

Section 106 Planning Obligations and the Community Infrastructure Levy



Mid-Year Report 2015/16

Structure

- **Context: Section 106 Planning Obligations and the Community Infrastructure Levy**
- **Proposal and Reasons**
 - Applying Section 106 planning obligations
 - S106 financial contributions received
 - Newly Signed Section 106 Agreements
 - Section 106 Balances at Mid-year
 - Section 106 Future Income
 - Lambeth CIL Receipts
 - Mayoral CIL Receipts
 - CIL Debtors
 - S106 Debtors

Appendix 1 Newly Signed S106 Agreements (Covenant Report) by Ward, Covenant and Potential Value of Financial Contributions to the Council.

Appendix 2 Lambeth CIL Liabilities, Demand Notices, and Receipts by Ward and CLIP Area.

1. Context: Section 106 Planning Obligations and the Community Infrastructure Levy

- 1.1 Section 106 of the 1990 Town and Country Planning Act gives the Council the power to enter into legal agreements with developers to make acceptable development that would otherwise be unacceptable in planning terms. This may include a requirement for the developer to pay financial contributions to compensate for any loss or damage caused by the development, or to mitigate a development's wider impact. As financial contributions to the Council, Section 106 (S106) receipts can only be spent towards the purpose set out in the S106 Agreement. On 1 October 2014, Lambeth Council's Community Infrastructure Levy (CIL) Charging schedule came into operation. Accordingly from that date, the principal means by which developments contribute towards infrastructure provision will be via CIL. Section 106 planning obligations will however continue to secure affordable housing, provide for site-specific mitigation measures or mitigate the local impact of development, and address non-infrastructure requirements, including contributions toward employment and training initiatives and monitoring travel plans.
- 1.2 A summary of Council's work on S106 for the first 6-month period covering 1 April to September 2015 is set out in Table 1 below.

Table 1: S106 Highlights

S106 Highlights	Midyear 2015/16	Full year 2014/15
▪ S106 Target Spend (full year)	£7m	£5.9m
▪ KPI @ 90 per cent of S106 target spend (full year)*	£6.3m	£5.3m
▪ S106 Drawdowns	£589k	£6.4m
▪ Percentage of S106 Money Spent to KPI (full year)	N/A	+8%
▪ S106 Payments Received	£3.7m	£7.8m
▪ Number of S106 Agreements Signed	50	99
▪ Value of S106 Agreements Signed	£6.5m	£23m
▪ S106 Balance at Period End	£20.7m	£17.6m

(* KPI = Key Performance Indicator set at 90% of full target)

- 1.3 Currently the bulk of development receipts continue to be from Section 106, however, the receipts from Lambeth CIL has continued to rise steadily. From its introduction on 1 October 2014 to 31 September 2015, the Council has collected £1,013,334 in Lambeth CIL receipts. Of this total, only £54,532 or 5.38% was received at the end of March 2015 (2014/15 FY) and the bulk £958,802 or 94.62% collected in the first 6 months of the current financial year (2015/16). The overall forecast of Lambeth CIL collections for 2015/16 is £2 million.
- 1.4 The Council collects Mayoral CIL on behalf of the Mayor of London. The Mayoral CIL was introduced in April 2012 and since then; the Council has collected £9.8 million of Mayoral CIL. This ranks the second highest collection in London and Lambeth Council continues to out-perform other inner-London boroughs. In the first 6-month period covering 1 April to September 2015, the Council collected £2.3 million in Mayoral CIL receipts. It is expected that the Council will probably equal or surpass its Mayoral CIL collection levels of over £4 million in 2013/14 and 2014/15 respectively, from developments in Lambeth.

- 1.5 Money or income from S106 and CIL provide an important resource and helps the Council to deliver the three key *outcomes set out in the Lambeth Community Plan 2013-16* as follows:
- More jobs and sustainable growth;
 - Communities feel safer and stronger; and
 - Cleaner streets and greener neighbourhoods.

2 Proposal and Reasons

2.1 **Applying S106 planning obligations.** The Council's full year target spend of S106 resources for the financial year 2015/16 is £7 million. Figure 1 below provides a breakdown of the target expenditure by proportion and outcome.

