

scrumptious (ˈskrʌmpjəs) *adj.* *Inf.* very pleasing; delicious — *scrumptiously adv.*

scrumpy (ˈskrʌmpɪ) *n.* a rough dry cider, brewed esp. in the West Country of England.

scrunch (skrʌntʃ) *vb.* **1.** to crumple or crunch or to be crumpled or crunched. — *n.* **2.** the act or sound of scrunching.

scruple (ˈskrʊ:pəl) *n.* **1.** a doubt or hesitation as to what is morally right in a certain situation. **2.** *Arch.* a very small amount. **3.** a unit of weight equal to 20 grains (1.296 grams). — *vb.* **4.** (*obs.* when *tr*) to have doubts (about), esp. from a moral compunction.

scrupulous (ˈskrʊ:pjʊləs) *adj.* **1.** characterized by careful observation of what is morally right. **2.** very careful or precise. — *scrupulously adv.* — *scrupulousness n.*

scrutinise or **-nize** (ˈskrʊ:tɪnaɪz) *vb.* (*tr.*) to examine carefully or in minute detail. — *scrutiniziser* or *-nizer n.*

scrutiny (ˈskrʊ:tɪni) *n.* **1.** close or minute examination. **2.** a searching look. **3.** official examination of votes [from Latin *scrūtiniū* and *scrūtārī* to search even to the rags, from *scrūta*, rags, trash.]

scuba (ˈskju:bə) *n.* an apparatus used in scindiving, consisting of a cylinder or cylinders containing compressed air attached to a breathing apparatus.

scud (skʌd) *vb.* **scudding, scudded.** (*intr.*) **1.** (esp. of clouds) to move along swiftly and smoothly. **2.** *Naut.* to run before a gale. — *n.* **3.** the act of scudding. **4. a.** a formation of low ragged clouds driven by a strong wind beneath rain-bearing clouds. **b.** a sudden shower or gust of wind.

scuff (skʌf) *vb.* **1.** to drag (the feet) while walking. **2.** to scratch (a surface) or (of a surface) to become scratched. **3.** (*tr.*) *U.S.* to poke at (something) with the foot. — *n.* **4.** the act or sound of scuffing. **5.** a rubbed place caused by scuffing. **6.** a backless slipper.

scuffle (ˈskʌfl) *vb.* (*intr.*) **1.** to fight in a disorderly manner. **2.** to move by shuffling. — *n.* **3.** a disorderly struggle; a scuffle sound made by scuffling.

scull (skʌl) *n.* **1.** a single oar moved from the stern of a boat to propel it. **2.** one of a pair of single-handed oars, both of which are pulled by the same person in a racing shell propelled by a single oar. **3.** a single oar. **4.** an act, instance, period, or distance. **5.** to propel (a boat) with a scull. — *sculler n.*

scullery (skʌləri) *n., pl. -leries.* *Chiefly Brit.* a small room or part of a kitchen where kitchen utensils are kept.

scullion (ˈskʌljən) *n.* **1.** a mean or despicable person employed to work in a kitchen. **2.** a variant of *scullion*.

sculpt (skʌlp) *vb.* **1.** to carve or fashion (stone, bronze etc) three-dimensionally. **2.** to portray (a person, etc.) by means of sculpture. **3.** to form in the manner of sculpture. **4.** to decorate with sculpture. — *sculptural adj.*

sculptress (ˈskʌltrəs) *n.* a person who sculpts.

sculpture (ˈskʌltʃə) *n.* **1.** the art of making a three-dimensional work of art by carving or modelling. **2.** a work of art made by carving or modelling. **3.** a person or thing that is a sculpture. **4.** a person or thing that is a sculpture.

by natural processes. — *vb.* (*mainly tr.*) **4.** (*also intr.*) to carve, cast, or fashion (stone, bronze etc) three-dimensionally. **5.** to portray (a person, etc.) by means of sculpture. **6.** to form in the manner of sculpture. **7.** to decorate with sculpture. — *sculptural adj.*

scumble (ˈskʌmbəl) *vb.* **1.** (in painting and drawing) to soften or blend (an outline or colour) with an upper coat of opaque colour, applied very thinly. **2.** to produce an effect of broken colour on doors, panelling, etc. by exposing coats of paint below the top coat. — *n.* **3.** the upper layer of colour applied in this way.

scunner (ˈskʌnə) *Dialect, chiefly Scot.* — *vb.* **1.** (*intr.*) to feel aversion. **2.** (*tr.*) to produce a feeling of aversion in. — *n.* **3.** a strong aversion (often in **take a scunner**). **4.** an object of dislike.

scupper¹ (ˈskʌpə) *n.* *Naut.* a drain or spout allowing water on the deck of a vessel to flow overboard.

scupper² (ˈskʌpə) *vb.* (*tr.*) *Brit. sl.* to overwhelm, ruin, or disable.

scurry (ˈskʌrɪ) *vb.* **-rying, -ried.** **1.** to move about hurriedly. **2.** (*intr.*) to whirl about. *n., pl. -ries.* **3.** the act or sound of scurrying. **4.** a brisk light whirling movement, as of snow.

scut (skʌt) *n.* a small animal such as the deer or rabbit.

scuttle¹ (ˈskʌtl) *vb.* **1.** to move quickly. **2.** *Dialect chiefly Brit.* to move quickly. **3.** to move quickly. **4.** to move quickly.

Spending Developer Contributions

Scrutiny Task Group

Final Report

TG No.32

March 2005

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INTRODUCTION

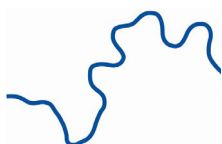


Councillors in this authority have at various times expressed concerns about the monitoring and spending of Section 106 contributions from developers. A S106 agreement can take many forms, the purpose of this Task Group was to look at financial contributions for e.g. school places, traffic management measures, affordable housing and environmental improvements. It is an issue which was the subject of an internal audit examination almost 4 years ago. The Group was keen to review the progress since then in setting up robust monitoring systems.

