

IMPROVING PLACES SELECT COMMISSION

**Venue: Town Hall, Moorgate
Street, ROTHERHAM.
S60 2TH**

Date: Wednesday, 20th February, 2013

Time: 1.30 p.m.

A G E N D A

1. To determine whether the following items should be considered under the categories suggested in accordance with Part 1 of Schedule 12A (as amended March 2006) of the Local Government Act 1972.
2. To determine any item(s) the Chairman is of the opinion should be considered later in the agenda as a matter of urgency.
3. Apologies for absence
4. Declarations of Interest
5. Questions from members of the public and the press
6. Communications
7. Minutes of the previous meeting of the Improving Places Select Commission held on 28th November, 2012 (Pages 1 - 5)
8. Town and Country Planning Act 1990 - Section 106 Planning Obligations - Progress (Pages 6 - 33)
9. Improving Places Select Commission - Work Programme 2012/2013
10. Date, time and venue for the next meeting:- Wednesday 27th March, 2013, 1.30 pm at the Town Hall

new date to note :

Tuesday 16th April 2013 (re-arrangement of the January 2013 meeting)

1.30 pm at Rotherham Town Hall

Improving Places Select Commission: membership: -

Councillors Andrews, Astbury, Atkin, Dodson, Ellis, Falvey (Vice-Chairman), Foden, Gilding, Gosling, N. Hamilton, Havenhand, Jepson, Johnston, Read, P. A. Russell, Sims, Swift, Wallis, Whysall (Chairman), Wright.

Co-opted members: - D. Corkell, T. Roche and B. Walker.

**IMPROVING PLACES SELECT COMMISSION
28th November, 2012**

Present:- Councillor Whysall (in the Chair); Councillors Andrews, Astbury, Atkin, Dodson, Ellis, Falvey, Gosling, N. Hamilton, Jepson, Johnston, Read, P. A. Russell, Swift and Wallis; and Mr. B. Walker (co-opted member).

Apologies for absence were received from Councillors Foden, Havenhand and Sims, Councillor Smith (Cabinet Member for Regeneration and Development) and co-opted member Mr. D. Corkell.

34. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

35. QUESTIONS FROM MEMBERS OF THE PUBLIC AND THE PRESS

There were no questions from members of the public or the press.

36. COMMUNICATIONS

Consideration was given to a request from Councillor Wyatt for each Select Commission to nominate a Member to the Environment and Climate Change Strategy Group. It was agreed that Councillor Wallis be appointed to represent the Improving Places Select Commission.

37. MINUTES OF THE PREVIOUS MEETING OF THE IMPROVING PLACES SELECT COMMISSION HELD ON 17TH OCTOBER, 2012

Resolved:- That the minutes of the previous meeting of the Improving Places Select Commission, held on 17th October, 2012, be approved as a correct record for signature by the Chairman.

38. EXTENDING PERMITTED DEVELOPMENT RIGHTS FOR HOMEOWNERS AND BUSINESSES: TECHNICAL CONSULTATION

Consideration was given to a report presented by the Planning Manager concerning HM Government's consultation document entitled "Extending permitted development rights for homeowners and businesses". The consultation proposes changes to increase permitted development rights for extensions to homes and business premises in non-protected areas.

The proposals would amend the Town and Country Planning (General Permitted Development) Order 1995 to allow homeowners and businesses to make larger extensions to their homes and business premises without requiring a planning application to be made and also to allow quicker installation of broadband infrastructure.

The submitted report detailed the various questions being asked as part of this consultation, together with this Council's draft response. Comments had to be returned by the due date of 24th December, 2012.

Members discussed the impact of the proposals upon houses with small gardens, garage conversions, housing for very large families and issues affecting property boundaries.

Resolved: (1) That the report be received and its contents noted.

(2) That the suggested response to the consultation document, as now reported, be approved insofar as this Select Commission is concerned.

39. TOWN AND COUNTRY PLANNING ACT 1990 - SECTION 106 PLANNING OBLIGATIONS

Further to Minute No. 24 of the meeting of the Improving Places Select Commission held on 5th September, 2012, consideration was given to a report presented by the Planning Manager concerning agreements made under the provisions of Section 106 of the Town and Country Planning Act 1990. The report stated that Section 106 agreements are a means of securing community benefits through the planning system. Members were informed of the way Rotherham implements Section 106 agreements, the benefits which accrue and the proposed changes to be made in the way the obligations are dealt with.

The submitted report highlighted the progress, to date, of the corporate Section 106 working party's review of this issue.

The report and Members' subsequent discussion referred to various salient issues:-

: the Section 106 planning obligations process;

: Section 106 funding is not a 'top-up' fund, but has to be used to mitigate pressures on infrastructure caused by new development;

: payment of Section 106 monies, by a developer to the local authority, after approval of the relevant planning permission; the local authorities' recording and accounting for monies received;

: Section 106 monies received by this Council, for example: a significant sum of money has been received in respect of the Waverley new community;

: use of Section 106 funds for improvements to highways, road junctions, bus routes, railway bridges, education provision, play areas for children and young people and for the provision of affordable housing;

: the HM Government proposal that Section 106 agreements will eventually be replaced by the Community Infrastructure Levy;

: the introduction of a Community Infrastructure Levy and Charging Schedule; the possible establishment of a working group of Councillors, officers and others whose role may include the allocation of funding;

: the current production of an Infrastructure Delivery Plan as part of the Rotherham Local Plan (nb: the Plan had not yet been adopted);

: the current pressure on early years' primary school provision, throughout the Borough area and the possible use of Section 106 funds to relieve some of that pressure;

: the historical use of Section 106 funding; freedom of information requests made, seeking this information;

: the Section 106 affordable housing requirements are always applied to new housing schemes – the policy is included in the Local Plan;

: Members referred to a number of locations throughout the Borough area (eg: highways, land, schools) which may benefit from improvements funded via a Section 106 agreement.

Resolved:- (1) That the report be received and its contents noted.

(2) That, after the corporate Section 106 working party has completed its review, the first annual report will be submitted to a meeting of this Select Commission early in 2013; thereafter, annual reports and brief quarterly progress reports will continue to be submitted to meetings of this Select Commission.

(3) That the Planning Manager and other appropriate officers shall submit a further report to a future meeting of this Select Commission listing all of the Section 106 agreements which the Council has made within a period of at least the last six years, for which financial records exist; and such report shall include the following information:-

(a) amounts outstanding from existing Section 106 agreements, which the Council has not yet received from developers;

(b) the amounts of money receivable from existing Section 106 agreements which have already been received by the Council;

(c) the amounts of Section 106 money which the Council has subsequently spent on improvement schemes (ie: the report shall identify both the scheme and the Council service budget which has utilised the Section 106 funds).

(4) That, at a future meeting, this Select Commission shall determine whether to establish a review group to undertake a scrutiny review of the Council's use of funding received by the Council as part of Section 106 agreements.

40. LOCALISM ACT 2011 - STRATEGIC TENANCY POLICY

Further to Minute No. 33(3) of the meeting of the Improving Places Select Commission held on 17th October, 2012, consideration was given to a report presented by the Director of Housing and Neighbourhood Services stating that, by means of the Localism Act, 2011 and other legislation concerning social housing reform, the coalition Government has introduced a number of options for social housing landlords to allocate and manage their housing stock.

The report stated that it is a requirement of the Localism Act 2011 that local authority landlords publish a Strategic Tenancy Policy, which sets out the authority's approach to the use of fixed term tenancies (sometimes referred to

as flexible tenancies], by January 2013. The consultation feedback on this issue has clearly demonstrated a strong opposition to the widespread use of fixed term tenancies across the Borough. The conclusion of this consultation was that shorter-term, fixed term tenancies would make it difficult for people to settle and invest in an area and would undermine neighbourhood sustainability.

Members noted that feedback in respect of the use of long term, fixed term tenancies for the 1.3% of Rotherham's housing stock of 4 (and more) bedroom homes is less clear and further guidance was being sought on this issue, from Elected Members.

Members discussed the following salient issues:-

: the proposed changes will not insist that existing Council tenants shall move house, nor have to relinquish their existing tenancy;

: the desire of families to remain in their local area;

: the majority of the stock of Council housing comprises two- and three-bedroom properties;

: the various advantages and disadvantages of fixed term tenancies;

: providing assistance to existing tenants who are required to move house, for example, if they are down-sizing their properties;

: the strategic tenancy policy is to be considered by the Cabinet member for Safe and Attractive Neighbourhoods.

