

Section 106 Year End Report 2008/09



Larkhall Park (above left), Bus Priority for Kennington Road (above right), Curtis Field Road (below left) and the Gain Employment Project (below right) were among the projects funded by Section 106 contributions in 2008/09.

1. Highlights of the Year: April 2008 to March 2009

2008/09 HIGHLIGHTS	
Value of Agreements Signed	£20.6m* (revenue)
	£9.9m (capital)
Payments Received	£5.4m
S106 Money Spent	£1.5m
Balance at Year End	£11.4m

53 S106 agreements were signed in 2008/09 with a total net value of £30,547,491.68 in planning obligations involving financial contributions. This surpasses last year's record of £15 million. The former figure does not include planning obligations that were repeated from previous years, i.e. Clapham Park, Tesco Streatham Hub, and Becket House and York House.

The 53 agreements involved 287 new planning obligations. 17 of the agreements involved financial contributions from developers. Table 1 below shows the breakdown of all 287 planning obligations by obligation type and money receivable:

Table 1: Number and Value of Obligations by Obligation Type

Obligation Type	No of Obligations	Obligation Value
Affordable Housing - Off Site Financial	2	4,000,000.00
Affordable Housing - On Site	4	NIL
Affordable Housing - RSL Schemes Only	2	NIL
Car Club	9	39,248.00
Community Facilities	13	404,866.37
Education	8	559,526.34
Employment and Training	18	776,119.33
Miscellaneous	89	20,835,865.02
Monitoring Charge	41	115,276.52
Parking Restriction	31	NIL
Public Realm - On Site Improvements	1	NIL
Public Realm - Parks and Open Spaces	24	1,227,910.10
Public Realm - Revenue Payment	2	26,149.00

* The £20.6 million revenue payment will be an annual subsidy of £412k for 50 years which will be paid to an independent trust in relation to the operation of Doon Street.

Obligation Type	No of Obligations	Obligation Value
Public Realm - Streetscapes	8	863,760.00
Public Transport	8	1,546,118.00
Traffic and Highway	19	148,653.00
Travel Plan	8	4,000.00
TOTAL	287	£ 30,547,491.68

2. Notable Agreements

Eight agreements had planning obligations with financial contributions worth more than £100,000 in total. This accounts for 99 per cent of total new financial contributions negotiated during the year. These agreements are in relation to the following schemes:

Table 2: Schemes with More Than £100k in Financial Value

Legal Ref	Scheme Address	No of Obligations	Obligation Value
524/L/S106	Doon Street	1	20,600,000.00
		17	211,500.00
479/L/S106A	Becket House And York House	10	5,597,655.00
554/L/S106	143-161 Wandsworth Road	22	1,941,773.90
539/L/S106	Former Lambeth Hospital Site	16	737,580.00
559/L/S106	Partnership House	16	522,020.00
542/L/S106	Wah Kwong House	15	316,760.50
557/L/S106	Dexters Playground	5	186,025.00
561/L/S106	118-120 Westminster Bridge Road	11	144,965.66
TOTAL		113	£ 30,258,280.06

There were three agreements in 2008/09 aiming to deliver at least 105 new units of affordable housing, a reduction from 564 units achieved in 2007/08. Table 3 lists the schemes with on-site affordable housing in 2008/09.

Table 3: Schemes with Affordable Housing On-Site

Legal Ref	Address	Date Signed	Ward	No of affordable units	No of market units	Total no of units	Affordable housing units %	Affordable habitable rooms %
394/L/S106A	Site of Former Southbank University	27/01/2009	Stockwell	4	4	8	50%	40%
539/L/S106	Former Lambeth Hospital Site	15/05/2008	Prince's	39	73	112	35%	40%
554/L/S106	143-161 Wandsworth Road	05/11/2008	Oval	62	116	178	35%	40%
TOTAL				105	193	298	35%	40%

There were five agreements during the year that provided for education contributions. These are:

Table 4: Schemes with Education Contributions

Legal Ref	Scheme Address	Education Contributions
554/L/S106	143-161 Wandsworth Road	296,874.77
539/L/S106	Former Lambeth Hospital Site	222,094.00
534/L/S106	260 Knights Hill	23,806.00
542/L/S106	Wah Kwong House	9,951.57
394/L/S106A	Site of Former Southbank University	6,800.00
TOTAL		£ 559,526.34

3. Payments Received

Total payments received from April 2008 were £5.4m, the highest so far on record. Table 5 below breaks down the value of receipts by obligation type:

