

SECTION 106 MONITORING FEES

For applications submitted on or after 1st January 2020 that have an associated Section 106 agreement with them, a S106 monitoring fee will be applied to the legal agreement.

This will be a charge¹ that the applicant/developer is to pay to the Council so that appropriate arrangements can be made, by the Council, for monitoring and reporting upon the implementation of the agreement.

The fee payable will be based upon the scale of development as determined by the following table:

	Scale of Development	Monitoring Fee
A	Up to 5 residential dwellings, up to 1,000 sq m of commercial floorspace, or to vary an existing section 106 agreement ²	£500
B	Up to 10 residential dwellings or up to 5,000 sq m of commercial floorspace.	£1,000
C	Up to 50 residential dwellings or up to 10,000 sq m of commercial floorspace.	£3,000
D	Up to 100 residential dwellings or over 10,000 sq m of commercial floorspace.	£5,000
E	Over 100 residential dwellings	£10,000

Notes:

- The fee payable is per section 106 agreement and is in addition to the legal fees payable that are associated with drawing up and/or checking/amending emerging agreements.
- For mixed use developments that include both a residential and commercial element, the relevant fee from both components would be payable. This follows the same principle used in the national fee regime for planning applications.
- The monitoring fee will be payable upon commencement of development.

¹ Made pursuant to Regulation 122 (2A) of the Community Infrastructure Levy Regulations 2010 (as amended).

² Where development has already commenced (this would be in addition to the monitoring fee payable in relation to the original agreement). For revised S106 agreements in relation to development not yet commenced then the charge will be based on the scale of the development in the above table as the monitoring fee for the original agreement won't have been triggered.