Resolved:- (1) That the report be received and its contents noted.

(2) That this Select Commission is generally supportive of the strategic tenancy policy proposal to introduce fixed term tenancies, including those in respect of Council housing properties which have four (and more) bedrooms.

(3) That this Select Commission expresses the view that there shall be sensitive treatment and support provided by the Council to tenants when they are required to move home as a consequence of the strategic tenancy policy.

41. HOUSING REPAIRS AND MAINTENANCE : UPDATE

Further to Minute No. 33(3) of the meeting of the Improving Places Select Commission held on 17th October, 2012, consideration was given to a report presented by the Director of Housing and Neighbourhood Services containing a summary update of the repairs and maintenance service provided for the Council's housing stock during the period of two years since the externalisation of the service to private sector companies.

Select Commission Members discussed the following salient issues:-

: the transfer of responsibility for the delivery of the service to the Morrison and the Willmott Dixon companies (nb: Morrison have recently been taken over by the Mears company);

: issues of finance, risk and profit-sharing; the use of open book accounting;

: customer feedback and complaints; performance management;

: responsive repairs; emergency repairs; repairs to void properties, enabling them to be available for re-letting; gas safety and cyclical works; planned works; investment in capital works; aids and adaptations to properties;

: repairs and maintenance undertaken during the Winter months and during periods of severe weather (previously, there has been a specific problem with the performance of condensation boilers in freezing temperatures);

: rationalisation of the out-of-hours telephone service;

: the importance of repairs being completed on time and the impact upon tenants and upon service delivery of delays in completing repairs.

Resolved:- That the report be received and its contents noted.

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Improving Places Select Commission
2.	Date:	Wednesday 20th February 2013
3.	Title:	Section 106 Monitoring Report
4.	Directorate:	Environment and Development Services

5. Summary

A previous report to this Commission updated Members on the way Rotherham implements Section 106 agreements as part of the Planning process, the types of obligations required and the proposed changes to be made in the way the obligations are dealt with.

This follow up report details the information collated / updated from the first meeting of the S106 corporate officer steering group assessing how recipient services engage in the S106 process, the monies required from development, monies received and spent on specific projects and the investigation of the move away from S106 toward a Community Infrastructure Levy for Rotherham.

6. Recommendations

That the contents of the report be noted

7. Proposals and Details

Information, relating to details of S106 agreements entered into by the Authority with developers who have applied for planning applications, was requested by this Commission. At the same time work was being carried out to establish a S106 officer steering group to update S106 information corporately, work with finance to develop a corporate procedure and legal re: the drafting of agreements the first meeting of which was held in December 2012

The aim of the group is to work with recipient services to monitor the progress of developments / S106 trigger points, ensure information is shared re: the implementation of the requirements from the S106, feed back financial information to financial services and discuss the further development of S106 policy to ensure consistency across the Council and ensure a smooth transfer to Community Infrastructure Levy.

The first meeting of the group established the corporate procedure and updated records of the individual services into a corporate list.

Planning Permissions issued which are subject to s106: Table 1 at Appendix 1 provides detail of each S106 which has been entered into since 2006. The requirements for the financial contributions were assessed as part of the planning application process and each of these applications was granted. The monies will not be paid IF the application is not implemented and the monies will only be due to the Council once the relevant trigger point has been reached, requiring the contribution to be paid. Therefore this list is constantly monitored and updated, noting when a development is commenced and a trigger point is reached in order that the relevant invoice can be raised. Part of the improvement of the process has included Legal Services adding a clause into all new S106 agreements requiring the developer to notify the Council when a trigger point has been reached.

Financial Contributions Received since 2006: Table 2 at Appendix 2 details information where developments have commenced and relevant trigger points reached resulting in a financial contribution being received by the Council. It is usual, but not always the case, that monies are spent within a 5 year period of being paid (it may be that a single contribution is held until further payments are made from other developments to enable wider infrastructure to be provided). Monitoring of the spend and reporting back is the responsibility of the recipient service working in conjunction with Finance.

Projects Implemented utilising s106 contributions: Table 3 at Appendix 3 details financial records which show that monies have been spent since 2006. It gives a description of the project, the amount of money spent and which service was the project lead.

A summary of the information collated is attached at Appendix 4.

Recipient Services

The Payments are required to provide for new facilities / services or improvements to facilities / service to meet the needs of residents in new developments and/or to mitigate the impact of new developments upon existing community facilities, without which the proposed development would be unacceptable.

The detail of S106 agreements therefore depends on the type and scale of development, its location and involves negotiation with the developer and the various services that provide “infrastructure” across the Borough.

Information was requested from each of the recipient services regarding their requirements, policy justification and monitoring of S106 and has been provided, in summary, below:-

Financial Services

New Financial procedures have been put in place to improve the process for S106 agreements ensuring sound financial governance.

The procedure includes:

- The implementation of a new central cost centre to record all income and expenditure relating to Section 106. This will improve the monitoring process
- The raising of an invoice will only happen when the trigger point written into the Section 106 agreement has been reached. This will enable the monitoring of payments received through the Sundry Accounts system.
- The transfer of income to the relevant Directorate only when expenditure incurred on a specific project by the Capital Finance section, this will ensure Section 106 conditions are met and assist with the monitoring of outstanding balances.
- Coordination of S106 agreements, trigger points and spend through the S106 Steering Group
- Clarification that usage of S106 will be determined by staff running the relevant service that the agreement applies to. Following recognition of money in the Council's general ledger, service staff must inform their accountants if they intend using funds for either revenue or capital purposes so that the relevant accounting entries can be made and the usage reflected in either revenue or capital monitoring.

Education

The School Organisation Unit of Children and Young Peoples Service are responsible for the monitoring of school place provision and scoping future need.

This includes birth statistics, migration both extra district and EU, parental preference and house building developments.

CYPS has to justify that, where house building is taking place, this will put pressure on existing Education provision and that the new dwellings will create a deficit of school places in order to require a S106 contribution towards school place provision.

Considerations for draft Head of Terms: Pupil yield from developments is calculated on 3 pupils per year group per 100 houses. This equates to 0.03 pupils per year group per dwelling. To calculate a primary contribution, the pupil value per dwelling is calculated at £2342, based on 7 years groups in a Primary School. To calculate a secondary contribution the pupil value per dwelling is calculated at £2521 based on 5 years groups in a Secondary School.

As an example: Should a development of 100 houses meet the criteria for requiring an education contribution then the calculation below is used:

The pupil yield from 100 dwellings is 3 pupils per year group (this would equate to $3 \times 7 = 21$ for Primary and $3 \times 5 = 15$ for Secondary.) A location factor is applied as 0.91 which accounts for variances in building costs in the UK.

Education Contribution would be £234,200 for Primary and £252,100 for Secondary

Section 106 contributions for Education were previously considered for developments of 50+ dwellings, this has recently been reduced to all developments for 10+ dwellings.

The pupil yield from 10 dwellings is 0.3 pupils per year group (this would equate to $0.3 \times 7 = 2.1$ for Primary and $0.3 \times 5 = 1.5$ for Secondary.)

Education Contribution would be £23,420 for Primary and £25,210 for Secondary.

This is a national formula recommended by the DCSF but now superseded by the DfE. This formula has stood since 2008.

Current custom and practice in Rotherham is not to request a Section 106 education contribution for flats. However a more robust procedure is to be introduced, modeled on other local authority policies where contribution requests are based on the number of bedrooms new dwellings will have and not based on type of dwelling.

Detailed factors to be considered in individual locations are: Is the expansion of school possible? Can the catchment area school be expanded? e.g. Physically, DfE profile, standards & attainment, parental preference/popularity, Governing bodies appetite for expansion? Would it be more sensible/feasible to expand a neighbouring school within the Learning Community? e.g. Physically, DfE profile, standards & attainment, parental preference/popularity. Governing bodies appetite for expansion.

In relation to future planning School Organisation has recently completed a mapping exercise across the whole borough in relation to the Local Plan and the impact on Education Provision.

Contributions Received since 2006

The Local Education Authority has received a small amount of section 106 contributions from developers over the past 6 years. Rotherham has, in the previous decade, been carrying a surplus in school places therefore there has not been the justification for an education contribution for school places.