Our findings are that improvements have been made and we can reassure our colleagues and taxpayers that systems are in place to ensure that contributions do not have to be repaid. The Group nevertheless believes that further improvements could be made. These are set out in our recommendations below. It was not possible to obtain certain information before this report was published and Members therefore see this further information as the logical next step to the work the Group has carried out. As normally the case with Task Group reports, Members will wish to review the progress on recommendations in six months' time.

I would like to thank my colleagues on this Group and all the officers who have contributed and given us their time and assistance. Particular thanks to Paul Drury for contributing his professional advice to the work of the Group.

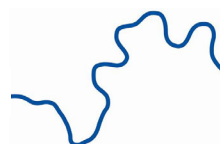
Cllr Simon Lamb
Chairman of the Spending Developer Contributions Scrutiny Task Group



PART I – ROLE AND FUNCTION OF THE TASK GROUP

BACKGROUND TO THE TASK GROUP

1. The issue of Spending Developer Contributions (S106 income expenditure) has been raised as a matter of concern by Members. There is sometimes an expiry date agreed for the monies transferred to the Council under a S106 agreement. If works set out in the contract are not undertaken within this timescale, developers can demand the return of their money. Members wished to be assured that robust systems were in place to ensure that money is spent in an appropriate and timely manner.
2. At its meeting on 13 September 2004 the Overview and Scrutiny Co-ordinating Group agreed that the Spending Developer Contributions Scrutiny Task Group would be one of the three to be set up in the current round. The membership of the Task Group was confirmed at a meeting of its parent committee, the Strategy and Resources Overview and Scrutiny (O&S) Committee on 14 October 2004. The Committee requested that the Environment O&S Committee put forward a Member to join the Task Group.
3. At its initial meeting on 9 November 2004 the Task Group adopted the following scoping statement:
4. “To ensure that Members are confident that S106 income is adequately monitored and used effectively.”
5. The Group also agreed that it would not consider the negotiation process for S106 agreements but concentrate on the processes once the financial contributions had been made.



TASK GROUP MEMBERSHIP

6. The Group was made up of members of the Strategy & Resources and Environment Overview and Scrutiny Committees.



Cllr Simon
Lamb –
TG Chairman



Cllr Jerry Elloy



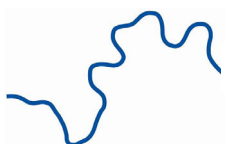
Cllr Robin
Jowit



Cllr James
Mumford



Paul Drury
(Co-opted
Member)



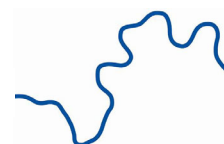
PART II – FINDINGS

WHAT IS A S106 AGREEMENT?

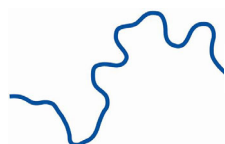
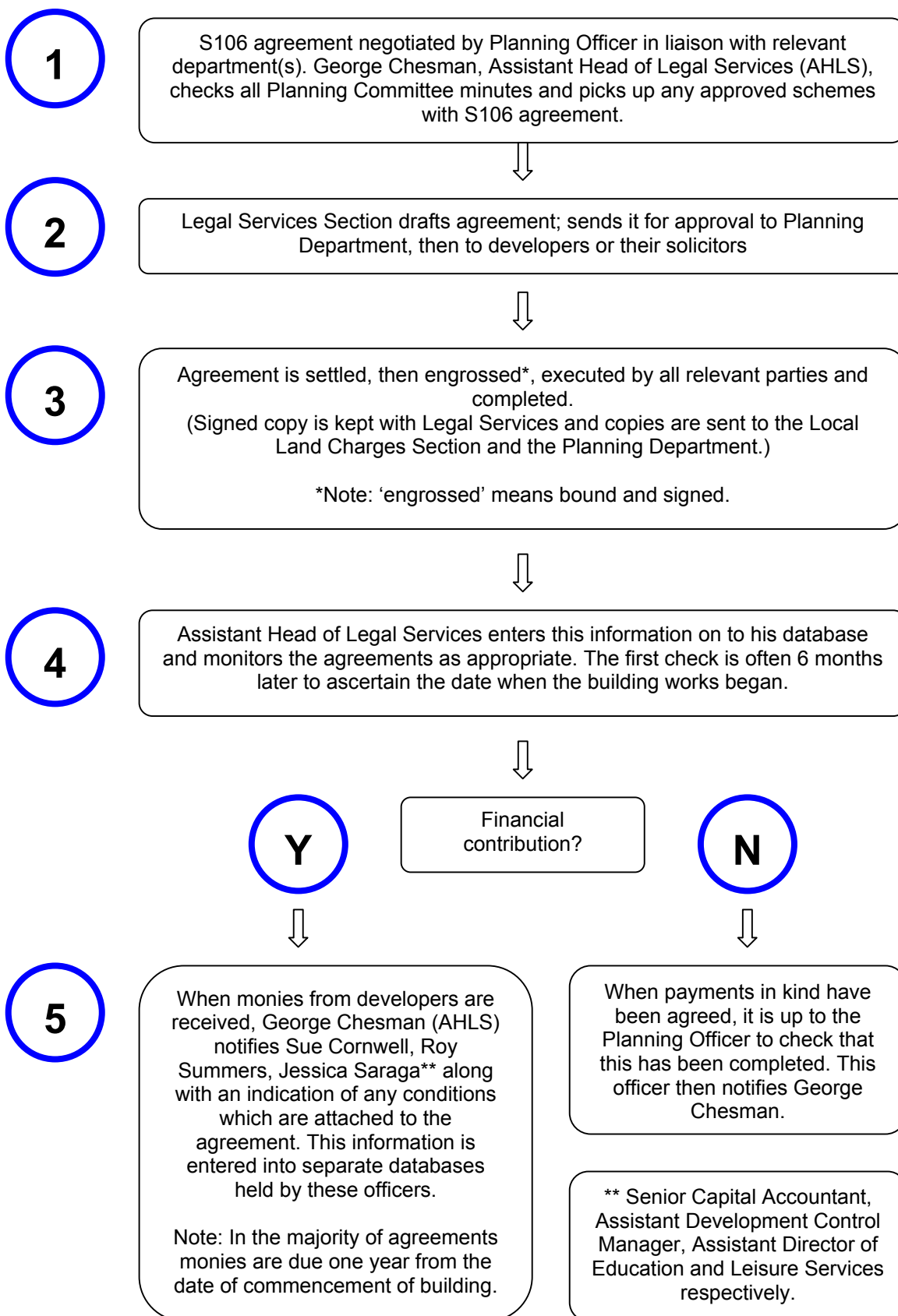
7. Section 106 agreements (also called planning obligations) are legal agreements under Section 106 of the Town and Country Planning Act 1990 whereby developers obligate to undertake actions required by the local authority, or contribute in benefit or in kind towards measures required in order to obtain planning permission. They are regulated by government guidance, such as that contained in Circular 1/97, which notes that planning obligations have a positive role to play in the planning system, and, used properly, can remedy genuine planning problems and enhance the quality of development. They can provide a means of reconciling the aims and interests of developers with the need to safeguard the local environment or to meet costs imposed as a result of development.
8. On average there are approximately 20 S106 agreements made every year. There were 19 new section 106 agreement files set up in 2002/3 and 27 in 2003/4. (One or two of these may not have resulted in completed agreements but nearly all did.) The draft planning obligations strategy expects that the number and scope of planning obligations in the Borough will increase, due in part to the Government's increased emphasis on them and in part due to the Borough's increased awareness, reflected in the draft planning obligations strategy, of the development of its area. In addition, the new Planning Contributions Strategy will potentially include schemes of one residential unit. (In 2003, there were 62 applications for schemes of between 1 and 5 units.)
9. As at February 2005, the accounts showing income received and expenditure incurred were as follows (a more detailed breakdown can be found in Appendix B):

