

S106 AGREEMENTS – 2000-2012

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. Sale still proceeding but not yet completed.	
P1440.97	Helen Road	£43,000 New Football	2 years from	To be paid within 3	Investigations	

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P0907.98 <u>P0203.00</u> Granted on appeal	Sports Ground, Squirrels Heath Lane, Gidea Park	Facilities	date of payment	months of Council serving notice requesting the payment. Such a request to be made within 5 years from when the use of the development commences	ongoing as to whether this contribution has been received.	
P1717.09	The Atrium, The Brewery,	Town Centre Improvement Contribution - £37,000 Perform the agreed local labour provisions contained in Schedule 3 of S106	7 years from receipt (Can be extended if contract entered into) N/A	Prior to commencement of development Upon commencement of the development	The owners have not paid this contribution due to an oversight. Now that they have been chased payment will be imminent. Revised sum to pay which includes indexation has been given to the owners. Payment should be made very soon.	

							How the funds are being used/where in the Capital Programme?
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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 nd contribution	2 nd instalment due prior to occupation of 12 th house	2 nd instalment of £83,564.42 received on 16.08.04. replacement first cheque received on 16.01.06 (£83,563)	spent	Education - 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	TC contribution to be spent within 5 years from date of payment No time limit on	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	Town centre contribution to spent by Regeneration on TC improvements SP

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?
		Art)	public art contribution			on spend	
P1160.00	Frances Bardsley Lower School Site, Heath Park Road	£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 38th Market Dwelling Second contribution to be received upon occupation of 73 rd market dwelling	First contribution of £120,000 received on 08.06.05. Second contribution received 01.11.05	spent	Education - proposed investment in additional 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 Regeneration on District Centre Improvements (Elm Park) in 05/06 MB
P1263.02	438 Upper	£16,207	To be repaid if	Before the first	Payment	spent	Education -

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?
	Brentwood Road (aka Elvet Avenue Coathanger site)	Education. 15 units for AH	unspent 4 years from date of payment (if contract entered into extended)	occupation of any of the units AH to be provided prior to occupation of 40 th open unit	received on 03.12.04		proposed investment in additional places / modernisation at Redden 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	TC contribution to be repaid with interest 4 years from date of payment. Pedestrian, bus	All contributions due prior to opening date. Pedestrian access from 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	Regeneration leading: £75,000 of the Town Centre Contribution to be spent on Harold Wood.

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?
		Toucan crossing; £10,000 Bus Infrastructure Contribution; Green Travel Plan; pedestrian access; roundabout works following s278 agreement	and Toucan contribution to repaid 3 years from date of payment.	GTP by 31.12.02 or 2 months prior to Opening Date		Havering's network. Currently in negotiation with Tesco re – spending the money on alternative initiative. Toucan Crossing contribution spent 28.12.09 (TC contribution) Spent	£25,000 as yet unallocated. MB Pedestrian 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	£81,000.92 received on 16.01.06	spent	Education - 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?
				AH prior to disposal /lease/ rental of 56th Market Residential Unit			places / modernisation at Redden Court secondary school 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 th open market dwelling	Paid 21.04.06	spent	Education - proposed investment in additional places / modernisation at Redden Court secondary school AH received
P1853.03	Abbs Cross	£21,440	If unspent after	Not to occupy	Paid on	spent	Education -

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?
	School	Education 8 AH units	4 years from date of payment to be repaid + interest (extend if contract entered) on demand	dwelling until payment received AH units to be transferred prior to occupation of 12 th open market dwelling	31.03.05		proposed investment in additional places / modernisation at Redden 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	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 th open	Paid on 22.05.06	22.05.09 – spent	Education - proposed investment in additional places / modernisation at Redden Court secondary school Affordable

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?
		Scheme		market unit Open Space Scheme to be set up before the disposal or occupation of any of the dwelling units			Housing units received. £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	Education - 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	Education - proposed investment in additional places /

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?
							modernisation at Redden Court secondary school
P1654.03	63 Main Road Rainham	£14,142.94 Education	Repay any unspent amount 5 years from date payment made.	Prior to commencement of development	Paid on 27.09.04	27.09.09 – spent	Education - 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.	Education - 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?
							AH provided
P0098.03	Land at Brooklands Close, Romford	£69,307 Housing Contribution	Money must be spent by 5th anniversary of payment date for payback.	Prior to commencement of proposed development	£69,307.47 paid on 02.03.05	02.03.10 Spent	SS
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	Education - 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	Education - proposed investment in additional places / modernisation at Redden Court