However in relation to the figures detailed in the table 2: A sum of £50,000 has been received for a school places contribution in the Bramley area. Part of this has been spent on improving the road and pathways for children to access school, the remainder will be spent at Bramley Sunnyside and Infant Junior Schools where the admission number has been increased by 10 places per year group.

A sum of £159,570 has recently been received for a contribution in the Rawmarsh area. Pupil place projections indicate that the number of surplus places are declining and there will be a need in the next few years. Site suitability and demand for individual school places will determine which school will be expanded in the locality.

Future Contributions: There are 2 major areas of development which have significant school places contributions, Brampton/Wath and Waverley.

In the Brampton/Wath area this will fund the expansion of 4 schools in the locality. Significant expansions are planned for 2 schools, likely to be Wath CE Primary School and West Melton Primary school and a smaller expansion at the Brampton schools subject to agreement. £65,000 has just been received in relation to this contribution.

The Waverley section 106 agreement includes a £11.2m contribution for 2 x two form entry primary schools. The first trigger point for the release of funding for the first school is when the 400th dwelling is occupied and then the 550th dwelling which will complete the new school. The planning for the new school is underway and also for the interim arrangements (extra capacity at Brinsworth Howarth Primary) until the new school is constructed. The funding for the second school at Waverley is released when the 1550th and 1750th house is occupied. This is not expected for 10-15 years.

In addition a sum of £58,550 is required from the Churchfields development at Wickersley. This will help to fund an extension at Listerdale Primary School subject to agreement by governors.

Monitoring Arrangements

- Once funding has been received into the central code.
- Incoming funding attributed to a CYPS code.
- CYPS seek approval for capital project from Cabinet/Cabinet Member.
- Capital project is developed and programmed.

Planning are informed throughout the project.

Highways

The Council, as Highway Authority, has a statutory duty to manage the highway network to ensure that all road users can travel in a safe and expeditious manner whilst promoting economic development. Planning applications for developments with the potential to generate significant travel demand are required to be supported by a Transportation Assessment which outlines, amongst other things, the likely traffic impact of the proposal on the highway network and measures to mitigate this impact. A contribution towards such mitigation can be secured by means of a S106 Agreement, Contributions are beneficial where the Council already has a programmed highway scheme such that the developer contribution can be more precisely quantified and the construction of the work has more certainty.

It is more usual for Transportation and Highways to safeguard off site highway mitigation works by means of a planning condition and an agreement under S278 Highways Act, 1980 – where the Highway Authority carried out the works at the Developers expense or the developer carries out required works subject to the approval of the Highway Authority.

Policy / justification

Road safety has always been a material consideration in the planning process. The National Planning Policy Framework reaffirms this and promotes sustainable transport as does the Local Transport Plan 3 and the Sheffield City Region Transport Strategy. The Traffic Management Act 2004 imposes a statutory duty on each Highway Authority to secure the expeditious movement of traffic on its highway network and to facilitate the same on the networks of other authorities.

Payments made in last 6 years

S106 payments towards highway improvements over the last 6 years include an £850k contribution towards improvement of the double roundabout at Poplar Way/Sheffield Parkway, Catcliffe.

These works have created increased highway capacity thereby enabling major employment generating development to go ahead at the nearby Advanced Manufacturing Park and major housing development at the Waverley New Community. Accessibility to employment opportunities in the Templeborough area should also be improved by a contribution of £50k towards pedestrian crossing facilities which are to be provided in Sheffield Road.

A further contribution of £24.5k to create a pedestrian/cycle link between Magna Way and Sheffield Road has also not yet been expended as the scheme requires additional finance.

Greenspaces

The Unitary Development Plan used the National Playing Fields Association standard of 6 acres (2.4 hectares) of open space per 1000 people to determine

green space requirements on larger housing applications. This was intended as an interim measure, pending development of local standards. In practice, assessment of need for new open space and play facilities associated with development has been made on a case by case basis, taking into account local circumstances, including the current availability of open space and play areas within the vicinity, and scope to improve the quality and capacity of this to meet increased demand through investment.

Policy / justification for S106.

There is currently no formal policy for the calculation of S106 contributions for open space and play. However, the adopted Green Space Strategy (2010) included a recommendation that planning policy or guidance should be introduced to help achieve proposed standards of green space provision through developer contributions, in line with the following principles:-

- New green spaces should only be required where there would otherwise be a gap in provision as defined by proposed accessibility standards
- Where new houses are already served by existing green spaces, then there should be a financial contribution, determined by the number of residential units being developed, to enhance existing green spaces in accordance with proposed quality standards.
- Contributions should also include a commuted sum equivalent to the cost of maintaining new green space or enhancements to existing green space for an agreed period.

Further work is required to develop such policy, but in the mean time these principles are being followed informally to guide discussions with applicants about possible open space contributions at the pre-application stage where appropriate.

Monitoring arrangements.

Where a S106 contribution is received by Leisure and Green Spaces, Finance Service supply capital budget reports at quarterly intervals to support monitoring of spend. In practice, however, some contributions are allocated to third parties, for example Parish Councils, rather than RMBC.

Payments received and pending

Payments totaling £253,305 were received over the period 2006 to 2012, through 6 S106 agreements. Of this, £237,106 has been spent to date on the following projects:-

- | | |
|---|---------|
| • Play and sports facilities improvements, Kilnhurst Rec. | £44,300 |
| • Signage at Victoria Gardens, Kilnhurst | £1,310 |
| • Contribution to cost of new play area at Barkers Park | £21,750 |
| • New play area at Greenlands Park, North Anston | £85,000 |
| • Improvements at Flash Lane Rec (spent by Bramley PC) | £80,000 |
| • Landscape improvements at Rosehill Park, Rawmarsh | £2,881 |
| • Landscape improvements at Herringthorpe Valley Park | £1,820 |

A further £4,390 is scheduled for payment towards a new play area at Albany Road, Kilnhurst before the end of the current financial year. £11,555 is earmarked for green space improvements in Bramley. Wentworth Valley Area Assembly are currently exploring whether this might be used as a contribution to a new skate park

that the Parish Council wishes to install. If this is unachievable, then the money is expected to be used for new outdoor gym equipment at Bramley Park.

Payments amounting to £250,891 are still to be received in respect of seven further S106 agreements. Of these, £26,196 is expected to be allocated to Wales Parish Council, and £26,000 to the Wildlife Trust for Sheffield and Rotherham.

In relation specifically to Public Art:

Payments made via S106 over 6 years:

- Laughton Common White City £35,000 for activities and £10,000 for maintenance for a set period till 2017

5 sculptures around the village (one is awaiting installation) and three custom designed powder-coated steel and oak seats for the new Heritage Court space.

- Kiveton Park Desire £35,000 for activities and £10,000 for maintenance for a set period till 2017 (five years after completion.)

3 small sculptures in the Desire estate based on outlines of local people, and a large Core ten steel sculpture for the nearby former Kiveton Colliery site on the theme of the Pit Pony.

Affordable housing

The S106 Affordable Housing Policy is set at 25% of all new homes to be brought forward as Affordable Housing on new housing developments of either 15 units or more or 0.5 hectares in size. This policy position was adopted in August 2008 after extensive research by the University of the West of England to test its financial viability. This viability appraisal was updated in 2011 to reflect the changing housing markets and advice provided demonstrated that the 25% affordable requirement was viable in Rotherham

However, if a Developer cites viability as a reason not to deliver 25% Affordable Housing then it is outlined within the policy that an Independent viability appraisal will be required to be undertaken to support that view and to determine what level of Affordable Housing should be delivered.

The normal method of securing Affordable Housing within new developments is via on site delivery. Only in exceptional circumstances (e.g. the conversion of a listed building) would we look to accept a Commuted sum instead.

Since 2007/08 the following Commuted sum payments in lieu of Affordable Housing have been paid or are held in the Council's accounts;

Aston Ward - £145,364.32

This money is as yet unspent but as been earmarked to bring empty properties back into use as Affordable Housing within the ward.

