

## **Appendix 2 Development Pipeline – estimated carbon offsetting contributions**

### **Section 106 Pipeline**

The City has been charging for carbon off-setting since 2014 and as a result the City has approximately 30 section 106 agreements signed with the relevant clause, that are likely to result in a financial contribution for failing to meet targets on site. A high-level estimate using submitted energy statements predicts an approximate £2.3 million worth of carbon offsetting contributions in the pipeline. Since the payment is due on completion of the development there is a lag between the granting of planning approval and the collection of offsetting contributions.

### **Predicted Contributions**

Figure 1 shows an estimate of the potential carbon offsetting contributions from developments which are already approved with an S106 agreement on carbon offsetting.

Given the complexity of the assessment process and the uncertainty around what is potentially payable and when, this table attempts to forecast the amounts of carbon offsetting payments currently in the pipeline. It's important to stress that these figures need to be validated again as part of the discharge of planning obligations, however this information can be used as a good starting point to work out how to tackle the use of these funds in the short, medium and long term.

NB: All payments and timescales are liable to change until practical completion and submission of final energy statement.

Figure 1 Potential Carbon offsetting contributions June 2018

Scheme	Application #	Timeline	Amount	Action	
15 Bishopsgate	14/01251/FULL	Completed	£ 14,382		PAID
20 Farringdon Street	15/00509/FULMAJ	Permission implemented Feb 2016 - completion likely late 2018	£ 26,550		Short Term Cumulative Payment due August 2018
2-6 Cannon Street	14/00780/FULMAJ	Implemented completion expected mid 2018	£ 50,886		Short Term Cumulative payment due late 2018
Walsingham House	14/01226/FULMAJ	Intended Completion 30 October 2018	£ 11,700		Short Term Cumulative payment due Later 2018
100 Liverpool Street	15/01387/FULEIA & 17/00276/FULL	Commenced, implementation Sept 2017 Completion 2018/19	£ 90,450		
90 Fetter Lane	16/00299/FULMAJ	Completion 25 June 2018	£ 14,760		
76-86 Fenchurch Street	08/00824/FULEIA and 15/00702/FULMAJ (s73)	Commenced August 2015 - completion unknown	£ 171,900		
56-60 and 62-64 Moorgate	15/01312/FULMAJ	Commencing September 2017 - completion forecast for 2019	£ 32,922		
60 London Wall	16/00776/FULMAJ	Commenced August 2017 - completion unknown	£ -		47% reduction as designed
22 Bishopsgate	16/00849/FULEIA	Commenced	£ 626,832		
Bernard Morgan House 40 Golden Lane	16/00590/FULL	Commenced October 2017			54% reduction as designed Zero Carbon Homes Conditioned
35 Vine Street Emperor House	17/00239/FULMAJ	Commencement January 2018	£ 121,842		
55 Moorgate	16/00405/FULMAJ	Implementation Aug 2018	£ -		59.77% reduction as designed
Fleet House 8-12 New Bridge Street	14/00254/FULMAJ	Not commenced. Date Unknown	£ 29,925		
10 King William Street/Bank Station Upgrade	14/00178/FULEIA	2020/2021	£ 35,880		
63-66 Coleman Street	14/00887/FULMAJ and 16/01010/FULL	Later application pending, long term horizon	£ 5,040		
6-8 Bishopsgate	15/00443/FULLEIA and 17/00447/FULLEIA (Pending)	Pending new application - completion estimated 2022	£ 196,200		
Fountain House 130 Fenchurch Street	14/00496/FULMAJ and 16/00809/FULMAJ (Pending)	Permission pending. Old one not started. Completion Post 2020	£ 32,202		Long Term Cumulative Paid after 2020
Garrard House 31 Gresham Street	17/00585/FULMAJ		£ 15,444		
1 Leadenhall Street Leadenhall Court	16/00859/FULEIA		£ 20,124		
Creed Court	14/00300/FULMAJ	Implemented July 2018	£ -		38.2% reduction as designed
Tresury Building Inner Temple	17/00077/FULMAJ		£ -		38.97% reduction as designed and proposed
2-3 Finsbury Avenue	16/00149/FULEIA		£ 792,738		
31 Gresham Street Garrard House	17/00585/FULMAJ		£ 15,444		
2 Seething Lane	17/00980/FULMAJ				No Information
21 Moorfields	17/01095/FULEIA				36.49% reduction as designed
150 Fenchurch Street	16/00345/FULMAJ	Not commenced. Date Unknown	£ 7,830		
TOTAL			£ 2,313,051		
Key					
		Short term - payment expected by end 2018			
		Medium term - development commenced payment due on completion			
		Long Term - development not yet commenced			