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Meeting                                      Cabinet Resources Committee

Date    4 November 2004

**Subject**                                    **Use of S106 Monies Designated for  
Employment & Training Purposes**

Report of                                      Cabinet Member for Regeneration &  
Development

Summary                                      Approval to use monies designated for employment and  
training purposes, arising from a S106 agreement with Nortel  
Network Properties Ltd, to commission a study to employ  
consultants to produce a joint action plan to target and co-  
ordinate training and employment investment, to match future  
business needs and opportunities arising from the major  
housing and commercial regeneration schemes in the borough.

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Officer Contributors	Alison Young, Strategic Development Unit
Status (public or exempt)	Public
Wards affected	All wards
Enclosures	None
For decision by	Cabinet Resources Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	None

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## **1. RECOMMENDATIONS**

**1.1 That approval be given to the use of S106 monies designated for employment and training purposes, up to a maximum of £30,000 for the employment of consultants to**

- **produce a joint action plan to target and co-ordinate training and employment investment,**
- **to match future business needs and opportunities arising from the major housing and commercial regeneration schemes in the borough.**

## **2. RELEVANT PREVIOUS DECISIONS**

2.1 None

## **3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS**

3.1 The study will support a number of Council priorities, policies and targets:

- The study will support the Barnet Community Plan 2003-6 priority to 'Foster an Enterprising Community', specifically the objective of ensuring a good climate for business by delivering appropriate courses to meet local skills needs.
- The mainstreaming of regeneration activities across the Council. Target 2004/5 - to develop supporting strategies for a co-ordinated approach to regeneration and proposals for infrastructure. Target 2007/8 – maximise range of measurable benefits arising from major regeneration schemes
- Improved corporate approach to securing physical, economic and community benefits. Target 2004/5 – development of agreed corporate approach to Section 106 and other mechanisms to secure benefits reported to Strategic Development Group for implementation plan to be in place by March 2005.
- The provision of lifelong learning and leisure opportunities for all as part of a first class education service.

## **4. RISK MANAGEMENT ISSUES**

4.1 The developer paid the cash for this purpose to the Council in January 2002, but there is a risk of losing it if it is not spent on the agreed purposes within the expiry period i.e 3 years from the date of receipt of the money.

## **5. FINANCIAL, STAFFING, ICT AND PROPERTY IMPLICATIONS**

5.1 £30,000 will be spent from pot of £75,000 received from the developer.

## **6. COMMENTS, IF ANY, OF THE COUNCIL'S STATUTORY OFFICERS (Head of Paid Service, Chief Finance Officer, Monitoring Officer)**

6.1 None

## **7. BACKGROUND INFORMATION**

- 7.1 Under a S106 agreement dated 30/07/01, in connection with the planning consent to erect a four storey building extension at Brunswick Park, New Southgate, developers Nortel Network Properties Ltd agreed to pay £75,000 for skills training and economic initiatives in return for loss of employment land. This cash has been received by the Council but not yet spent. If not spent within 3 years from the date of receipt (January 2002) it will be lost.
- 7.2 The £75,000 is designated for skills training and labour market initiatives, including, specifically, a job brokerage service, to enable persons resident in LBB to obtain local employment and to provide facilities, including childcare, to enable parents in LBB to obtain local employment.
- 7.3 It is proposed that these funds should be used to employ consultants to produce a study which will be used by the Council to:
- Mainstream the strategic regeneration of Barnet through the development of tighter working practices between major regeneration schemes and key deliverers, thereby ensuring a skilled workforce is in place to meet the needs of the new developments both during and after construction.
  - Ensure that effective linkages are established between planned developments and that community benefits on each are maximised.
  - Provide the London Borough of Barnet and its partners with the strategic information necessary to design and implement a successful 'People Into Jobs' initiative, which will help to ensure a good match between the skills of the local workforce and those needed by business during both the construction and post construction phases on each of its developments.
  - Develop Supplementary Planning Guidance and S106 agreements in order to negotiate economic benefits for the community from major redevelopments.

## **8. LIST OF BACKGROUND PAPERS**

- 8.1 Nortel Networks Properties Limited, S106 Agreement dated 30/07/01. Planning reference 115. Planning application number N00429EP/00.

MO: JL

BT: CM