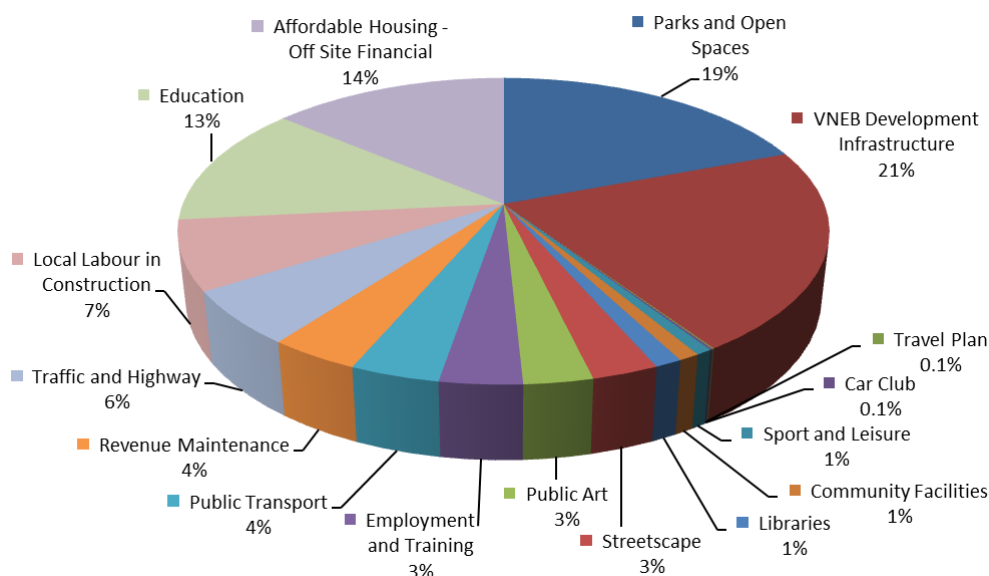


Fig 1: £7.0m target spend for 2015/16

Table 2: Analysis by Community Outcomes

Outcome Panel	Community Outcome	S106 Covenant Type	£ Target Spend	£ Drawdown for First Six Months
Community Wellbeing	All Young People have opportunities to achieve their ambitions	Education	767,051	0
Neighbourhoods, Environment and Sustainability	People live, work and visit our town centres	Streetscapes	169,665	50,532
		Traffic and Highway	345,636	0
		Travel Plan	4,543	0
	All Lambeth Communities feel they are valued and part of their neighbourhoods	Community Facilities	53,307	0
		Libraries	69,279	0
		Public Art	175,542	107,367
		Miscellaneous	0	0
	People are healthier, for longer	Children and Young People Play Space	0	0
		Health	0	0
		Parks and Open Spaces	1,156,700	312,898
Revenue Maintenance		231,161	60,000	
Crime reduces	Sport and Leisure	40,267	41,225	
Housing, Jobs and Investment	Lambeth residents have more opportunities for better quality homes	Community Safety	0	0
		Affordable Housing	837,167	0
	People lead environmentally sustainable lives	Car Club	7,564	0
		Public Transport	227,217	0
	People have the skills to find work	Employment and Training	209,641	0
		Local Labour in Construction	441,863	0
	People live, work and visit our vibrant and creative town centres	Nine Elms Development	1,285,745	0
Visitor Management (London Eye Agreement, expenditure by visitor management group)		995,110	0	

2.2 For the first 6 months 2015/16 financial year, expenditure drawdowns by S106 funded projects totalled £588k, reflecting a slow start. The comparative expenditure drawdown

figure in the mid-year of 2014/15 was £1.07m, although this represented one large payment for to the Northern Line Extension. Historically, most of S106 expenditure drawdowns occur toward the end of the financial year, however, the Council's internal quarterly performance report has categorised this as an Amber warning and council officers are taking necessary corrective actions to address the pace of spend.

- 2.3 The key projects in 2015/16 with target spends of £100,000 and above, which make up 90% approximately of the total S106 planned expenditure in this financial year, are outlined in Table 3 below.

Table 3: Key Profiled Projects 2015/16

Key Projects for 2015/16	£ Profile Spend	Allocation Approval
Northern Line Extension (NLE) Contribution	1,160,745	27/03/2014
VMG / London Eye	995,110	10/08/2015
Akerman Housing	837,167	N/A
Employment & Skills	651,504	24/07/2015
Jubilee Gardens Trust	568,380	15/09/2015
Woodmansterne School	354,992	N/A
Slade Gardens	292,143	03/02/2014
Telferscot School	282,391	N/A
Vauxhall Pleasure Gardens	273,264	10/02/2014
West Norwood Phase 2	259,222	15/09/2015
TfL Cycle Hire scheme	198,829	15/09/2015
Archbishop's Park	150,000	17/04/2014
VNEB Delivery	125,000	Not Required.
Vauxhall Walk	116,327	21/01/2015
TOTAL	6,265,073	

S106 financial contributions received.

- 2.4 The total payments received in the first 6 months of 2015/16 amount to £3,716,191, excluding S106 monitoring receipts. The sums received are noted below by type and community outcomes.

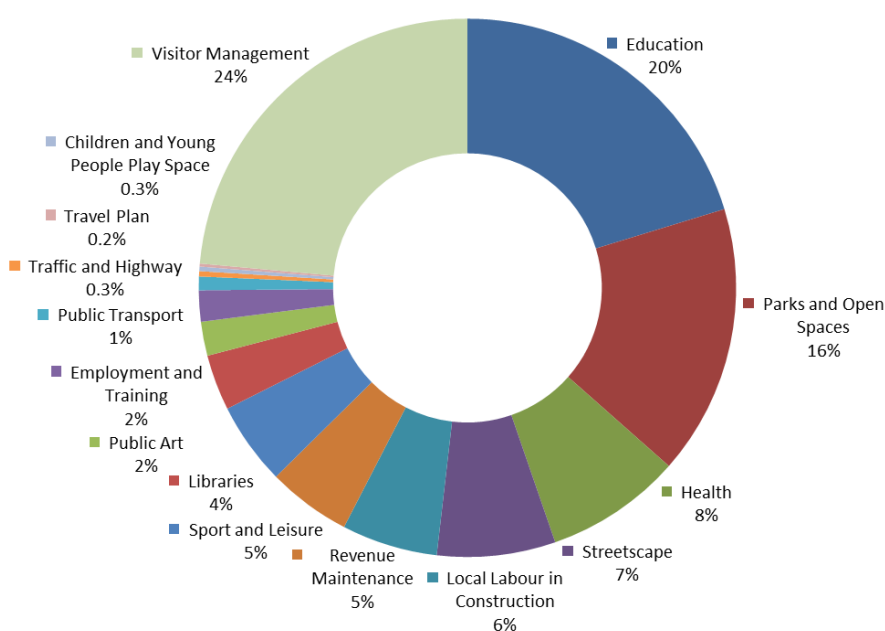


Fig 2: £3.7m received in first six months 2015/16

Table 4: Analysis by Community Outcomes

Outcome Panel	Community Outcome	S106 Covenant Type	£ Received
Community Wellbeing	All Young People have opportunities to achieve their ambitions	Education	753,389
Neighbourhoods, Environment and Sustainability	People live, work and visit our town centres	Streetscapes	264,745
		Traffic and Highway	11,811
		Travel Plan	6,650
	All Lambeth Communities feel they are valued and part of their neighbourhoods	Community Facilities	0
		Libraries	124,316
		Public Art	75,991
	People are healthier, for longer	Children and Young People Play Space	10,148
		Health	304,424
		Parks and Open Spaces	603,463
		Revenue Maintenance	186,930
		Sport and Leisure	184,734
Crime reduces	Community Safety	0	
Housing, Jobs and Investment	Lambeth residents have more opportunities for better quality homes	Affordable Housing	0
	People lead environmentally sustainable lives	Car Club	0
		Public Transport	30,349
	People have the skills to find work	Employment and Training	69,540
		Local Labour in Construction	214,299
People live, work and visit our vibrant and creative town centres	Nine Elms Development	0	
	Visitor Management (London Eye Agreement, expenditure by visitor management group.	875,406	

2.5 **Newly Signed Section 106 Agreements.** Fifty (50) S106 agreements were signed during the first 6 months of 2015/16, with total values of £6.5m. This is illustrated and analysed below. Only 14 of these agreements provided for the payment of financial contributions other than the monitoring fee. Five agreements involved financial contributions over £100k. These are :

- **Elizabeth House:** £4,464,348 for affordable housing, employment and training, local labour in construction, public transport and streetscape.
- **MHT House:** £724,048 for affordable housing, employment and training, local labour in construction and streetscape.
- **Loughborough Park Estate:** The deed of variation amends and supersedes a previously live S106 agreement providing for £698,396 in contributions toward children and young people play space, local labour in construction, education, parks and open spaces, revenue maintenance, health, libraries, and sport and leisure.
- **Woodmansterne Primary School:** £193,589 for local labour in construction, education, traffic and highway and travel plan.
- **Higgs Industrial Estate:** £116,625 for local labour in construction, traffic and highway and travel plan.