Totals (£)	Total accumulated income	Amounts spent 04/05 (to date)	Total accumulated Expenditure	Current Balance
Identified Schemes in the current capital programme	1,776,828	603,204	808,351	968,477
Receipts for which schemes have not been identified	5,613,850	0	2,316,877	3,296,973

10. There are obvious differences between Appendices B and C. This is because Appendix B only covers schemes in the Capital Programme, whereas Appendix C is the list kept by the Finance Section in the Environment Directorate and covers all schemes, including those for which no monies have been received. It is used to alert officers in Environment as to upcoming schemes.



CURRENT PROCEDURES: THE LIFE OF A S106 AGREEMENT FROM NEGOTIATION TO SPEND



6

If monies due are not received, or payments in kind not completed, then Legal Services follows this up.



7

Spending by the departments...
... Education (**Edu**)
... Environment (**Env**)
... Affordable Housing (**AH**)

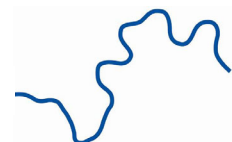
Monitoring by Corporate Finance (**CF**) who request regular updates from departments.

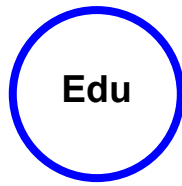
Env

Until the appointment of a S106 officer, Roy Summers is and will remain the main contact officer for Environment receipts. Roy also keeps a master list of all S106 agreements. However, it is officers in the spending departments (transport etc.) who are responsible for the completion of the schemes themselves. These officers will be aware of planned schemes, as they will have been closely involved in the negotiation of the S106 agreement together with the planning officer before Planning Committee approval is given. Once there is a firm plan for works, Corporate Finance is notified and the scheme is entered on to the capital programmes monitoring database.

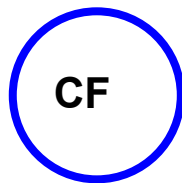
AH

Diana Rice in Planning Policy and Design, in close liaison with colleagues from the Housing Department, is always seeking potential sites for affordable housing. Receipts from S106 agreements in the Affordable Housing Fund are mainly used to joint fund AH schemes. Spends are then matched to approximately equivalent S106 contributions.

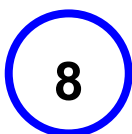




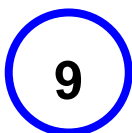
Jessica Saraga, AD Education and Leisure Services, and Beverly Butler, LEA Building Development Officer, have recently taken over direct responsibility for this area of work from Mike Walsh, the now departed PFI Manager. S106 receipts can only be used to create new school places *not* general refurbishment. Education keeps a detailed list of all S106 agreements with Education contributions. There is limited possibility for primary school expansion on existing sites due to limited space. There is space at some secondary schools. Any expansion in places has to be for a whole class (either a temporary bulge class or an additional class for all year groups throughout the school). Any building schemes have to accord with the School Organisation Plan. New schemes are added to the Capital Programme. Most receipts are not site-specific, but can be used borough-wide. Following spending on suitable schemes, non-site specific monies used from the S106 education receipts are struck off the database against contributions of approximately equivalent size.



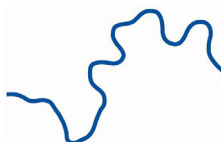
Sue Cornwell is responsible in Corporate Finance for maintaining the database of S106 receipts. This information is also entered into the Capital Programme Monitoring Reports which are sent every quarter to Cabinet and O&S Committees. Regular updates are requested from departments.



Work on the scheme is completed.



Corporate Finance (CF) removes the entry from the master database.



DRAFT PLANNING CONTRIBUTIONS STRATEGY

11. The new Planning Contributions Strategy has been drawn up in response to the requirements of Central Government to deliver three objectives regarding the planning process: transparency, certainty and speed. The Task Group was told that the Draft Planning Contributions Strategy would be finalised at the end of March 2005. Counsel's advice had been sought and this was currently awaited. Although it was not a part of the original remit of the Group, it did look at the Draft Planning Strategy. The main concern of Members related to contributions for education.

EDUCATION RECEIPTS

12. Members had questions about the circumstances under which new school places could be required to be funded by developers. There were concerns that the ability to travel short distances to a school in another or neighbouring catchment area was ignored by the contributions strategy, and that basing the need for contributions on unrealistically small areas resulted in loss of funds - e.g. Teddington is oversubscribed and so exports pupils to undersubscribed schools in the Hampton area. Failure to claim any contributions for Hampton developments could result in full uptake of places in Hampton. This would have the knock-on effect that Teddington pupils would be displaced but with no allocation of places, or compensatory funding from the developments which caused the problem.

