

City of London - S106 Administration and Monitoring Charges (July 2014)

The administration and monitoring of planning obligations after completion of the Agreement requires the input of significant resources. This relates to a range of activities which arise directly from the grant of planning permission for development and are necessary to ensure that measures to mitigate the development impacts are properly carried out. Costs associated with this work are distinct from any costs associated with processing a planning application and from legal fees. In most cases these costs are ongoing after a development has been completed and it is appropriate therefore that they are borne by the developer.

Administration Costs

The planning administration costs in connection with the negotiation, preparation and execution of legal agreements will be charged as standard at a rate of £500 per head of term, to be paid on signing the agreement.

Monitoring Costs

Monitoring charges are set out in the table below:

Heads of Terms	Monitoring Charge
Affordable Housing Contribution	1% of total value of Financial Contribution
Local Training, Skills and Job Brokerage Contribution	
Site Specific Mitigation	
Local Training, Skills and Job Brokerage Strategy	£250 per non-Financial Obligation
Local Procurement Strategy	
Site Specific Mitigation/ Highways and S278/ Transportation	
Carbon Offsetting	
Open Spaces	
Utilities Connections to the Development	
Wind Mitigation	
Television Survey	
Other Planning Obligations	

Utilisation of Monitoring Fees

The revenue generated from this fee will be used towards S106 administration and monitoring purposes only. Examples of activities carried out by the Corporation to facilitate planning obligations include:

- Calculating obligations, negotiating and reviewing legal agreements with all instructing officers.
- Ensuring the details of all agreements including monitoring agreements are accurately recorded on a database (including site visits to check for implementation, as necessary).
- Correspondence associated with requirements and payment of financial contributions (including index linked calculations).
- Receipt and monitoring of financial contributions.
- Reminders/enforcement action taken if appropriate.
- Ensuring that contributions are spent in accordance with the terms of agreements including any expenditure deadlines.
- Coordinating and assessing discharge of both non-technical and technical plans and strategies.

These fees will be reviewed from time to time to ensure that they continue to cover the City Corporation's costs.