

Appendix 4

Progress on Unspent S106 Funds

Purpose	Not Allocated / Unspent	How many Agreements make up total	Can money from Agreements be pooled	Are there Project Plans Identified	When Money has to be spent	Lead Officer for Organising Spend
Admin & Monitoring	329,838.83	50	Yes	N/A	N/A	PR&E Service
Education Pool	511,112.68	10	Yes	Yes	5 by 2017 2 by 2018 3 no expiry date	Maggie Shields
Environment (Site Specific)	1,745,635.00	8	No	Yes	1 by 2013 2 by 2017 1 by 2018 1 by 2020 3 no expiry date	PR&E Service
Environment (Site Specific) New River Village	317,340.00	1	Yes	Yes	April 2014	PR&E Service
Highways / Transport (Site Specific)	1,528,973.18	16	No	Yes	1 by 2015 2 by 2016 9 by 2017 1 by 2018 1 by 2020 2 no expiry date	Danny Gayle
Recreation (Site Specific)	73,500.00	2	No	Yes	1 by 2017 1 no expiry date	Martin Hall
Employment	267,500.00	3	Yes	Yes	3 by 2017	Martin Tucker
Traffic Management Order (Car-Free Developments) (Site Specific)	5,000.00	5	No	N/A	4 by 2017 1 by 2018	Chris Roberts-Wray
Affordable Housing (West of the Borough Specific)	222,741.77	1	Yes	No	1 by 2016	Nick Powell
Public Art	5,000.00	1	Yes	No	1 by 2017	Anne Lippitt
Heartlands & Wood Green Masterplan	80,000.00	1	Yes	No	1 by 2017	Nick Powell
Total	5,086,641.46					
minus Admin	329,838.83					
	4,756,802.63					

Appendix 4

Implementation of spending S106 contributions

The planning application process will often identify general improvements/specific impact needs that the S106 must provide (e.g. specified footway improvements, increase in public open space/improvement in public open space; education improvements). These funds will be allocated to relevant council services to deliver either through a one off project or as part of an existing programme.

As each planning application is processed, (sometimes through pre application stage) internal consultation with Council Services, statutory consultees and neighbourhood consultation will throw up ideas and proposals for S106 headings covered in SPG 10a. Over time this process has led to some services developing improvement and project programmes that can be supported by S106 funding, (e.g. the education pool). Particularly in respect of unspent general improvement funds – the Planning Service will contact the relevant council services and ask them to develop a project.

Key Planning S106 tests are: “Relevant to Planning; Related to the proposed development and fairly and reasonably related in scale and kind to the proposed development”.

Lead responsibility for negotiation on all S106 lies with the Planning Service. This Service understands the importance of primarily bringing forward good development and ensuring that S106 requests do not make the proposal economically unviable and that they are only negotiated on schemes that are in principle policy compliant. Since the recession began in 2007/08 and the S106 Regulation change in April 2010, the Planning Service has been careful to only focus on negotiations on key impacts/site compliance and community infrastructure and less on general improvement categories such as “environmental improvements” since scheme viability is now critical and meeting the statutory obligation tests are now much more focused.

The Assistant Director (AD) of Planning, Regeneration & Economy has delegated power to allocate S106 funds. The AD and his staff ensure the spend meets government guidance, Haringey SPG Guidance and the terms of the specific legal agreement. Planning staff do not release funds until an appropriate project and cost details are presented by the council services allocated the funding.

Responsibility for developing projects, carrying out any necessary public consultation and securing authorisation to spend rests with the Council Services who spend the S106 funds.

Planning staff are in regular contact with all lead officers (identified in the table above) from other Services with regards to allocating/spending S106 contributions. Lead officers are aware that if contributions are not spent within the expiry date a Developer can request their contribution back from the Council.