

## S106 AGREEMENTS – 2000-2011

### 1. CONTRIBUTIONS IDENTIFIED AS NOT PAID / PART PAID

Planning Ref.	Address	Amount Outstanding	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1716.05	61a Main Road, Romford	£68,744 Education Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to occupation of any of the dwelling units	Completed - Developers being chased for payment. Payment imminent. Developers have various property assets for sale and will pay the outstanding contribution upon completion of the sales. They are in regular contact and constantly update on progress. Developer has now been made bankrupt and we	

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					will be pursuing the outstanding contribution through the Administrator. Now registered with the Administrator as a creditor. Company sold the freehold of the building before being made bankrupt so now pursuing new freehold owner.	
P2106.05	10-14 Western Road, Romford	21 AH Units for shared ownership £102,028 Education Contribution £10,000 Highways Contribution £10,000 Public Art Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	AH to be provided prior to occupation of 21st open market unit  Financial Contributions to be paid prior to occupation of the last 19 open market units	Developer is now in Administration. Affordable housing and public art provision have both been provided. Administrators are negotiating with the Head of Legal Services regarding	

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		Travel Plan		Travel Plan to be submitted for approval prior to commencement of the development and to be fully implemented prior to occupation	outstanding education contribution and highways contribution. Negotiations still ongoing with the Administrator who has indicated that the full amount will be paid upon the sale of the freehold of the building. Purchase now going through and hopefully outstanding sum will be paid upon completion of the sale which should be by the end of this year.	
P1440.97 P0907.98 <u>P0203.00</u>	Helen Road Sports Ground,	£43,000 New Football Facilities	2 years from date of payment	To be paid within 3 months of Council serving notice	Investigations ongoing as to whether this	

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Granted on appeal	Squirrels Heath Lane, Gidea Park			requesting the payment. Such a request to be made within 5 years from when the use of the development commences	contribution has been received.	
<b>P0206.10</b>	Rushdon Close	Education contribution of £414,854.04  Provision of 74 Affordable housing units	5 years from receipt (can be extended if contract entered into)	Prior to occupation of 1 <sup>st</sup> dwelling unit.  Ongoing	Development has commenced. The highways contribution has been paid. Awaiting trigger for education contribution to be met. Trigger for payment of the education contribution has not yet been reached	
P0884.09	Spring Gardens (Southside)	56 units for affordable housing	NA	Must be transferred prior to occupation of more than 21 open market units	Development has now commenced. Contributions will be chased as and when their triggers	

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		<p>Education contribution up to a maximum of £419,880 (subject to submission of viability report)</p> <p>Highways contribution of £98,000 - paid</p> <p>Parks contribution of £48,000</p> <p>Restriction on the issue of car parking permits</p>	<p>5 years from the date of payment can be extended if contract entered into.</p> <p>As above</p>	<p>Must be paid prior to occupation of the first unit</p> <p>Must be paid within 2 months of commencement of the development</p> <p>Must be paid prior to first occupation</p> <p>Once occupied - ongoing</p>	<p>are reached. Highways contribution has been paid. Trigger for the payment of the education and parks contributions have not yet been met.</p>	

**2. CONTRIBUTIONS IDENTIFIED AS PAID**

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
P1664.01	274-310 Havering Road, Romford	£167,126.85 Education	Return due 3 years from date of 2 <sup>nd</sup> contribution	2 <sup>nd</sup> instalment due prior to occupation of 12 <sup>th</sup> house	2 <sup>nd</sup> instalment of £83,564.42 received on 16.08.04.  replacement first cheque received on 16.01.06 (£83,563)	spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P0936.00	Land at Roneo Corner (B&Q)	£450,000 (Town Centre)  £15,000 (Public Art)	TC contribution to be spent within 5 years from date of payment  No time limit on public art contribution	Prior to commencement of trading	£465,000 paid on 21.10.02 & £17,660.70 paid on 04.11.02 (indexation)	spent  No time limit on spend	Town centre contribution to spent by Regeneration on TC improvements <b>SP</b>
P1160.00	Frances Bardsley Lower School Site, Heath	£120,000 x 2 Education	If not spent to be returned 3 years from date received	First contribution of £120,000 to be received upon occupation of	First contribution of £120,000 received on	spent	<b>Education</b> - proposed investment in additional

