

Section 106 Year End Review 2012/13

Highlights	2012/13	2011/12
§ S106 Target Spend	£6.6m	£6.7m
§ S106 Money Spent	£6.2m	£5.9m
§ Percentage of Money Spent to Full Target	-5%	-8%
§ Percentage of Money Spent to KPI	+26%	+19%
§ Payments Received	£4m	£5.2m
§ Number of Agreements Signed	63	64
§ Value of Agreements Signed	£20m	£4m
§ Balance at Year End	£12.2m	£14.5m

S106 Expenditure

Total expenditure of S106 financial contributions in 2012/13 was £6.2m. The Council's target for 2012/13 was to spend £6.6m. The Key Performance Indicator (KPI) is 75 per cent of the full target. The actual spend of £6.2m is well above the KPI target and just 5 per cent below the full target.

Table 1: Spend by departments

Spend by Department	2012/13 Spend	2012/13 Target	Variance to Full Target	Variance to Full Target (%)	KPI @ 75% of Target	Variance to KPI	Variance to KPI (%)
CYPS (School Buildings and Playspace)	150,568.99	150,273.29	295.70	+0%	112,704.97	37,864.02	+34%
HRE Public Realm (Transport and Highways)	4,247,919.33	4,129,703.98	118,215.35	+3%	3,097,277.99	1,150,641.35	+37%
ACS Parks	404,028.09	949,592.38	-545,564.29	-57%	712,194.29	-308,166.20	-43%
HRE Neighbourhood Regeneration (inc S106 monitoring)	330,902.97	284,206.51	46,696.46	+16%	213,154.88	117,748.09	+55%
HRE Public Realm (London Eye)	674,328.69	555,789.01	118,539.68	+21%	416,841.76	257,486.93	+62%
HRE Employment and Enterprise	231,738.23	320,752.88	-89,014.65	-28%	240,564.66	-8,826.43	-4%
HRE Housing/Lambeth Living	185,761.61	194,602.40	-8,840.79	-5%	145,951.80	39,809.81	+27%
TOTAL	6,225,247.91	6,584,920.45	-359,672.54	-5%	4,938,690.34	1,286,557.57	+26%

S106 Receipts

This year's S106 receipts totalled £4m. A breakdown of the receipts by obligation type is set out below:

Table 2: Receipts by obligation type

Obligation Type	2012/13 Receipts
Affordable Housing Commuted Payments	35,000.00
Car Club	39,104.00
Children and Young People Play Space	4,385.43
Community Facilities	25,000.00
Education	246,904.03
Employment and Training	209,828.55
Health	18,028.60
Libraries	64,667.75
Local Labour in Construction	259,215.48
Miscellaneous	650,000.00
Monitoring	274,333.24
Public Art	83,563.40
Public Realm - Parks and Open Spaces	910,393.22
Public Realm - Revenue Payment	74,876.27
Public Realm - Streetscapes	204,448.89
Public Transport	145,694.44
Sport and Leisure	21,813.24
Traffic and Highway	212,358.06
Travel Plan	7,000.00
Visitor Management	595,771.00
TOTAL	4,082,385.60

Newly signed S106 agreements

In addition to the 23 S106 agreements that were signed during the first six months of 2012/13, there were 40 S106 agreements signed between October 2012 and March 2013. Nine of these agreements involved financial contributions over £100k. These are:

- **Becket House and York House:** £7,935,063 for affordable housing, public transport, streetscape, parks and open spaces, libraries, employment and training, and local labour in construction.
- **199 Westminster Bridge Road:** £2,239,828 for parks and open spaces, streetscape, public transport, local labour in construction, employment and training, libraries, and travel plan.
- **30-60 South Lambeth Road:** £964,615.45 towards development infrastructure for the Vauxhall Nine Elms Battersea area, streetscape,

