

## Section 106 Update Briefing Note

### Background

Since the last update on S106 was provided to Committee in December 2020 the Council has published its first Infrastructure funding statement and the S106 Officer has completed a round of Seminars for Members and new staff. He also participated in the Council's developer forum, on 22 April 2021, with a view to maintaining good contact and reminding developers and their agents of the need to engage positively with the monitoring process.

The Council has adopted the "RAMs SPD" \* as a means of helping to protect the important habitats of the Essex coastline from the recreational disturbance that is associated with the continuing development within the County.

[\*The RAMs SPDs is more properly known as Essex Coast Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document.]

### Key Issues

The full reconciliation of s106 records was completed in October 2020 and the outcomes were included in the Infrastructure Funding Statement for 31 December 2020. The records have been maintained but monitoring site visits have not been possible due to Covid working arrangements. However, information has been gathered from the Council tax and Building control records, in house intelligence from officers and the developers have also been able to notify the Council of several trigger points. This has resulted in the receipt of £256,984,47 during the financial year 2020/2021 into the S106 budget.

The IFS reporting year (31 December annually) is staggered with the financial year. This report uses the financial year end figures which are reconciled with the figures kept in the published S106 spreadsheet.

#### Key expenditures table during 2021/22

Project	Amount to be disbursed	Money to be paid to	Notes
Improvements to Burnham on Crouch Allotment facilities.	£8,000	Burnham on Crouch Town Council	Funding currently in the process of being sent
Ecological projects, Blue House Farm and Fambridge Playing fields.	£49,808.45	Essex Wildlife Trust	Funding currently in the process of being sent in consultation with Fambridge P.C.

The Council is also holding the following sums for expenditure.

Project	Amount to be disbursed	Money to be paid to	Notes
Various Health projects	£369,895.51	NHS	An itemised, Health-only Spreadsheet

			has been sent to the NHS to aid them with project prioritisation.
Allotments, Leaps Neaps, Public Open Space and youth shelters etc.	£312,608.64	MDC in house expenditure	The projects are in hand but are being prioritised against other post lockdown works. There are no clawback issues at this stage.
Affordable Housing	£431,348.72	MDC Affordable Housing delivery scheme/s	These funds are committed towards the cost of land procurement.

List of affordable homes completed since last reporting (December 2020 to end May 2021)

Location	Housing Association	Homes derived from s106 development
Handley Gardens, Limebrook Way, Maldon	Peabody HA	22 Affordable Rented
Grangewood Park, Broad Street Green, Southminster Road, Burnham on Crouch	CHP HA	1 Shared Ownership
Theedhams Farm, Southminster.	CHP HA	7 Rented
Kings Road, Southminster	Moat HA	6 Rented

RAMs Agreements and Payments to 31 March 2021

With 9 other Essex Councils, Maldon DC collects a sum for every new property, using an individual s106 to gather the money separately from any other s106 for a site. These do not appear on the main s106 spreadsheet and are recorded as part of a new system that is still under construction.

Since adoption the RAMs payments have risen from £125.58 to the sum collected currently which is £127.30 for the year 2021/22. RAMs is monitored as part of the work in monitoring housing across the District. The Section 106 Officer reconciles the information and income prior to the funding being made available to the Countywide group for the implementation of the RAMs projects. The Council will be making a payment of £1738.16 for the period ending 31 March 2021 and the S106 Officer will be contacting developers as necessary to ensure correct payments are being made where cross reference to Council records and site visits or building control records indicates that a start has been made on site and payments have not been received.