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
	Park Road			38th Market Dwelling  Second contribution to be received upon occupation of 73 <sup>rd</sup> market dwelling	08.06.05.  Second contribution received 01.11.05		places / modernisation at Redden Court secondary school
P2167.02	Tesco Roneo Corner, Hornchurch	£50,000 Town Centre Contribution  £5,000 Traffic Regulation Scheme Contribution	To be repaid within 4 years if not spent	Prior to opening date.	Payment received on 27.09.04	spent	£50,000 spent by <b>Regeneration</b> on District Centre Improvements (Elm Park) in 05/06  <b>MB</b>
P1263.02	438 Upper Brentwood Road (aka Elvet Avenue Coathanger site)	£16,207 Education.  15 units for AH	To be repaid if unspent 4 years from date of payment (if contract entered into extended)	Before the first occupation of any of the units  AH to be provided prior to occupation of 40 <sup>th</sup>	Payment received on 03.12.04	spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
				open unit			Court secondary school  AH units received
P0326.03	60 - 62 Essex Road, Romford	£30,000 Housing Contribution  7 AH units for Rent	To be repaid if not spent within 4 years	Prior to occupation of 17th dwelling	Payment received on 03.12.04	spent	SS
P1768.00	Tesco's Gallows Corner – extension of existing store	£100,000 Town Centre Contribution; £25,000 pedestrian crossing; £30,000 Toucan crossing; £10,000 Bus Infrastructure Contribution; Green Travel	TC contribution to be repaid with interest 4 years from date of payment.  Pedestrian, bus and Toucan contribution to repaid 3 years from date of payment.	All contributions due prior to opening date.  Pedestrian access from opening date; GTP by 31.12.02 or 2 months prior to Opening Date	£165,000 received on 28.12.05.  Green Travel Plan position to be reviewed.	28.12.08 (pedestrian and bus contribution) Unable to spend as no longer Havering's network. Currently in negotiation with Tesco re –	<b>Regeneration</b> leading: £75,000 of the Town Centre Contribution to be spent on Harold Wood. £25,000 as yet unallocated.  <b>MB</b>  Pedestrian



Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		Plan; pedestrian access; roundabout works following s278 agreement				spending the money on alternative initiative.  Toucan Crossing contribution spent  28.12.09 (TC contribution) Spent	access and roundabout works completed.
P1811.02	140 London Road, Romford	£81,000.92 Education; 12 units of AH	Spend within 3 years from date of payment	Before the disposal of 30 open market units  AH prior to disposal /lease/ rental of 56th Market Residential Unit	£81,000.92 received on 16.01.06	spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
							12 Affordable Housing units received.
P0860.03	Transferry House and Former Brent Works, Wiltshire Avenue	£47,143 Education Contribution 11 AH units  Landscape management plan	Council to spend within 5 years of date of implementation (06.02.04)	Prior to disposal of 30th Open Market Apartment. To notify Council on disposal of 25th and 30th Open Market Apartment.  AH prior to occupation of 20 <sup>th</sup> open market dwelling	Paid 21.04.06	spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school  AH received
P1853.03	Abbs Cross School	£21,440 Education  8 AH units	If unspent after 4 years from date of payment to be repaid + interest (extend if contract entered) on	Not to occupy dwellings until payment received  AH units to be transferred prior to occupation of	Paid on 31.03.05	spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
			demand	12 <sup>th</sup> open market dwelling			Court secondary school  Affordable Housing provided
P1083.02	Lister Avenue/Harold Wood Hospital site	£124,669.53 Education; Affordable Housing (12 units for rent); Highway agreement; £5,000 towards Whiteland's Way Pelican Crossing; Open Space Scheme	Spend contributions within 3 years from date of payment	Education Contribution to be paid and highway agreement to be entered into prior to commencement of development. Social Housing to be transferred before occupation of the 49 <sup>th</sup> open market unit Open Space Scheme to be set up before the disposal or occupation of any	Paid on 22.05.06	22.05.09 – spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school  Affordable Housing units received.

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
				of the dwelling units			£5,000: MB/DS
P2014.02	Land at Cornlands Farm, Hall Lane, Upminster (No 2)	£39,372.00 Education  £300,000 Housing Contribution	Repay within 5 years if not spent	Upon commencement of Development	Paid on 02.07.04	spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school  SS
P0857.03	150 Church Road, Harold Wood	£28,285.88 Education	5 years from date of payment	Within 28 days of the first Occupation of a dwelling	£29,027.92 paid on 27.09.04	27.09.09 – spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P1654.03	63 Main Road	£14,142.94	Repay any	Prior to	Paid on	27.09.09 –	<b>Education</b> -