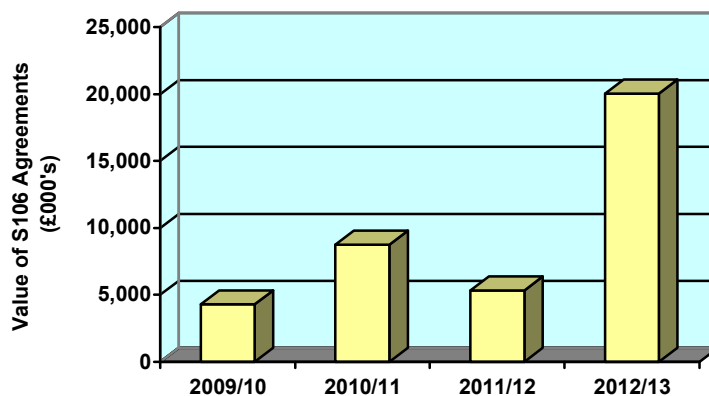
parks and open spaces, public transport, employment and training, local labour in construction, and travel plan.

- **Eastbury House:** £792,003.60 towards development infrastructure for the Vauxhall Nine Elms Battersea area, streetscape, playspace for children and young people, employment and training, local labour in construction, and travel plan.
- **Land bound by Ardwell Blairderry and Barhill Road:** £386,508 for education, parks and open spaces, streetscape, traffic and highway, car club, travel plan, libraries, local labour in construction, and employment and training.
- **34-36 Bedford Road:** £296,181.17 for education, parks and open spaces, libraries, health, sport and leisure, revenue maintenance, local labour in construction, and travel plan.
- **Land Opposite 251-275 Milkwood Road:** £216,067.79 for education, parks and open spaces, health, sport and leisure, libraries, revenue maintenance, local labour in construction, car club, and travel plan.
- **604-610 Streatham High Road:** £166,418 for education, parks and open spaces, libraries, health, sport and leisure, public art, local labour in construction, revenue maintenance, and travel plan.
- **Wayland House, 48 Robsart Street:** £124,111 for parks and open spaces, education, health, children and young people play space, sport and leisure, libraries, revenue maintenance, and travel plan.

Appendix 1 lists the new agreements signed from 1 October 2012 to 31 March 2013 by ward, type of obligation and obligation value.

Record Growth

The value of S106 agreements negotiated has increased significantly in 2012/13 in comparison to previous years since the economic downturn. The trend is likely to continue in the next few years.



For the first three months of 2013/14 alone, the Council has already negotiated 11 S106 agreements with financial contributions totalling £5m and also received over £3m in S106 receipts.

Balance at Year End

At the end of 2012/13, there was a balance of £12.2m 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 01/04/2013	2013/14 Profile (£)	2014/15 Profile (£)	2015/16 Profile (£)
HRE Public Realm Transport	2,749,739.74	935,753.03	1,746,690.92	66,943.10
HRE Public Realm Environmental Services/Highways	2,587,535.72	2,254,815.96	208,299.30	124,420.46
ACS Cultural Services / Parks	2,290,889.74	1,155,806.12	1,110,066.68	-
HRE Housing Partnership/Lambeth Living	1,694,664.72	989,675.08	485,648.87	219,340.77
HRE Employment/Enterprise	760,279.04	669,119.66	91,142.73	-
CYPS	389,127.07	-	-	389,127.07
HRE Neighbourhood Regeneration/Other	1,297,142.38	339,523.58	-	30,174.57
Waterloo Visitor Management	474,557.75	474,557.75	-	-
TOTAL	12,243,936.16	6,819,251.18	3,641,848.50	830,005.97

Around 80 per cent of the target spend for 2013/14 will be on 13 schemes. These are:

Key Projects for 2013/14	Target Spend
Neighbourhood Enhancement Programmes	477,454.77
Clapham Gateway	226,691.82
Lower Marsh Area-Based Scheme	1,989,815.44
Dalyell Street Footway	120,000.00
Brockwell Park Regeneration	101,582.98
Slade Gardens	106,318.63
Hatfields Green	100,000.00
Archbishop's Park (including tennis / netball)	123,313.82
St Oswalds	500,000.00
Chatsworth House	323,166.98
Employment and Enterprise projects	669,119.66
Stockwell Practice	230,907.54
VMG / London Eye	474,557.75
TOTAL	5,442,929.39

Appendix 1: Newly Signed S106 Agreements from October 2012 to March 2013 by Ward, Type of Obligation and Obligation Value

Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
689/L/S106	03-Oct-12	59 Kennington Road	Bishop's	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
690/L/S106	04-Oct-12	Land Opposite 251-275 Milkwood Road	Herne Hill	Monitoring Charge	10,289.07
				Miscellaneous	-
				Traffic and Highway	-
				Car Club	13,000.00
				Parking Restriction	-
				Travel Plan	1,000.00
				Sport and Leisure	15,444.82
				Revenue Maintenance	5,111.92
				Parks and Open Spaces	51,119.20
				Local Labour in Construction	9,876.66
				Libraries	4,141.12
				Health	29,427.00
				Education	28,784.00
				Education	47,874.00
Affordable Housing - On Site	-				
691/L/S106	15-Oct-12	Clapham Common Post Office	Clapham Town	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
692/L/S106	23-Oct-12	8 Old Town	Clapham Town	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
666/L/S106B	23-Oct-12	Land bound by Ardwell Blairdery Barhill Road	Streatham Hill	Monitoring Charge	9,427.00
				Miscellaneous	-
				Parking Restriction	-
				Traffic and Highway	25,000.00
				Traffic and Highway	5,000.00
				Travel Plan	1,000.00
				Traffic and Highway	-
				Streetscapes	110,000.00
				Parks and Open Spaces	50,000.00
				Libraries	9,581.00
				Employment and Training	10,000.00
				Education	50,000.00
				Education	100,000.00
				Local Labour in Construction	10,000.00
Car Club	6,500.00				
Affordable Housing - On Site	-				
693/L/S106	25-Oct-12	34-36 Bedford Road	Ferndale	Miscellaneous	-
				Monitoring Charge	16,129.67
				Miscellaneous	-
				Travel Plan	1,000.00
				Car Club	-
				Parking Restriction	-
				Sport and Leisure	21,775.65
				Revenue Maintenance	5,727.36
				Parks and Open Spaces	57,273.60
				Local Labour in Construction	21,270.99
				Libraries	48,380.63
				Health	32,312.00
Education	33,343.21				
Education	58,968.06				

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Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
693/L/S106	25-Oct-12	34-36 Bedford Road	Ferndale	Affordable Housing - On Site	-
579/L/S106C	31-Oct-12	187-191 Clapham Road	Stockwell	Affordable Housing - On Site	-
695/L/S106	02-Nov-12	23 Pensbury Place	Larkhall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
394/L/S106D	09-Nov-12	202 - 230 Wandsworth Road	Stockwell	Monitoring Charge	250.00
				Parking Restriction	-
				Affordable Housing - On Site	-
696/L/S106	15-Nov-12	111 Railton Road	Coldharbour	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
698/L/S106	04-Dec-12	435-437 Coldharbour Lane	Coldharbour	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
697/L/S106	10-Dec-12	353 Kennington Road	Prince's	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
699/L/S106	18-Dec-12	30 Kendal Close	Vassall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
700/L/S106	19-Dec-12	3 Josephine Avenue	Tulse Hill	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
702/L/S106	21-Dec-12	Eastbury House	Prince's	Monitoring Charge	13,312.60
				Miscellaneous	-
				Miscellaneous	-
				Miscellaneous	-
				Sustainable Design and Construction	-
				Parking Restriction	-
				Local Labour in Construction	83,750.00
				Affordable Housing - Off Site	1,000.00
				Streetscapes	15,000.00
				Employment and Training	39,439.00
				VNEB Development Infrastructure	631,180.00
				Children & Young People Play Space	8,322.00
				Affordable Housing - Off Site	-
Affordable Housing - On Site	-				
701/L/S106	24-Dec-12	78 Lingham Street	Larkhall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
703/L/S106	07-Jan-13	Becket House And York House	Bishop's	Monitoring Charge	20,000.00
				Miscellaneous	-
				Local Labour in Construction	50,000.00
				Employment and Training	295,000.00
				Parks and Open Spaces	350,000.00
				Libraries	51,000.00
				Travel Plan	1,000.00
				Public Transport	4,845,302.00
				Streetscapes	679,291.00
Affordable Housing - Off Site	1,643,470.00				
705/L/S106	15-Jan-13	34 Jeffreys Road	Stockwell	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
704/L/S106	16-Jan-13	30-60 South Lambeth Road	Oval	Monitoring Charge	48,536.45

