

Appendix 1

Section 106 Monitoring - Pre 2005 - December 2011

Table 1 - Budget Breakdown

Year	No of Signed Agreements	Agreements Not Implemented	Value Negotiated	Received (to date)	Not Received	Spent (to date) from Received Funds	Received & Not Allocated (including Admin)	Received Admin Contributions	Total Not Allocated (excluding Admin)
Pre 2005	27	10	4,338,325.10	4,201,514.79	136,810.31	3,196,514.79	1,005,000.00	0.00	1,005,000.00
2005-06	26	9	3,005,565.69	2,171,053.09	834,512.60	2,041,339.29	129,713.80	37,713.80	92,000.00
2006-07	20	6	1,714,684.71	1,408,155.18	306,529.53	1,329,522.13	78,633.05	35,133.36	43,499.69
2007-08	25	4	10,900,302.65	2,211,851.72	8,688,450.93	1,733,606.17	478,245.55	442,495.55	35,750.00
2008-09	21	12	2,796,368.00	409,822.24	2,386,545.76	225,000.00	184,822.24	11,193.48	173,628.76
2009-10	18	5	3,128,036.14	2,140,491.14	987,545.00	748,633.62	1,391,857.52	101,723.11	1,290,134.41
2010-11	17	11	907,854.92	348,137.47	559,717.45	0.00	348,137.47	31,758.13	316,379.34
2011-12	7	7	522,859.62	149,022.00	373,837.62	0.00	149,022.00	13,277.00	135,745.00
Total	161	64	27,313,996.83	13,040,047.63	14,273,949.20	9,274,616.00	3,765,431.63	673,294.43	3,092,137.20

The Council is in receipt of £1,005,000.00 from two S106 Agreements signed pre-2005. £1m derives from the New River Village Agreement which is to be spent within the Haringey Heartlands Development Framework Area. A report was approved at the Cabinet Committee on the 20th December 2011 for the contribution to be committed for expenditure.

Contributions “Not Received”, indicated in the table above, show the figures deriving from Agreements which have either been superseded, the planning permission has expired, planning permission has not been implemented or contributions are outstanding.

Within 2007-2008 planning permission has been implemented for the development at Hale Village where contributions of £7.8m are still to be recovered. The process of renegotiating the phasing of this payment is currently underway.

Wards Corner S106 £406,650 (Admin £9k, Education Pool £200k, Traffic Management Order £1k, Public Art £100k & Traders Sum £96,650) is an exceptional case. A S106 agreement was signed in 2008-09 but the planning permission has been quashed by a Judicial Review. It remains in this analysis for 5 years and “not triggered”. If a new permission is granted with a new S106 this will take the place of the quashed permission and extant S106.

The table below shows a further breakdown of S106 contributions “Not Received”. The breakdown is as follows:

- (A) This is the total sum of potential funds not yet received in all categories.
- (B) Superseded - means new planning applications with s106 agreements have overtaken these schemes. So “this particular £369k” will not be received but the same or similar amount may be received e.g. revised planning application/scheme.
- (C) Expired - means permission granted, but the 3/5 years the scheme has to move into implementation has now passed/not been triggered - so these funds will not be received.
- (D) Not Implemented - means permission granted, still within implementation period (3/5 years or extensions for conditions) but the permission not yet triggered/started on site. These funds may still be received.
- (E) Outstanding Not Triggered - Planning permission granted, schemes have commenced and some S106 may have been received, but not all and we are waiting for the appropriate trigger issue to be passed to collect the funds. We are likely to get these funds.
- (F) Outstanding Renegotiated - permission granted but there is a default in payment, (though some has been paid) and the scheme’s S106 is being renegotiated. This is Hale Village/GLS. There is a good chance these funds will be received
- (G) Outstanding Refer to Legal - permission and s106 signed and triggered - but there is a default - not significant enough for us to renegotiate. Legal are writing/have written to the agreement signatories. There is a chance we may lose/get these funds. If it become serious we will move into category (F). There are 2 schemes in this category.
- (H) Outstanding - Monitor - permission and s106 signed and triggered. Schemes have missed payment on an early letter for payment from us but they are not out of the time period in which it is designated/reasonable to pay. These types usually convert into received funds, but may fall into (F) and or (G)