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
	Rainham	Education	unspent amount 5 years from date payment made.	commencement of development	27.09.04	spent	proposed investment in additional places / modernisation at Redden Court secondary school
P1626.99	Railstore Site, Elvet Avenue, Hornchurch	£102, 000 Education  34 AH units	Any unspent on 5th anniversary of date of payment to be repaid	Upon Commencement of Development	Paid on 03.12.04	03.12.09 – spent.	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school  AH provided
P0098.03	Land at Brooklands Close, Romford	£69,307 Housing Contribution	Money must be spent by 5th anniversary of payment date	Prior to commencement of proposed development	£69,307.47 paid on 02.03.05	02.03.10 Spent	SS

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
			for payback.				
P1159.03	Land to South of Appleton Way, Hornchurch	£6,285.75 Education	Any unpaid amounts to be repaid on 5 year anniversary.	Before commencement of proposed development	Paid on 05.05.05	05.05.10 Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P0352.05	Appleton Way, Land r/o 34 Station Way, Hornchurch	£7,268 Education	5 years from date of payment (entered if contract entered into)	Prior to commencement of development	Paid £7,267.87 on 29.06.05	29.06.10 Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P1157.03	21-23 North Street, Romford	£25,143 Education Contribution	To spend within 5 years from date of payment	Prior to occupation of 10 <sup>th</sup> residential unit	Education contribution of £26,933 received on	12.04.12 & 23.07.10 Spent	Environmental contribution to be spent as part of

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		£20,000 Environmental contribution.	To spend within 3 years from date of payment	Prior to first occupation of 18 <sup>th</sup> residential unit	12.04.07 Environmental Contribution received on 23.07.07		<b>Regeneration</b> capital programme for Romford TC. £10K being spent on North Street works (Feb 09)
P1462.04	105-127 Essex Road & 16-178 Marlborough Road, Romford	£23,529 Education	5 years from date of payment (entered if contract entered into)	Prior to commencement of development	Paid £23,529.18 on 01.08.05	01.08.10 Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P0196.05	Gobions School, Havering Road	1. £500,000 Education 2. £690 traffic management order costs	To be spent 5 years from date of payment (extend if contract entered into)	1. to be paid in stages: (1) £125,000 prior to commencement of the development, (2) £125,000 prior to	£125,000 & £4,310 paid on 05.09.05  £690 paid £125,000 paid	07.09.10 - Spent  £4,310 - spent  £690 - spent	<b>MB</b>

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		3. £4,310 Highways Contribution  4. 24 units of affordable housing		occupation of 35th open market unit, (3) £125,000 prior to occupation of 70th open market unit (4) £125,000 prior to occupation of the last open market unit 2. prior to occupation of any of the open market units 3. prior to commencement of development	on 07.09.07  £125,000 paid on 23.10.07  <b>£125,000 still outstanding but not yet triggered</b>	07.09.12  23.10.12	<b>MB</b>  AH delivered  <b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P2192.02	152-162 London Road, Romford	£27,783.02 Education	Any unspent on 5 <sup>th</sup> anniversary of payment to be returned	Prior to commencement of development	£27,783.02 received on 08.12.05.	08.12.10 - Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden



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							Court secondary school
P1730.05	129 Essex Road, Romford	£23,607 Education Contribution	To be spent within 5 years from date of payment (can be extended if contract entered into)	Prior to commencement of development	Paid on 20.12.05.	16.12.10 - Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P1185.04	Ferry Lane, Rainham	£99,000 Education Contribution  £3,500 Highways contribution  16 AH units	To be spent 5 years from date of payment (extended if contract entered into)	Prior to occupation of any Dwellings  Before occupation of more than 18 of the dwelling units (excl AH units)	Paid on 19.01.06	19.01.11 - Spent  £3,500 highways contribution spent.	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school  AH delivered

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							£3,500: MB
P1514.03	Avon House, Front Lane/Avon Road, Cranham	£15,714 Education Contribution	5 year payback from date of payment	Before sale, let, lease or other disposal of 7th residential Unit	Paid on 31.01.06	31.01.11 - Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P2311.04	329 Front Lane, Cranham	£65,410.81, Education Contribution	To be spent within 5 years from date of payment (can be extended if contract entered into)	Prior to commencement of development	Paid on 24.11.06	24.11.11 - Spent	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P0011.03	Dolphin site, Dolphin Approach,	£65,000 Variable Messaging	any unexpended sum together	to be paid in 2 equal instalments: (1) to be paid	First instalment received on 20.02.07	20.02.12 & 02.07.12	VMS completed Spring 2007.