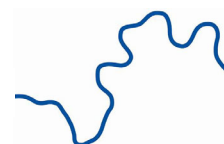
Recommendation 1: *That the method for calculating developer contributions for new school places use a calculation based on a wider catchment area.*

EDUCATION EXPENDITURE

13. Members had some concerns regarding the spending of education receipts.
14. The section on School Places in the Draft Planning Contributions Strategy states that (Paragraphs 51-54):

51. The contributions secured by planning obligations would be required to part fund the one-off capital costs of provision of new permanent and temporary classroom space in order to meet rising school rolls. Funds will not be used to revenue fund the running of teaching and other costs in schools which is reflected in the government's funding formula for schools. Nor are funds required to make up any existing deficiency, rather the deficiency that will solely arise from the planned new housing.

52. Central Government issues Supplementary Credit Approvals to local authorities (to borrow funds) in order to meet rising school rolls. However these approvals are contingent on local authorities using their best endeavours to secure planning obligations as enabling funding.



53. All payments will be maintained within a fund for expanding places in schools which have, or would have, as a result of the development, no or limited spare capacity.

54. The level or kind of contribution will be considered in the light of local factors. For example, there may be cases where it is not feasible or appropriate for new permanent build to be provided and for other contributions to be sought, e.g. to improve obsolete buildings or to replace mobile classrooms at existing schools with extended permanent accommodation.

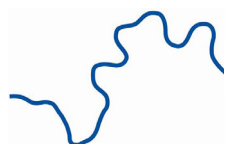
15. It can seem unclear why the education S106 account has such a large balance when most agreements are not site-specific, and usually not even tied to either primary or secondary provision. The meeting on 29 November 2004 was useful to understand better the difficulties in spending education receipts from S106 agreements. The main problems are that i) monies can only be used to increase school places; ii) there is little or no space to expand on primary school sites; iii) any expansion in school places cannot be for a single school place, but for a whole class. If the expansion is to be permanent then accommodation has to be provided for all year groups in a school. If the expansion is for one cohort only as they go through the school, S106 funding can be used to provide temporary accommodation for a bulge class.
16. Officers from the Education Department reported that they had recently taken over responsibility for this area following the departure of a colleague. Members expressed concern that there did not seem to be a strategy beyond the outlines in the School Organisation Plan (SOP).

Recommendation 2: *That a paper be drawn up and brought to the Strategy & Resources and Education & Culture O&S Committees on the policy for using S106 receipts for the provision of school places.*

Recommendation 3: *That a copy of this report, along with the paper mentioned above, is sent to all Members so that they can be reassured that everything is being done that can be done to spend this money effectively, within the many constraints imposed on its use.*

AFFORDABLE HOUSING FUND

17. There is currently some £1.26m. in the Affordable Housing Fund. The Group was reassured that officers were proactive in seeking suitable ways of using these funds. It was told that the Fund had been used to make an essential contribution to several multi-funded schemes. It was also pointed out that although it might seem a considerable amount of money, it was not very significant in terms of developing a scheme solely with funding from the Affordable Housing Fund.



INTERNAL AUDIT REPORT ON S106 MONITORING

18. The Group was told that a report on the monitoring of S106 agreements had been drawn up by Internal Audit in 2001/2002¹. A number of recommendations were made and a general précis of the audit review was given as follows in the report to the Audit Sub-Committee:

It was clear from the system review and the review of outstanding balances that there is a need for a coordinating section or officer who is responsible for ensuring that all monies due under the individual s106 agreements are invoiced, received and spent within any time limit and manner specified within the agreements. The current arrangements are fragmented and several instances of communication and audit trail breakdown were found in our sample tests, particularly in terms of the subsequent use of the monies received. As effective owners of the s106 agreements it is considered that the co-ordinating role would best fit the Planning department.

19. There was a subsequent follow-up that was brought to the Audit Sub-Committee in October 2002². This report stated that changes had been effected:

The recommendations which significantly impinge on the effectiveness of the control environment in this area have been implemented. Those recommendations which remain to be implemented result from a review of the practicalities of introducing the suggested controls. On their own these weaknesses are not considered to significantly affect the overall control environment. The one outstanding issue is the creation of a designated s106 officer and this is currently being reviewed by Members.

CURRENT MONITORING SYSTEMS

20. In early 2004, work was undertaken by a consultant engaged by Corporate Finance to go through all the S106 agreements themselves, making sure that they tally with the master list. Very few discrepancies were found. However, though thorough the monitoring until now to ensure that a) monies are paid and b) schemes are completed before S106 expiry dates, seems to have been carried out on an *ad hoc* basis. No monies have had to be repaid so far on these grounds (though repayments have been made for other reasons – please see the table below)³. Nonetheless, Members would like to see more rigorous monitoring schemes in place that do not have to rely on the memory - albeit excellent - of individual officers.

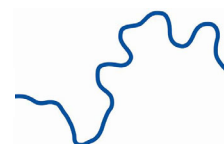
¹ See the report that went to the Audit Sub-Committee on 21.3.02:

[http://cabnet.richmond.gov.uk/Published/C00000214/M00000589/AI00002301/\\$AudSub210302item5InternalAudit.doc.pdf#page=17](http://cabnet.richmond.gov.uk/Published/C00000214/M00000589/AI00002301/$AudSub210302item5InternalAudit.doc.pdf#page=17)

² See the report that went to the Audit Sub-Committee on 31.10.02:

[http://cabnet.richmond.gov.uk/Published/C00000214/M00000678/AI00003423/\\$A311002Item6InternalAuditReport.doc.pdf#page=11](http://cabnet.richmond.gov.uk/Published/C00000214/M00000678/AI00003423/$A311002Item6InternalAuditReport.doc.pdf#page=11)

³ Members note that apart from the schemes mentioned in the table there is only one scheme in the capital programme that will expire in 2005/6 and which has not yet been completed. This is the Kew Riverside Towpath improvement scheme. This is on track and will be completed before the expiry date.