Table 2

Year	Value Not Received	Superseded	Expired	Not Implemented	Outstanding (Development commenced, contribution not triggered yet)	Outstanding (Development commenced, being renegotiated)	Outstanding (Development commenced, contributions not been paid - refer to Legal)	Outstanding (Development commenced, continue to monitor, Legal not needed yet)
2004-05	136,810.31	116,126.30	20,684.01		0			
2005-06	834,512.60	63,000.00	747,603.03		23,909.57			
2006-07	306,529.53	62,240.00	219,289.53		25,000.00			
2007-08	8,688,450.93	107,000.00	673,454.36			7,770,000.00	137,996.57	
2008-09	2,386,545.76	47,651.00	126,173.76	2,127,714.00				85,007.00
2009-10	987,545.00	0.00		887,545.00				100,000.00
2010-11	559,717.45	0.00		348,022.45				211,695.00
2011-12	373,837.62	0.00		340,837.62	0.00			33,000.00
Total	14,273,949.20	396,017.30	1,787,204.69	3,704,119.07	48,909.57	7,770,000.00	137,996.57	429,702.00

Appendix 2

Section 106 Monitoring - Pre 2005 - September 2011

Breakdown by Infrastructure Type

Education

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	444,262.80	324,014.79	120,248.01	324,014.79	0.00
2005/06	1,005,300.76	687,439.70	317,861.06	687,439.70	0.00
2006/07	1,157,281.22	914,519.28	242,761.94	914,519.59	-0.31
2007/08	1,705,873.74	1,412,364.17	293,509.57	1,412,364.17	0.00
2008/09	757,526.00	333,084.51	424,441.49	166,000.00	167,084.51
2009/10	1,612,753.14	1,351,920.43	260,832.71	698,633.62	653,286.81
2010/11	691,793.74	294,379.34	397,414.40	0.00	294,379.34
2011/12	222,907.82	23,745.00	199,162.82	0.00	23,745.00
Total	7,597,699.22	5,341,467.22	2,256,232.00	4,202,971.87	1,138,495.35

Education Site Specific

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	154,000.00	154,000.00	0.00	154,000.00	0.00
2007/08	1,010,000.00	0.00	1,010,000.00	0.00	0.00
2008/09	240,000.00	0.00	240,000.00	0.00	0.00
Total	1,404,000.00	154,000.00	1,250,000.00	154,000.00	0.00

Environment (Site Specific)

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	2,655,500.00	2,644,500.00	11,000.00	1,639,500.00	1,005,000.00
2005/06	413,109.86	233,958.32	179,151.54	141,958.32	92,000.00
2006/07	192,000.00	162,000.00	30,000.00	162,000.00	0.00
2007/08	5,581,800.00	71,800.00	5,510,000.00	51,800.00	20,000.00
2008/09	5,000.00	5,000.00	0.00	0.00	5,000.00
2009/10	225,000.00	25,000.00	200,000.00	25,000.00	0.00
2010/11	5,000.00	0.00	5,000.00	0.00	0.00
2011/12	78,135.00	0.00	78,135.00	0.00	0.00
Total	9,155,544.86	3,142,258.32	6,013,286.54	2,020,258.32	1,122,000.00

Environment Pool

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	915,002.00	915,002.00	0.00	915,002.00	0.00
2006/07	25,164.12	20,000.00	5,164.12	20,000.00	0.00
Total	940,166.12	935,002.00	5,164.12	935,002.00	0.00

Street Scene (Highways/Transport)