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
	Romford - deed of variation	Signs Contribution	with interest to be returned if not spent within 5 years of receipt	within 21 working days of receipt of a written request from the Council (2) within 21 days of receipt of a written request from the Council further to the letting of an approved contract for the system	Second instalment received on 02.07.07		Money spent.
P0416.05	145-149 North Street, Romford	£191,417 Education Contribution  17 AH units for rent or 27 AH units for shared o/ship + contribution of £74,074  s.278 agreement	To be spent within 5 years from date of payment (extended if contract entered into)	Prior to occupation of any market units  Prior to occupation of more than 50% of the market units	Paid on 06.03.07  AH received	06.03.12	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school

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P1135.03	Interwood Site, Stafford Avenue, Hornchurch	£72,679 Education Contribution	To be spent 5 years from date of payment (extended if contract entered into)	prior to occupation of any dwelling	Paid on 20.03.07	20.03.12	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P0063.05	Haynes Park Court, Slewins Lane	£32,814.39 Education Contribution	To be spent within 5 years from date of payment (extended if contract entered into)	Prior to commencement of development	Paid on 21.08.07	21.08.12	
P0929.04	Land at end of Brooklands Road, Romford	£32,869.86 Education Contribution  Lay out Hard Court Area and Play Areas	To be spent within 5 years from date of payment (extended if contract entered into)	prior to occupation of any of the dwelling units	Paid on 21.08.07	21.08.12	
P0977.04	1 Suttons	£21,876.26	To be repaid if	Before occupation	Paid on	09.09.12	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
	Lane, Hornchurch	Education Contribution  s.278 agreement	unspent within 5 years of date of payment (extended if contract entered into)	of any of the dwellings	03.09.07		
P2099.04	Land at Rainham Quarry, Warwick Lane - deed of variation	£5,000 Highway Contribution for maintenance and upkeep of Launders Lane	must refund any money unutilised as at 30.09.2012 to the Owner within 4 weeks of that date	Contribution to be paid promptly following the execution of the agreement	Paid on 20.12.06	30.09.2012	BW
P1285.06	91 Waterloo Road, Romford - unilateral undertaking	£11,000 Guardrail fencing Contribution	To be spent 7 years from date of payment (extend if contract entered into)	prior to the commencement of the development	01.03.07	01.03.14	
P0716.06	Rear of 105 and 113 Essex Road, Romford – unilateral undertaking	£19,053.00 Education Contribution	To be spent within 7 years from date of payment (can be extended if contract entered	Prior to the commencement of the development	13.04.07	13.04.14	<b>Education</b> - proposed investment in additional places / modernisation

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			into)				at Redden Court secondary school
P2421.06	Rear of 97-103 Essex Road, Romford - unilateral undertaking	£7,000 Highway Contribution  £36,618 Education Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to the commencement of the development	13.04.07	13.04.14	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P0960.06	Hollywood, Atlanta Boulevard, Romford	£242,532.74 Education Contribution  £5,000 CCTV contribution  £5,000 River Rom Study Payment	To be spent within 7 years from date of payment (can be extended if contract entered into)	Prior to the commencement of the development	17.04.07	13.04.14	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school

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		49 Affordable Housing units  construct riverside access strip and make available to public  Travel Plan		before the occupation of the 25th open market unit			River Rom study payment will contribute to <b>Regeneration</b> led study associated with Rom through TC
P2350.05	54 Butts Green Road, Hornchurch (unilateral undertaking)	£31,670 Education Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to commencement of development	Received on 15.08.07	15.08.14	
P1188.06	16 Marks Road/31-33 Mawney Road, Romford	£27,795 Education Contribution  Affordable Housing (9 units)	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to occupation of any of the open market units  units to be transferred to RSL and ready	Received on 20.08.07	20.08.14	

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		Give the Council at least 1 weeks notice of the intended date of commencement of the development		for occupation prior to the occupation of the 9th open market unit			
P0645.05	353-357 South Street & 2 Clydesdale Road	£20,000 Pedestrian Crossing Contribution	10 years from date of receipt	upon commencement of development	Paid on 05.10.06	05.10.16	MB
P0197.03	Frog Island Site, Ferry Lane, Rainham	£50,000 Walkway Contribution  £100,000 Public Transport Contribution  £100,000 Environment Contribution	Council has 15 years to spend this sum from date of payment	Before plant opens	Environment Contribution paid on 11.07.06  Walkway and transport contribution on 25.09.06	11.07.21 & 25.09.21	<b>Regeneration</b> leading on Walkway and environment contributions. Later committed to Gateway Roundabouts landscaping and Rainham Paths project



