

MUNICIPAL YEAR 2013/2014 REPORT NO. 215

COMMITTEE:
PLANNING COMMITTEE
- 23/04/13

REPORT OF:

Assistant Director (Regeneration,
Planning and Programme
Management)

AGENDA – PART 1	ITEM 26
SUBJECT - S106 AGREEMENTS – MONITORING INFORMATION WARDS: ALL	

Contact Officers:

Joanne Woodward ext 3881 Joanne.Woodward@enfield.gov.uk

Sujata Majumdar ext 3871 Sujata.Majumdar@enfield.gov.uk

1. **SUMMARY**

1.1 This report provides an update on the monitoring of Section 106 Agreements (S106) and progress on Section 106 matters for the period October 2012 to April 2013. The report seeks to provide an overview on:

- The position regarding current S106 Agreements, categorised by constituency, including the type and amount of financial obligations, progress on spend and implementation of schemes;
- New S106 agreements agreed and signed since October 2012.

1.2 Six monthly reporting cycles for S106 Monitoring have to date been the subject of reports to Planning Committee in April and October. This report recommends that subsequent reports move to May and November to ensure the Spring monitor can reflect the Council's closure of accounts in full.

2. **RECOMMENDATIONS**

That Planning Committee:

2.1 Note the contents of this Report and its Annexes.

2.2 Agree that six monthly monitoring information regarding S106 agreements be reported to Planning Committee in May and November each year from now on.

3. **S106 MONITORING OVERVIEW**

3.1 The current position regarding the implementation of S106 agreements is set out in Annex 1 which has been circulated under separate cover and a copy placed in the Members Library. As noted at the previous meeting of Planning

Committee in October 2012, the format of the monitoring information has been improved and is now presented in a revised spreadsheet format to that previously considered by Members.

- 3.2 The revised spreadsheet includes details of the development and S106 agreement including the type of planning obligations secured, Council department responsible for expenditure and any stipulated spend deadlines. Receipts, expenditure to date and a current available balance are all provided, It also incorporates a detailed financial overview of S106 receipts and all S106 related expenditure both actual spends and committed spends according to SAP, the Council's financial accounting system. An overview of the financial information contained in the spreadsheet is set out in Table 1 below.

Table 1 Summary of S106 Agreements current position

Status	Total Amount
Total amount spent in 12/13 (SAP Actuals and SAP Commitments).	£1,783,134
Remaining balance of which: <ul style="list-style-type: none"> • £1,745,249 is allocated to projects • £1,706,080 is allocated to a department but not yet assigned to a specific project, of which almost 60% was received in 2012/13. 	£3,451,329
TOTAL current balance	£5,234,463
Total amount of potential S106 payments not received yet as development has not commenced (see Table 2).	£3,857,093

- 3.3 There are currently 127 individual S106 agreements in the programme. These include agreements and projects currently being delivered as well as funds which, whilst being agreed with the Council, will not be received until the relevant planning permission is implemented.

- 3.4 From April 2012 to April 2013, a total of 38 projects funded by S106 receipts were completed. Completed projects include:

- The provision of CCTV in the Argon and Eley Estates in Upper Edmonton;
- School expansions;
- Environmental improvements in the environs of Turkey Street Station;

- Improvements to the changing room facilities at Albany Park; and
- Pedestrian improvement works at Innova Park and Silver Street Station.

Further details of completed projects are set out in Annex 3.

Over the same period, implementation work on a further 22 projects were commenced and are still underway.

- 3.5 From April 2012 to April 2013, the Council received £1,358,634 in S106 financial contributions from schemes where planning permission has been implemented.
- 3.6 At the end of April 2013, the current S106 remaining balance is £3,451,329 after the 12/13 draw down of which £1,745,249 is allocated to projects and the remaining £1,706,080 is allocated to the relevant department but has yet to be allocated to a specific project. Almost 60% of this figure however includes S106 financial contributions received in 12/13.

