

PLANNING OBLIGATIONS - QUARTERLY MONITORING REPORT

Cabinet Member	Councillor Keith Burrows
Cabinet Portfolio	Planning, Transportation and Recycling
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Papers with report	Appendix 1 - attached

1. HEADLINE INFORMATION

Summary	This report provides financial information on s106 and s278 agreements up to 31st March 2014 against respective portfolio areas.
Contribution to our plans and strategies	Putting our Residents First - <i>Our Built Environment</i> Planning obligations are an established delivery mechanism for mitigating the effect of development, making it acceptable in planning terms and achieving the aims of the Community Strategy and other strategic documents that make up the Local Development Framework.
Financial Cost	The Council currently holds £11,790,184 relating to s106 and s278 agreements. Of this £3,827,094 is allocated/earmarked for projects and £2,897,797 relates to funds that the Council holds but is currently unable to spend directly, leaving a residual balance of funds that the Council holds of £5,065,293 that is currently spendable and not yet allocated/earmarked towards specific projects. In Quarter 4, the Council has received additional income of £1,031,737 and spent £8,107,404.
Relevant Policy Overview Committee	Residents' and Environmental Services
Ward(s) affected	All

2. RECOMMENDATION

That Cabinet notes the updated financial information as attached in Appendix 1.

Reasons for recommendation

Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the

National Planning Policy Framework (March 2012), this is still considered to be good practice. This report details the financial planning obligations held by the Council and what progress has and is being made in allocating and spending those funds.

Alternative options considered / risk management

The alternative is to not report to Cabinet. However, it is an obvious example of good practice to monitor income and expenditure against specific planning agreements and ensure that expenditure takes place in accordance with the parameters of those agreements.

Policy Overview Committee comments

None at this stage.

3. INFORMATION

Supporting Information

1. Appendix 1 provides a schedule of all agreements on which the Council holds funds. The agreements are listed under Cabinet portfolio headings. The appendix shows the movement of income and expenditure taking place during the financial year; including information at 31 December 2013 (which was subject of the report in March 2014) as well as up to 31 March 2014. Text that is highlighted in bold indicates key changes since the Cabinet report of 20 March 2014. Figures indicated in bold under the column headed 'Total income as at 31/03/14' indicate new income received. (Shaded cells indicate where funds are held in an interest bearing account) The table shows expenditure between 1 January and 31 March 2014 of £8,107,404 (compared to £265,830 during the previous quarter) and income of £1,031,737 (compared to £1,693,524 during the previous quarter) within the same period.

2. The balance of s278/106 funds that the Council held at 31 March 2014 is £11,790,184. It should be noted that the 'balance of funds' listed, i.e. the difference between income received and expenditure, is not a surplus. Included in the balance at 31 March 2014 are those s278/106 funds that the Council holds but is unable to spend for a number of reasons, such as cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has allocated to projects. The 'balance of funds' at 31 March 2014 also includes funds that relate to projects that are already underway or programmed, but where costs have not been drawn down against the relevant s106 (or s.278) cost centre.

3. In summary, of the 'total balance of funds' that the Council held at 31 March 2014 (£11,790,184) £2,897,797 relates to funds that the Council is unable to spend and £3,827,094 is allocated/earmarked for projects, leaving a residual balance of funds that the Council holds of £5,065,293 that is currently spendable and not yet earmarked/allocated towards specific projects.

Financial Implications

4. As at 31st March 2014 the s106/278 balance is £11,790k. This is inclusive of £2,898k which the Council holds on behalf of its partners who are responsible for project delivery e.g.

NHS Property Services (formerly PCT) and TFL. A further £3,827k has been earmarked to specific projects. The residual balance of £5,065k represents amounts yet to be allocated for any specific use although projects are being put in place to utilise this balance. Table 1 provides additional detail of the s106/278 contributions in accordance to service area.