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Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
704/L/S106	16-Jan-13	30-60 South Lambeth Road	Oval	Travel Plan	1,000.00
				Travel Plan	1,000.00
				Miscellaneous	-
				Traffic and Highway	-
				On Site Improvements	250,000.00
				Parking Restriction	-
				Parks and Open Spaces	325,000.00
				Public Transport	195,000.00
				Local Labour in Construction	75,000.00
				Public Transport	20,000.00
				Streetscapes	15,000.00
				Employment and Training	9,229.00
				Community Facilities	-
185/L/S106H	31-Jan-13	Oval Cricket Ground		Miscellaneous	-
708/L/S106	01-Feb-13	604-610 Streatham High Road	Streatham South	Monitoring Charge	4,059.00
				Miscellaneous	-
				Traffic and Highway	-
				Travel Plan	1,000.00
				Parking Restriction	-
				Car Club	-
				Education	32,270.00
				Education	43,603.00
				Local Labour in Construction	5,881.00
				Revenue Maintenance	2,738.00
				Public Art	10,000.00
				Parks and Open Spaces	27,380.00
				Sport and Leisure	9,749.00
				Libraries	16,139.00
Health	13,599.00				
		Affordable Housing - On Site	-		
707/L/S106	05-Feb-13	Railway Tavern Public House, 20 Atlantic Road	Coldharbour	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
706/L/S106	12-Feb-13	12 Kings Avenue	Clapham Common	Monitoring Charge	850.00
				Affordable Housing - Off Site	17,000.00
714/L/S106	21-Feb-13	322 Brixton Road	Ferndale	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
709/L/S106	26-Feb-13	55 Stockwell Green	Larkhall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
717/L/S106	26-Feb-13	73A Larkhall Rise	Clapham Town	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
710/L/S106	04-Mar-13	196-198 Wandsworth Road	Stockwell	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
704/L/S106A	04-Mar-13	30-60 South Lambeth Road	Oval	Miscellaneous	-
				VNEB Development Infrastructure	24,850.00
715/L/S106	05-Mar-13	Wayland House, 48 Robsart Street	Ferndale	Monitoring Charge	4,505.00
				Miscellaneous	-
				Renewable Energy	-
				Sustainable Design and Construction	-
				Sustainable Design and Construction	-

Appendix 1: Newly Signed S106 Agreements from October 2012 to March 2013 by Ward, Type of Obligation and Obligation Value

Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
715/L/S106	05-Mar-13	Wayland House, 48 Robsart Street	Ferndale	Parking Restriction	-
				Travel Plan	1,000.00
				Parks and Open Spaces	50,000.00
				Education	38,694.00
				Health	11,844.00
				Libraries	1,775.00
				Sport and Leisure	6,623.00
				Revenue Maintenance	2,743.00
				Children & Young People Play Space	6,927.00
Affordable Housing - RSL Schemes	-				
716/L/S106	06-Mar-13	1 Palace Road	Streatham Hill	Monitoring Charge	4,068.00
				Miscellaneous	-
				Traffic and Highway	-
				Employment and Training	3,750.00
				Revenue Maintenance	2,752.00
				Local Labour in Construction	8,875.00
				Sport and Leisure	8,959.00
				Parks and Open Spaces	18,023.00
				Libraries	2,402.00
				Traffic and Highway	9,500.00
				Travel Plan	1,000.00
				Education	8,492.00
				Education	17,619.00
Affordable Housing - On Site	-				
602/L/S106A	06-Mar-13	The Royal Albert Public House	Stockwell	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
721/L/S106	06-Mar-13	York House, 199 Westminster Bridge Road	Bishop's	Monitoring Charge	25,000.00
				Miscellaneous	-
				Local Labour in Construction	50,000.00
				Sustainable Design and Construction	-
				Miscellaneous	-
				Community Safety	-
				Miscellaneous	-
				Miscellaneous	-
				Sport and Leisure	-
				Parking Restriction	-
				Travel Plan	1,000.00
				Streetscapes	453,000.00
				Public Transport	10,000.00
				Streetscapes	679,000.00
				Libraries	4,000.00
Streetscapes	7,500.00				
Employment and Training	48,540.00				
Public Transport	195,000.00				
Parks and Open Spaces	766,788.00				
711/L/S106	07-Mar-13	75 The Cut	Bishop's	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
712/L/S106	11-Mar-13	49 Clapham High Street	Ferndale	Monitoring Charge	250.00
				Miscellaneous	-
				Miscellaneous	-
				Parking Restriction	-
578/L/S106A	19-Mar-13	Parliament House, 81 Black Prince Road	Prince's	Affordable Housing - On Site	-

Appendix 1: Newly Signed S106 Agreements from October 2012 to March 2013 by Ward, Type of Obligation and Obligation Value

Legal Ref	Date Signed	Property Address	Ward	Obligation Type	Obligation Value
713/L/S106	20-Mar-13	116 - 120 Brixton Hill	Brixton Hill	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
677/L/S106A	21-Mar-13	Loughborough Park Estate	Coldharbour	Affordable Housing - RSL Schemes	-
677/L/S106B	21-Mar-13	Loughborough Park Estate Phase 2	Coldharbour	Affordable Housing - RSL Schemes	-
718/L/S106	21-Mar-13	Storage Building At Reed Place	Ferndale	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
719/L/S106	22-Mar-13	256 Wandsworth Road	Larkhall	Monitoring Charge	250.00
				Miscellaneous	-
				Parking Restriction	-
TOTAL					£13,229,836.01