The S106 agreements signed during the period 01/04/2015 to 30/09/2015 totalling £6.5m in value are illustrated and analysed below in figure 3 and table 5 respectively.

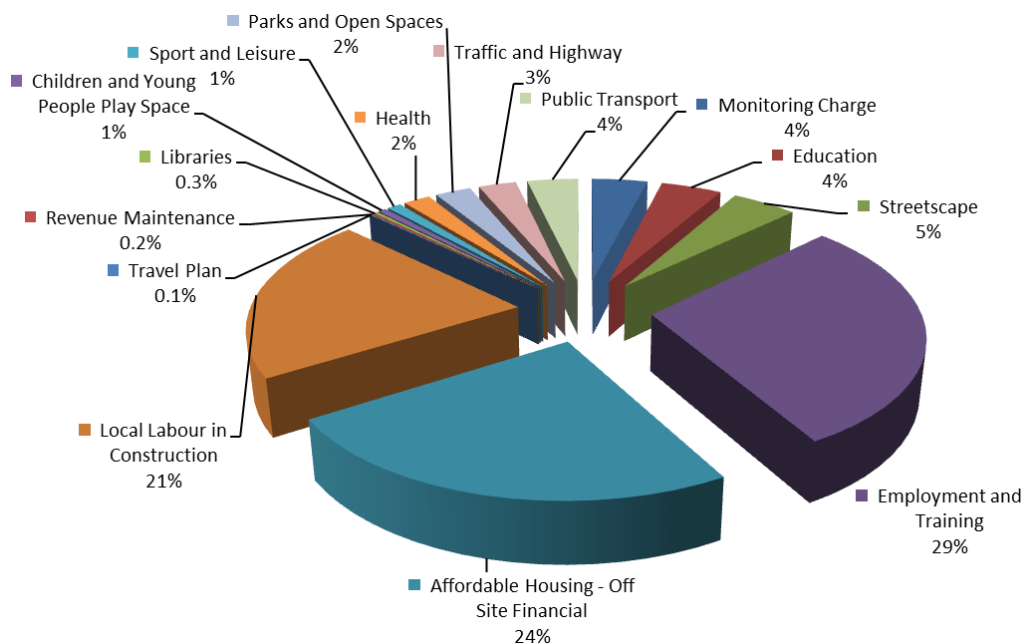


Fig 3: £6.5m negotiated in first six months 2015/16

Table 5: Analysis by Community Outcomes

Outcome Panel	Community Outcome	S106 Covenant Type	£ Negotiated
Community Wellbeing	All Young People have opportunities to achieve their ambitions	Education	280,284
Neighbourhoods, Environment and Sustainability	People live, work and visit our town centres	Streetscape	300,000
		Traffic and Highway	175,000
		Travel Plan	6,000
	All Lambeth Communities feel they are valued and part of their neighbourhoods	Community Facilities	0
		Libraries	17,180
		Public Art	0
		Miscellaneous	0
	People are healthier, for longer	Children and Young People Play Space	38,498
		Health	124,633
		Parks and Open Spaces	165,101
Revenue Maintenance		13,320	
Sport and Leisure		64,074	
Crime reduces	Community Safety	0	
Housing, Jobs and Investment	Lambeth residents have more opportunities for better quality homes	Affordable Housing	1,580,879
	People lead environmentally sustainable lives	Car Club	0
		Public Transport	236,000
	People have the skills to find work	Employment and Training	1,885,901
		Local Labour in Construction	1,369,989
	People live, work and visit our vibrant and creative town centres	Nine Elms Development	0
Visitor Management (London Eye Agreement, expenditure by visitor management group.		0	
N/A		Monitoring fees	257,121

2.6 **Section 106 Balances at Mid-year.** At 31 September 2015, the total Section 106 balance was £20.7m, including interest accrued. This is illustrated and analysed in figure 4 and table 6 below.

