

## Section 106 Midyear Report 2012/13

Highlights	Midyear 2012/13	Full Year 2011/12
§ S106 Target Spend (full year)	£6.6m	£6.7m
§ KPI @ 75 per cent of Target Spend (full year)	£4.9m	£5m
§ S106 Drawdowns	£2.3m	£5.9m
§ Percentage of Money Spent to KPI	-52%	+19%
§ Payments Received	£2.8m	£5.2m
§ Number of Agreements Signed	23	64
§ Value of Agreements Signed	£6.8m	£4m
§ Balance at Year End	£14.9m	£14.5m

### S106 Drawdowns

At the start of 2012/13, the Council's target for the full year was to spend £6.6m in S106 resources. The Key Performance Indicator (KPI) is 75 per cent of the target spend which is £4.9m. For the first six months of the year, drawdowns by S106 funded projects totalled £2.3m, which is halfway towards the KPI target. A further £2.6m has to be spent before the end of 2012/13 to achieve the KPI target.

This is achievable if the following projects achieve most of their target S106 drawdowns before 31 March 2013:

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

Vauxhall Pleasure Gardens	103,258.56
Hatfields	100,000.00
Larkhall Park Improvements	105,514.56
Wyck Gardens Playground	87,298.59
<b>TOTAL</b>	<b>2,816,449.94</b>

## S106 Receipts

Payments received during the first six months of 2012/13 totalled £2,750,845.20. Table 2 lists the payments received during this period:

**Table 1: First six months 2012/13 Receipts**

Legal Ref	Property Address	Ward	Obligation Type	Received £
175/L/S106	The Shell Centre	Bishop's	Parks and Open Spaces	80,220.63
331/L/S106A	London Eye	Bishop's	Visitor Management	595,771.00
524/L/S106A	Doon Street	Bishop's	Local Labour in Construction	75,000.00
673/L/S106	County Hall Riverside Building	Bishop's	Traffic and Highway	40,000.00
249/L/S106A	Westminster Business Square	Oval	Local Labour in Construction	15,000.00
			Employment and Training	95,730.18
			Public Transport	75,000.00
			Public Art	10,000.00
617/L/S106	241-243 Brixton Road	Vassall	Parks and Open Spaces	35,000.00
			Local Labour in Construction	8,750.00
631/L/S106	Bottle Store, 15 Stockwell Green	Larkhall	Travel Plan	1,000.00
			Community Facilities	25,000.00
			Public Realm Revenue	38,000.00
			Parks and Open Spaces	400,000.00
			Local Labour in Construction	47,500.00
			Employment and Training	33,565.00
			Education	13,722.00
Education	8,060.00			
453/L/S106	Stockwell Park & Robsart Village Estates	Ferndale	Parks and Open Spaces	70,000.00
599/L/S106	170-188 Acre Lane	Ferndale	Employment and Training	23,346.00
			Local Labour in Construction	20,346.00
677/L/S106	Loughborough Park Estate	Coldharbour	Traffic and Highway	20,000.00
			Travel Plan	1,000.00
			Local Labour in Construction	22,100.00
			Streetscape	100,000.00
649/L/S106	107 Tulse Hill	Tulse Hill	Local Labour in Construction	4,940.39
			Education	35,594.00
			Education	19,577.00
555/L/S106	512-522 Streatham High Road	Streatham South	Local Labour in Construction	15,000.00
			Traffic and Highway	25,000.00
			Car Club	6,500.00
611/L/S106B	Streatham Hill Depot	St Leonards	Miscellaneous	650,000.00

Legal Ref	Property Address	Ward	Obligation Type	Received £
641/L/S106	Norwood Hall	Knight's Hill	Local Labour in Construction	12,422.00
			Travel Plan	1,000.00
			Public Art	25,000.00
			Traffic and Highway	37,651.00
			Public Transport	20,000.00
			Streetscape	20,000.00
			Employment and Training	24,050.00
<b>TOTAL</b>				<b>2,750,845.20</b>

Only one S106 debt recovery case is left being pursued by the Council's debt litigators Judge & Priestley. This one case relates to the Black Ant Company Ltd which is under administration and owes a total £29,459 in unpaid S106 contributions for the developments at 54-56 Knatchbull Road and 29 Blenheim Gardens. Recently, the receiver for the Black Ant Company Ltd agreed to settle the outstanding debt in relation to 54-56 Knatchbull Road. In October 2012, the Council received £26,976.51 in payment for the S106 contributions owed from the development at Knatchbull Road, including the penalty interest that has accrued. Negotiations concerning 29 Blenheim Gardens are still on-going.