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	65,000.00	65,000.00	0.00	65,000.00	0.00
2005/06	172,000.00	75,000.00	97,000.00	75,000.00	0.00
2006/07	140,000.00	140,000.00	0.00	140,000.00	0.00
2007/08	2,108,585.00	272,000.00	1,836,585.00	257,000.00	15,000.00
2008/09	220,000.00	59,544.25	160,455.75	59,000.00	544.25
2009/10	534,375.00	437,105.83	97,269.17	25,000.00	412,105.83
2010/11	113,000.00	20,000.00	93,000.00	0.00	20,000.00
2011/12	122,039.80	112,000.00	10,039.80	0.00	112,000.00
Total	3,474,999.80	1,180,650.08	2,284,309.92	621,000.00	559,650.08

Car Free Developments (Traffic Management Orders)

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2006/07	400.00	200.00	200.00	200.00	0.00
2007/08	4,650.00	3,950.00	700.00	3,200.00	750.00
2008/09	5,000.00	1,000.00	4,000.00	0.00	1,000.00
2009/10	2,000.00	2,000.00	0.00	0.00	2,000.00
2010/11	64,000.00	2,000.00	62,000.00	0.00	2,000.00
2011/12	5,000.00	0.00	5,000.00	0.00	0.00
Total	81,050.00	9,150.00	71,900.00	3,400.00	5,750.00

Recreation

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	20,000.00	20,000.00	0.00	20,000.00	0.00
2006/07	43,500.00	43,500.00	0.00	0	43,500.00
Total	63,500.00	63,500.00	0.00	20,000.00	43,500.00

Employment

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2005/06	210,000.00	10,000.00	200,000.00	10,000.00	0.00
2006/07	155,000.00	60,000.00	95,000.00	60,000.00	0.00
Total	365,000.00	70,000.00	295,000.00	70,000.00	0.00

Affordable Housing

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	925,000.00	925,000.00	0.00	925,000.00	0.00
2008/09	1,320,000.00	0.00	1,320,000.00	0.00	0.00
2009/10	635,000.00	222,741.77	412,258.23	0.00	222,741.77
Total	2,880,000.00	1,147,741.77	1,732,258.23	925,000.00	222,741.77

Campsbourne Playscheme

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2006/07	7,500.00	7,500.00	0.00	7,500.00	0.00
Total	7,500.00	7,500.00	0.00	7,500.00	0.00

Public Art - Wards Corner Agreement

	Value Negotiated	Received	Not Received	Spent	Not Allocated
2008/09	100,000.00	0.00	100,000.00	0.00	0.00
Total	100,000.00	0.00	100,000.00	0.00	0.00