Schemes for which repayments have been made or could be made:

Scheme/ Developer/ Proposed use	Details	Repayment (amount and date)
Manor Road/Grena Road	The S106 agreement for this application, negotiated in April 2001 by officers who are no longer working for the Council, was for schemes which subsequently proved not to be feasible to implement, though officers fully explored the possibilities of doing so before the expiry date.	£15,000 in September 2004
Lensbury Club	This case relates to a contribution for a pedestrian crossing. The scheme was not completed as residents objected to it. The monies were then repaid to the developer.	£10,000 (a very small proportion of the total receipts) repaid in December 2004
Barn Elms/ Barns Surgery	The monies from this agreement were to be spent on a doctor's surgery by 21 st April 2004. There was no demand for such a scheme.	£40,000 is repayable by the developer "on demand". It may be possible to negotiate some other purpose for the money but this is within the developer's gift.

21. There are several S106 databases (or databases containing S106 information) held by different departments: 2 in Corporate Finance⁴, 1 held by Development Control, 1 in Environment Finance, 1 in Education, 1 held by Planning Policy and Design, 1 held by Legal Services and one to be part of the new electronic planning information management system. Members are concerned that there is potential for confusion between so many different databases, which was one of the reasons work by the consultant was commissioned last year. This mirrors some of the findings of the Internal Audit review of 2001/2002. The Task Group accepts that officers in different departments have different requirements and that it would not make sense for the databases to be combined. It nevertheless believes that there should be a designated master database that all relevant officers have access to (even if they do not have editing rights) and can refer to. The Task Group has also heard that the new electronic planning system should eventually be able to store information about the start/expiry dates of schemes and send automatic warnings in good time.

⁴ These will soon be combined into 1 database.



Recommendation 4: *That there be one clear S106 master database and that all relevant officers have electronic access to it.*

Recommendation 5: *That consideration be given as to whether the master database could be linked in to the new electronic planning database and that all relevant officers have at least read-only access. There should also be checks to ensure that planning officers enter all relevant S106 information on to the system.*

Recommendation 6: *That each scheme have marked against it an identifiable officer responsible for the completion of the scheme and the spending of the monies (this could be the officer's title rather than name).*

SCHEMES IN THE CURRENT CAPITAL PROGRAMME

22. The Group is concerned that there is currently no fuller explanation of schemes which have been in the Capital Programme for some time other than the monitoring information kept by Environment Finance (please see Appendix C). The Group would request that a list with details of all site-specific schemes be brought to the Strategy & Resources, and Environment O&S Committees at the June 2005 round of O&S Committee meetings. It should briefly set out the actions taken to spend the money, the reasons for any delays in spending and give expected timescales for completion of the schemes.

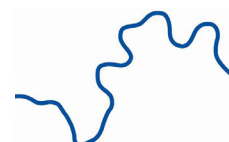
Recommendation 7: *That a report giving details of site-specific schemes, (reasons for delays in spending and expected timescales for scheme completion) be brought to the Strategy & Resources, and Environment O&S Committees in June 2005.*

23. There were concerns that the policy for repayments of contributions as set out in the Draft Planning Contributions Strategy was not as specific as it might be. The Council might like to consider whether, in the interests of transparency, a more detailed policy on this be developed.

Recommendation 8: *That consideration be given to the development of a more detailed policy statement on repaying developer contributions.*

S106 OFFICER

24. The obvious officer to have ultimate ownership of the database and all matters relating to S106 agreements would be the holder of the S106 Officer post. The Group heard about the difficulties in recruiting to this post and notes that it has recently been re-advertised.



CONCLUSION

25. The Task Group believes that the S106 monitoring arrangements have improved since 2001 and that Members can have greater confidence in the systems in place. It recognises the work that officers have undertaken to achieve this. The new Planning Contributions Strategy will further enhance the robustness and transparency of the whole approach to planning contributions in this Borough.
26. There remain some areas in which the Group feels that improvements could be made, or where clarification is required. These relate to: a) having a master S106 database; b) developing a clearer strategy for use of Education S106 receipts; c) more timely action to spend site-specific monies and providing Members and management with a regular reports on progress in implementing schemes.

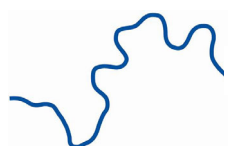
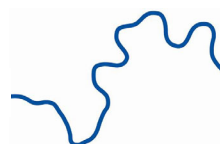


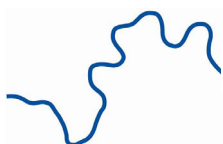
TABLE OF RECOMMENDATIONS

Rec. No.	Recommendation
1.	<i>That the method for calculating developer contributions for new school places use a calculation based on a wider catchment area.</i>
2.	<i>That a paper be drawn up and brought to the Strategy & Resources and Education & Culture O&S Committees on the policy for using S106 receipts for the provision of school places.</i>
3.	<i>That a copy of this report, along with the paper mentioned above, is sent to all Members so that they can be reassured that everything is being done that can be done to spend this money effectively, within the many constraints imposed on its use.</i>
4.	<i>That there be one clear S106 master database and that all relevant officers have electronic access to it.</i>
5.	<i>That consideration be given as to whether the master database could linked in to the new electronic planning database and that all relevant officers have at least read-only access. There should also be checks to ensure that planning officers enter all relevant S106 information on to the system.</i>
6.	<i>That each scheme have marked against it an identifiable officer responsible for the completion of the scheme and the spending of the monies (this could be the officer's title rather than name).</i>
7.	<i>That a report giving details of site-specific schemes, (reasons for delays in spending and expected timescales for scheme completion) be brought to the Strategy & Resources, and Environment O&S Committees in June 2005.</i>
8.	<i>That consideration be given to the development of a more detailed policy statement on repaying developer contributions.</i>



SELECTED READING

- Community Plan
(<http://www.richmond.gov.uk/depts/chiefexec/policy/communityplan0306/default.htm>)
- LBRuT School Organisation Plan
(<http://www.richmond.gov.uk/depts/opps/eal/education/pdf/sop2003-2006.pdf>)
- LBRuT Draft Planning Contributions Strategy
(http://www.richmond.gov.uk/depts/env/envplanning/policy/environment_planning_and_reviewSPG.htm)
- Section 106 Receipts/Expenditure (up to Sept 2004) – Report to Cabinet:
[http://cabnet.richmond.gov.uk/Published/C00000163/M00001171/AI00007225/\\$s106forCabinet9thNovemail.xls.htm](http://cabnet.richmond.gov.uk/Published/C00000163/M00001171/AI00007225/$s106forCabinet9thNovemail.xls.htm)