### Newly signed S106 agreements

Of the 23 S106 agreements that were signed during the first six months of 2012/13, five involved financial contributions over £100k. These are:

- **Vauxhall Cross Island site:** £4,977,750 for development infrastructure in the Vauxhall Nine Elms Battersea (VNEB) area, parks and open spaces, children and young people play spaces, public transport, traffic and highway, local labour in construction, employment and training, public realm revenue and travel plan.
- **Streatham Hill Depot:** £650,000 specifically for sound insulation works on qualifying properties on Sternhold Avenue backing into the development site. The Council has 12 months to contractually commit the monies towards mitigating the noise from the railway affecting residents in the vicinity.
- **39 Black Prince Road:** £580,459 for education, libraries, health, community facilities, streetscape, local labour in construction, and travel plan.
- **2-16 Tinworth Street:** £376,065 for parks and open spaces, streetscape, traffic and highway, employment and training, local labour in construction, and travel plan.
- **128 Herne Hill:** £129,347 for libraries, parks and open spaces, public art, traffic and highway, local labour in construction, public realm revenue, and travel plan.

Appendix 1 lists all the new agreements by ward, type of obligation and obligation value.

## **Balance at Year End**

After the first six months of 2012/13, there was a balance of £14.9m in S106 funds available for the Council to spend on development mitigation measures. Appendix 2 sets out the movement of S106 receipts and expenditure by Obligation Type for the first six months of 2012/13 while Appendix 3 sets this out by Ward.

## Appendix 1: Newly Signed S106 Agreements in April to September 2012 by Ward, Type of Obligation and Obligation Value

Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
611/L/S106B	30-Apr-12	Streatham Hill Depot	St Leonards	Miscellaneous	650,000.00
671/L/S106	08-May-12	40 Kennington Lane	Prince's	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
669/L/S106	16-May-12	128 Herne Hill	Herne Hill	Monitoring Charge	3,157.25
				Miscellaneous	-
				Libraries	28,000.00
				Local Labour in Construction	9,525.00
				Travel Plan	1,000.00
				Traffic and Highway	30,000.00
				Public Realm Revenue Maintenance	4,333.20
				Public Art	10,000.00
				Parks and Open Spaces	43,332.00
670/L/S106	22-May-12	1-8 Wigton Place	Prince's	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
672/L/S106	30-May-12	Chivas Distillery	Oval	Monitoring Charge	1,375.00
				Miscellaneous	-
				Travel Plan	-
				Traffic and Highway	50,000.00
673/L/S106	30-May-12	County Hall Riverside Building	Bishop's	Traffic and Highway	40,000.00
675/L/S106	11-Jun-12	140 Norwood Road	Thurlow Park	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
674/L/S106	11-Jun-12	379 - 381 Brixton Road	Coldharbour	Monitoring Charge	250.00
				Miscellaneous	-
				Miscellaneous	-
				Parking Restriction	-
558/L/S106A	02-Jul-12	151 Clapham Road	Vassall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
676/L/S106	11-Jul-12	5 The Pavement	Clapham Town	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
625/L/S106A	16-Jul-12	Ashmole Housing Estate	Oval	Miscellaneous	-
477/L/S106A	31-Jul-12	Unit 2 124-128 Brixton Hill	Brixton Hill	Miscellaneous	-
678/L/S106	01-Aug-12	138 Clapham High Street	Clapham Town	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
680/L/S106	14-Aug-12	2-16 Tinworth Street	Prince's	Miscellaneous	-
				Travel Plan	1,000.00
				Parking Restriction	-
				Miscellaneous	-
				Community Facilities	-
				Local Labour in Construction	20,000.00
				Streetscape	40,000.00
Streetscape	165,065.00				

