



Meeting of the

AUDIT COMMITTEE

Tuesday, 31 March 2009 at 7.30 p.m.

SUPPLEMENTAL INFORMATION

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Members Briefing: Section 106 Agreements: Audit Meeting

20th March 2009

Prepared by the Development Implementation Team

TOWER HAMLETS



1. Introduction

1.1 This note provides members with:

- A summary of financial contributions received to date.
- Financial contributions not received but in signed S106 agreements:

2. Received Financial Contributions:

2.1 LBTH currently holds **£36,350,836.52** financial contributions in its S106 account. There are 11 programme themes, the breakdown of which can be seen in Table 1 attached. These programme themes are allocated in this way, through specific S106 agreements. It is important to recognise all Section 106 Contributions received by the Council have a specific agreed purpose and are focused on projects at various stages of development. These are documented specifically within a S106 agreement.

2.2 This means that some of the programmes identified are made up of projects currently spending, about to start spending and others still being developed and/or waiting for other contributions to be secured. Funding through Section 106 contributions is likely to be only one of many streams of funding involved in project delivery, especially for larger scale projects (such as Masterplans or key infrastructure delivery projects).

3. Financial contributions not received but in signed S106 agreements:

3.1 In the last five years, **456** S106 Agreements have been signed (during the period 19 March 2004 – 19 March 2009). This has secured a total of **£134,194,978** in financial contributions, although most of this money has yet to be received by the council.

3.2 It should be noted that the £134,194,978 is not a guaranteed amount of funding as planning permission must be implemented before these monies are paid to the Council. Implementation can take up to three years from the granting of the permission and in some cases it may not happen at all depending upon whether the planning permission has been implemented or not. These 'triggers' are also specific and vary from agreement to agreement. The actual receipt of these amounts will be staggered across a number of years in accordance with specific trigger points contained within any one specific agreement. For example, a payment could be due upon the first occupation of a residential unit and another payment not due until the completion of that specific development.

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Purpose	Received	Description
Community Payment	£2,579,100.00	Secured for improvements/provision of Idea Stores and libraries; sport & leisure facilities, and multi-use community facilities.
Affordable Housing	£1,929,551.04	Secured as commuted sums for off-site provision of affordable housing. The securing of on-site units as affordable housing is a separate contribution.
Public Art	£376,535.09	Secured for public art, to be provided in a public space in close proximity to the specific development.
Education	£3,291,811.19	Secured for educational facilities for public use, provided by the Local Education Authority, and including primary and secondary schools in the LBTH.
Traffic, Transport and Highways	£7,896,969.49	Secured for highway works and sustainable transport initiatives, including contributions for Transport for London (TfL).
Employment & Training	£681,897.85	Secured for a range of initiatives including the Council's job brokerage programme, Skillsmatch, Access to Employment and supporting local business growth
Millennium Quarter (MQ) Master Plan	£4,406,186.88	Secured from developments within the Masterplan area to support MQ related projects, such as South Quay DLR Station, as defined in the 'MQ Contributions Framework' (Legal Agreement relating to all MQ developments in order to pool monies for specific projects). These projects are triggered at certain stages as set out in the 'MQ contribution Framework'
Health	£1,094,269.52	Secured for the improvement/provision of a range of health facilities by the Primary Care Trust and to implement the Health & Well-Being Strategy.
Environment & Public Realm	£5,413,241.87	Secured for a range of public realm, public safety and environmental improvements, including improvements and maintenance of parks and open space.
Planning Studies	£268,000.00	Secured for a range of planning documents/studies, including Masterplans.
Bishops Square S106	£8,413,273.59	Secured as a community payment towards the area around the Bishops Square development.
Total:	£36,350,836.52	