APPENDICES

Appendix A

Timetable of meetings

Appendix B

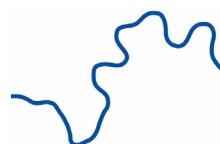
S106 Receipts/Expenditure – Detailing income received and expenditure incurred up to February 2005

Appendix C

Monthly monitoring information from Environment Dept. for January 2005

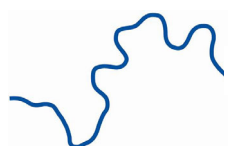
This includes:

- S106 schemes that have been approved and added to the Capital Programme
- schemes that are not yet in the Capital Programme, but where officers are preparing bids
- schemes where a S106 receipt is expected (this alerts officers to potential schemes)



APPENDIX A – TIMETABLE OF MEETINGS

Date	Who attended	Issues discussed
9.11.04	Cllr Lamb, Cllr Elloy, Cllr Jowit, Cllr Mumford, Paul Drury, Nick Hamson, Jonathan Hill-Brown, Ron Schrieber	General discussion on issue and scoping statement
29.11.04	Cllr Lamb, Cllr Elloy, Cllr Jowit, Beverly Butler, George Chesman, Sue Cornwell, Jonathan Hill-Brown, Diana Rice, Jessica Saraga, Roy Summers	Discussion with officers from service departments
10.1.05	Cllrs Lamb, Elloy, Jowit, Mumford, Paul Drury, Sue Cornwell, Jonathan Hill-Brown	Discussion of the draft final report