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Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
680/L/S106	14-Aug-12	2-16 Tinworth Street	Prince's	Traffic and Highway	30,000.00
				Employment and Training	30,000.00
				Parks and Open Spaces	90,000.00
663/L/S106	20-Aug-12	Vauxhall Cross Island site	Oval	Monitoring Charge	25,000.00
				Miscellaneous	-
				Miscellaneous	-
				Renewable Energy	-
				Traffic and Highway	300,000.00
				Traffic and Highway	-
				Streetscape	-
				Miscellaneous	-
				Traffic and Highway	-
				Parking Restriction	-
				Car Club	-
				Travel Plan	1,000.00
				Public Art	-
				Affordable Housing - On Site	-
				Miscellaneous	-
				Children and Young People Play Space	-
				Community Facilities	-
				Health	-
				Employment and Training	-
				On Site Improvements	-
Local Labour in Construction	433,589.00				
Parks and Open Spaces	120,000.00				
Public Transport	160,000.00				
Children and Young People Play Space	85,253.00				
Public Realm Revenue Maintenance	68,765.00				
Employment and Training	38,543.00				
Miscellaneous (Development Infrastructure)	3,745,600.00				
681/L/S106	04-Sep-12	108-110 Lambeth Road	Bishop's	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
682/L/S106	04-Sep-12	39 Black Prince Road	Prince's	Monitoring Charge	250.00
				Miscellaneous	-
				Travel Plan	1,000.00
				Monitoring Charge	27,581.00
				Car Club	-
				Parking Restriction	-
				Libraries	9,333.00
				Local Labour in Construction	18,519.00
				Education	66,954.00
				Education	115,237.00
				Health	60,585.00
				Streetscape	80,000.00
Travel Plan	1,000.00				
Community Facilities	200,000.00				

**Appendix 1: Newly Signed S106 Agreements in April to September 2012 by Ward, Type of Obligation and Obligation Value**

Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
684/L/S106	11-Sep-12	39 Black Prince Road	Prince's	Affordable Housing - On Site	-
683/L/S106	11-Sep-12	Eurotower Building	Larkhall	Monitoring Charge	250.00
683/L/S106	11-Sep-12	Eurotower Building	Larkhall	Miscellaneous	-
				Miscellaneous	-
686/L/S106	20-Sep-12	11A Bedford Road	Larkhall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
685/L/S106	20-Sep-12	22-24 Tulse Hill	Tulse Hill	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
688/L/S106	24-Sep-12	2 Carpenter's Place	Clapham Town	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
				Miscellaneous	-
687/L/S106	24-Sep-12	354 Coldharbour Lane	Coldharbour	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
<b>TOTAL</b>					<b>£6,808,246.45</b>

## Appendix 2: Receipt and Expenditure against Obligation Type

Obligation Type	Opening Balance @ 01.04.12	2012/13 Receipts	2012/13 Spend	2012/13 Interest	End Balance @ 30.09.12	Target Drawdown 2012/13
Affordable Housing - Off Site Financial	£ 1,475,398.30			£ 3,475.85	£ 1,478,874.15	
Car Club	£ 74,752.05	£ 6,500.00		£ 176.87	£ 81,428.92	£ 7,451.57
Children and Young People Play Space	£ 350,516.98		£ 225,189.21	£ 735.05	£ 126,062.82	£ 344,875.69
Community Facilities	£ 86,217.74	£ 25,000.00	£ 13,064.46	£ 217.79	£ 98,371.07	£ 81,135.93
Education	£ 141,086.86	£ 76,953.00		£ 420.45	£ 218,460.31	
Employment and Training	£ 266,225.33	£ 176,691.18		£ 708.05	£ 443,624.56	£ 160,308.88
Health	£ 211,797.71			£ 529.65	£ 212,327.36	
Libraries	£ 18,942.40			£ 47.36	£ 18,989.76	£ 18,942.40
Local Labour in Construction	£ 258,244.81	£ 221,058.39	£ 4,893.00	£ 848.63	£ 475,258.83	£ 165,337.00
Miscellaneous	£ 139,284.46	£ 650,000.00	£ 30,038.73	£ 967.11	£ 760,212.84	£ 30,038.73
Public Art	£ 111,322.90	£ 35,000.00		£ 308.65	£ 146,631.55	£ 7,354.16
Public Realm - Parks and Open Spaces	£ 4,278,428.99	£ 585,220.63	£ 1,901,681.50	£ 9,838.22	£ 2,971,806.34	£ 2,842,252.11
Public Realm - Revenue Payment	£ 31,209.07	£ 38,000.00		£ 109.19	£ 69,318.26	
Public Realm - Streetscapes	£ 2,978,700.83	£ 120,000.00	£ 154,306.78	£ 7,275.80	£ 2,951,669.85	£ 849,236.33
Public Transport	£ 1,797,265.73	£ 95,000.00	£ 8,699.13	£ 4,559.25	£ 1,888,125.85	£ 1,252,346.58
Sport and Leisure	£ 55,680.73			£ 139.25	£ 55,819.98	£ 55,680.73
Traffic and Highway	£ 1,686,553.46	£ 122,651.00	£ 15,350.70	£ 4,334.08	£ 1,798,187.84	£ 236,137.10
Travel Plan	£ 8,072.96	£ 3,000.00		£ 23.00	£ 11,095.96	£ 8,072.96
Visitor Management	£ 525,750.28	£ 595,771.00		£ 2,059.73	£ 1,123,581.01	£ 525,750.28
<b>TOTAL</b>	<b>£ 14,495,451.59</b>	<b>£ 2,750,845.20</b>	<b>£ 2,353,223.51</b>	<b>£ 36,773.98</b>	<b>£ 14,929,847.26</b>	<b>£ 6,584,920.45</b>



