Introduction

First Annual Section 106 Report
Increasing transparency
Delivering spend

Contents

• Agreements signed
• Financial contributions received
• Expenditure
• Future spending
• CIL and future working
Section 106 Annual Report – 2014/15

386 s106 agreements negotiated.

Upward trend in recent years:
• Continuing levels of development
• Office to residential prior approval applications
• Construction management plans
• The imminent adoption of CIL in April 2015.
Financial contributions received
Increasing Section 106 receipts

![Financial contributions received graph]

- Received (£m)
- Expenditure (£m)
- Balance (£m)
- Committed (£m)
Financial contributions received
2014/15 saw an unprecedented level of s106 receipts: **£30.26m received**

Total receipts included **c. £23.5m from six s106 agreements** alone:

- KX Central/Argent – c.£7.5m
- Former Odeon Site (UCLH) - c.£1.1m
- Finchley Road/ Kidderpore Avenue(Phase I) - c.£700k
- Netley Primary School - c.£5.58m (deferred affordable housing contribution)
- Hawley Wharf - £2.1m
- Centre Point - c.£6.5m
£7.42m expenditure in 2014/15

• School projects: £2.8m
  • Camden Centre for Learning (£1.2m)
  • New primary school at King’s Cross (£1.6m)
• Somers Town Energy Network: £1.9 m
• Major highways works including St Giles Circus/TCR and Regents Place: c.£1.6 m
• Support for recruitment and apprentice work at Kings Cross Recruit: £470k
• Community facilities: £490k, including
  • Maiden Lane (£58,000)
  • Castlehaven (£50,000)
  • Gospel Oak projects (£300,000)
  • Sheriff Centre (£50,000)
  • Surma Centre (£31,000)
Year end balance – £70m

Where do our s106 funds sit?

- Highways/ transport: £24m
- Affordable housing: £20.8m
- Community facilities: £6.2m
- Open space improvements: £6.2m
- School places: £4.7m
- Employment & training: £4.5m
Future spending: Over £50m of commitments

Highways and Transport: £22m
- c.£16m to West End Project/ St Giles Circus
- £3.3 m for King’s Cross bus routes
- c.£1.2m for capital programme highway projects 2015/16-2016/17
- £950k for improvements to West Hampstead Overground
- £600k for bus capacity improvements and cycle facilities around Maiden Lane
Future spending: £50m commitments

Affordable Housing Fund (AHF): £15.9m
- £1.1m committed
  - £0.45m: Kings Cross adaptations
  - £0.65m: Whitfield/Warren St
- £12.8m allocated to CIP projects, including up to:
  - £6m for Gospel Oak small sites
  - £5.7m for other CIP small sites including Raglan St, Heybridge and Three Fields
  - £0.6m at Camden St/Plender St (14 units)
  - Up to £0.5m at The Marr and 8 Burghley Road
- Details of other projects are being developed for 2015/16 equivalent to £2m
Future spending: £50m commitments

**Community Facilities: £4.6m**
- £465,000 to Maiden Lane Community Centre
- £130,000 to Fitzrovia Youth in Action (Saatchi)
- £1.8m awarded/pledged (some subject to match funding) to projects in various wards following member consultation

**Parks and Open Spaces: £5m**
- £650k of projects are in the 2015/16 capital programme
- Green Space Investment Programme being prepared to allocate all s106 received to date
- Efficient means of allocating future funds
Future spending: £50m commitments

School Places Funds: £4.7m
- £3m for Science, Technology, Engineering and Maths (STEM) facilities
- £1m for additional pupil places/“bulge classes” in 2016/17

Economic Development - Employment and Training: £1.13m
CIL and future working

Community Infrastructure Levy
– Adopted April 2015
– Most contributions will now be through CIL
– Still a role for s106
  • Affordable housing
  • Non-financial obligations
  • Payments for site specific works

Future working
– Introduction of CIL
  • Collection
  • Spending (strategic and local CIL)
– Local CIL priority setting
– Reporting on s106 and CIL