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		Green Travel Plan					
P2303.04	223-241 Hillrise Road, Collier Row	£60,000 Play Area Contribution (virement from Housing to Leisure)  29 AH units for rent	To be spent 5 years from date of payment (extend if contract entered into)	Prior to occupation of first dwelling unit	Available to spend  AH received	-	SP
P0012.05	Hotel Site Markets Link , Romford (Junction of Market Link & Ducking Stool	£16,351.73 Education Contribution  4 AH units  £15,000 Environmental Contribution	No time limit specified	Prior to occupation of first dwelling unit	Paid on 20.09.06	No time limit on spend	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school  Environmental contribution originally for

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							Phase 2 of Church path improvements led by <b>Regeneration</b>  <b>£15,000: MB</b>
P1983.04 granted on appeal	117 Butts Green Road, Hornchurch	£34,637.41 Education Contribution	No time limit specified	prior to occupation of any part of the development	Paid on 08.11.06	No time limit on spend	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P1714.02	Brightblades, 29 Oldchurch Road, Romford	£37,044.22 Education £8,000 car park resurfacing , 6 AH units	No time limit specified.	Prior to occupation of the 13 <sup>th</sup> Market House Dwelling AH: prior to occupation of 18 of flats marked in blue	Paid on 05.06.03.	No time limit	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court

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							secondary school £8,000: MB  AH completed
P1088.03	100 George Street, Romford	£1,600 Converted parking bays	No time limit	Prior to commencement of development	Paid on 27.01.05	No time limit	MB
P1261.02	Manser Works, New Road, Rainham	£25,000 Environment Contribution  AH: 24 units for rent	No time limit	On completion of agreement  No date listed	£25,000 received on 08.04.04	No time limit	Scheme is complete and now in housing management
P1524.00	York Road, Rainham Waste Transfer Station	£1,500 Planting Contribution	No time limit	Within 28 days of date of decision letter by Secretary of State	Paid on 03.02.03	No time limit	Not spent SP
P1590.02	Construction House, Grenfell Avenue	£10,200 Education Contribution	No time limit on spend	Before Occupation of any of the Flats	Paid on 26.01.06	No time limit	<b>Education</b> - proposed investment in additional places / modernisation

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							at Redden Court secondary school
P0871.02	20-24 St Lawrence Road, Upminster	£5,000 Education contribution			Received on 21.11.02	No time limit	<b>Education</b> - proposed investment in additional places / modernisation at Redden Court secondary school
P1026.02 OR P1649.02	Maybank Lodge, Hornchurch	£56,571.75 Education, also 6 AH units	Need to locate s106 Agreement to check time limits	No details	Paid on 01.09.03	No time limit	AH has been provided  <b>Education</b> - proposed investment in additional places / modernisation at Redden Court

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							secondary school
P0096.01	Centre for Manufacturing Excellence – Manor Way, Rainham	£200,000 Bus Link Contribution; Green Travel Plan; £50,000 Public Art contribution  Local labour agreement	Must be used within 36 months of first occupation of development. Public art must be spent 12 months from date of first occupation.	Prior to first occupation.	£156,000 of bus link received on 17.11.03 Remainder received and paid to bus company	spent	Public art discharged by works on roundabouts and lighting scheme  £200,000 received and paid to bus company (spent on extending route 174)
P0233.00 P0234.00 - car park permission	Liberty Shopping Centre, Romford	£50,000 For introduction of variable messaging system  £30,000 Improvement of public lighting	Any sum to be repaid if unspent 3 years after payment dated	Prior to commencement of development	Public art contribution received 15.11.04.  £50,000 & £30,000 also listed as received	spent	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		<p>£25,000 public toilets</p> <p>s.38/278 agreement</p> <p>agree with the Council a scheme for the improvement or enhancement of Swan Walk and if agree to implement the scheme</p> <p>shop mobility facility</p>		<p>Within 3 working days after developer enters contract for demolition of existing car park</p> <p>As soon as reasonably practicable</p> <p>Prior to commencement of development</p> <p>Before practical completion of</p>	£25,000 received 19.01.01		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		£1,540 bicycle stands  bus shelters  submit scheme for improvement of Westway/street furniture/ submit CCTV scheme and install		development  Within 9 months of commencement date			
P0315.01 and P1057.01	Unit 1A The Brewery, Romford – agreement dated 05.11.01	£10,000 For acquisition of electric scooters & wheelchairs & manual wheelchairs		Prior to the commencement of trading	Paid and spent	spent	
P0233.00	Liberty Centre, Mercury Gardens - deed of variation	£20,000 Public Art Contribution	To be spent within 3 years from date of payment	On or before 30/11/04	£20,000 paid on 15.11.04	spent	Spent on scheme in North Street