Table 5: Receipts by Obligation Type

Obligation Type	Receipt
Affordable Housing - Off Site Financial	50,000.00
Car Club	8,092.00
Community Facilities	32,000.00
Education	512,360.00
Employment and Training	337,969.00
Miscellaneous (Leisure Facilities)	303,571.00
Parks and Open Spaces	929,014.00
Public Realm Revenue	431,200.00
Public Transport	791,705.00
S106 Monitoring	80,360.14
Streetscape	315,745.00
Traffic and Highway	1,664,649.00
TOTAL	£5,456,665.14

Notable payments received were:

- **£3,283,236** from Marlbray, developers of the 1 Westminster Bridge Road scheme for traffic and highway, public transport, parks and open spaces, streetscape and employment and training obligations.
- **£648,997** from Mount Anvil plc, the developers of the former South Bank University scheme for car club, public transport, traffic and highway, parks and open spaces, streetscape and education obligations. The payment includes indexation for all relevant planning obligations.
- **£431,200** from the London Eye for its annual contribution towards "on-going measures" and community initiatives to mitigate the impact of the London attraction

- **£308,631** from Tesco for its proposed development in Streatham, including £303,571 for the minimum leisure payment and £5,060 as the first Controlled Parking Zone (CPZ) payment. The payment includes indexation for both amounts.
- **£231,609** from the developers of Kerrin Point towards education, parks and open spaces, community facilities.
- **£210,000** from the developers of 15 Stockwell Green and 78 Lingham Street streetscape and highway works along Stockwell Road.
- **£181,500** from Thames Water, developers of Dexter's Playground, for the reinstatement of children's play facilities and traffic regulation orders within the vicinity of the Railton Road.

4. S106 Money Spent

Among the more notable drawdowns are the following:

- **£354,410** from London Eye on-going measures to fund projects linked to visitor management and to mitigate other impact from the visitor attraction.



SE1 United. One of the projects funded by the London Eye S106 annual contribution as agreed by the Waterloo Visitor Management Group is Opening Doors in which SE1 United staff and volunteers support and mentor young people in doing homework, CVs, applications for work or further education, research, creative activities such as arts and crafts and also specialist workshops such as film making, poetry and fundraising. Above is a photo of young people involved in a fashion activity in 2008 by SE1 United. (Photo courtesy of <http://www.se1united.org.uk>)

- **£199,027** for the Wandsworth Road Demonstration Project, consisting of improvements along Wandsworth Road which included cycle lanes, cycle parking, pedestrian facilities, footway improvements, bus stop accessibility and road resurfacing. The works improved access for those living and working in the vicinity of the development, securing access improvements to local bus stops, local transport services and rail stations, as well as highways and footways and locating public transport and cycle routes including the pedestrian route towards Stockwell Station.
- **£172,252** for the Vauxhall Spring Gardens Regeneration Project which takes inspiration from the work of Friends of Spring Gardens and other close associates of the Park who contributed towards the “Master Plan Document” produced by Deborah Saunt and David Hills Architects. The scheme consists of improvements to the landscaping, planting, furniture and in particular, entrances and thresholds to raise the profile of the park within the area. The work is on-going and is expected to be completed in 2009/10.
- **£155,935** towards White Hart Dock, a project that involves refurbishment of a deteriorating dock structure located in front of Berkeley Homes and the Riverside Plaza Hotel on Albert Embankment. It includes the creation of high quality public art covering the length of the dock facing the road. There will also be potential complementary streetscape works and works to other sides



White Hart Dock. An artist's impression of the White Hart Dock public art scheme funded by a £200,000 contribution from the developers of 9 Albert Embankment and 5 Salamanca Place to improve the landscape and pedestrian environment in the Albert Embankment Area.

of the dock. After completion of the dock refurbishment, the footway improvement scheme will be implemented. Street nameplates in the area have been upgraded and the potential for tree planting and landscaping is currently being explored with local residents associations.