In 2010 a payment of £230,000 of Commuted sums monies were made to Great Places Housing Association. This was to enable the delivery of 10 new affordable

homes on a Taylor Wimpey development at High Street at Swallownest (RB2008/0053)

Swinton Ward - £60,000

£22,000 of this money is the residual amount left over from a 1997 payments from Beazer Homes (who are no longer a trading company). The remainder is interest accrued. This money had been earmarked for development of 17 older persons bungalows at Cadman Street but this scheme will not be delivered. As yet this money is not earmarked for a project.

Wath Ward - £66,000

This payment is due in this financial year. It is a payment in lieu of the delivery of 1 x 3 bed unit on site at the Harron Homes developments at Kingsbrook Park. The proposed unit was unacceptable as there were overhead cables from an electricity pylon directly over the back garden. As yet this money has not been earmarked for a project.

In addition to financial contribution the Number of affordable units provided via S106 requirements is detailed below:

Year	No. of residential units completed
2006 /07	30
2007 / 08	32
2008 / 09	18
2009 / 10	41
2010 / 11	30
2011 / 12	51
2012 / 13	70

Monitoring: -

The Affordable Housing Officer monitors the amount of Commuted sums to Housing Services and the number of units provided. There are bi annual meetings with Finance to keep track of monies received, interest accrued and the amounts allocated to projects and spent. The adopted procedure for spending Commuted Sums is as follows: Firstly the Local Ward Members are consulted on the proposed project and their approval sought. A report is then written for the Director of Housing & Neighbourhoods, who signs off the proposed spend. Arrangements for the payment are made with the finance department.

Libraries

The Council has a duty to provide a Library and Information Service:

“It shall be the duty of every library authority to provide a comprehensive and efficient library service for all persons desiring to make use thereof”. The duty arises in relation to persons who are resident, work in or are in full time education in the borough. (Public Libraries & Museums Act 1964, section 7)”

Recently a review of the Library & Information Service has been undertaken to identify proposals for future service delivery. These proposals are based on an assessment of local need for the service and take into account the statutory requirement for the service and available resources. They are informed by the Library Strategy 2011-15, which aims to deliver a modern, vibrant library service and have been subject to an equalities assessment. They also take into consideration the 11 areas which have been prioritised as part of the areas of deprivation policy of RMBC.

After consideration of all the data available, the Library review concluded that there is a need for access to a library service in every community in Rotherham. However, we also recognise that every community is different so have considered if the service could be delivered differently in some places, as appropriate, within the overall aim of delivering a modern, vibrant and efficient library service across the Borough, bearing in mind the resources available.

Decisions made at Cabinet 21 November 2012 following the Library Review Consultation Feedback Report have in summary meant that from April 2012, 15 of 16 existing library buildings as well as mobile services will remain open and will deliver a modern vibrant Library service across the borough in partnership with the Councils Customer Services and other internal and external partners.

Policy / justification for S106

Public Libraries are part of necessary infrastructure for future needs of the borough and it is a duty of the Authority to provide a comprehensive and efficient service. Libraries provide free access to reading, information and learning, literacy skills, free access to the internet, IT literacy skills, assisted digital access to enable all to access employment opportunities and the governments digital by default agenda. Each planning application is considered on its merits and national formulae is available to calculate the contribution from a new development which would create a pressure on the existing library service for example the new community at Waverley.

Projects/ areas benefitted during the 6 year period - monies not yet expended

Brinsworth £120k – Library contribution required to provide for necessary infrastructure. This contribution from the developer is to help fund the building of a new library facility to serve additional residents in the area. The service is currently working in partnership with Brinsworth Parish Council on a bid to the Arts Council to create an extension on their site which could act as a new library and Arts space.

Thurcroft £10k, - This contribution was calculated purely on the basis of marketing to new housing residents and follow up community engagement activities for the existing library.

The Waverley development has also secured funding for library facilities to be provided on site.

South Yorkshire Passenger Transport Executive (SYPTTE)

RMBC and SYPTE work collaboratively throughout both the forward planning process and development management, as means of including public transport within the decision making process.

Each planning application is considered on its own merits with the aim of controlling car use, relieving congestion, improving air quality and promoting social inclusion etc. Given the variety of applications and specific issues related to public transport a blanket formulation of developer contribution is not realistic or justifiable.

Requirements such as incentivised travel tickets, improvements to bus services and facilities and public transport friendly site design (direct walking routes to access points and reducing car parking) can all help achieve the following;

- Mitigating the detrimental impacts of added car use as a result of development;
- Ensuring sustainable travel behaviour is encouraged and accessible; and,
- Designing for sustainable development.

Processes

Developer contributions are paid directly to SYPTE for them to manage and monitor.

Bus Services: are procured in 2 ways.

- If the developer wants to go through an SYPTE tender, then SYPTE would invite bids from a number of competing bus operators. Once the contract is let the monies are transferred to the bus operator for delivery
- Otherwise the developer can liaise directly with the provider – detail of the service to be provided is then required to ensure the necessary service provision. This is accompanied by an agreement between all parties which is then appended to the agreement.

TravelMaster (public transport pass): when the developer has been required to provide TravelMasters, they will contact SYPTE directly and procure the TravelMasters as and when the residents begin to occupy the site. This is sometimes done on a phased basis on a large site.

Provision of Bus Shelters: SYPTE set out the requirements for the procurement and installation of a bus stop (also includes improvements, removals and relocations). SYPTE cost the works, send out an invoice back the developer, receive the funds and then carry out the works.

Other issues:

Viability

It is essential that s106 requirements are based on adopted policy or strong and transparent justification for infrastructure contributions. The contributions must mean the 3 tests:

1. Necessary to make the proposed development acceptable
2. Directly related to the development

3. Fairly and reasonably related in scale and kind to the development

If the requirements are unrealistic the developer may challenge the authority's stance or it may mean that a development, which would bring positive benefits to the area, becomes unviable and is therefore not implemented. The Government has recently produced guidance encouraging Local Planning Authorities (LPA) to negotiate on s106 – as current market conditions are having an impact on the viability and the deliverability of sites. If developers can demonstrate, through independent "open book" viability assessment, that the scheme would not come forward with the current financial requirements LPAs are advised to be sufficiently flexible to work to assist to bring forward planned development.

In relation to future development, set out through the Local Plan process, the Council has commissioned a "whole plan viability assessment" for the Core Strategy. This is a requirement of the National Planning Policy Framework. The assessment has looked at the range of policies in the Core Strategy and the infrastructure which will be required to support new homes e.g. new schools, roads, libraries etc and the requirements they will place on developers to contribute monies or community facilities. The main message from the study is that the amount of money a development can provide towards infrastructure, affordable housing, community benefit etc. is a finite "pot". This is particularly relevant in the current harsh economic climate. The Council will have to prioritise what it asks for from developers for S106 contributions in the short term. In the longer term the Council will have to set charging rates for the CIL at a realistic level otherwise we risk stifling development in the Borough to the detriment of providing new homes and jobs and in meeting regeneration aims.

The Council has completed work on assessing the viability of its Local Plan policies and a future CIL. We have also secured a place on the Planning Advisory Service's free CIL direct support programme. Over the coming months, members will receive reports on aspects of the CIL work and we hope to be able to consult on a Preliminary Draft Charging Schedule for CIL later this year. It will be necessary for the S106 officer steering group to evolve to become an officer and member steering group - a more formal meeting to provide a corporate / members steer to guide preparation of a "draft charging schedule" and consultation on same

If the Charging schedule is adopted by the Council the Group will monitor charges levied and income received, report on how monies are spent, decide on proportion spent in localities and oversee the whole process.

8. Finance

Finance has reviewed the process and provided an updated corporate procedure and will work with the Corporate steering group and recipient services to ensure this is effectively implemented ensuring sound financial governance around s106 payments.

9. Risks and Uncertainties

Risk has been reduced by the adoption of the procedure and the setting up of the S106 steering group.

10. Policy and Performance Agenda Implications

The work is part of the development of the Local Plan and related Infrastructure Delivery

11. Background Papers and Consultation

Legislation: Section 106 of the Town and Country Planning Act 1990 & Section 12(1) of the Planning and Compensation Act 1991.