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 @ 31.03.13
Affordable Housing - Off Site Financial	£ 1,475,398.30	£ 35,000.00		£ 7,127.46	£ 1,517,525.76
Car Club	£ 74,752.05	£ 39,104.00		£ 398.12	£ 114,254.17
Children and Young People Play Space	£ 350,516.98	£ 4,385.43	£ 336,330.60	£ 971.28	£ 19,543.09
Community Facilities	£ 86,217.74	£ 25,000.00	£ 14,570.51	£ 443.38	£ 97,090.61
Education	£ 141,086.86	£ 246,904.03		£ 1,136.18	£ 389,127.07
Employment and Training	£ 266,225.33	£ 209,828.55	£ 157,290.64	£ 1,555.09	£ 320,318.33
Health	£ 211,797.71	£ 18,028.60		£ 1,081.23	£ 230,907.54
Libraries	£ 18,942.40	£ 64,667.75		£ 137.39	£ 83,747.54
Local Labour in Construction	£ 258,244.81	£ 259,215.48	£ 79,340.59	£ 1,841.01	£ 439,960.71
Miscellaneous	£ 139,284.46	£ 650,000.00	£ 30,038.73	£ 2,440.05	£ 761,685.78
Public Art	£ 111,322.90	£ 83,563.40	£ 15,200.00	£ 677.94	£ 180,364.24
Public Realm - Parks and Open Spaces	£ 4,278,428.99	£ 910,393.22	£ 2,497,372.27	£ 17,829.51	£ 2,709,279.45
Public Realm - Revenue Payment	£ 31,209.07	£ 74,876.27		£ 283.22	£ 106,368.56
Public Realm - Streetscapes	£ 2,978,700.83	£ 204,448.89	£ 820,086.76	£ 13,728.27	£ 2,376,791.23
Public Transport	£ 1,797,265.73	£ 145,694.44	£ 1,216,325.04	£ 7,696.55	£ 734,331.68
Sport and Leisure	£ 55,680.73	£ 21,813.24		£ 297.34	£ 77,791.31
Traffic and Highway	£ 1,686,553.46	£ 212,358.06	£ 312,382.24	£ 8,636.18	£ 1,595,165.46
Travel Plan	£ 8,072.96	£ 7,000.00		£ 52.92	£ 15,125.88
Visitor Management	£ 525,750.28	£ 595,771.00	£ 650,289.96	£ 3,326.43	£ 474,557.75
TOTAL	£ 14,495,451.59	£ 3,808,052.36	£ 6,129,227.34	£ 69,659.55	£ 12,243,936.16

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 @ 31.03.13
Bishop's	£ 6,818,618.14	£ 1,129,254.36	£ 3,704,853.24	£ 28,921.06	£ 4,271,940.32
Brixton Hill	£ 47,927.55			£ 239.38	£ 48,166.93
Clapham Common	£ 158,436.44	£ 17,000.00	£ 22,354.92	£ 733.08	£ 153,814.60
Clapham Town	£ 1,525,753.17		£ 40,083.90	£ 7,570.69	£ 1,493,239.96
Coldharbour	£ 566,115.97	£ 320,852.00	£ 249,772.32	£ 2,777.92	£ 639,973.57
Ferndale	£ 550,903.07	£ 120,192.00	£ 84,190.23	£ 2,578.02	£ 589,482.86
Gipsy Hill	£ 174,436.97		£ 41,619.60	£ 838.52	£ 133,655.89
Herne Hill	£ 290,253.52	£ 126,190.20	£ 29,601.36	£ 1,561.40	£ 388,403.76
Knight's Hill	£ 45,391.37	£ 140,123.00		£ 629.33	£ 186,143.70
Larkhall	£ 237,282.98	£ 609,951.00	£ 61,806.95	£ 2,634.26	£ 788,061.29
Oval	£ 1,240,440.64	£ 299,612.71	£ 1,054,065.70	£ 5,325.19	£ 491,312.84
Prince's	£ 1,304,060.34	£ 50,000.00	£ 611,229.10	£ 5,807.83	£ 748,639.07
St Leonards	£ 551,605.58	£ 650,000.00		£ 4,649.19	£ 1,206,254.77
Stockwell	£ 479,325.45		£ 78,045.20	£ 2,304.72	£ 403,584.97
Streatham Hill	£ 16,509.85	£ 126,019.83		£ 295.32	£ 142,825.00
Streatham South	£ 12,558.32	£ 46,500.00		£ 196.34	£ 59,254.66
Streatham Wells	£ -				£ -
Thornton	£ 10,760.03	£ 43,239.87		£ 120.23	£ 54,120.13
Thurlow Park	£ 195,986.78			£ 978.84	£ 196,965.62
Tulse Hill	£ 16,706.09	£ 60,111.39	£ 3,425.85	£ 227.49	£ 73,619.12
Vassall	£ 252,379.33	£ 69,006.00	£ 148,178.97	£ 1,270.74	£ 174,477.10
TOTAL	£ 14,495,451.59	£ 3,808,052.36	£ 6,129,227.34	£ 69,659.55	£ 12,243,936.16