- **£151,108** for the Gain Employment Project which was developed to offer flexible, individualized support to people experiencing barriers to employment. The Gain model complement the work of Job Centre Plus on incapacity benefit and employer partnerships by adapting services to support people who may slip outside mainstream employment programmes but require intense and comprehensive support to access and progress to work.
- **£61,106** for the Clapham Park Local Labour in Construction (Building Foundations). Funded by the £125,000 Courtenay House employment contribution, the project started in 2007/08 and has achieved a number of important targets under its original format. However, due to the late start of the construction phase of the Clapham Park New Deal for Communities, the project in its current format will not be able to deliver the outcomes that were anticipated and therefore the programme is submitting an amendment to its current provision.
- **£61,196** for the Woodlawns Garden Project towards construction of an environmentally friendly and sustainable, single storey, wooden garden building and all-weather walkways to an Older Person's Resource Centre at Woodlawns, Streatham. The project aims to improve and increase access for older and disabled people so they



Woodlawns Garden. The garden room at the Older Person's Resource Centre at Woodlawns, Streatham is now open for older and disabled people to enjoy. The project is funded by a part of the £200k community payments contribution from the developers of the former Streatham ABC Cinema.

can enjoy this important urban green space. The main work on the garden room has now been completed and the building has officially opened.

The actual spend for the financial year was £1,447,860 against a planned budgeted spend of £2,695,217. This is an underspend of 46% against the target figure, and represents a significant decline in expenditure achieved last year of £3.5m. Table 6 compares actual and planned spend by obligation type:

Table 6: Comparison of Actual and Planned Spend for 2008/09

Obligation Type	Planned Spend 2008-09	Actual Drawdowns 2008-09	Variance	Percentage of Spend
Affordable Housing - Off Site Financial	£246,000.00		(246,000)	0%
Car Club	£22,623.37		(22,623)	0%
Community Facilities	£60,292.50	£ 96,074.00	35,782	159%
Employment and Training	£374,051.99	£ 212,215.30	(161,837)	57%
Miscellaneous	£271,638.32	£ 56,371.00	(215,267)	21%
Public Realm - Parks and Open Spaces	£531,381.00	£ 128,881.00	(402,500)	24%
Public Realm - Revenue Payment	£221,878.00	£ 354,410.00	132,532	160%
Public Realm - Streetscapes	£345,852.58	£ 192,958.53	(152,894)	56%
Public Transport	£189,077.20	£ 310,442.24	121,365	164%
Traffic and Highway	£432,421.89	£ 96,508.39	(335,914)	22%
TOTAL	£ 2,695,216.85	£ 1,447,860.46	(1,247,356)	54%

5. Balance at Year End

The balance of S106 moneys as at 31 March 2009 was £11,467,979.31. This includes interest accrued during the year totalling £283,957.92. The money will be brought forward to the following financial year 2009/09 to fund new and on-going schemes.

6. Organisational Highlights

In July 2008, the Supplementary Planning Document on S106 planning obligations was approved by the Cabinet. The document sets out in a transparent and consistent way the Council's approach in seeking planning obligations. It outlines the procedures for preparing a Section 106 Agreement and also deals with each area of planning obligation in

more detail. The Section 106 Toolkit was also developed to accompany the SPD and is available to download from the Council's website. The toolkit is an application that enables a developer to calculate the baseline requirements for S106 contributions in relation to a proposed development, particularly for tariff-based obligations that do not require an individual scheme assessment.

The Section 106 online database continues to play an important part in the implementation and monitoring of Section 106 planning obligations, enabling project officers of S106 funded projects based in various offices of the Council to access the most up-to-date information on planning obligations and enter regular project updates. In 2008/09, a further 19 Council officers have been trained to use the database.

While there has been no further significant development of the database in terms of additional features or improvements to the user interface, it continues to be regarded by other local authorities as one of the better software applications on Section 106 currently in use. Horsham District Council has adopted the database for its own requirements on the basis of an "open-source" arrangement in which most of the source code for the S106 application will be given away for free. Around a dozen other local authorities have also made enquiries and are considering doing the same.

The Section 106 Corporate Officers Group held meetings on a quarterly basis in 2008/09. Attendance for this was much better compared to the previous year. The nature of Section 106 implementation necessarily involves the participation of various Council departments and services. Table 7 below gives a breakdown of attendance by Council department.

Table 7: S106 Corporate Officers Attendance in 2008/09

Department	S106 Officer Meetings Held			
	16-05-2008	24-07-2008	23-10-2008	31-01-2009
HRE Finance and Resources	None	1	1	1
Planning	3	2	2	2
Transport	1	2	None	1
Parks and Open Spaces	None	None	None	2
Environment Finance	1	1	1	2
Corporate Finance	None	None	None	None
Employment, Learning and Skills	1	1	1	1
Housing Partnerships	1	1	None	1
Adults & Community Services	None	None	None	None
Legal Services	None	1	1	1
Children & Young People Services	2	1	1	None
TOTAL	9	10	7	11