Guidance : Circular 05/2005

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Information for report provided by:

Finance: Andy Sidney, Nadine Hanley

CYPS School Organisation Unit : Andrew Parry, Dean Fenton

NAS Affordable Housing: Liz Hunt

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Planning s106 Monitoring: Scott Thurlby

Transportation and Highways: Ian Ashmore, Ian Ferguson

SYPTE: Matthew Reynolds

Libraries: Bernard Murphy

Appendix 1

Table 1.
S106 agreements with financial obligations entered into for the financial years 2006/07 to 2012/13

Planning Application Reference	Approved	Address	Description of Obligation	Sum Agreed	Service
RB2006/0072	18/04/2006	Land at Phoenix Park Sheffield Road, Templeborough	Pedestrian Crossing Contribution - amount based on current estimates - partially spent 10/11	£50,000.00	Highways /transportation
		Land at Phoenix Park Sheffield Road, Templeborough	Contribution for continuation of Bus Service £7,800 and building of a bus stop £8,000	£15,800.00	SYPTE
RB2005/0826	18/04/2006	Land at Wood Lane, Treeton	Traffic Calming Commuted Sum	£3,000.00	Highways/ transportation
		Land at Wood Lane, Treeton	Bus Shelter/Stop Contribution £7000 or actual costs - Not Triggered. SYPTE believe development to have broken down	£7,000.00	SYPTE
RB2004/1168	26/05/2006	Land at The Poplars Industrial Park Poplar Way, Catcliffe	A1 Bus service contribution	£7,683.00	SYPTE
		Land at The Poplars Industrial Park Poplar Way, Catcliffe	132 Bus Service contribution	£15,000.00	SYPTE
		Land at The Poplars Industrial Park Poplar Way, Catcliffe	Bus Shelter contribution - actual total costs (current estimate £12k) - Shelters installed	£12,000.00	SYPTE
RB2005/1325	07/06/2006	Land at The Green/ Woodlathes Road, Bramley	Affordable housing central area maintenance contribution - Invoiced however delayed due to new agreement needing to be signed by approx 3 months 17/10/12	£64,000.00	Neighbourhoods
RB2002/1268	22/06/2006	Land at Greenlands Park Quarry Lane, North Anston	Replacement play area commuted sum	£85,000.00	C&L (Green spaces)
RB2005/0324	26/06/2006	land at Wetmoor Lane, Wath-upon-Deerne	Footpath Contribution - partially spent	£10,000.00	Highways/ transportation
RB2005/0428	27/06/2006	land at Rotherham Road, Parkgate	75% actual cost of bus stop relocation	£0.00 tbc	SYPTE
RB2005/0054	26/07/2006	Former Dinnington Colliery Outgang Lane, Dinnington	New Payment for Travel Master Pass Payment - 200 out of 268 tickets have been paid for by RMBC. 68 unpaid at £485 per ticket, totalling a final sum of £32980	£23,940.00	SYPTE
RB2005/1904	04/09/2006	Plot 35, land off Lodge Lane, Aston	Affordable Housing Contribution	£9,307.00	Neighbourhoods
RB2005/1392	29/09/2006	Lindrick Golf Club Lindrick Common, Lindrick	Legal Costs	£350.00	Legal
RB2002/1657	09/11/2006	Land at Flash Lane, Bramley	Funding Agreement for Multi-games use area, including £5000 for 5	£5,000.00	C&L (Bramley)

			year maintenance costs - see related agreement		PC)
RB2005/0800	09/11/2006	Land at Kimberworth Park Medical Centre Langdon Road, Kimberworth Park	Contribution for improvements to facilities at Barkers Park Play Area Facilities	£21,750.00	C&L (Green spaces)
RB2006/1308	20/11/2006	Land at Europa Link, Catcliffe	Payment to be forwarded to SYPTE for continued operation of A1 route - Invoice from SYPTE 04/12/06	£1,835.00	SYPTE
RB2006/0943	10/01/2007	Former Corus Steelworks Sheffield Road, Templeborough	A1 Bus Service Contribution	£16,226.00	SYPTE
			Junction 34 & 33 M1, Traffic Signal timings Contribution - not rec'd as of 20/11/08	£15,000.00	Highways/ transportation
RB2006/1458	18/01/2007	Land at Europa Link, Catcliffe	A1 Bus Service Contribution	£8,363.00	SYPTE
RB2005/0237	26/01/2007	Land north of Rother Valley Country Park Aston Way, Aston	Bus Service Contribution (Index linked)	£459,000.00	SYPTE
			Bus Service Contribution (Index linked)	£459,000.00	SYPTE
			Bus Service Contribution (Index linked)	£459,000.00	SYPTE
			Bus Shelter Contribution - Not Triggered. SYPTE believe development to have broken down	£20,000.00	SYPTE
			Highways cost - reasonable cost of works - actual amount unknown	£0.00 tbc	Highways transportation
			Legal Costs	£1,290.00	Legal
RB2006/2328	22/03/2007	Land at Centenary Park Greasbrough Road, Northfield	Legal Costs of document	£350.00	Legal
			Contribution to traffic signal installation Greasbrough Road/Street - 90 day deadline to commence work from receipt of money.	£30,000.00	Highways /transportation
			Total for 2006/07	£1,799,894.00	
RB2006/2210	02/05/2007	land at (north side of) Sheffield Road, Templeborough	Legal Costs (Reasonable)	£350.00	Legal
			Bus service contribution	£5,825.00	SYPTE
			Footpath/Cycleway Contribution	£24,500.00	SYPTE
RB2007/0207	03/05/2007	land at Zone 2 Sheffield Business Park Europa Link, Catcliffe	A1 Bus Service Contribution	£1,835.00	SYPTE
RB2004/1991	11/05/2007	Land at Wickersley Depot Wadsworth Road, Bramley	Public Open Space Contribution - Increases by RPI from date of agreement - 10k plus interest	£11,555.00	C&L (Green spaces/ Bramley PC)
RB2006/1863	07/06/2007	Former Working Men's Club	Bus shelter contribution (Actual Cost payable, current estimate is £6K)	£6,000.00	SYPTE

		Crane Road, Kimberworth Park			
RB2007/0516	07/08/2007	land at High Street, Swallownest	Superseded by RB2008/0553	£115,000.00	Superseded
RB2006/1444	21/09/2007	Land at Wallis Way, Catcliffe	Bus Shelter Contribution - A1 Bus Service - Currently under discussion	£2,965.00	SYPTTE
RB2007/0520	10/10/2007	Richmond Tavern & 129 Meadowhall Road, Kimberworth	Reasonable Costs of the execution of this agreement - amount tbc	£350.00	Legal
RB2004/1571	28/01/2008	Site at Highfield Spring, Catcliffe	Bus Contribution - Park & Ride Scheme – 1 st Anniversary	£300,000.00	SYPTTE
			Bus Contribution - Park & Ride Scheme – 2 nd Anniversary	£300,000.00	SYPTTE
			Bus Contribution - Park & Ride Scheme – 3 rd Anniversary	£300,000.00	SYPTTE
			Bus Contribution - Park & Ride Scheme – 4 th Anniversary	£300,000.00	SYPTTE
			Bus Contribution - Park & Ride Scheme – 5 th Anniversary	£300,000.00	SYPTTE
			Provision of bus stops - maximum value of £25,000 - Currently under discussion 15/01/13	£25,000.00	SYPTTE
			Contribution to link road construction not exceeding £1mn for 10% of the costs of construction	£1,000,000.00	Highways/ transportation
			Total for 2007/08	£2,693,380.00	
RB2008/0553	10/07/2008	Land at High Street, Swallownest	Play Area Contribution - Invoiced	£70,000.00	C&L (Green spaces)
			Sculpture Park Contribution - Invoiced	£35,000.00	C&L (Cultural Services)
			Play Area Maintenance Contribution - Invoiced	£10,000.00	C&L (Green spaces)
			Actual costs of Barrier - Invoiced	£19,825.00	Neighbourhoods
RB2007/1136	23/07/2008	Land at former Moorgate House Moorgate Road, Rotherham Town Centre	The "reasonable" Legal Costs	£350.00	Legal
RB2008/0758	23/07/2008	Land off Pollard Street, Kimberworth	Legal Costs	£750.00	Legal
RB2008/0820	12/08/2008	Land at Sheffield Road, Templeborough	A1 Bus Service Contribution	£2,417.00	SYPTTE
			Bus Route Contribution	£2,417.00	SYPTTE
			Reasonable Legal cost	£250.00	Legal
RB2008/1403	22/08/2008	Land at Milking Lane, Brampton Bierlow	Bus Stop Contribution £10000 index linked	£11,004.58	SYPTTE
			School places 50% contribution - paid on each phase of the development (112*1346)	£75,376.00	Education
			School places - remaining 50% contribution - paid on each phase of the development (112 units*1346)	£75,376.00	Education

