

Monitoring Schedule

Monitoring Fee Table Rational

WBC list of Monitoring Requirements with costings arising from the Section 106 Agreement (index linked)

Definition	Activity	Frequency/length of requirement	Total time spent for monitoring contribution	Fee	Total
Borough Council Initial Monitoring Fee	To cover the initial costs of monitoring and implementing the Section 106 Deed including preparing and setting of the internal structure and governance for monitoring performance of the Deed.	Not to commence development until this one off sum is paid	2 officer days and 1 officer support days (£440/£265)	£1,145	£1,145
Affordable Housing Plan (Reserved Matters Approval) Payment”	means the sum of [£440] towards the Council’s consideration of the information		1. officer days	£440	£440
SANG Monitoring	Annual review of Management Plan including site visit, recording and follow up discussion	Monitoring at years ½/3/4/5/10/15/20/25/30 10 Monitoring events though monitoring could happen over 40 year period if first event is in year 1 of commencement and 10 year build out	2 Officer and 1 support officer day Total cost per monitoring event £1,145	£1,145 per monitoring event x 10	£11,450
“Biodiversity Net Gain Monitoring Contribution	means the sum of [£1,145] per annum towards the monitoring by the Borough Council of the Biodiversity Net Gain obligations		2 officer days plus 1 support officer day for each year for 30 years for each ‘project’	£1,145 per monitoring event x 10	£11,450

			(monitoring years 1/2/3/4/5/10/15/20/25/30)		
Schedule 1 & 8 - Housing					
First Homes	(Nb. Will be covered by Administrative Fee within schedule)			Schedule Agreed separately	
Self & Custom Build	Approve the Custom Housebuilding Scheme		1 day officer time	£440	£440
	At 6 monthly intervals info will be supplied to the Council on marketing as per the Custom Build Scheme.		1 days officer time	£440 per annum for 2 years	£880
Schedule 2 – Managed Land					
Following completion of the SUDS for a Phase	Inspect SUDS and either confirm they have been completed in accordance with the SUDS Details, are fit for purpose to the satisfaction of the Borough Council or identify remedial works.	Includes site visit/ specialist input reviewing/discussion/recording	2 officer days plus 1 general support day	£1,145	£1,145
Schedule 4 - BNG					
No later than Occupation of the final Residential Unit to be Occupied within a relevant Phase to submit to the Council the Biodiversity Net Gain Monitoring Report for approval by the Council in writing Following the first 5 years of monitoring, thereafter every 5 years until 30 years from the date of the first Biodiversity Net Gain Monitoring Report to procure and submit a monitoring report.	Review monitoring report and approve/ make comments at set intervals	Monitoring at years 1/2/3/4/5/10/15/20/25/30 10 Monitoring events though monitoring could happen over 40 year period if first event is in year 1 of commencement and 10 year build out	2 officer days for each monitoring event plus 1 general officer support days (reviewing report/visiting site/recording information/confirming compliance) Total cost per monitoring event £1,145	£1,145 per monitoring event x 10	£11,450

Schedule 7 – Strategic Green Infrastructure					
Check compliance and transfer		Inspection as per S106	3 days	£1,320	£1,320

Specialist (i.e Ecologist) @ £440 per day

Planning Monitoring Officer @ £440 per day

General officer support @ £265 per day

- Total monitoring fee calculated over a 10 year period divided by 10 for annual fee (assuming build out over 10 year period)