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?
							secondary school
P1157.03	21-23 North Street, Romford	£25,143 Education Contribution £20,000 Environmental contribution.	To spend within 5 years from date of payment To spend within 3 years from date of payment	Prior to occupation of 10 th residential unit Prior to first occupation of 18 th residential unit	Education contribution of £26,933 received on 12.04.07 Environmental Contribution received on 23.07.07	12.04.12 & 23.07.10 Spent	Environmental contribution to be spent as part of Regeneration 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	Education - proposed investment in additional places / modernisation at Redden Court secondary school
P0196.05	Gobions	1. £500,000	To be spent 5	1. to be paid in	£125,000 &	07.09.10 -	

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?
	School, Havering Road	Education 2. £690 traffic management order costs 3. £4,310 Highways Contribution 4. 24 units of affordable housing	years from date of payment (extend if contract entered into)	stages: (1) £125,000 prior to commencement of the development, (2) £125,000 prior to 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	£4,310 paid on 05.09.05 £690 paid £125,000 paid on 07.09.07 £125,000 paid on 23.10.07 £125,000 still outstanding but not yet triggered	Spent £4,310 - spent £690 - spent 07.09.12 23.10.12	MB MB AH delivered Education - proposed investment in additional places / modernisation at Redden Court secondary school
P2192.02	152-162	£27,783.02	Any unspent on	Prior to	£27,783.02	08.12.10 -	Education -

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?
	London Road, Romford	Education	5 th anniversary of payment to be returned	commencement of development	received on 08.12.05.	Spent	proposed investment in additional places / modernisation at Redden 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	Education - proposed investment in additional places / modernisation at Redden Court secondary school
P1185.04	Ferry Lane, Rainham	£99,000 Education Contribution £3,500 Highways	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	Paid on 19.01.06	19.01.11 - Spent	Education - proposed investment in additional places / modernisation

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		contribution 16 AH units		of the dwelling units (excl AH units)		£3,500 highways contribution spent.	at Redden Court secondary school AH delivered £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	Education - 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	Education - 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?
							Court secondary school
P0011.03	Dolphin site, Dolphin Approach, Romford - deed of variation	£65,000 Variable Messaging Signs Contribution	any unexpended sum together with interest to be returned if not spent within 5 years of receipt	to be paid in 2 equal instalments: (1) to be paid 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	First instalment received on 20.02.07 Second instalment received on 02.07.07	20.02.12 & 02.07.12 spent	VMS completed Spring 2007. Money spent.
P0416.05	145-149 North Street, Romford	£191,417 Education Contribution 17 AH units for rent or 27 AH units for shared	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	Paid on 06.03.07 AH received	06.03.12 Spent	Education - 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?
		o/ship + contribution of £74,074 s.278 agreement		the market units			Court secondary school
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 Spent	Education - 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 - Spent	
P0929.04	Land at end of Brooklands	£32,869.86 Education	To be spent within 5 years	prior to occupation of any	Paid on 21.08.07	21.08.12 - 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?
	Road, Romford	Contribution Lay out Hard Court Area and Play Areas	from date of payment (extended if contract entered into)	of the dwelling units			
P0977.04	1 Suttons Lane, Hornchurch	£21,876.26 Education Contribution s.278 agreement	To be repaid if unspent within 5 years of date of payment (extended if contract entered into)	Before occupation of any of the dwellings	Paid on 03.09.07	09.09.12 - Spent	
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	

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?
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 into)	Prior to the commencement of the development	13.04.07	13.04.14	Education - proposed investment in additional places / modernisation 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	Education - 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	To be spent within 7 years from date of payment (can be extended if	Prior to the commencement of the development	17.04.07	13.04.14	Education - proposed investment in additional places /

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		<p>contribution</p> <p>£5,000 River Rom Study Payment</p> <p>49 Affordable Housing units</p> <p>construct riverside access strip and make available to public</p> <p>Travel Plan</p>	contract entered into)	before the occupation of the 25th open market unit			<p>modernisation at Redden Court secondary school</p> <p>River Rom study payment will contribute to Regeneration led study associated with Rom through TC</p>
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	£27,795 Education	To be spent within 7 years	prior to occupation of any	Received on 20.08.07	20.08.14	

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	Mawney Road, Romford	Contribution Affordable Housing (9 units) Give the Council at least 1 weeks notice of the intended date of commencement of the development	from date of payment (can be extended if contract entered into)	of the open market units units to be transferred to RSL and ready 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	Council has 15 years to spend this sum from date of payment	Before plant opens	Environment Contribution paid on 11.07.06	11.07.21 & 25.09.21	Regeneration leading on Walkway and environment contributions. Later