4. RECENTLY COMPLETED AGREEMENTS

- 4.1 Over the last six months, since October 2012, 17 planning permissions were granted which required a S106 agreement and financial contributions to the value of £1,269,643 were negotiated and agreed. These receipts will only be received by the Council when the individual permission is implemented. Further details of these new agreements are attached in Annex 2.
- 4.2 Table 2 below summarises the payments that have been negotiated and included in signed S106 agreements. These are expected to be received by the Council once planning permission has been implemented and the trigger point for payment has been met. Trigger points tend to be on commencement of development.
- 4.3.1 It should be noted that not all financial contributions secured via signed planning agreements will ultimately be received by the Council. For example the landowner/developer may choose not to progress development or another application and agreement may supersede an earlier agreement.

Table 2 Breakdown of payments expected once planning permission has been implemented

Type of Obligation	Total Amount Negotiated/ Expected to be received once payment is triggered.
Education	£962,383
Affordable Housing	£1,188,758
Highways/Traffic and Transportation	£1,000,977
Health Care	£156,000
Parks	£180,000
Employment and Training	£44,500
Community Facilities	£100,000
Sustainability (carbon fund and air quality monitoring)	£89,475
Public Art	£60,000
Other	£75,000
Total	£3,857,093

5.0 Background Papers

None.

Annex 1

S106 Monitoring Spreadsheet to be circulated under separate cover as it in an A3 colour format. A hard copy has also been placed in the Members Library

Annex 2

New S106 Agreements signed since October 2012

1. Ref: 285 LBE/10/0037 Highmead Estate at Fore Street N18 2SL (new application) Redevelopment of site to provide a total of 118 residential units and 1037sqm of commercial floor space together with a medical centre and community hall. Planning obligations secured relate to the provision of community facilities, education, employment and training, open space and public art contributions (£281,375)
2. Ref: 265 TP/11/0496 20 Uplands Park Road EN2 7PT
Redevelopment of site to provide a 2-storey block of 8 flats A Deed of Variation has been signed varying the trigger point for payment of contributions to be upon first occupation rather than commencement of development. Planning obligations secured relate to affordable housing and education contributions (£205,191)
3. Ref: 291 P12-01390PLA 1-3 Pitfield Way EN3 5BY
Erection of a temporary building to form a temporary primary school (Class D1) to accommodate up to 25 children. Planning obligations secured relate to highway works contributions (7,000)
4. Ref: 292 TP/11/1739 16 Chase Hill EN2 8DQ
Subdivision of site and erection of a part 2 storey, 3-bed semi detached single family dwelling. Planning obligations secured relate to affordable housing, education contributions and the Mayoral Community Infrastructure Levy (£35,671.36)
5. Ref: 295 P12-01762PLA Enfield College Site, The Ride EN3 7DY
Redevelopment of land at rear of Enfield College involving demolition of The Ride College building and relocation of metal storage container to provide a detached 2-storey building for a 2-form entry Primary Academy (420 pupils) and Nursery school (30 pupils). Planning obligations secured relate to highways contribution and submission of details for travel plan monitoring, employment and training, landscaping and access arrangements (£53,500)
6. Ref: 296 P12-00362PLA 198 Gladbeck Way EN2 7HS
Redevelopment of site to provide 3 x 2-bed single family dwelling with off street parking at front. Planning obligations secured relate to affordable housing and education contributions (£90,032.15)
7. Ref: 297 TP/11/1711 66 Lansbury Road EN3 5NN
Subdivision of site and erection of a 2-storey end of terrace 3-bed single family dwelling and detached garage at rear. Planning obligations secured relate to affordable housing and education contributions (£30,315.65)
8. Ref: 308 P12-00618PLA 102 Green Street EN3 7HP
Demolition of part ground floor and first floor rear extension, increase in height of rear extension and subdivision of first floor flat into 2 self-contained bedsits involving new entrance at front. Planning obligations secured relate to affordable housing and education contributions (£1,717.16)
9. Ref: 309 P12-01709PLA Wenlock House 33 Eaton Road Enfield EN1 1NJ