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
P1211.06	51/53 Station Road, Upminster – unilateral undertaking	£65,665.34 Education contribution  £42,000 Highways Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	Prior to the commencement of the development. Development commenced Jan 08.	03/03.08  03/03/08	02/03/15  02/03/15	
P1680.04	184 St Mary's Lane, Upminster	£58,142 Education Contribution	To be spent within 5 years from date of payment (extended if contract entered into)	Prior to occupation of first dwelling unit	11/03/08	10/03/13	
P0525.07	Gooshays Gardens and Dewsbury Road	£20,000 Highways Contribution  16 AH dwelling units (10 for rent and 6 for shared ownership) -	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to the commencement of the development  prior to occupation of 16th Open Market Unit	01/04/08	31/03/15	



Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		Council to receive 64% of the nomination rights					
P2310.05	2 Market Link, Romford	£118,856 Education Contribution  £10,000 Highway Contribution  £10,000 Parking Survey Contribution  Travel Plan	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to occupation of the dwelling units	14/05/08  14/05/08  14/05/08	13/05/15  13/05/15  13/05/15	MB  BW/MB
P1641.07	Marks Lodge, Cottons Approach	(1) £5,000 Car Park Management Contribution  (2) £210.415 Education Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	(1) prior to the commencement of the development  (2) prior to occupation	26/02/08  15/04/09	25/02/15  14/04/16	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		(3) £50,000 Highways Contribution		(3) prior to the commencement of the development	26/02/08	25/02/15	
		(4) £100,000 Parks Contribution		(4) prior to the commencement of the open market units	06/05/08	05/05/15	
P1194.06	155-163 New Road, Rainham	£18,322.13 Education Contribution  £62,702.00 New Road Contribution  22 units for rent to be managed by RSL with nominations reserved for the Council on 14 units	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to occupation of any dwelling unit   units to be transferred to RSL and ready for letting prior to the occupation of any intermediate housing	07/05/08  07/05/08	06/05/15  06/05/15	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		Give the Council at least 1 weeks notice of the intended date of commencement of the development					
P0011.03	Dolphin Site, Main Road, Romford	<p>1. £100,000 Education;  2. £500,000 Environmental Improvements;  3. £25,000 shop mobility;  4. £845,704 x 2 housing contribution;  5. 40 AH units;</p> <p>Green Travel Plan; Highway improvements; variable messaging</p>	If unspent to be repaid 5 years from date of payment.	<p>1. Prior to occupation of 185<sup>th</sup> open market unit  <b>2 &amp; 3.</b> Prior to occupation of the retail unit  4. contribution to be received prior to occupation of 150<sup>th</sup> and 180<sup>th</sup> open market unit  <b>5.</b> before 100<sup>th</sup> market unit is occupied</p>	<p>1. £100,000 received on 13/03/08  2. £450,000 received on 13.03.06 &amp; £50,000 on 29.03.06  3. £25,000 received on 19.05.06  4. £845.704.50 (x2) received on 28.06.07 &amp;</p>	12/03/13  2. £122,898 has been spent on the VMS. Member approval is being sought by <b>Regeneration</b> for prioritisation of the remaining	Regeneration leading on spend of Environmental improvement contribution