Traders Sum - Wards Corner Agreement

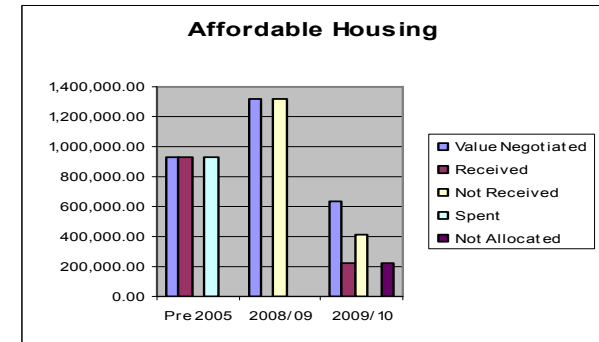
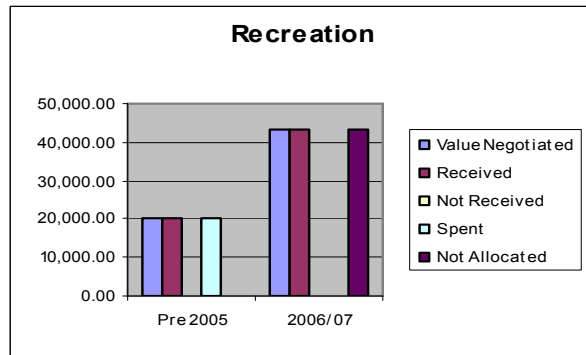
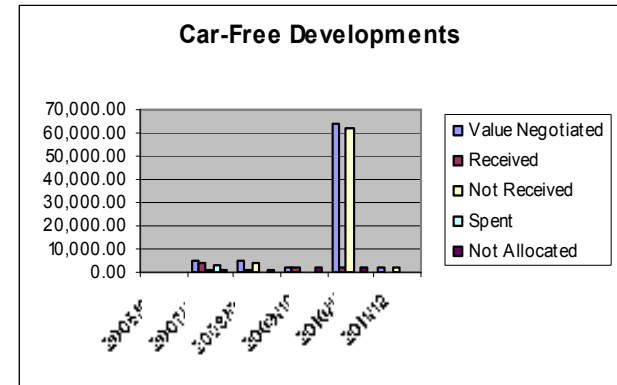
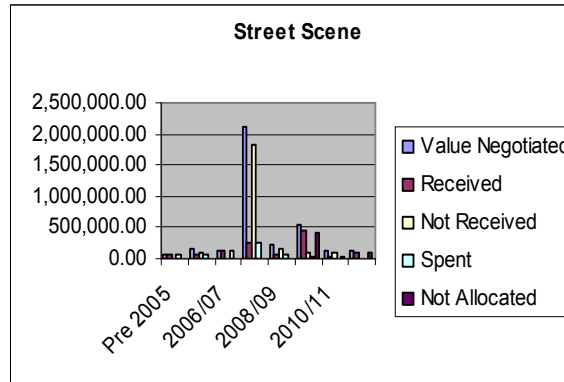
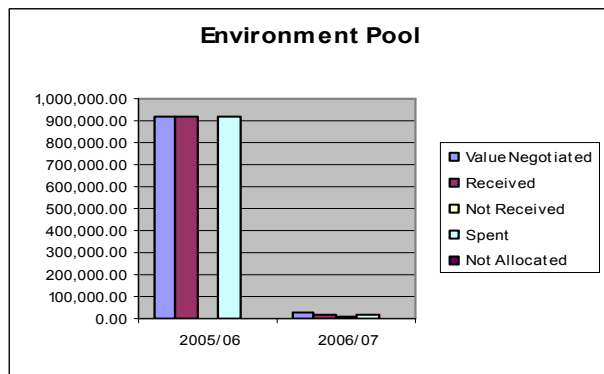
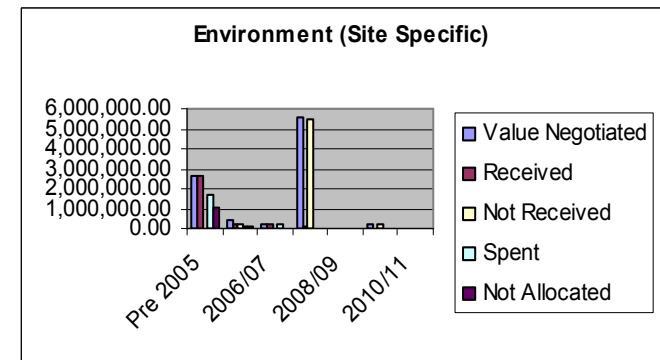
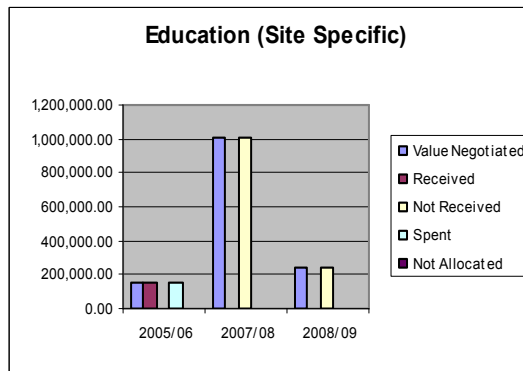
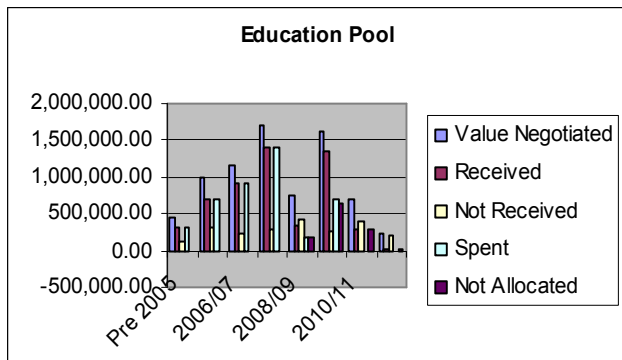
	Value Negotiated	Received	Not Received	Spent	Not Allocated
2008/09	96,650.00	0.00	96,650.00	0.00	0.00
Total	96,650.00	0.00	96,650.00	0.00	0.00

