

TAUNTON DEANE BOROUGH COUNCIL

CORPORATE GOVERNANCE COMMITTEE 5 APRIL 2007

REPORT OF THE FINANCIAL SERVICES MANAGER

This matter is the responsibility of Executive Councillor Williams
(Leader of the Council)

SECTION 106 AGREEMENTS

1 Executive Summary

- 1.1 Attached at appendix A is a list of the S106 agreements held by the Authority and those planned for the future. The Committee is asked to note the current position.

2 Introduction

- 2.1 At the last meeting of the Corporate Governance Committee in December 2006, Members requested fuller details on the level of Section 106 Agreements held by the Authority and an indication of those that were due in the foreseeable future. This report provides these details and updates Members on developments in this area.

3 Current and Future S106 Monies

- 3.1 As requested at the last meeting of the Committee, Members will have received, at the end of January 2007, a schedule of existing and future S106 monies. For Members convenience this schedule is reproduced again at Appendix A.
- 3.2 Appendix A shows that the Authority currently holds £822k in S106 monies at present with a further £1,709k due from future agreements. These have to be used by the Authority for the following functions:

Use	Amount Already Held £000	Amount expected from Future S106 agreements £000	Total £000
Sport	388	707	1,095
Recreation	302	395	697
Affordable Housing	132	607	739
Total	822	1,709	2,531

4 Current Developments

- 4.1 S106 developments are becoming increasingly important to the Authority. They provide the Council with capital resources to meet a number of key objectives; not least they will provide resources to meet the Council's top priority, the delivery of affordable housing. As a result the Authority is developing a S106 Strategy to ensure that it is maximising the opportunities available from this system. This is being progressed by the Head of Development and external advice is being procured from the Council's Treasury Management advisors, Sector.

They will carry out a “health-check” on our S106 procedures and policies.

- 4.2 An aspiration of the Council is to be able to employ an officer who will deal solely with S106 agreements. Their role will be to ensure that the amount of money received by the Council is maximised, and that there is co-ordination between the varying sections of the Council who deal with these agreements. A spin off of this role would be to make the post self-funding from additional income generated. This will be subject to a separate report to Members in due course.
- 4.3 Officers from within Units, which utilise S106 monies, will be present at the meeting to answer general queries regarding these agreements. However due to the volume of agreements that the Council is involved in it would be appreciated that if any Member has a specific query regarding a specific agreement then they are requested to contact the relevant officer beforehand:

Service Area	Contact Officer
Sport and Recreation	Karen Hughes, Leisure Development Manager, Tel: 01823 356549
Affordable Housing	Lesley Webb, Housing Enabling Manager, Tel: 01823 356351

5 RECOMMENDATIONS

- 5.1 The Committee are requested to note the contents of this report.

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