RB2008/1404	16/09/2008	Land at Harding Avenue, Rawmarsh	School Places Contribution (Must be spent within 5 years of receipt)	£159,570.00	Education
			Bus Stop Contribution (Must be spent within 5 years of receipt) - Bus Stop number 370030728 and 370030727 - No contact has been established	£10,000.00	SYPTE
			Multi-Use Games Area (Must be spent within 5 years of receipt)	£90,000.00	C&L (Green spaces)
RB2008/1108	01/10/2008	Land off Meadowhall Road, Kimberworth	Legal Costs - not exceeding £350	£350.00	Legal
RB2008/0906	03/10/2008	Land off Queens Avenue, Kiveton Park	Traffic Calming Contribution	£10,000.00	Highways/transportation
			Signalisation Contribution	£6,000.00	Highways/transportation
RB2008/1841	12/03/2009	Land at Derwent Way, Wath-upon-Dearne	Bus shelter contribution (To be spent within five years of receipt)	£5,500.00	SYPTE
			Total for 2008/09	£584,185.58	
RB2008/0528	01/05/2009	land at Rother Crescent, Treeton	Carparking spaces Contribution	£75,000.00	Highways/transportation
RB2009/0016	26/06/2009	land at the former Guest and Chrimes site off Main Street Don Street, Rotherham Town Centre	Bus shelter contribution	£6,500.00	SYPTE
RB2009/1119	22/12/2009	former Laycast Site Sheffield Road, Fence	Bus Stop Contributions	£16,000.00	SYPTE
RB2008/0524	11/01/2010	land to the north of Manvers Way, Manvers	Phase 2 - 50% School Places Education Contribution @ £2,000 per dwelling	£0.00	Education
			Phase 3 - 50% School Places Education Contribution @ £2,000 per dwelling	£0.00	Education
			Bus Service contribution - Paid on a proportion of each developers area of the phase - see notes - See Finance page for details	£300,000.00	SYPTE
			Phase 2 - 50% School Places Education Contribution @ £2,000 per dwelling	£0.00	Education
			Phase 3 - 50% School Places Education Contribution @ £2,000 per dwelling	£0.00	Education
			Phase 1 - 50% School Places Education Contribution @ £2,000 per dwelling - See Finance for details	£244,000.00	Education
			Phase 1 - 50% School Places Education Contribution @ £2,000 per dwelling - See Finance for details	£244,000.00	Education
RB2008/1806	09/02/2010	land off Rotherham Road, Maltby	Landscaping contribution	£18,695.00	C&L

			Bus Shelters Contribution	£11,000.00	SYLTE
			Highways Contribution (Car Parking alleviation)	£30,000.00	Highways/ transportation
			Total for 2009/10	£945,195.00	
RB2010/0477	13/07/2010	land at 65 Station Road, Kiveton Park	Play area contribution (5yr deadline from date of receipt) - Will go to Parish Council (see R Hobson e-mail 3-3-10)	£10,925.00	C&L (Wales PC)
RB2010/0595	28/09/2010	land at former Churchfields Nursing Home Churchfield Drive, Wickersley	Education contribution of £2342 per dwelling *25	£58,550.00	Education
RB2008/1326	26/10/2010	former Cortonwood Colliery Knollbeck Lane, Brampton Bierlow	School Places Contribution	£233,000.00	Education
			Bus Stop Contribution - 2 new bus shelters - Bus shelters to be provided either on the spine road or adjacent highway (on the number 60 service)	£10,000.00	SYLTE
			School Places Contribution	£233,000.00	Education
RB2010/0783	28/10/2010	land at Hard Lane, Kiveton Park	Public Open Space Contribution (5 year spend deadline) expected to be used wholly or partly on Parish Council Lane (Depending on local consultation)	£15,271.25	C&L (Green spaces/ Wales PC)
RB2010/0668	05/11/2010	former Firth Rixon Ickles Works Sheffield Road, Templeborough	Habitat Survey Contribution	£1,200.00	C&L(Wildlife trust)
			Habitat Management Contribution	£2,000.00	C&L(Wildlife trust)
			Planting Contribution	£10,000.00	C&L(Wildlife trust)
			Tinsley Link Contribution (Letting contract)	£45,000.00	Highways/ transportation
			A1 Bus service contribution	£2,306.00	SYLTE
			Habitat Survey Contribution	£1,200.00	C&L(Wildlife trust)
			Habitat Survey Contribution	£1,200.00	C&L(Wildlife trust)
			Habitat Management Contribution	£2,000.00	C&L(Wildlife trust)
			Habitat Management Contribution	£2,000.00	C&L(Wildlife trust)
			Habitat Management Contribution	£2,000.00	C&L(Wildlife trust)
			Habitat Management Contribution	£2,000.00	C&L(Wildlife trust)
			Habitat Survey Contribution	£1,200.00	C&L(Wildlife trust)
			Habitat Survey Contribution	£1,200.00	C&L(Wildlife trust)
RB2008/1372	03/03/2011	land at Highfield Springs, Catcliffe	Management Company - Bicycle Pool Scheme	£10,000.00	Highways/transpo rtation
			Management Company - Travel Packs (50k max) plus annual surveys for five years (max 100k)	£50,000.00	SYLTE
			Travel Plan (Maximum amount) - Currently under discussion	£824,000.00	SYLTE
			Travel Programme - Bus Shelters - Currently under discussion	£40,000.00	SYLTE

			Management Company - Real time transport information (£70k) (Split 50k for apartment residents, 20k other locations)	£70,000.00	SYPTE
			Public Transport Improvements - 1st Payment on Phase 3 - Currently under discussion	£100,000.00	SYPTE
			Education Contribution - BCIS index linked	£11,204,052.00	Education
			Public Transport Improvements - 1st Payment on Phase 2 - Currently under discussion	£100,000.00	SYPTE
			Car Club contribution to management company (max.) £100k to setting up, £50k for annual membership fees of phase 1 residents	£150,000.00	Highways/ transportation
			Management Company - 1st payment	£30,000.00	Highways/ transportation
			Travel Card Commuted Sum - Schedule 3 - Currently under discussion	£200,000.00	SYPTE
			Air Quality Contribution	£2,000.00	Highways/ transportation
RB2008/1695	03/03/2011	land off Highfield Spring, Catcliffe	Alternative Public Transport Contribution if Interchange not constructed prior to 10000 square meters of floor space is constructed	£300,000.00	SYPTE
			Bus Stop Contribution (A later date can be agreed by both parties for payment)	£25,000.00	SYPTE
			J34 Tinsley Link Road Contribution	£120,000.00	Highways/ transportation
RB2008/1372	03/03/2011	land at Highfield Springs, Catcliffe	Link Road Contribution - dependent upon agreement (max value)	£1,300,000.00	Highways/ transportation
			Total for 2010/11	£15,159,104.25	
RB2011/1136	22/12/2011	Advanced Manufacturing Park, Whittle Way and Brunel Way, Catcliffe	Bus Contribution	£24,000.00	SYPTE
			Highway Contribution 850,000 index linked - payment for highway works already completed	£853,492.19	Highways /transportation
			Total for 2011/12	£877,492.19	
RB2006/1856	28/05/2012	The Former Croda Site Carlisle Street, Kilnhurst	Travel Agreement - 2nd Anniversary	£50,000.00	SYPTE via RMBC
			Ecological Contribution - index linked	£5,000.00	C & L
			Education Contribution - index linked – 1 st payment	£195,194.00	Education
			Education Contribution - index linked – 2 nd payment	£195,194.00	Education
			Travel Agreement Initial Payment	£10,000.00	SYPTE via RMBC