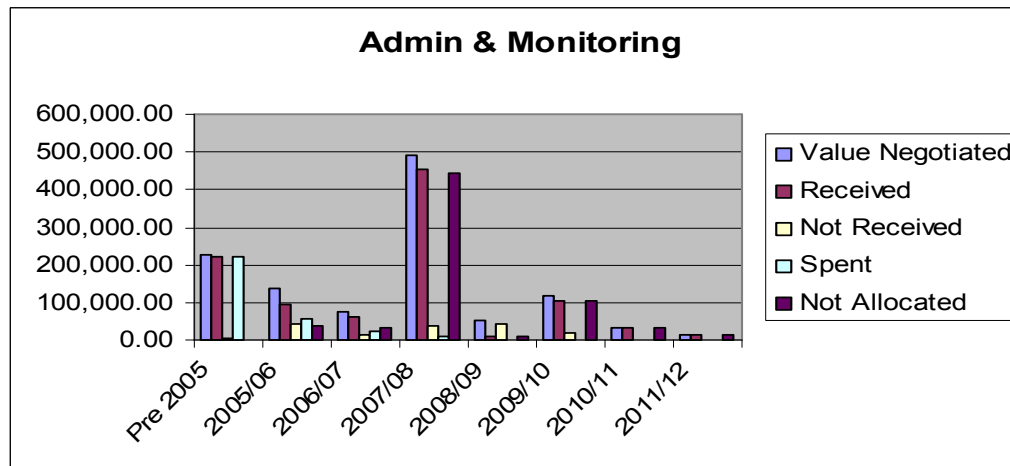
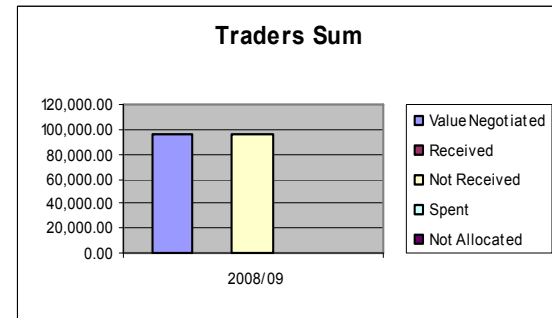
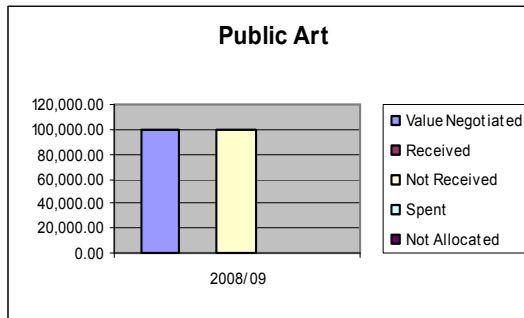
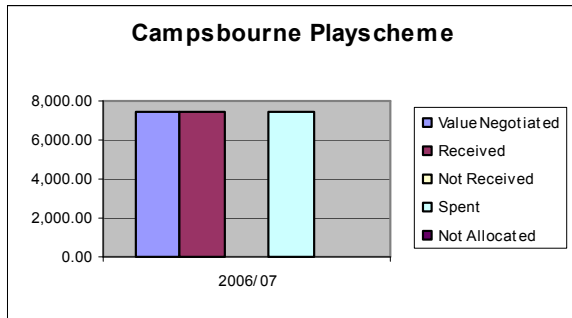
Admin & Monitoring