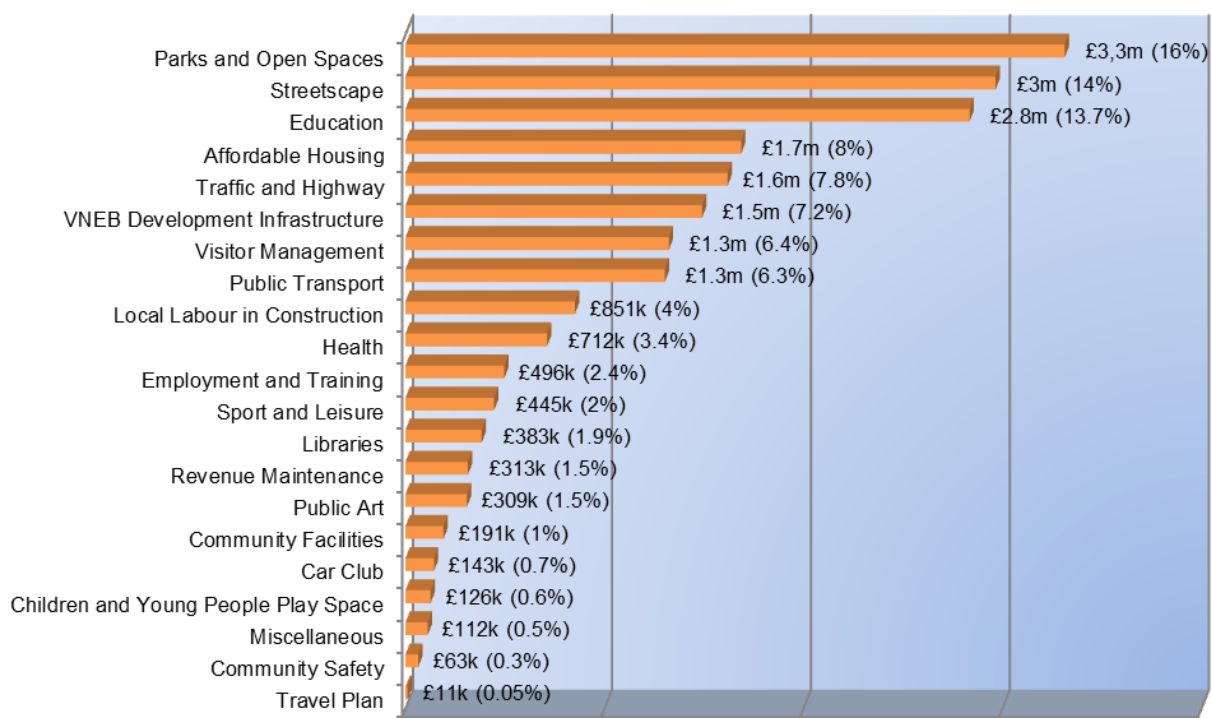


Figure 4: £20.7m S106 banked funds

Table 6: Income Analysis by Community Outcomes

Outcome Panel	Community Outcome	S106 Covenant Type	£ Available
Community Wellbeing	All Young People have opportunities to achieve their ambitions	Education	2,835,323
Neighbourhoods, Environment and Sustainability	People live, work and visit our town centres	Streetscape	2,966,325
		Traffic and Highway	1,618,702
		Travel Plan	11,209
	All Lambeth Communities feel they are valued and part of their neighbourhoods	Community Facilities	190,782
		Libraries	382,648
		Public Art	308,860
		Miscellaneous	111,769
	People are healthier, for longer	Children and Young People Play Space	126,024
		Health	711,578
		Parks and Open Spaces	3,313,822
		Revenue Maintenance	313,711
Crime reduces	Community Safety	63,250	
Housing, Jobs and Investment	Lambeth residents have more opportunities for better quality homes	Affordable Housing	1,686,888
	People lead environmentally sustainable lives	Car Club	143,026
		Public Transport	1,303,209
	People have the skills to find work	Employment and Training	496,216
		Local Labour in Construction	851,354
People live, work and visit our vibrant and creative town centres	VNEB Development	1,490,491	
	Visitor Management	1,323,410	

2.7 **Section 106 Future Income.** In addition to S106 income already received, there is additional income in the pipeline from planning permissions that have been granted, subject to S106 Agreements. This falls into two categories:

- S106 financial contributions from planning permissions that have been implemented, but where payments have yet to be made because the triggers for payment which often are linked to the latter phases of construction/occupation, have yet to be reached.
- S106 financial contributions from planning permissions that have not yet commenced. As S106 financial contributions are linked to the implementation of planning permissions, delayed implementation or non-implementation will mean receipts of payments are also delayed or deferred to a later date or not paid at all because the development is abandoned altogether. Furthermore, if any of these schemes are revised and re-submitted as new planning permissions, S106 planning obligations in certain circumstances will become CIL liability payments. This is illustrated in figure 5 and table 7 below.