### Appendix 3: Receipt & Expenditure against Agreements and Obligations by Ward

Obligation Type	Opening Balance @ 01.04.12	2012/13 Receipts	2012/13 Spend	2012/13 Interest	End Balance @ 30.09.12	Target Drawdown 2012/13
Bishop's	£ 6,818,618.14	£ 790,991.63	£ 2,014,337.44	£ 16,306.14	£ 5,611,578.47	£ 3,592,682.15
Brixton Hill	£ 47,927.55			£ 119.87	£ 48,047.42	
Clapham Common	£ 158,436.44		£ 13,064.46	£ 377.92	£ 145,749.90	£ 14,552.42
Clapham Town	£ 1,525,753.17			£ 3,815.57	£ 1,529,568.74	£ 56,117.45
Coldharbour	£ 566,115.97	£ 143,100.00	£ 127,468.21	£ 1,478.36	£ 583,226.12	£ 282,050.25
Ferndale	£ 550,903.07	£ 113,692.00	£ 52,942.47	£ 1,233.66	£ 612,886.26	£ 123,507.78
Gipsy Hill	£ 174,436.97			£ 436.23	£ 174,873.20	£ 20,374.47
Herne Hill	£ 290,253.52			£ 725.86	£ 290,979.38	£ 188,618.14
Knight's Hill	£ 45,391.37	£ 140,123.00		£ 253.27	£ 185,767.64	£ 11,064.78
Larkhall	£ 237,282.98	£ 566,847.00		£ 1,058.07	£ 805,188.05	£ 116,088.34
Oval	£ 1,240,440.64	£ 195,730.18	£ 12,438.10	£ 3,161.93	£ 1,426,894.65	£ 1,136,506.13
Prince's	£ 1,304,060.34		£ 110,279.13	£ 3,175.31	£ 1,196,956.52	£ 687,984.06
St Leonards	£ 551,605.58	£ 650,000.00		£ 2,054.31	£ 1,203,659.89	£ 50,073.66
Stockwell	£ 479,325.45		£ 2,450.00	£ 1,195.78	£ 478,071.23	£ 91,642.58
Streatham Hill	£ 16,509.85			£ 41.28	£ 16,551.13	£ 16,509.85
Streatham South	£ 12,558.32	£ 46,500.00		£ 77.77	£ 59,136.09	
Streatham Wells	£ -				£ -	
Thornton	£ 10,760.03			£ 26.91	£ 10,786.94	
Thurlow Park	£ 195,986.78			£ 490.13	£ 196,476.91	£ 17,994.86
Tulse Hill	£ 16,706.09	£ 60,111.39		£ 75.22	£ 76,892.70	£ 16,706.09
Vassall	£ 252,379.33	£ 43,750.00	£ 20,243.70	£ 670.39	£ 276,556.02	£ 162,447.44
<b>TOTAL</b>	<b>£ 14,495,451.59</b>	<b>£ 2,750,845.20</b>	<b>£ 2,353,223.51</b>	<b>£ 36,773.98</b>	<b>£ 14,929,847.26</b>	<b>£ 6,584,920.45</b>