Conversion of existing building into 36 residential units (comprising 9 x 1-bed, 24 x 2-bed and 3 x 3-bed). Planning obligations relate to education contributions and the provision of ten affordable housing units. (£74,056.48)

10. Ref: 299 P12-01895PLA 232 Great Cambridge Road EN1 1SQ
Demolition of existing unit and erection of two retail units with associated car parking and servicing area. Planning obligations secured relate to a carbon fund contribution (£30,948.75)
11. Ref: 313 P12-02856PLA 232 Great Cambridge Road EN1 1SQ
Demolition of existing retail unit and erection of new retail unit with associated servicing area, reconfiguration of existing 2 car parks into one and closure of an access route to Great Cambridge Road. Planning obligations secured relate to Green Ways cycle route and travel plan monitoring contributions (£8,741.25)
12. Ref: 293 P12-01974PLA 86 Lakeside Road N13 4PR
Subdivision of site and erection of an attached one storey single family dwelling house at side (RETROSPECTIVE). Planning obligations secured relate to carbon dioxide emissions and lifetime homes contributions (£3,591)
13. Ref: 294 P12-02361PLA 23 Church Street N9 9DY
Conversion of hostel into 4 self contained flats comprising 1 x 2 bed, 1 x 1 bed and 2 x studio flats involving rear dormer. Planning obligations secured relate to education contributions (£2,582.97)
14. Ref: 298 P12-01160PLA The Bourne London N14 6QX
Erection of 1 x 3-bed detached and 2 x 3-bed semi detached single family dwellings. Planning obligations secured relate to education and affordable housing contributions (£155,571.69)
15. Ref: 306 P12-01287PLA 399a Green Lanes N13 4TY
Conversion of first and second floors to form 2 x 1 bed self contained flats. Planning obligations secured relate to education contributions (£634.19)
16. Ref: 310 P12-00693PLA 133 Bowes Road N13 4SB. Planning obligations relate to affordable housing and education contribution (£2,755.18)
Conversion of existing first floor maisonette into 2 x self contained flats
17. Ref: 315 P12-03189PLA Barrowell Green Car Park
Erection of a total of nine self-contained residential units within two 3-storey blocks. Planning obligations secured relate to affordable housing and education contributions (£256,012.30)

Annex 3

S106 GOOD NEWS STORIES

Annual report for S106 funded projects completed during April 2012-13.

Ward	Project	Value of S106 Contribution
Southbury	Provision of street trees in Southbury Road	£2,814
Cockfosters	Traffic island Cockfosters Road	£14,169
Winchmore Hill	Highways works in Green Lanes	£8,602
Upper Edmonton	Provision of CCTV at Argon Road	£47,500
Upper Edmonton	Access improvements in Silver Street	£62,820
Upper Edmonton	Provision of CCTV at the Eley Estate	£229,133
Enfield Highway	Improvements to the northern access of Jeffreys Road	£34,411
Enfield Highway	Environmental improvements outside Turkey Street Station	£50,523
Enfield Highway	Provision of CCTV in Enfield Island Village	£56,847
Enfield Highway	Playground and changing room improvements in Albany Park	£108,071
Enfield Lock	Pedestrian Improvements in Innova Park	£45,032
Grange	Junction protection, right turn lane markings and improvements in Clock Parade	£21,935
Enfield Town	Enfield Town CPZ works	£12,522

- The following projects were part funded by S106 education contributions received in 2012-13 towards the Permanent Primary Expansions Programme and other school building works.
- The total value of S106 funding that contributed towards the overall cost of works was **£771,501**

Ward	Project (Permanent School Expansions)
Southbury	George Spicer Primary School
Southgate	Eversley Primary School
Cockfosters	DeBohun Primary School
Palmers Green	<ul style="list-style-type: none"> • St John & St James Primary School • Hazelwood Primary School
Winchmore Hill	Highfield Primary School
Enfield Lock	Prince of Wales Primary School
Chase	Merryhills Primary School
Highlands	Lavender Primary School
Bowes	Bowes Primary School