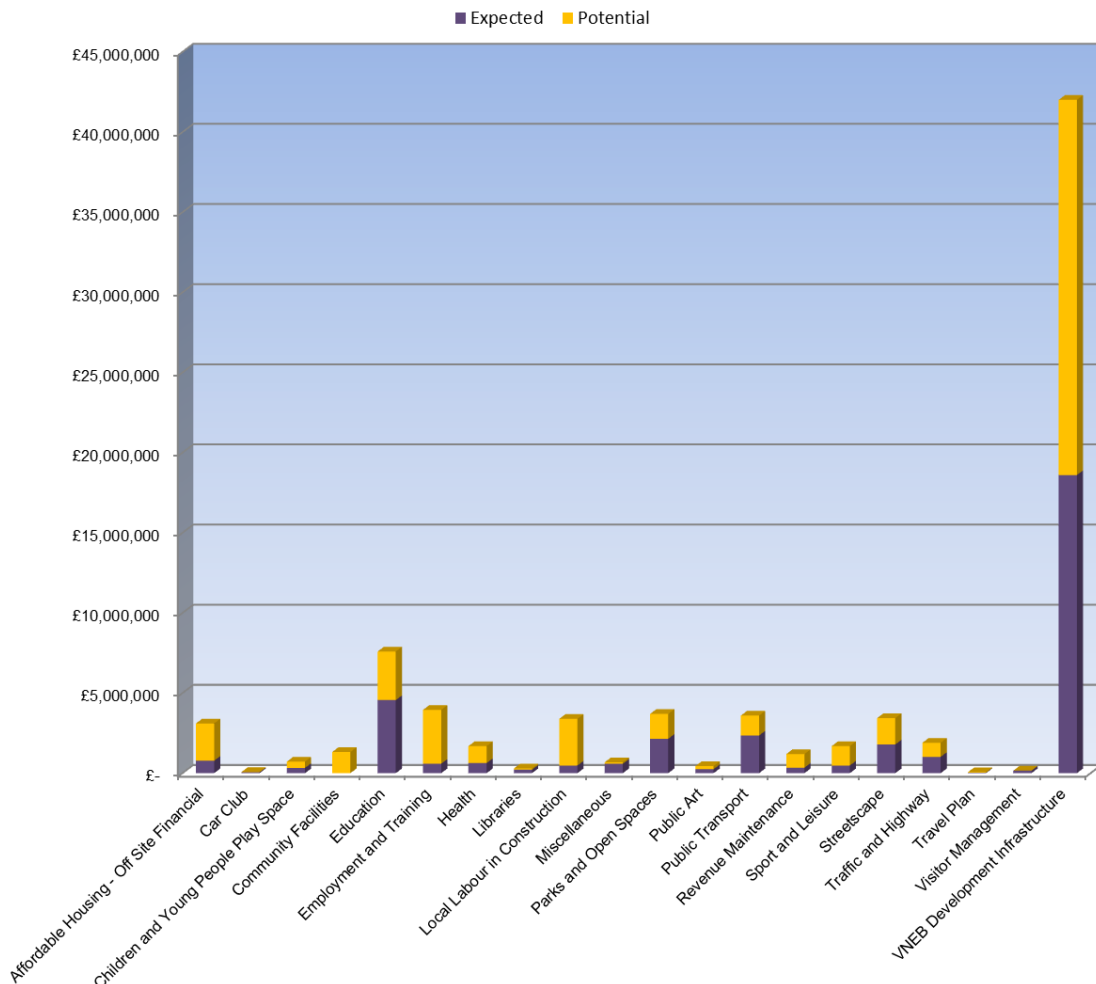


Figure 5: £35.0m expected and £46m potential in future years

Table 7: Analysis by Community Outcomes

Outcome Panel	Community Outcome	S106 Covenant Type	£ Expected	£ Potential
Community Wellbeing	All Young People have opportunities to achieve their ambitions	Education	4,560,317	3,029,919
Neighbourhoods, Environment and Sustainability	People live, work and visit our town centres	Streetscape	1,787,689	1,645,539
		Traffic and Highway	1,016,000	883,500
		Travel Plan	29,000	33,950
	All Lambeth Communities feel they are valued and part of their neighbourhoods	Community Facilities	0	1,320,000
		Libraries	216,882	78,895
		Public Art	249,744	194,047
		Miscellaneous	584,504	95,075
	People are healthier, for longer	Children and Young People Play Space	326,580	389,610
		Health	629,292	1,057,314
		Parks and Open Spaces	2,146,615	1,552,044
		Revenue Maintenance	341,195	848,971
		Sport and Leisure	478,717	1,209,550
Crime reduces	Community Safety	0	0	
Housing, Jobs and Investment	Lambeth residents have more opportunities for better quality homes	Affordable Housing	775,580	2,327,299
	People lead environmentally sustainable lives	Car Club	56,400	13,000
		Public Transport	2,347,350	1,244,200
	People have the skills to find work	Employment and Training	591,493	3,357,884
		Local Labour in Construction	476,036	2,913,191
	People live, work and visit our vibrant and creative town centres	VNEB Development	18,599,434	23,411,121
		Visitor Management	158,440	0

2.8 **Lambeth CIL Receipts.** A full year following the adoption of Lambeth CIL, the Council has achieved the following:

- A total of 116 planning applications have been found to be liable for CIL, potentially worth £44m, subject to development implementation of all the planning permissions.
- A total of 25 developments determined as liable for CIL have commenced and CIL demand notices worth £1.2m have been issued for collection.
- On top of the £54k collected in the first 6 months of 2014/15 financial year (see paragraph 1.3 above), a further £959k have been received from 12 developments in Bishop's, North Lambeth, Clapham, Brixton, Streatham and Norwood

As the amounts collected from Lambeth CIL are still relatively small, the funds will be set aside for future spending when more CIL funding becomes available. It is recognised that CIL collection will be lower in the first years of operation and then build up over time. On the average, the Council expects to raise up to £8m annually from its CIL and assumptions on projected CIL receipts will be tested against actual CIL income in future years.

Below is an analysis of Lambeth CIL Liability Notices, Demand Notices, and Payments Received by CLIP area after a full year of operation from 1 October 2014 until 30 September 2015.

Table 8: CIL Liabilities, Demand Notices, and Receipts (01/10/14 – 30/09/15)

CLIP Areas	Liabilities			Demands			Receipts		
	Strategic @75%	Local @25%	Total	Strategic @75%	Local @25%	Total	Strategic @75%	Local @25%	Total
Waterloo	12,463,843	4,154,614	16,618,457	399,199	133,066	532,266	399,199	133,066	532,266
North Lambeth	18,494,650	6,164,883	24,659,533	102,970	34,323	137,293	102,970	34,323	137,293
Stockwell	126,428	42,143	168,571	8,637	2,879	11,516	0	0	0
Clapham	658,580	219,527	878,107	278,941	92,980	371,922	210,177	70,059	280,236
Brixton	625,126	208,375	833,501	39,920	13,307	53,227	37,823	12,608	50,430
Streatham	397,363	132,454	529,818	31,339	10,446	41,785	7,275	2,425	9,700
Norwood	188,973	62,991	251,965	46,435	15,478	61,913	2,557	852	3,410
Grand Total	32,954,964	10,984,988	43,939,951	907,441	302,480	1,209,921	760,001	253,334	1,013,334

2.9 **Mayoral CIL Receipts.** In addition to £2.3m Mayoral CIL collected from 1 April to 30 September 2015, a further £1.8m is due for payment shortly, within 60 days. Since April 2012, a further 329 developments have been found to be liable for Mayoral CIL potentially worth a total £21 million. An analysis of the Mayoral CIL collection during the first 6 months of 2015/16 is below:

Table 9: Mayoral CIL Collection 2015/16 to date

	Quarter 1	Quarter 2	Total
Paid to TfL	497,301	1,740,719	2,238,020
Retained for administration	20,721	72,530	93,251
Total	518,022	1,813,249	2,331,271

2.10 **CIL Debtors.** At the end of September 2015, there has been only one development in which liability for both Mayoral and Lambeth CIL remained outstanding. The total owed was £56,100, including surcharges and late payment interest. After follow up actions, payment was received in quarter 3.

Table 10: Outstanding CIL Debtors

Reference	Site Address	Outstanding Mayoral CIL Liability	Outstanding Lambeth CIL Liability	Payment Due Date
15/00488/FUL	115 Leigham Court Road, London, SW16 2NT	24,015	32,085	13/07/2015

2.11 **S106 Debtors.** At the end of 30 September 2015, a total £35,515 of S106 contributions remained outstanding which are detailed below. After follow up actions, payment was received in quarter 3.

Table 11: Section 106 Outstanding Debt.

App No	Site Address	Demand Ref	Demand Date	Covenant Type	Amount
12/01101/RG4	39 Black Prince Road London SE11 6JJ	S03304-LP00608	11/03/2015	Travel Plan Monitoring	1,000
14/04268/FUL	10 Leake Street London SE1 7NN	S03916-LP02945	05/08/2015	S106 monitoring	2,225
13/00101/FUL	Offley Works Offley Road London SW9 0LS	S03952-LP00944	11/08/2015	Parks and Open Space, Revenue Maintenance, Libraries, Employment and Training	32,291

Appendix 1: Newly Signed S106 Agreements (Covenant Report) by Ward, Covenant and Potential Value of Financial Contributions to the Council.