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		sign; CCTV			07.08.07	£377k. 4. SS	
P0238.07	8-12 Junction Road	£45,087 Affordable Housing Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to the commencement of the development	10.09.08 £7,587.00 received  1.10.08 £7,500 Received  1.11.08 1.11.09 £7,500 Received  1.12.08 £7,500 Received  1.01.09 £7,500 Received  1.02.09 £7,500	31.01.16	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
					Received		
P1613.05	Land between 113-123 Marlborough Road and rear of 103-113 Marlborough Road, Romford	£39,385 Education Contribution £1,000 Highway Contribution s.278 agreement	To be spent within 7 years from date of payment (can be extended if contract entered into)	Prior to occupation  Prior to commencement of development	04.03.09	03.03.16	
P1013.06	59 Main Road, Romford - Unilateral Undertaking	£67,630 Affordable Housing Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to the commencement of the development	24.08.07	23.08.14	
P1074.08	51 – 53 Station Road	Education Contribution - £8,366.38	To be spent within 7 years of receipt (can be	Commencement of the development	18.02.09	17.02.16	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
			extended if contract entered into)				
P0884.08	Romford Brewery Car park	<p>£10,000 – Highways contribution</p> <p>£10,000 – Roundabout Review Contribution</p> <p>Submit a Revised Graphics Plan</p> <p>Ensure vehicle in/out counts remain linked with existing town centre variable message board</p>	All contributions to be spent within 7 years of receipt (can be extended if contract entered into)	<p>Prior to commencement of the development</p> <p>Prior to commencement of development</p> <p>On going from operational use of the car park</p>	£20,000 – Received on 16.01.09	15.01.16	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		loop system					
<b>P0970.08 UU submitted in respect of appeal</b>	105 -109 New Road	11 Affordable housing units  Education Contribution - £72,992  A1306 Contribution - £45,405  Restriction on car park permits issued.	5 Years for receipt (Can be extended if contract entered into)	No later than occupation of 5 <sup>th</sup> Open market unit  Prior to commencement  Prior to commencement	01.06.09  01.06.09	31.05.14  31.05.14	
P1647.07	2-4 Glebe Road, Rainham	£63,800 Education Contribution  £10,000 Highways Contribution	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to the commencement of the development	20.10.09  20.10.09	19.10.16  19.10.16	
P1489.06	Saddleworth Square, Romford	£29,809.29 Education Contribution	To be spent within 7 years from date of	Prior to the occupation of the dwelling units	21.03.08	20.03.15	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		13 AH dwelling units for rent	payment (can be extended if contract entered into)	To be made available for rent under the management of a RSL in accordance with the nomination agreement			
P0601.09	Spring Gardens Romford	Notify the council of commencement and occupation of any dwelling  48 Affordable housing units  Cottons Park contribution - £23,000	7 Years from date of payment (Can be extended if contract entered into)	14 days prior to commencement and occupation  Prior to commencement  Prior to commencement	Received on 14.12.09	13.12.16	



Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		Highways Contribution - £48,000  Restriction on car parking permits being issued  Enter into a S278 agreement  Submit a viability report and then pay the agreed education contribution	As above        7 years (can be extended if contract entered into)	Prior to commencement  Prior to commencement  Prior to occupation of any dwelling unit	Received on 14.12.09     Agreed £145,000 education contribution received on 04.05.11	13.12.16     03.05.18	
P0750.07	The Lodge Residential	Highways contribution of	7 years from date of payment	Prior to commencement	Received on 16.10.09	15.10.16	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
	Care home, Lodge Lane, Collier Row	£25,000  Development to be used in perpetuity only for the care of persons who have been diagnosed with dementia and who require high dependency care for their dementia condition		of the development			
<b>P0406.08</b>	Harrow Lodge, Hylands Way	Either 15 aff hsg units with grant or 10 aff hsg units without grant.  Either £218,882	All contributions to be repaid 7 years from	Provide aff hsg units prior to occupation of more than 50% open market units  Prior to first occupation of a			