			Travel Agreement - 1st Anniversary	£62,000.00	SYPTTE via RMBC
			Travel Agreement - 3rd Anniversary	£39,000.00	SYPTTE via RMBC
			Travel Agreement - 4th Anniversary	£30,000.00	SYPTTE via RMBC
			Travel Agreement - "1st Payment"	£85,000.00	SYPTTE via RMBC
RB2011/1503	05/07/2012	Land at Field View, Brinsworth	Library Contribution - index linked from the date of permisison granted	£70,000.00	C & L
			Infrastructure Sum (Footpath & Car Park)	£70,000.00	Highways/ Transportation
			Education Contribution - Index Linked from date of permission granted	£96,500.00	Education
			Education Contribution - Index Linked from date of permission granted	£96,500.00	Education
RB2012/0037	16/08/2012	Land at Express Parks Waterfront off Manvers Way, Manvers	Off-site Play Area Contribution	£40,000.00	C & L
			Education Contribution	£86,654.00	Education
RB2011/1244	24/10/2012	Land at Loughton Road Sawn Moor Road, Thurcroft	Flood Detention Basin Maintenance Bond (Expiration 30 years from date of receipt) To be spent only if needed.	£34,500.00	EDS
			Library Contribution Index linked	£10,000.00	C & L
			Public Open Space Contribution - Index linked - 1st payment	£26,668.00	C & L
			Public Art Contribution - Index Linked	£37,300.00	C & L
			Public Open Space Contribution - Index linked - 2nd payment	£26,668.00	C & L
			Public Open Space Contribution - Index linked - 3rd payment	£26,666.00	C & L
RB2012/1049	02/11/2012	Land at Bawtry Road, Wickersley	Education Contribution provision of classrooms at Wickersley Comprehensive School	£20,077.00	Education
RB2012/0842	19/11/12	Land at Express Parks, Manvers Way, Manvers	Education Contribution – index linked	£86,654	Education
			Total for 2012/13	£1,399,575.00	

Appendix 2

Table 2.
Trigger points within S106 reached during 2006/07 to 2012/13

Invoiced						
Planning Application Reference	Address	Description of Obligation	Sum Agreed	Triggered	Notes	Service
RB2000/1541	land at Woodlathes Road/land adj Hollings Lane	Financial contribution for the relinquishing of educational facilities - invoice payment pending	£30,000.00	Yes	Invoiced however delayed due to new agreement	Education
RB2005/1325	Land at The Green/ Woodlathes Road, Bramley	Affordable housing central area maintenance contribution - Invoiced however delayed due to new agreement needing to be signed by approx 3 months 17/10/12	£64,000.00	No	Invoiced however delayed due to new agreement needing to be signed approx 3 months from 17/10/12	Neighbourhoods
RB2006/0943	Former Corus Steelworks Sheffield Road, Templeborough	A1 Bus Service Contribution	£19,162.91	No	Invoiced Jan 2013	SYLTE
		Junction 34 & 33 M1, Traffic Signal timings Contribution - not rec'd as of 20/11/08	£17,715.00	No	Invoiced Jan 2013	Highways
RB2008/0553	Land at High Street, Swallownest	Play Area Contribution - Invoiced	£70,000.00	Yes	Invoiced Dec 2012	C & L
		Sculpture Park Contribution - Invoiced	£35,000.00	Yes	Invoiced Dec 2012	C & L
		Play Area Maintenance Contribution - Invoiced	£10,000.00	Yes	Invoiced Dec 2012	C & L
		Actual costs of Barrier - Invoiced	£19,825.00	Yes	Invoiced Dec 2012	Neighbourhoods
RB2008/1404	Land at Harding Avenue, Rawmarsh	Bus Contribution	£10,000.00	No	Invoiced on Cedar	SYLTE
		MUGA	£90,000.00	No	Invoiced on Cedar	C & L
RB2008/0524	land to the north of Manvers Way, Manvers	Bus Service contribution - Paid on a proportion of each developers area of the phase - see notes - See Finance page for details	£240,521.41	Yes	Invoiced - Awaiting confirmation of payment, then allocation to SYLTE	SYLTE
		Phase 1 - 50% School Places Education	£216,000.00	Yes	Invoiced - Awaiting	Education

		Contribution @ £2,000 per dwelling - See Finance for details			confirmation of payment, then allocation	
		Phase 1 - 50% School Places Education Contribution @ £2,000 per dwelling - See Finance for details	£151,000.00	Yes	Invoiced - Awaiting confirmation of payment, then allocation	Education
		Total	£973,224.32			
Unspent						
2006/07						
RB2005/0755	Land at Wharf Road, Kilnhurst	Railway Bridge Contribution - partially spent	£4,390.39	07/08/2006	Site still under construction, allocation pending site completion	Highways/transportation
2009/10						
RB2006/0072	Land at Phoenix Park Sheffield Road, Templeborough	Footpath Contribution	£48,548.29	16/07/2009	Partial Spent, balance to be allocated	Highways/transportation
RB2005/0324	land at Wetmoor Lane, Wath-upon-Dearne	Footpath Contribution	£3,953.74	31/03/2010	Partially Spent, remainder to be allocated	Highways/transportation
2010/11						
RB2002/1700	Land at Wood Lane, Treeton	Education commuted sum - works completed	£10,000.00	17/05/2010	Work complete payment pending	Education
RB1999/0264	Land to the East of Mansfield Road, Aston	Affordable housing contribution	£61,250.00	30/11/2010	Allocation pending appropriate scheme	Neighbourhoods
RB2001/0761	Land at Claypit Lane, Rawmarsh	Play facilities improvement contribution	£298.86	04/10/2010	Remaining balance carried forward	C & L
2011/12						
RB2002/1657	Land at Brookhaven Way/ Flash Lane, Bramley	Education Contribution	£18,000.00	01/04/2011	Partially spent	Education
RB1999/0264	Land to the East of Mansfield Road, Aston	Affordable housing contribution	£61,250.00	31/07/2011	Allocation pending appropriate scheme	Neighbourhoods
RB2004/1991	Land at Wickersley	Public Open Space Contribution - Increases	£11,555.00	03/10/2011	Allocation pending	C & L

	Depot Wadsworth Road, Bramley	by RPI from date of agreement - 10k plus interest				Greenspaces
RB2006/2210	land at (north side of) Sheffield Road, Templeborough	Footpath/Cycleway Contribution	£20,165.50	05/01/2012	Currently insufficient for scheme, awaiting additional funds	Highways/transportation
2012/13						
RB2008/1403	Land at Milking Lane, Brampton Bierlow	Bus Stop Contribution £10000 index linked	£11,004.58	26/04/2012	Allocation pending	SYLTE
RB2008/1404	Land at Harding Avenue, Rawmarsh	School Places Contribution (Must be spent within 5 years of receipt)	£159,570.00	31/07/2012	Allocation pending	Education
SYLTE						
RB2006/0072	Land at Phoenix Park Sheffield Road, Templeborough	Contribution for continuation of Bus Service £7,800 and building of a bus stop £8,000	£15,800.00	16/07/2009	Payment to SYLTE	
RB2006/2210	land at (north side of) Sheffield Road, Templeborough	Bus service contribution	£5,825.00	05/01/2012	Payment to SYLTE via RMBC	

Appendix 3

Table 3.

Payments made by developers and monies expended by the recipient service during the period 2006/07 to 2012/13

Planning Application Reference	Address	Description of Obligation	Sum Agreed	Paid on	Date Spent	Service
2006/07						
RB2004/1168	Land at The Poplars Industrial Park Poplar Way, Catcliffe	Bus Shelter contribution - actual total costs (current estimate £12k) - Shelters installed	£12,000.00	26/05/2006	26/05/2006	SYLTE
RB2002/1268	Land at Greenlands Park Quarry Lane, North Anston	Replacement play area commuted sum	£85,000.00	14/08/2006	31/03/2007	C & L
RB2002/1657	Land at Brookhaven Way/Flash Lane, Bramley	Multi-games area contribution payable to Bramley Parish Council	£80,000.00	04/09/2006	31/03/2008	C & L
RB2005/1392	Lindrick Golf Club Lindrick Common, Lindrick	Legal Costs	£350.00	29/09/2006	29/09/2006	Legal
RB2005/1904	Plot 35, land off Lodge Lane, Aston	Affordable Housing Contribution	£9,307.00	18/10/2006	31/03/2009	Neighbourhoods
RB2005/0755	Land at Wharf Road, Kilnhurst	Public Open Space Contribution - to be spent within 5 years of site completion - Transferred to C&L 15/11/06	£50,000.00	02/11/2006	31/03/2008	C & L
RB2005/0755	Land at Wharf Road, Kilnhurst	Railway Bridge Contribution - to be spent within 5 years of site completion -	£10,609.61	02/11/2006	31/03/2008	Highways/transportation
RB2005/0800	Land at Kimberworth Park Medical Centre Langdon Road, Kimberworth Park	Contribution for improvements to facilities at Barkers Park Play Area Facilities	£21,750.00	09/11/2006	31/03/2007	C & L
RB2002/1657	Land at Brookhaven Way/Flash Lane, Bramley	Funding Agreement for Multi-games use area, including £5000 for 5 year maintenance costs - see related agreement	£5,000.00	22/11/2006	22/11/2006	C & L
RB2006/1308	Land at Europa Link, Catcliffe	Payment to be forwarded to SYLTE for continued operation of A1 route - Invoice from SYLTE 04/12/06	£1,835.00	23/11/2006	23/11/2006	SYLTE
RB2005/0237	Land north of Rother Valley Country Park Aston Way, Aston	Legal Costs	£1,290.00	26/01/2007	26/01/2007	Legal
RB2006/2328	Land at Centenary Park	Legal Costs of document	£350.00	22/03/2007	22/03/2007	Legal