Period: 1 April 2015 – 30 September 2015

Legal Ref	Date Signed	Property Address	Ward	Covenant Type	Potential Value
000/L/S106A	14/07/2015	101 - 103A Streatham Hill, London, SW2 4UE	Streatham Hill	Monitoring Charge	250
000/L/S106B	14/07/2015	13 Lillieshall Road, London, SW4 0LN	Clapham Town	Monitoring Charge	250
000/L/S106C	14/07/2015	Garages, Kelman Close, London	Larkhall	Monitoring Charge	250
475/L/S106A	28/07/2015	154 Clapham Park Road, London, SW4 7DE	Clapham Common	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
53/L/S106A	21/07/2015	13 - 19 Union Road, London, SW4 6JQ	Larkhall	Affordable Housing - On Site	
558/L/S106B	28/09/2015	151 Clapham Road, London, SW9 0PU	Vassall	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
677/L/S106C	18/08/2015	Loughborough Park Estate, Loughborough Park Road, London	Coldharbour	Affordable Housing - On Site	
				Education	153,198
				Education	72,086
				Parks and Open Spaces	117,109
				Revenue Maintenance	13,320
				Health	124,633
				Libraries	17,180
				Sport and Leisure	64,074
				Children and Young People Play Space	16,097
				Local Labour in Construction	120,700
717/L/S106A	31/07/2015	73A Larkhall Rise, London, SW4 6HT	Clapham Town	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
805/L/S106A	28/08/2015	Land On The Corner Of Avenue Park Road, Thurlow Park Road, London	Thurlow Park	Affordable Housing - RSL Schemes Only	
807/L/S106B	26/08/2015	MHT House , Crescent Lane, London, SW4 9RS	Clapham Common	Employment and Training	16,134
				Affordable Housing - Off Site Financial	633,580
				Streetscape	30,000
				Monitoring Charge	34,733
				Local Labour in Construction	9,856
886/L/S106	13/04/2015	West Norwood Fire Station , 445 Norwood Road, London, SE27 9DG	Thurlow Park	Affordable Housing - On Site	
				Employment and Training	16,018
				Miscellaneous	
				Car Club	
				Travel Plan	1,000
				Monitoring Charge	1,389
Local Labour in Construction	10,753				
887/L/S106	10/04/2015	328 Kennington Lane, London, SE11 5HY	Princes	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
888/L/S106	14/04/2015	57 Shakespeare Road, London, SE24 0LA	Herne Hill	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
890/L/S106	30/04/2015	Acre House, 10 - 16 Acre Lane, London, SW2 5SG	Ferndale	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
891/L/S106	11/05/2015	83A Landor Road, London, SW9 9RT	Larkhall	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
892/L/S106	22/05/2015	St Johns Church Of England Primary School, 85 Angell Road, London, SW9 7HH	Coldharbour	Traffic and Highway	7,500
				Miscellaneous	
				Travel Plan	1,000
894/L/S106	12/06/2015	Surrey County Cricket Club, Kennington Oval, London, SE11 5SS	Oval	Miscellaneous	
895/L/S106	25/06/2015	Matlock House, Rushcroft Road, London, SW2 1LB	Coldharbour	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
896/L/S106	25/06/2015	Unit 1, Higgs Industrial Estate, Herne Hill Road, London, SE24 0AU	Herne Hill	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
				Renewable Energy	
896/L/S106A	25/06/2015	Higgs Industrial Estate, Herne Hill Road, London, SE24 0AU	Herne Hill	Affordable Housing - On Site	
				Affordable Housing - On Site	
				Employment and Training	
				Traffic and Highway	35,000
				Traffic and Highway	
				Miscellaneous	
Parking Restriction					

				Car Club	
				Travel Plan	1,000
				Travel Plan	
				Monitoring Charge	10,625
				Renewable Energy	
				Local Labour in Construction	70,000
897/L/S106	08/07/2015	170 Wandsworth Road, London, SW8 2LA	Stockwell	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
898/L/S106	08/07/2015	10 Leake Street, London, SE1 7NN	Bishops	Affordable Housing - On Site	
				Employment and Training	31,717
				Miscellaneous	
				Miscellaneous	
				Parking Restriction	
				Car Club	
				Monitoring Charge	2,225
				Renewable Energy	
				Local Labour in Construction	12,774
899/L/S106	08/07/2015	Elizabeth House, 39 York Road, London, SE1 7NQ	Bishops	Affordable Housing - On Site	
				Employment and Training	1,822,031
				Employment and Training	
				Affordable Housing - Off Site Financial	947,299
				Streetscape	150,000
				Streetscape	100,000
				Car Club	
				Monitoring Charge	17,983
				Monitoring Charge	125,567
				Renewable Energy	
				Affordable Housing - On Site	
				Employment and Training	
				Traffic and Highway	
				Traffic and Highway	
				Traffic and Highway	
				Traffic and Highway	
				Traffic and Highway	
				Traffic and Highway	
				Traffic and Highway	
				Public Transport	10,000
				Public Transport	205,000
				Public Transport	20,000
				Public Transport	
				Public Transport	1,000
				Public Transport	
				Miscellaneous (Various)	
				Parking Restriction	
				Affordable Housing - Off Site Financial	
				Monitoring Charge	35,876
				Sustainable Design and Construction	
				Public Art	
				Public Art	
				Local Labour in Construction	1,029,592
900/L/S106	13/07/2015	1A Dorset Road, London, SW8 1EF	Oval	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
901/L/S106	24/07/2015	141 Lower Marsh, London, SE1 7AE	Bishops	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
902/L/S106	03/08/2015	59 Grantham Road, London, Lambeth, SW9 9ED	Larkhall	Miscellaneous	
				Parking Restriction	
903/L/S106	17/08/2015	123 Westminster Bridge Road, London, Lambeth, SE1 7HR	Bishops	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
904/L/S106	14/08/2015	Garage Block Belenoyd Court Estate, Leigham Court Road, London, SW16	Streatham Wells	Affordable Housing - On Site	
				Traffic and Highway	
				Traffic and Highway	
				Miscellaneous	
				Streetscape	
				Car Club	
				Monitoring Charge	250
				Local Labour in Construction	10,249
905/L/S106	18/08/2015	Keybridge House, 80 South Lambeth Road, London, SW8 1RG	Oval	Affordable Housing - On Site	
906/L/S106	20/08/2015	Juxon Street, London, SE11	Bishops	Affordable Housing - On Site	
				Employment and Training	