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		Contribution £100,000 Environment Contribution Green Travel Plan			Walkway and transport contribution on 25.09.06		committed to Gateway Roundabouts landscaping and Rainham Paths project
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	No time limit specified	Prior to occupation of first dwelling unit	Paid on 20.09.06	No time limit on spend	Education - proposed investment in additional places / modernisation at Redden Court

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		Contribution					secondary school Environmental contribution originally for Phase 2 of Church path improvements led by Regeneration £15,000: MB
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	Education - proposed investment in additional places / modernisation at Redden Court secondary school
P1714.02	Brightblades, 29 Oldchurch	£37,044.22 Education	No time limit specified.	Prior to occupation of the	Paid on 05.06.03.	No time limit	Education - proposed

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	Road, Romford	£8,000 car park resurfacing , 6 AH units		13 th Market House Dwelling AH: prior to occupation of 18 of flats marked in blue			investment in additional places / modernisation at Redden Court 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

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?
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	Education - proposed investment in additional places / modernisation 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	Education - 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 Education - proposed

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							investment in additional places / modernisation at Redden Court 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	Liberty Shopping Centre,	£50,000 For introduction of variable	Any sum to be repaid if unspent 3 years	Prior to commencement of development	Public art contribution received	spent	

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permission	Romford	<p>messaging system</p> <p>£30,000 Improvement of public lighting</p> <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</p>	after payment dated	<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>15.11.04.</p> <p>£50,000 & £30,000 also listed as received</p> <p>£25,000 received 19.01.01</p>		

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		<p>implement the scheme</p> <p>shop mobility facility</p> <p>£1,540 bicycle stands</p> <p>bus shelters</p> <p>submit scheme for improvement of Westway/street furniture/ submit CCTV scheme and install</p>		<p>Before practical completion of development</p> <p>Within 9 months of commencement date</p>			
P0315.01 and P1057.01	Unit 1A The Brewery, Romford – agreement dated 05.11.01	£10,000 For acquisition of electric scooters & wheelchairs & manual		Prior to the commencement of trading	Paid and spent	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?
		wheelchairs					
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
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	To be spent within 7 years from date of payment (can	prior to the commencement of the development	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?
		16 AH dwelling units (10 for rent and 6 for shared ownership) - Council to receive 64% of the nomination rights	be extended if contract entered into)	prior to occupation of 16th Open Market Unit			
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	(1) £5,000 Car Park	To be spent within 7 years	(1) prior to the commencement	26/02/08	25/02/15	

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?
	Approach	Management Contribution (2) £210,415 Education Contribution (3) £50,000 Highways Contribution (4) £100,000 Parks Contribution	from date of payment (can be extended if contract entered into)	of the development (2) prior to occupation (3) prior to the commencement of the development (4) prior to the commencement of the open market units	 15/04/09 26/02/08 06/05/08	 14/04/16 25/02/15 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	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	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?
		<p>by RSL with nominations reserved for the Council on 14 units</p> <p>Give the Council at least 1 weeks notice of the intended date of commencement of the development</p>		RSL and ready for letting prior to the occupation of any intermediate housing			
P0011.03	Dolphin Site, Main Road, Romford	<p>1. £100,000 Education;</p> <p>2. £500,000 Environmental Improvements;</p> <p>3. £25,000 shop mobility;</p> <p>4. £845,704 x 2 housing contribution;</p> <p>5. 40 AH units;</p>	If unspent to be repaid 5 years from date of payment.	<p>1. Prior to occupation of 185th open market unit</p> <p>2 & 3. Prior to occupation of the retail unit</p> <p>4. contribution to be received prior to occupation of 150th and 180th</p>	<p>1. £100,000 received on 13/03/08</p> <p>2. £450,000 received on 13.03.06 & £50,000 on 29.03.06</p> <p>3. £25,000</p>	<p>12/03/13</p> <p>2. £122,898 has been spent on the VMS. Member approval is being</p>	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?
		Green Travel Plan; Highway improvements; variable messaging sign; CCTV		open market unit 5. before 100 th market unit is occupied	received on 19.05.06 4. £845.704.50 (x2) received on 28.06.07 & 07.08.07	sought by Regeneration for prioritisation of the remaining £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	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 1.01.09 £7,500 Received 1.02.09 £7,500 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	prior to the commencement of the development	24.08.07	23.08.14	

