

Planning Committee report - S106 Monitoring Charging

Monitoring Charges for S106 Agreements		
Obligations Monitoring Category	FEE	Notes
Solent SPAs Mitigation	£0	Monitoring costs are already included in the charge made
Financial Contributions with commencement trigger	£310	Based on 1 day of officer time
Financial Contributions with future trigger	£620	Based on 2 days of officer time
Obligations governing construction timing or the management of the site during construction and/or occupation eg <ul style="list-style-type: none"> • Provision for viability re-assessments • Restriction of occupation (eg student accommodation) • Shared car parking • Employment & skills plans • Other management plans / strategies 	£620	Based on 2 days of officer time
On-site provision eg <ul style="list-style-type: none"> • Open Space • Affordable Housing • Highway works 	£620	Based on 2 days of officer time
Travel Plans NB very large or complex developments may require a longer monitoring period with commensurate monitoring charges	£5400	Based on 2 days of officer time at a rate of £50 for the initial appraisal, plus 2.5 days p/a over 5 years for an annual review and administration
Minor alterations to Legal Agreements Changes to existing agreements where no new elements are being introduced	£84	Based on 2 hours of officer time
Major alterations to Legal Agreements Changes to agreements where new elements are being introduced	As per fees for new obligations	
Notes Charges are based on the full cost recovery rate for officers involved in this process for 2014/15, which is £42 per hour (with the exception of travel plans). The charges reflect officer time involved in general correspondence, billing, ensuring compliance, and recording collection & spend. All agreements will require some of these elements, even if they are simple financial contributions paid on commencement. The higher charges reflect the more complex nature of some agreements, in particular the need to monitor progress on site during development or the management of the site during development or occupation, which is likely to require site visits. Fees will apply per obligation in a legal agreement. The total monitoring fee charged will be the sum of the fees for all obligations in an agreement. If the agreement is exceptionally complex it may be necessary to request a contribution above the sum of these standard fees. Where the purpose of the agreement is to impose a restriction, e.g. preventing use of the development except for a specific use, the nature and duration of the restriction will be considered and it may be necessary to request a contribution specific to the extent of monitoring that may be required into the future. The fee will be payable on completion of the legal agreement.		