				Traffic and Highway	
				Miscellaneous	
				Parking Restriction	
				Parks and Open Spaces	23,170
				Car Club	
				Travel Plan	
				Monitoring Charge	2,474
				Renewable Energy	
				Local Labour in Construction	12,500
907/L/S106	20/08/2015	Garage Block China Walk Estate, Sail Street, London, SE11	Bishops	Affordable Housing - On Site	
				Employment and Training	
				Traffic and Highway	
				Traffic and Highway	
				Miscellaneous	
				Parking Restriction	
				Parks and Open Spaces	
				Parks and Open Spaces	24,822
				Car Club	
				Monitoring Charge	2,474
				Renewable Energy	
				Local Labour in Construction	10,000
908/L/S106	24/08/2015	116 - 118 Landor Road, London, SW9 9NT	Larkhall	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
909/L/S106	26/08/2015	32 Monkton Street, London, SE11 4TX	Princes	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
910/L/S106	27/08/2015	96 Dalyell Road, London, SW9 9UP	Ferndale	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
911/L/S106	01/09/2015	Land Between 29 And 31 Blenheim Gardens, London, SW2	Brixton Hill	Traffic and Highway	7,500
				Traffic and Highway	
				Miscellaneous	
				Parking Restriction	
				Streetscape	20,000
				Monitoring Charge	2,000
912/L/S106	11/09/2015	10 Southville, London, SW8 2PP	Larkhall	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
913/L/S106	11/09/2015	Woodmansterne Primary School , Stockport Road, London, SW16 5XE	Streatham South	Education	55,000
				Employment and Training	
				Traffic and Highway	70,000
				Traffic and Highway	
				Miscellaneous	
				Travel Plan	1,000
				Monitoring Charge	6,552
				Local Labour in Construction	61,038
914/L/S106	11/09/2015	Woodmansterne Primary School, Stockport Road, London, SW16 5XE	Streatham South	Employment and Training	
				Traffic and Highway	
				Traffic and Highway	55,000
				Miscellaneous	
				Travel Plan	1,000
				Monitoring Charge	3,878
				Local Labour in Construction	22,565
915/L/S106	14/09/2015	414 - 416 Coldharbour Lane, London, SW9 8LF	Coldharbour	Miscellaneous	
				Parking Restriction	
				Monitoring Charge	250
916/L/S106	18/09/2015	22 - 29 Albert Embankment, London, SE1 7TJ	Princes	Affordable Housing - On Site	
				Employment and Training	
				Traffic and Highway	
				Miscellaneous	
				Miscellaneous	
				Parking Restriction	
				Parking Restriction	
				Affordable Housing - Off Site Financial	
				Car Club	
				Travel Plan	1,000
				Monitoring Charge	6,101
				Sustainable Design and Construction	
				Children and Young People Play Space	22,401
				Local Labour in Construction	
Total value of financial contributions to the Council					6,514,272

Appendix 2: Lambeth CIL Liabilities, Demand Notices, and Receipts by Ward and CLIP Area

Period: 1 April 2015 – 30 September 2015

Planning Reference	Decision Date	Site Address	Ward	CLIP Area	£ Liability Notice Amount	£ Demand Notice Amount	£ Lambeth CIL Paid
13/05370/FUL	21/03/2014	R/o 12 Streatham Common South Side, London	Streatham South	Streatham	22,656	-	-
14/00601/FUL	13/02/2015	69 - 71 Bondway, London, SW8 1SQ	Oval	North Lambeth	14,740,303	-	-
14/01730/VO C	09/10/2014	Offley Works, Offley Road, London, SW9 0LS	Oval	North Lambeth	4,000	4,000	4,000
14/02104/FUL	23/12/2014	1 Lambeth High Street, London, SE1 7JN	Bishops	Waterloo	532,266	532,266	532,266
14/03701/FUL	05/03/2015	12 - 20 Wyvil Road, London, SW8 2TG 2TG 20 Wyvil Road, London, SW8 2TG	Oval	North Lambeth	5,662,809	-	-
14/03708/FUL	19/12/2014	9-11 Old Town, London, SW4 0JT	Clapham Town	Clapham	13,500	13,500	13,500
14/04093/FUL	23/07/2015	Regents Bridge Gardens, London	Oval	North Lambeth	41,304	-	-
14/04241/FUL	08/10/2014	79 New Park Road, London, SW2 4EW	Brixton Hill	Brixton	4,650	4,650	4,650
14/04268/FUL	08/07/2015	10 Leake Street, London, SE1 7NN	Bishops	Waterloo	262,620	-	-
14/04586/FUL	31/10/2014	Garages Rear Of 98 Etherstone Road, London, SW16 2RA	Streatham Wells	Streatham	7,000	7,000	7,000
14/04865/FUL	14/04/2015	West Norwood Fire Station , 445 Norwood Road, London, SE27 9DG West Norwood Fire Station , 445 Norwood Road, London, SE27 9DG	Thurlow Park	Norwood	81,119	-	-
14/05064/VO C	25/03/2015	Sainsburys, 62 Wandsworth Road, London, SW8 2LF Sainsburys, 62 Wandsworth Road, London, SW8 2LF	Oval	North Lambeth	133,293	133,293	133,293
14/05350/P3I APA	12/11/2014	8 Kemerton Road, London, SE5 9AP	Herne Hill	Brixton	2,800	2,800	2,800
14/05597/VO C	11/03/2015	Land Bounded By Wandsworth Road To The West, Parry Street To The North, And Bondway And Railway Line To The East, London Land Bounded By Wandsworth Road To The West, Parry Street To The North, And Bondway And Railway Line To The East, London	Oval	North Lambeth	313,008	-	-

