens	103,258.56
Hatfields	100,000.00
Larkhall Park Improvements	105,514.56
Wyck Gardens Playground	87,298.59
TOTAL	5,926,228.77

Appendix:
Notable S106 Projects



Clapham Common Bandstand. With £33k part-funding from the S106 agreement for Tesco Clapham, landscape restoration works at the bandstand in Clapham Common were completed in 2011/12. The bandstand is considered the oldest and largest surviving bandstand in the country. Works ensured the berm around the bandstand is now sufficiently robust to withstand frequent usage by the public, at the same time making it visually attractive and something that can be enjoyed throughout the year.



Jubilee Gardens. Provision of a playspace is one of the elements included in the redesign of Jubilee Gardens. £878k was drawn down in 2011/12 towards the project, in addition to £1.5m funding from TfL. The scheme is expected to be completed in 2012/13 with further drawdowns of £2m from the London Eye and Shell developments.



Kingswood Early Years. Over 40 per cent of S106 spend in 2011/12 was for the Council's school expansion programme. S106 agreements from two developments in the Norwood area contributed nearly £200k in part funding to refurbish Kingswood Primary School and enable expansion from two forms of entry to four forms of entry. The scheme cost £4m in total.



Clapham Common Skate Park. This scheme received £72k part funding from the Social Facility payment at Tesco Clapham Common in addition to £96k funding from other sources. Completed at the end of 2011/12, the skate park is now suitable for mixed abilities of all roller sports.



Jessop Primary School. One of the schools in the Lambeth Primary expansion programme that has been expanded from a one-form entry to a two-form entry. The scheme cost a total £1.7m, of which £489k was drawn down from S106 education contributions from three developments in the vicinity.



Stockwell Primary. The biggest drawdown by a single project in 2011/12 with £879k S106 funding from seven different developments in the vicinity, 20% of the scheme's £4.4m total cost. Completed in May 2012, the scheme is a major new build extension to provide additional form of entry from two to three forms of entry.