	Value Negotiated	Received	Not Received	Spent	Not Allocated
Pre 2005	228,562.30	223,000.00	5,562.30	223,000.00	0.00
2005/06	136,153.07	95,653.07	40,500.00	57,939.27	37,713.80
2006/07	73,839.37	60,435.90	13,403.47	25,302.54	35,133.36
2007/08	489,393.91	451,737.55	37,656.36	9,242.00	442,495.55
2008/09	52,192.00	11,193.48	40,998.52	0.00	11,193.48
2009/10	118,908.00	101,723.11	17,184.89	0.00	101,723.11
2010/11	34,061.18	31,758.13	2,303.05	0.00	31,758.13
2011/12	14,777.00	13,277.00	1,500.00	0.00	13,277.00
Total	1,147,886.83	988,778.24	159,108.59	315,483.81	673,294.43

Summary

	Value Negotiated	Received	Not Received	Spent	Not Allocated (including Admin)	Minus Admin Not Spent	Total Not Allocated (exluding Admin)
Pre 2005	4,338,325.10	4,201,514.79	136,810.31	3,196,514.79	1,005,000.00	0.00	1,005,000.00
2005-06	3,005,565.69	2,171,053.09	834,512.60	2,041,339.29	129,713.80	37,713.80	92,000.00
2006/07	1,794,684.71	1,408,155.18	386,529.53	1,329,522.13	78,633.05	35,133.36	43,499.69
2007/08	10,900,302.65	2,211,851.72	8,688,450.93	1,733,606.17	478,245.55	442,495.55	35,750.00
2008/09	2,796,368.00	409,822.24	2,386,545.76	225,000.00	184,822.24	11,193.48	173,628.76
2009/10	3,128,036.14	2,140,491.14	987,545.00	748,633.62	1,391,857.52	101,723.11	1,290,134.41
2010/11	907,854.92	348,137.47	559,717.45	0.00	348,137.47	31,758.13	316,379.34
2011/12	442,859.62	149,022.00	293,837.62	0.00	149,022.00	13,277.00	135,745.00
Total	27,313,996.83	13,040,047.63	14,273,949.20	9,274,616.00	3,765,431.63	673,294.43	3,092,137.20





Appendix 3 - Budget Summary

Financial Benefit	2004/05			2005/06			2006/07			2007/08		
	Received	Spent	Not Allocated	Received	Spent	Not Allocated	Received	Spent	Not Allocated	Received	Spent	Not Allocated
Admin & Monitoring	223,000.00	223,000.00	0.00	95,653.07	57,939.27	37,713.80	60,435.90	25,302.54	35,133.36	451,737.55	9,242.00	442,495.55
Education Pool	324,014.79	324,014.79	0.00	687,439.70	687,439.70	0.00	914,519.28	914,519.59	-0.31	1,412,364.17	1,412,364.17	0.00
Education (Site Specific)	0.00	0.00	0.00	154,000.00	154,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Environment Pool	0.00	0.00	0.00	915,002.00	915,002.00	0.00	20,000.00	20,000.00	0.00	0.00	0.00	0.00
Environment (Site Specific)	1,639,500.00	1,639,500.00	0.00	233,958.32	141,958.32	92,000.00	162,000.00	162,000.00	0.00	71,800.00	51,800.00	20,000.00
Street Scene (Highways/Transport)	65,000.00	65,000.00	0.00	75,000.00	75,000.00	0.00	140,000.00	140,000.00	0.00	272,000.00	257,000.00	15,000.00
Employment	0.00	0.00	0.00	10,000.00	10,000.00	0.00	60,000.00	60,000.00	0.00	0.00	0.00	0.00
Recreation	20,000.00	20,000.00	0.00	0.00	0.00	0.00	43,500.00	0.00	43,500.00	0.00	0.00	0.00
Traffic Management Order (Car-Free)	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00	0.00	3,950.00	3,200.00	750.00
Affordable Housing Campsbourne Playscheme	925,000.00	925,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	0.00	0.00
Total	3,196,514.79	3,196,514.79	0.00	2,171,053.09	2,041,339.29	129,713.80	1,408,155.18	1,329,522.13	78,633.05	2,211,851.72	1,733,606.17	478,245.55