SECTION 106 RECEIPTS / EXPENDITURE

Detailing Income received and Expenditure incurred up to February 2005

APPENDIX B

Site	Purpose	Year of Receipt	Income Total (£)	Exp Total (£)	Balance (£)	Expires (Yr)
Identified Schemes that are in the current Capital Programme						
HOUSING GENERAL FUND (AHF)						
Glebe Way Development	Affordable Housing Fund (AHF)		191,000	191,000	0	none
EDUCATION						
National Physics Laboratory	School Places, across borough	1999/2000	125,000	108,721	16,279	none
Normansfield, Teddington (primary)	Collis School expansion	2002/2003	468,384	253,792	214,592	none
ENVIRONMENT						
Hampton	Bus stop improvements in vicinity of	2000/2001	30,000	1,693	28,307	none
Queen Elizabeth Lodge, Barnes	Barn Elms development.	1995/1996	212,750	100,826	111,924	none
27 Cambridge Park	Promotion of sporting facilities in bor	2003/2004	140,000	56,272	83,728	none
97A-119 High Street, Teddington (M& Highway Work	Tree Planting - Broad Street, Teddin	2003/2004	40,000	14,000	26,000	2008/09
Land at St.Mary's & St.Peter's School,	Shopping centre improvements/CCT	1993/1994	40,000	473	39,527	none
Hampton Hill High Street/HNL	Highway Improvements	2000/2001	20,000	395	19,605	none
81-83 Petersham Road	Footpaths and Lighting	2001/2002	14,684	2,876	11,808	none
Barnes Sorting Office, Station Road, E	Cycle Networks	2001/2002	10,000	2,480	7,520	none
1-17 Station Avenue, Kew	Advanced Direction Signing	2002/2003	20,000	272	19,728	2007/08
RFU - Adv Direction Signs	cctv	2002/2003	25,000	13,464	11,536	none
RFU - Rugby Rd Mogden Lane	Provision of New Bus Stop & Ancilli	2002/2003	60,000	2,085	57,915	none
Railhead Road	Environmental improvements	2002/2003	20,000	4,461	15,539	none
Signal Court, Mortlake High St	Highway Work	2003/2004	5,000	5,000	0	2005/06
2 Claremont Road, Teddington	Public transport and cycle improvem	2002/2003	5,000	653	4,347	2007/08
Normansfield	Tree planting in adjacent park	2002/2003	123,510	34,912	88,598	none
33 Petersham Rd	CCTV	2002/2003	1,500	0	1,500	none
107 St Margarets Rd	Towpath improvements	2002/2003	20,000	253	19,747	none
Kew Sewage Works	Toucan crossing	2002/2003	125,000	13,806	111,194	2005/06
Kew former drainage works: Mortlake		2001/2002	60,000	917	59,083	2006/07
24 London Road, Twickenham	Twickenham Town Centre Improver	2002/2003	20,000	0	20,000	none
Total of Identified schemes that are in the current Capital Programme			1,776,828	808,351	968,477	
Receipts for which schemes have not been identified						
HOUSING GENERAL FUND (AHF)						
various sites	Affordable Housing Fund (AHF)	various	2,832,136	1,573,487	1,258,649	none
ENVIRONMENT						
63-71 High St, Hampton Hill	Parking zone contribution	2003/2004	9,000	0	9,000	2008/09
Wildfowl Centre Barn Elms-capital sur	£220k only allocated for various tran	1999/2000	759,771	251,690	508,081	none
Barn Elms, Barnes Surgery	Barn Elms development.	1999/2000	40,000	0	40,000	2004/05
Berkley Homes	Tree Planting - Broad Street, Teddin	2001/2002	1,000	0	1,000	none
Barn Elms, Barnes Surgery Interest	wildfowl centre	various	6,315	0	6,315	none
22 Bardolph Road, Richmond	Highway works	2004/2005	20,000	0	20,000	2009/10
Teddington Wharf	Improvements to Manor Park	1998/99	7,000	0	7,000	none
EDUCATION						
Kew former drainage works	Education provision	2001/2002	464,285	461,700	2,585	2006/07
Old Bridge Street, Hampton Wick	Education provision	1995/1996	10,000	0	10,000	none
Amyand Park Road (ex goods yard)	Primary School Places (St Marys)	1997& prior	10,000	0	10,000	none
Hill House Hampton, Filter Beds	Primary School Places (Hampton)	1997/1998	55,000	0	55,000	none
Harrods Depository	Primary School Places, proximity to	1997/1998	52,000	30,000	22,000	none
Kew Road Methodist Church	Primary School Places, across boroi	1997/1998	4,500	0	4,500	none
26 & 28 York Street, Twickenham	Primary School Places, across boroi	1998/1999	1,500	0	1,500	none
530 Hanworth Road, Whitton	Primary School Places, across boroi	1998/1999	7,500	0	7,500	none
Land at rear of 546/550 Hanworth Ro	Primary School Places, across boroi	1999/2000	4,500	0	4,500	none
1-17 Station Avenue, Kew	School Places, across borough	1999/2000	20,000	0	20,000	none
Rising Sun PH, East Twickenham	Education provision	2001/2002	6,500	0	6,500	none
Former King's Road Clinic, Richmond	Education provision	2001/2002	22,960	0	22,960	none
1a Tennyson Avenue, Twickenham	Education supplement	2001/2002	1,500	0	1,500	none
Berkley Homes	Education provision	2001/2002	16,000	0	16,000	none
8-16 Teddington Park, Teddington	Education contributions	2001/2002	24,491	0	24,491	none
99-103 Amyand Park Road, Twickenh	Primary School Places	2001/2002	1,500	0	1,500	none
42-46 Lonsdale Road, Barnes	Education provision	2002/2003	4,500	0	4,500	none
1-17 Station Avenue, Kew	School Places, across borough	2002/2003	20,000	0	20,000	2007/08
35 Tower Road, Strawberry Hill	Education provision	2002/2003	15,268	0	15,268	none
Meadowview 20 Cromwell Rd (Teddin	Education provision	2002/2003	0	0	0	none
Strawberry Hill Rd	Education provision	2002/2003	19,860	0	19,860	none
Normansfield, Teddington (secondary	Education provision	2002/2003	170,352	0	170,352	none
Mortlake	Education provision	2002/2003	36,736	0	36,736	none
22 Lancaster Park, Richmond	Approved for Primary PFI Scheme	2000/2001	4,592	0	4,592	none
Signal Court, Mortlake High St	Education provision	2003/2004	45,920	0	45,920	none
Railhead Road	Education provision	2003/2004	10,676	0	10,676	none
Harcros, Hampton Wick	Education provision	2003/2004	108,624	0	108,624	none
23 Kew Gardens, Kew	Education provision	2003/2004	4,592	0	4,592	none
24 Hampton Road, Teddington	Education provision	2003/2004	15,268	0	15,268	none
Old Police Station, Barnes High Street	Education provision	2003/2004	41,328	0	41,328	none
54-64 Campbell Road, Twickenham	Education provision	2003/2004	15,268	0	15,268	none
27 Elmer's Drive, Teddington	Education provision	2003/2004	15,268	0	15,268	none
20 Cambridge Park	Education provision	2003/2004	10,676	0	10,676	none
10 Glamorgan Road, Hampton Wick	Education provision	2003/2004	29,044	0	29,044	none
Land at rear of 50/52 Campbell road,	Education Provision	2004/2005	4,592	0	4,592	none
71-78 Upper Grotto Road, Twickenha	Primary School Provision	2004/2005	15,268	0	15,268	none
Land at rear of Porterhouse Barnes	Education Provision	2004/2005	15,268	0	15,268	none
Townmead Road, Kew	new school provision - townmead rc	2004/2005	313,232	0	313,232	none
22 Bardolph Road, Richmond	Education Provision for specific area	2004/2005	19,860	0	19,860	none
Station Approach, Kew	Primary School Provision	2004/2005	12,000	0	12,000	none
24 Waldegrave Park, Twickenham	Primary & Secondary School Provisi	2004/2005	10,676	0	10,676	none
37 and 39 Hampton Road, Teddington	Education provision	2004/2006	10,676	0	10,676	none
Britannia Lane	Education provision	2002/03	16,000	0	16,000	none
Meadowview, Cromwell Rd, Teddingt	Education provision		48,904	0	48,904	none
Accumulated interest added to S106 balances			201,944	0	201,944	none
Total of Receipts for which schemes have not been identified			5,613,850	2,316,877	3,296,973	