14/06076/FUL	11/03/2015	21 Clarence Avenue, London, SW4 8LA	Thornton	Clapham	15,870	15,870	15,870
14/06352/FUL	03/03/2015	Rear Of 69 Clapham Road, London, SW9	Oval	North Lambeth	2,239	-	-
14/06388/FUL	13/08/2015	Viney Court, 78 Kings Avenue, London, SW4 8BH	Thornton	Clapham	23,556	-	-
14/06453/FUL	28/01/2015	9 Elms Crescent, London, SW4 8QE	Clapham Common	Clapham	19,045	19,045	19,045
14/06493/FUL	20/04/2015	3 Bowling Green Street, London, SE11 5AF	Oval	North Lambeth	15,318	-	-
14/06545/FUL	05/02/2015	102 Auckland Hill, London, SE27 9QQ	Gipsy Hill	Norwood	857	-	-
14/06715/FUL	25/06/2015	88 Glencairn Road, London, SW16 5ED	Streatham South	Streatham	2,823	-	-
14/06719/FUL	04/03/2015	72 Ferndene Road, London, SE24 0AB	Herne Hill	Brixton	63	63	63
14/06760/P3J PA	30/01/2015	107 Clive Road, London, SE21 8DB	Gipsy Hill	Norwood	2,910	2,910	2,910
14/06809/P3J PA	12/02/2015	MHT House, Crescent Lane, London, SW4 9RS	Clapham Common	Clapham	227,411	227,411	227,411
14/06825/FUL	18/02/2015	Garages Rear Of New Park Court, Brixton Hill, London, SW2	Brixton Hill	Brixton	14,537	-	-
14/06851/FUL	11/05/2015	83A Landor Road, London, SW9 9RT	Larkhall	Stockwell	11,516	11,516	11,516
14/06882/FUL	06/02/2015	Land Adjoining 56 Canmore Gardens, London, SW16	Streatham South	Streatham	6,643	-	-
14/06995/FUL	05/03/2015	11 Stansfield Road, London, SW9 9RY	Ferndale	Clapham	2,561	-	-
15/00096/FUL	29/07/2015	154 Clapham Park Road, London, SW4 7DE	Clapham Common	Clapham	32,143	-	-
15/00127/FUL	29/07/2015	141 Lower Marsh, London, SE1 7AE	Bishops	Waterloo	21,863	-	-
15/00233/FUL	20/03/2015	21-24 William Brown Court Norwood Road, London, SE27 9DD	Thurlow Park	Norwood	23,209	-	-
15/00250/FUL	29/07/2015	108 Brook Drive, London, SE11 4TQ	Princes	North Lambeth	9,643	-	-
15/00272/FUL	17/03/2015	14 Hitherfield Road, London, SW16 2LN	Streatham Wells	Streatham	1,594	-	-
15/00316/FUL	03/07/2015	20 - 22 Clapham High Street, London, SW4 7UR	Clapham Town	Clapham	24,329	-	-
15/00387/FUL	15/04/2015	Land On, Thorncliffe Road, London, SW2	Brixton Hill	Brixton	8,605	-	-
15/00486/FUL	21/05/2015	Station Garage , 1 Estreham Road, London, SW16 5NT	St Leonards	Streatham	6,740	-	-
15/00488/FUL	17/04/2015	115 Leigham Court Road, London, SW16 2NT	Streatham Wells	Streatham	30,387	32,008	2,862
15/00590/P3I APA	09/03/2015	16 Dryden Court, Renfrew Road, London, SE11 4NH	Princes	North Lambeth	16,261	-	-
15/00682/FUL	12/05/2015	15 Abbeville Road, London, SW4 9LA	Clapham Common	Clapham	16,699	-	-
15/00985/FUL	28/05/2015	Matlock House, Rushcroft Road, London, SW2 1LB	Coldharbour	Brixton	2,797	2,797	4,802

15/01024/FUL	26/06/2015	Unit 1, Higgs Industrial Estate, Herne Hill Road, London, SE24 0AU	Herne Hill	Brixton	35,912	-	-
15/01062/FUL	26/06/2015	Higgs Industrial Estate, Herne Hill Road, London, SE24 0AU	Herne Hill	Brixton	552,192	-	-
15/01230/FUL	31/07/2015	73A Larkhall Rise, London, SW4 6HT	Clapham Town	Clapham	71,518	71,518	71,518
15/01415/FUL	15/05/2015	108 Salter's Hill, London, SE19 1EA	Gipsy Hill	Norwood	1,183	-	-
15/01845/FUL	22/05/2015	4 Pegasus Place, London, SE11 5SD	Oval	North Lambeth	6,454	-	-
15/01866/FUL	12/06/2015	10 Gauden Close, London, SW4 6LS	Larkhall	Stockwell	20,011	-	-
15/02002/P3IAPA	07/05/2015	Dryden Court, Renfrew Road, London, SE11 4NJ	Princes	North Lambeth	15,812	-	-
15/02171/FUL	17/08/2015	123 Westminster Bridge Road, London, Lambeth, SE1 7HR	Bishops	Waterloo	48,742	-	-
15/02199/FUL	29/07/2015	112 Rosendale Road, London, Lambeth, SE21 8LF	Thurlow Park	Norwood	6,886	-	-
15/02279/FUL	16/06/2015	309 Kennington Road, London, SE11 4QE	Princes	North Lambeth	2,257	2,257	2,257
15/02299/FUL	06/08/2015	276 Knight's Hill, London, SE27 0QP	Knights Hill	Norwood	6,776	-	-
15/02317/FUL	10/08/2015	12 Streatham Common South, London, SW16 3BT	Streatham South	Streatham	31,962	-	-
15/02504/FUL	30/06/2015	The Lord Raglan Public House, 392 Wandsworth Road, London, Lambeth, SW8 4TW	Larkhall	Stockwell	28,282	-	-
15/02576/FUL	06/07/2015	51 And 53 Tooting Bec Gardens, London, SW16 1RF	St Leonards	Streatham	26,625	-	-
15/02672/FUL	15/07/2015	Land North Of The Land Rear Of 77 To 79, Westow Hill, London	Gipsy Hill	Norwood	49,714	49,714	49,714
15/02919/FUL	28/07/2015	Commonside Court, Streatham High Road, London, SW16 6ET	St Leonards	Streatham	6,696	-	-
15/03039/FUL	29/07/2015	33 Ambleside Avenue, London, SW16 1QE	St Leonards	Streatham	3,289	-	-
15/03066/FUL	28/07/2015	176 Tulse Hill, London, SW2 3BU	Thurlow Park	Norwood	3,996	-	-
15/03181/FUL	26/08/2015	32 Monkton Street, London, SE11 4TX	Princes	North Lambeth	16,941	-	-
15/03194/FUL	14/08/2015	20 Streatham Common South, London, SW16 3BU	Streatham South	Streatham	5,593	-	-
15/03307/P3O	04/08/2015	230 - 234 Brixton Road, London, SW9 6AH	Vassall	Stockwell	11,563	-	-
Total financial values					23,313,348	1,132,618	1,105,477