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		<p>or £222,406 Education contribution depending on aff hsg option (Index Linked)</p> <p>£25,000 Hylands Park Contribution (index Linked)</p>	date of payment (can be extended if contract entered into)	<p>dwelling unit</p> <p>Prior to first occupation of a dwelling unit</p>	<p>Education contribution of £218,882 received on 16.02.10</p> <p>Hylands Park Contribution of £25,000 received on 16.02.10</p>	<p>To be spent by 15.02.17</p> <p>To be spent by 15.02.17</p>	
<b>P0082.08</b>	22-26 Osborne Road	£5000 waiting restriction contribution £12,000 highways contribution	7 years from date of payment (can be extended if contract entered into)	Prior to commencement of the development	<p>Waiting Restriction contribution of £5000 received on 29.07.10</p> <p>Highways contribution of £12,000 received on 29.07.10</p>	<p>To be spent by 28.07.17</p> <p>To be spent by 28.07.17</p>	
P0368.09	165 – 171	Highways	2 Years from	Prior to	£25,000	To be spent	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
	Hornchurch Road	Contribution - £25,000  Restriction on the issue of car parking permits	payment of the sum (Can be extended if under contract)	commencement of the development	Highways Contribution received on 17.07.10	by 16.07.12	
<b>P0206.10</b>	Rushdon Close	Highways contribution - £44,400	5 years from receipt. Can be extended if contract entered into	Prior to commencement	£44,400 received on 02/09.10	To be spent by 01/09/15	
<b>P0478.08</b>	25 – 31 South Street, Romford	£12,000 Highways Contribution (Index Linked)  £14,000 Education Contribution (Index Linked)	7 years from date of payment (can be extended if contract entered into)	Upon commencement  Upon commencement  To be provided prior to occupation of more than 3 open market units.	Highways contribution received on 02.12.10  Education contribution received on 02.12.10	To be spent by 01.12..17  To be spent by 01.12.17	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		6 affordable housing units  Restriction on issuing car park permits					
P0884.09	Spring Gardens (Southside)	Highways contribution of £98,000	5 years from the date of payment can be extended if contract entered into.	Must be paid within 2 months of commencement of the development	Highways contribution £98,000 received on 8.12.10		
P1707.07	Cranham Hall Farm	Education Contribution - £148,906.55	7 years (can be extended if contract entered into)	Prior to commencement	£48,906.55 received on 11.12.09 £50,000 received on	£48,906.55 to be spent by 10.12.16 £50,000 to be spent by	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
					19.5.10 £50,000 received on 20.05.11	18.05.17 £50,000 to be spent by 19.05.18	
<b>P2172.07 UU submitted in respect of an appeal and Deed of variation dated 20.10.09</b>	Land Formerly White Hart Public House	£862,621.00 Affordable Housing Contribution – Index Linked to RPI	No Time limit on spend	Prior to commencement of the development – Deed of variation amended trigger for payment to occupation of 12 unit.	£936,802.25 (contribution sum including interest) received on 19.05.11	No time limit on spend.	
P0617.04	Land at Upper Brentwood Road, adjacent to the railway	Maximum of £98,000, Education Contribution  Affordable Housing (15%	To be spent within 5 years from date of payment (can be extended if contract entered into)	prior to the occupation of any of the market units  prior to occupation of	The specific education contribution has now been calculated to £61,288.25 – received on 28.09.11	27.09.16	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		of the total number of dwelling units)		more than 50% of the dwelling units			
<b>P1471.09</b>	Land at Little Gerpins Lane, Rainham	Public Access Contribution £500	7 years (can be extended if contract entered into	Upon completion of the agreement	£500 received on 31.10.11	30.10.18	
		Submit Public Access Agreement	N/A	Within 12 months of the date of the agreement			
		Undertake a stage 1 /2 road safety audit and provide the results within 1 month	N/A	Within 6 months of the date of the agreement and implement safety measures that are determined within 6 months of the date of the road safety audit			
			N/A	Within 12 months of the			

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		<p>Undertake a stage 3 road safety audit</p> <p>Undertake a stage 4 road safety audit</p> <p>Complete soil importation and general engineering works including spreading of final top soil ready for planting</p>	N/A	<p>implementation of the safety measures</p> <p>Within 36 months of the date of implementation</p> <p>Within 36 months of the date of the planning permission</p>			
<b>P0139.09</b>	Moorhall Golf Course	Implement ecological mitigation and management strategy	N/A	In accordance with its terms			



Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		TFL Contribution £25,000	7 years from commencement (Can be extended if contract entered into)	12 months prior to the opening of the golf course	£25,000 TFL Contribution received on 13.04.11 and passed onto TFL	TFL to ensure that contribution is spent by 12.04.18	
		Construct bridleway Submit details of material and origin of imported material	N/A	At the end of each phase			
		Enter into a S278 Agreement	N/A	Prior to commencement			
<b>P0127.10</b>	Hampden Lodge	30 affordable housing units	N/A	Ongoing			
		Education	5 years from				

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		Contribution - £204,000	receipt. (Can be extended if contract entered into)	Prior to occupation of the development	£204,000 received on 10.10.11	09.10.16	
		Highway Contribution - £30,000	As above	Prior to occupation	£30,000 received on 10.10.11	09.10.16	
<b>U0007.10</b>	Tesco, Beam reach 5 Rainham	Local Skills Training Contribution	£100,000	All contributions payable upon implementation of the detailed part of the permission	All contributions received on 27.10.11	26.10.16 (5 yrs )	
		Public Art Contribution	£80,000			26.10.14 (3 yrs)	
		Public Realm Improvement Works Contribution	£50,000			26.10.14 (3 yrs)	
		Public Transport Improvement Contribution	£40,000			26.10.14 (3 yrs)	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date	Money received on	To be spent by	How the funds are being used/where in the Capital Programme?
		Beam Reach Station Contribution	£300,000			26.10.16 (5 yrs)	