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?
			be extended if contract entered into)				
P1074.08	51 – 53 Station Road	Education Contribution - £8,366.38	To be spent within 7 years of receipt (can be extended if contract entered into)	Commencement of the development	18.02.09	17.02.16	
P0884.08	Romford Brewery Car park	£10,000 – Highways contribution £10,000 – Roundabout Review Contribution Submit a Revised Graphics Plan Ensure vehicle	All contributions to be spent within 7 years of receipt (can be extended if contract entered into)	Prior to commencement of the development Prior to commencement of development On going from operational use of	£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?
		in/out counts remain linked with existing town centre variable message board loop system		the car park			
P0970.08 UU submitted in respect of appeal	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 th 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	To be spent within 7 years from date of payment (can	prior to the commencement of the development	20.10.09	19.10.16	

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?
		£10,000 Highways Contribution	be extended if contract entered into)		20.10.09	19.10.16	
P1489.06	Saddleworth Square, Romford	£29,809.29 Education Contribution 13 AH dwelling units for rent	To be spent within 7 years from date of payment (can be extended if contract entered into)	Prior to the occupation of the dwelling units To be made available for rent under the management of a RSL in accordance with the nomination agreement	21.03.08	20.03.15	
P0601.09	Spring Gardens Romford	Notify the council of commencement and occupation of any dwelling 48 Affordable housing units Cottons Park	7 Years from	14 days prior to commencement and occupation Prior to	Received on	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?
		contribution - £23,000	date of payment (Can be extended if contract entered into)	commencement	14.12.09		
		Highways Contribution - £48,000	As above	Prior to commencement	Received on 14.12.09	13.12.16	
		Restriction on car parking permits being issued		Prior to commencement			
		Enter into a S278 agreement		Prior to commencement			
		Submit a viability report and then pay the agreed education contribution	7 years (can be extended if contract entered into)	Prior to occupation of any dwelling unit	Agreed £145,000 education contribution	03.05.18	

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 on 04.05.11		
P0750.07	The Lodge Residential Care home, Lodge Lane, Collier Row	Highways contribution of £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	7 years from date of payment	Prior to commencement of the development	Received on 16.10.09	15.10.16	
P0406.08	Harrow Lodge, Hylands Way	Either 15 aff hsg units with		Provide aff hsg units prior to			

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?
		grant or 10 aff hsg units without grant. Either £218,882 or £222,406 Education contribution depending on aff hsg option (Index Linked) £25,000 Hylands Park Contribution (index Linked)	All contributions to be repaid 7 years from date of payment (can be extended if contract entered into)	occupation of more than 50% open market units Prior to first occupation of a dwelling unit Prior to first occupation of a dwelling unit	Education contribution of £218,882 received on 16.02.10 Hylands Park Contribution of £25,000 received on 16.02.10	To be spent by 15.02.17 To be spent by 15.02.17	
P0082.08	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	Waiting Restriction contribution of £5000 received on 29.07.10	To be spent by 28.07.17	

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?
					Highways contribution of £12,000 received on 29.07.10	To be spent by 28.07.17	
P0368.09	165 – 171 Hornchurch Road	Highways Contribution - £25,000 Restriction on the issue of car parking permits	2 Years from payment of the sum (Can be extended if under contract)	Prior to commencement of the development	£25,000 Highways Contribution received on 17.07.10	To be spent by 16.07.12	
P0206.10	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	
P0206.10	Rushdon Close	Education contribution of £414,854.04	5 years from receipt (can be extended if contract entered into)	Prior to occupation of 1 st dwelling unit.	£414,854.04 received on 27/04/12	To be spent by 27/04/17	

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?
		Provision of 74 Affordable housing units		Ongoing			
P0478.08	25 – 31 South Street, Romford	£12,000 Highways Contribution (Index Linked) £14,000 Education Contribution (Index Linked) 6 affordable housing units Restriction on issuing car park permits	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	
P0884.09	Spring Gardens (Southside)	Highways contribution of £98,000	5 years from the date of payment can be	Must be paid within 2 months of commencement	Highways contribution £98,000		

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.	of the development	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 19.5.10 £50,000 received on 20.05.11	£48,906.55 to be spent by 10.12.16 £50,000 to be spent by 18.05.17 £50,000 to be spent by 19.05.18	
P2172.07 UU submitted in respect of an appeal	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			

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?
and Deed of variation dated 20.10.09				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% of the total number of dwelling units)	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 more than 50% of the dwelling units	The specific education contribution has now been calculated to £61,288.25 – received on 28.09.11	27.09.16	
P1471.09	Land at Little Gerpins Lane, Rainham	Public Access Contribution £500 Submit Public	7 years (can be extended if contract entered into) N/A	Upon completion of the agreement Within 12 months	£500 received on 31.10.11	30.10.18	