LONDON BOROUGH OF RICHMOND UPON THAMES - ENVIRONMENT CAPITAL BUDGET 2004-2005
SECTION 106 SCHEMES

MONTH 11

07/03/2005

SECTION 106 SCHEMES				Budget			Revised Profile		Expenditure			
Officer	Funding Area	Internal Order Code	Scheme (NB For Payment of Invoices and placing orders you should quote the individual scheme Internal Order Code followed by the General Ledger Code 64203)	New Budget for 2004/5	Approved Carryover	Total Budget for 2004/5	2004/05	2005/06	Timesheet Recharges	Works	Total Expenditure	Comments
DEVELOPERS CONTRIBUTIONS - SECTION 106 AGREEMENTS												
C.Tether	Sect 106	CA2600	Sainsburys public transport facilities	0	24,000	24,000	24,000	0	0.00	0.00	0.00	
G.Clapson	Sect 106	CA2601	Wetlands Centre, Barnes	0	87,000	87,000	40,000	47,000	388.50	0.00	388.50	
L.Fenn	Sect 106	CA2607	Station Road,Hampton refuge	0	3,000	3,000	3,000	0	5,189.50	425.00	5,614.50	
G.Clapson	Sect 106	CA2622	Kew Sewage Works site toucan	0	59,000	59,000		59,000	0.00	0.00	0.00	
G.Bell	Sect 106	CA2610	RFU advance direction signing	0	11,000	11,000	0	11,000	598.50	0.00	598.50	
G.Clapson	Sect 106	CA2611	Petersham Rd 3 Pigeons area remodel	0	2,000	2,000	2,000	0	2,680.00	0.00	2,680.00	
L.Fenn	Sect 106	CA2612	Station Approach Kew - cycle network	0	20,000	20,000	20,000	0	272.25	0.00	272.25	
L.Fenn	Sect 106	CA2602	Claremont Rd/Walgrave Rd highway works	0	5,000	5,000	5,000	0	220.00	433.24	653.24	
L.Fenn	Sect 106	CA2614	Railshead Road new bus stop and works	0	19,000	19,000	5,000	14,000	3,299.00	400.00	3,699.00	
R.Rollison	Sect 106	CA2621	Barnes Sorting Office lighting	0	12,000	12,000	12,000	0	816.00	0.00	816.00	
M.Wolfe-Cowan	Sect 106	CA2615	Town Centre improvements(Hampton Hill)	0	7,000	7,000		7,000	0.00	0.00	0.00	
L.Fenn	Sect 106	CA2617	M&S High Street, Teddington	0	26,000	26,000	26,000	0	0.00	174.88	174.88	£40,000 received March 2004. £14,000 taken off against expenditure 2002/3
C.Smith / A.Johnson	Sect 106	CA2603	RFU CCTV cycle lane/zebra - Mogden area	0	59,000	59,000	59,000	0	1,955.00	0.00	1,955.00	£10,000 allocated for CCTV. Approved 22/2/05 .
G.Clapson	Sect 106	CA2618	Mortlake Towpath improvements (Signal Crt)	0	2,000	2,000	2,000	0	2,519.50	0.00	2,519.50	Balance of expend now on CA2624
C.Smith / A.Johnson	Sect 106	CA2619	St Margarets PH CCTV	0	20,000	20,000	20,000	0	253.50	0.00	253.50	
C.Smith	Sect 106	CA2604	Wetlands Centre, Barnes (non traffic work)	0	81,000	81,000	81,000	0	360.00	0.00	360.00	
C.Tether	Sect 106	CA2606	Sandy Lane/Park Rd Hampton Wick ped facilities	0	35,000	35,000	35,000	0	5,488.00	20,099.92	25,587.92	Part of Normansfield funds.
G Bell	Sect 106		High Street/Holly Road Hampton Hill CPZ	0	9,000	9,000	0	0	0.00	0.00	0.00	Not to be spent unless monitoring up to 2008 reveals a need.
G.Clapson	Sect 106	CA2624	Kew Riverside - towpath improvements - Ship Lane to Barnes railway bridge	0	125,000	125,000	25,000	100,000	5,749.25	0.00	5,749.25	Approved November 04. Includes some spend from CA2618
L.Fenn	Sect 106	CA2620	Lower Teddington Road - school safety zone	0	50,000	50,000	50,000	0	7,539.00	27,497.03	35,036.03	Part of Normansfield funds. Further £15,000 added Oct 04.
	Sect 106		Normansfield old site (Langdon Park), Teddington - public transport and cycle network improvements.	0	3,500	3,500	3,500	0	0.00	0.00	0.00	Balance of £83,500 Normansfield funds received.
L.Fenn	Sect 106	CA2623	Kingston Road, Teddington -installation of pedestrian refuge	0	10,000	10,000	10,000	0	2,671.50	0.00	2,671.50	Approved November 04

LONDON BOROUGH OF RICHMOND UPON THAMES - ENVIRONMENT CAPITAL BUDGET 2004-2005
SECTION 106 SCHEMES

MONTH 11

07/03/2005

Officer	Funding Area	Internal Order Code	Scheme (NB For Payment of Invoices and placing orders you should quote the individual scheme Internal Order Code followed by the General Ledger Code 64203)	New Budget for 2004/5	Budget Approved Carryover	Total Budget for 2004/5	Revised Profile		Timesheet Recharges	Expenditure		Comments
							2004/05	2005/06		Works	Total Expenditure	
C.Tether	Sect 106		Kingston Road, Teddington - pelican by Normansfield Avenue	0	25,000	25,000	5,000	20,000	0.00	0.00		0.00 Part of Normansfield funds. Capital Prog bid to be completed before code raised.
A Johnson	Sect 106	CA2625	Twickenham Town Centre improvements (Old post office site) CCTV	0	20,000	20,000	20,000	0	0.00	0.00		0.00 To be used with £10,000 from RFU and £9,000 community safety partnership.
E Risbridger	Sect 106		Harcross Site, Old Bridge Street, Hampton Wick - highway works	0	10,000	10,000	10,000	0	0.00	0.00		0.00 Capital Prog bid to be completed before code raised.
	Sect 106		Harcross Site, Old Bridge Street, Hampton Wick - maintenance of Kingsfield	0	10,000	10,000		10,000	0.00	0.00		0.00 Capital Prog bid to be completed before code raised.
	Sect 106		The Hollies, Fifth Cross Road, Twickenham - highway works	0	0	0			0.00	0.00		0.00 No funding received. (£20,000)
	Sect 106		6-12 Bardolph Road, Richmond - highway works	0	0	0			0.00	0.00		0.00 No funding received. (£20,000)
	Sect 106		20/22 Bardolph Road - bus stop and shelter	0	0	0			0.00	0.00		0.00 No funding received. (£20,000)
	Sect 106		Feltham Marshalling Yards - provision of funds for traffic calming in Powder Mill Lane	0	0	0			0.00	0.00		0.00 No funding received. (£68,000)
	Sect 106		1-7 Hill Rise, Richmond - minor footway widening and improvements to crossing	0	0	0			0.00	0.00		0.00 No funding received. (£5,000)
	Sect 106		Twickenham Golf course - toucan crossing of Staines Road/Uxbridge Road	0	0	0			0.00	0.00		0.00 No funding received. (£72,000)
E Risbridger	Sect 106	CA2522	Old Deer Park Tennis Courts	30,000	0	30,000	30,000	0	0.00	25,100.00	25,100.00	Part of £140,000 upgrade sports facilities
E Risbridger	Sect 106	CA2521	Cambridge Gardens Pavillion	70,000	30,000	100,000	0	70,000	0.00	0.00		0.00 £30,000 from Parks Health & Safety Budget added March 05
C.Sinclair	Sect 106	CA0209	Whitton S& FC Equipment and MUGA	40,000	0	40,000	40,000	0	0.00	31,172.50	31,172.50	Part of £140,000 upgrade sports facilities
				140,000	764,500	904,500	527,500	338,000	39,999.50	105,302.57	145,302.07	