In quarter 4 additional income received in s106/278 monies was £1,032k whilst expenditure totalling £8,108k was financed by the contributions.

Table 1 – s106/278 contributions by service area

Service Area	Balance b/f (31/12/13)	Income Received	Total	Spend	Balance c/f (31/03/14)	Earmarked Allocated Balances	Unallocated Balances
	£'000	£'000	£'000	£'000	£'000	£'000	£'000
S278							
Planning & Transportation	1,268	4	1,272	(16)	1,256	1,256	0
S106							
Planning & Transportation	2,744	479	3,223	(184)	3,039	1,943	1,096
Community, Commerce & Regeneration (CSL)	645	3	648	(79)	569	334	235
Community, Commerce & Regeneration (PPR)	1,917	0	1,917	(124)	1,793	1,233	560
Sub-Total - CCR	2,562	3	2,565	(203)	2,362	1,567	795
Education & Children Services	9,437	272	9,709	(6,769)	2,940	443	2,497
Environment	1,173	26	1,199	(199)	1,000	569	431
Housing, Social Services & Health	1,682	248	1,930	(737)	1,193	947	246
Sub-Total (S278/106)	18,866	1,032	19,898	(8,108)	11,790	6,725	5,065
Less: Sums held on behalf of partners	3,704	59	3,763	(865)	2,898	2,898	0
Total LBH Balances	15,162	973	16,135	(7,243)	8,892	3,827	5,065

It is expected that the majority of the remaining unallocated Education & Children's Services balances of £2,497k will be utilised to support Phases 2 and 3 of the Primary School Expansions programme, thereby reducing the unallocated balance to £2,568k. Officers will continue to review the applicability of unallocated balances within existing and proposed capital and revenue budgets in order to minimise the impact on the Council's own resources.

Contributions which are not spent within the designated time frame may need to be returned to the developer. As at quarter four it has been identified that £345k needs to be spent within twelve months, i.e. 31 March 2015, to prevent the risk of repayment, although £239k of this has been identified for use and is in the process of being formally allocated. In addition, there are balances totalling £91k which are not able to be spent within the terms of the existing agreements and may therefore need to be returned.

Table 2 -The outturn for the year is summarised below:-

S278 / S106	£'000
Balance b/fwd as at 01/04/2013	17,244
Total Income for the year (01/04/2013 to 31/03/2014)	4,200
Total Expenditure for the year (01/04/2013 to 31/03/2014)	9,654
Balance c/fwd as at 31/03/2014	11,790

4. EFFECT ON RESIDENTS, SERVICE USERS & COMMUNITIES

What will be the effect of the recommendation?

5. The recommendation ensures transparency and assures probity in the area of planning obligations, thereby promoting public confidence.

Consultation Carried Out or Required

6. There are no external consultations required on the contents of this report.

5. CORPORATE IMPLICATIONS

Corporate Finance

7. Corporate Finance has reviewed this report and notes that projects are in place to utilise the majority of the £5,065k unallocated contributions highlighted above – with a significant sum from education contributions to be applied to the on-going Primary School Capital Programme. The allocation of further substantial Section 106 contributions to this programme would be expected to reduce the requirement for Prudential Borrowing.

As noted above there remains approximately £91k of Section 106 contributions which may become repayable to developers during 2014/15.

Legal

8. There are no specific legal implications arising from the recommendation which asks the Cabinet to note the current status on the receipt and expenditure of S106 monies. The monies referred to in this report are held by the Council for the purposes specified in each of the relevant legal agreements. Such monies should only be spent in accordance with the terms of those agreements. Where monies are not spent within the time limits prescribed in those agreements, such monies should be returned to the payee. Where officers are unsure whether

monies held pursuant to particular agreements can be used for particular purposes, Legal Services should be consulted for advice on a case by case basis

Corporate Property and Construction

9. Corporate Property and Construction is in support of the recommendation in this report.

6. BACKGROUND PAPERS

NIL