	Greasbrough Road, Northfield					
		Total	£277,491.61			
2007/08						
RB2006/2210	land at (north side of) Sheffield Road, Templeborough	Legal Costs (Reasonable)	£350.00	02/05/2007	02/05/2007	Legal
RB2007/0520	Richmond Tavern & 129 Meadowhall Road, Kimberworth	Reasonable Costs of the execution of this agreement - amount tbc	£350.00	10/10/2007	10/10/2007	Legal
RB2004/0428	Land at Rotherham Road/ Outgang Lane, Laughton Common	Travel Master Passes - must be spent within 6 months of occupation of the last dwelling on site	£31,500.00	31/10/2007	28/02/2009	SYLTE
		Total	£32,200.00			
2008/09						
RB2008/0758	Land off Pollard Street, Kimberworth	Legal Costs	£750.00	23/07/2008	23/07/2008	Legal
RB2007/1136	Land at former Moorgate House Moorgate Road, Rotherham Town Centre	The "reasonable" Legal Costs	£350.00	23/07/2008	23/07/2008	Legal
RB2008/0820	Land at Sheffield Road, Templeborough	Reasonable Legal cost	£250.00	12/08/2008	12/08/2008	Legal
RB2006/1863	Former Working Men's Club Crane Road, Kimberworth Park	Bus shelter contribution (Actual Cost payable, current estimate is £6K)	£6,000.00	04/09/2008	04/09/2008	SYLTE
RB2008/1108	Land off Meadowhall Road, Kimberworth	Legal Costs - not exceeding £350	£350.00	01/10/2008	01/10/2008	Legal
		Total	£7,700.00			
2009/10						
RB2001/1376	Land off Chesterfield Road, Swallownest	Commuted sum for the purpose of providing affordable housing	£70,000.00	12/08/2009	03/03/2010	Neighbourhoods
RB2006/0072	Land at Phoenix Park	Pedestrian Crossing - partial spent	£1,451.71	16/07/2009	16/07/2009	Highways/transportation
RB2005/0324	land at Wetmoor Lane, Wath-upon-Deerne	Footpath Contribution	£6,046.26	31/03/2010	31/03/2011	Highways/transportation
2010/11			£77,497.97			
RB2001/0761	Land at Claypit Lane, Rawmarsh	Play facilities improvement contribution	£4,701.14	04/10/2010	31/03/2011	C & L
		Total	£4,701.14			
2011/12						
RB2006/2210	land at (north side of) Sheffield	Footpath/Cycleway Contribution	£4,334.50	05/01/2012	05/01/2012	Highways/

	Road, Templeborough	(Partial Spend)				transportation
RB2002/1657	Land at Brookhaven Way/ Flash Lane, Bramley	Education Contribution	£32,000.00	01/04/2011	01/04/2012	Education
		Total	£36,334.50			
2012/13						
RB2011/1136	Advanced Manufacturing Park, Whittle Way and Brunel Way, Catcliffe	Highway Contribution 850,000 index linked - payment for works already completed	£853,492.19	30/06/2012	30/06/2012	Paid for works completed - Highways/ transportation
		Total	£853,492.19			

Appendix 4 – Summary Table

	Number of Agreements Signed		Amount Agreed	Spent	Unallocated/ Partially Spent	Invoiced	SYPTE (Not Invoiced)
	Total	Financial					
2006/07	16	16	£1,805,545.91	£277,491.61	£4,390.39		
2007/08	20	8	£2,693,380.00	£32,200.00			
2008/09	20	9	£584,185.58	£7,700.00			
2009/10	7	5	£889,195.00	£76,046.26	£52,502.03		£15,800.00
2010/11	12	8	£15,159,104.25	£14,701.14	£61,548.86		
2011/12	2	1	£877,492.19	£36,334.50	£110,970.50		£5,825.00
2012/13	11	6	£1,399,575.00	£853,492.19	£170,574.58	£973,224.32	
Total	88	53	£23,408,477.93	£1,297,965.70	£399,986.36	£973,224.32	£21,625.00

Agreed	C & L	SYPTE	Highways	Neighbourhoods	Legal	Education	Total
2006/07	£111,750.00	£1,507,783.91	£110,715.00	£73,307.00	£1,990.00	£0.00	£1,805,545.91
2007/08	£126,555.00	£1,566,125.00	£1,000,000.00	£0.00	£700.00	£0.00	£2,693,380.00
2008/09	£205,000.00	£31,338.58	£16,000.00	£19,825.00	£1,700.00	£310,322.00	£584,185.58
2009/10	£18,695.00	£333,500.00	£105,000.00	£0.00	£0.00	£432,000.00	£889,195.00
2010/11	£84,196.25	£1,721,306.00	£1,625,000.00	£0.00	£0.00	£11,728,602.00	£15,159,104.25
2011/12	£0.00	£24,000.00	£853,492.19	£0.00	£0.00	£0.00	£877,492.19
2012/13	£172,302.00	£276,000.00	£70,000.00	£0.00	£0.00	£776,773	£1,399,575.00
Total	£718,498.25	£5,460,053.49	£3,780,207.19	£93,132.00	£4,390.00	£13,247,697.00	£23,408,477.93

Spent	C & L	SYPTE	Highways	Neighbourhoods	Legal	Education	Total
2006/07	£241,750.00	£13,835.00	£10,609.61	£9,307.00	£1,990.00	£0.00	£277,491.61
2007/08	£0.00	£31,500.00	£0.00	£0.00	£700.00	£0.00	£32,200.00
2008/09	£0.00	£6,000.00	£0.00	£0.00	£1,700.00	£0.00	£7,700.00
2009/10	£0.00	£0.00	£7,497.97	£70,000.00	£0.00	£0.00	£77,497.97
2010/11	£4,701.14	£0.00	£0.00	£0.00	£0.00	£0.00	£4,701.14
2011/12	£0.00	£0.00	£4,334.50	£0.00	£0.00	£32,000.00	£36,334.50
2012/13	£0.00	£0.00	£853,492.19	£0.00	£0.00	£0.00	£853,492.19
Total	£246,451.14	£51,335.00	£875,934.27	£79,307.00	£4,390.00	£32,000.00	£1,289,417.41

Unspent	C & L	SYPTE	Highways	Neighbourhoods	Legal	Education	Total
2006/07	£0.00	£0.00	£4,390.39	£0.00	£0.00	£0.00	£4,390.39
2007/08	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2008/09	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
2009/10	£0.00	£15,800.00	£52,502.03	£0.00	£0.00	£0.00	£68,302.03
2010/11	£298.86	£0.00	£0.00	£61,250.00	£0.00	£10,000.00	£71,548.86
2011/12	£11,555.00	£5,825.00	£20,165.50	£61,250.00	£0.00	£18,000.00	£116,795.50
2012/13	£205,000.00	£280,688.90	£17,715.00	£83,825.00	£0.00	£556,570.00	£1,143,798.90
Total	£216,853.86	£302,313.90	£94,772.92	£206,325.00	£0.00	£584,570.00	£1,404,835.68

Note: Figures highlighted in Blue

The Education Contribution is subject to change due to alterations in the final number of dwellings to be delivered as new planning applications will amend the final number. The total contribution is calculated by the number of dwelling multiplied by the contribution per dwelling.