Financial Benefit	2008/09			2009/10			2010/11			2011/12		
	Received	Spent	Not Allocated	Received	Spent	Not Allocated	Received	Spent	Not Allocated	Received	Spent	Not Allocated
Admin & Monitoring	11,193.68		11,193.68	101,723.11		101,723.11	31,758.13		31,758.13	13,277.00		13,277.00
Education Pool	333,084.51	166,000.00	167,084.51	1,351,920.43	698,633.62	653,286.81	294,379.34		294,379.34	23,745.00		23,745.00
Education (Site Specific)			0.00			0.00			0.00			0.00
Environment Pool			0.00			0.00			0.00			0.00
Environment (Site Specific)	5,000.00		5,000.00	25,000.00	25,000.00	0.00			0.00			0.00
Street Scene (Highways/Transport)	59,544.25	59,000.00	544.25	437,105.83	25,000.00	412,105.83	20,000.00		20,000.00	112,000.00		112,000.00
Employment			0.00			0.00			0.00			0.00
Recreation			0.00			0.00			0.00			0.00
Traffic Management Order (Car-Free)	1,000.00		1,000.00	2,000.00		2,000.00	2,000.00		2,000.00			0.00
Affordable Housing Campsbourne Playscheme			0.00	222,741.77		222,741.77			0.00	0.00	0.00	0.00
			0.00			0.00			0.00	0.00	0.00	0.00
Total	409,822.44	225,000.00	184,822.44	2,140,491.14	748,633.62	1,391,857.52	348,137.47	0.00	348,137.47	149,022.00	0.00	149,022.00

Further Breakdown

	Value Negotiated	Received	Not Received (PP not implemented)	Spent	Not Allocated
Education Pool	7,597,699.22	5,341,467.22	2,256,232.00	4,202,971.87	1,138,495.35
Education (Site Specific)	1,404,000.00	154,000.00	1,250,000.00	154,000.00	0.00
Environment Pool	940,166.12	935,002.00	5,164.12	935,002.00	0.00
Environment (Site Specific)	9,155,544.86	3,142,258.32	6,013,286.54	2,020,258.32	1,122,000.00
Street Scene (Highways/Transport)	3,474,999.80	1,180,650.08	2,294,349.72	621,000.00	559,650.08
Employment	365,000.00	70,000.00	295,000.00	70,000.00	0.00
Recreation	63,500.00	63,500.00	0.00	20,000.00	43,500.00
Traffic Management Orders (Car-Free)	81,050.00	9,150.00	71,900.00	3,400.00	5,750.00
Affordable Housing	2,880,000.00	1,147,741.77	1,732,258.23	925,000.00	222,741.77
Campsbourne Playscheme	7,500.00	7,500.00	0.00	7,500.00	0.00
Public Art - Wards Cnr	100,000.00	0.00	100,000.00	0.00	0.00
Traders Sum - Wards Cnr	96,650.00	0.00	96,650.00	0.00	0.00
Admin & Monitoring	1,147,886.83	988,778.24	159,108.59	315,483.81	673,294.43
			0.00		
Total	27,313,996.83	13,040,047.63	14,273,949.20	9,274,616.00	3,765,431.63
				minus Admin	673,294.43
					3,092,137.20