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?
		Access Agreement	N/A	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			
		Undertake a stage 3 road safety audit	N/A	Within 12 months of the implementation of the safety measures			
		Undertake a stage 4 road safety audit	N/A	Within 36 months of the date of implementation			

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?
		Complete soil importation and general engineering works including spreading of final top soil ready for planting		planning permission			
P0139.09	Moorhall Golf Course	Implement ecological mitigation and management strategy TFL Contribution £25,000	N/A 7 years from commencement (Can be extended if contract entered into)	In accordance with its terms 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	

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?
		Construct bridleway Submit details of material and origin of imported material Enter into a S278 Agreement	N/A N/A	At the end of each phase Prior to commencement			
P0127.10	Hampden Lodge	30 affordable housing units Education Contribution - £204,000 Highway Contribution - £30,000	N/A 5 years from receipt. (Can be extended if contract entered into) As above	Ongoing Prior to occupation of the development Prior to occupation	£204,000 received on 10.10.11 £30,000 received on 10.10.11	09.10.16 09.10.16	
U0007.10	Tesco, Beam reach 5	Local Skills Training	£100,000	All contributions payable upon	All contributions	26.10.16 (5 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?
	Rainham	Contribution Public Art Contribution	£80,000	implementation of the detailed part of the permission	received on 27.10.11	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)	
		Beam Reach Station Contribution	£300,000			26.10.16 (5 yrs)	
P1221.07 UU submitted in respect of appeal	Squirrels Heath public House	£4000 - Highways	7 years from date of payment (can be extended if contract entered into)	Prior to commencement of the development	26/01/12	25/01/19	
P0046.10	Former Manor	Education	5 years from	Prior to			

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?
	Primary school Shaftsbury Road	Contribution - £298,907.40 Highways Contribution - £30,000 11 Affordable housing units	receipt. Can be extended if under contract As above N/A	occupation of any dwelling unit Prior to occupation 5 aff units prior to occupation of more than 10 open market units - 6 aff units prior to occupation of more than 17 open market units	06/02/12 06/02/12	05/02/17 05/02/17	
P1806.10	Former Manor Primary School	Only implement the planning permission in association with P0446.10 Increase the number of	N/A N/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?
		dwelling units to be built to 31 Education contribution £6147.74 Highways contribution £1000	5 years (can be extended if contract entered into) 5 years (can be extended if contract entered into)	Prior to commencement of the development Prior to commencement of the development	06/02/12 06/02/12	05/02/17 05/02/17	
P0884.09	Spring Gardens (Southside)	56 units for affordable housing Education contribution up to a maximum of £419,880	NA 5 years from the date of payment can be extended if contract entered	Must be transferred prior to occupation of more than 21 open market units Must be paid prior to occupation of the first unit	Education contribution of £209,000 paid on 28.06.12	£209,000 must be spent by 27.06.12	

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?
		(subject to submission of viability report) Highways contribution of £98,000 Parks contribution of £48,000 Restriction on the issue of car parking permits	into. As above	Must be paid within 2 months of commencement of the development Must be paid prior to first occupation Once occupied - ongoing	balance of £916 received on 01.08.12 £98,000 paid on 01.09.10 £48,000 paid on 11.04.12	and £916 must be spent by 31.07.12 01.09.15 11.04.17	
P1875.10	Kings Grove, R/O 5-11 Carlisle Road	Parking Restrictions Assessment Contribution	7 years from date of payment (can be extended if	Prior to commencement	£5000 paid on 02.04.12	01.04.19	

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?
		Restriction on the issue of parking permits	contract entered into)	Ongoing			
	Interwood Site, Stafford Avenue	Provide 33 Aff Hsg units £299,002 Education Contribution (Index Linked) Either pay £72,000 highway contribution or enter into a S278 agreement and	All contributions 7 years from date of payment (can be extended if contract entered into)	Phased payment agreed – see deed of variation below -			

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?
		carry out highway works restriction on the issuing of car parking permits					
Deed of Variation	Interwood, Stafford Ave	Vary the payment of the education contribution	7 years from receipt	Pay £167,441.12 prior to occupation of Block C Pay £74,750 prior to occupation of Block D Pay £56,810.38 prior to occupation of Block F	£74,750 paid on 21.03.12		
UU submitted in respect	218 – 228 Crow Lane	Education contribution - £216,000.	7 years from payment – can be extended if	Must be paid prior to occupation of more than 21	£216,000 paid on 21.02.12	21.02.19	

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 an appeal against refusal of P2026.08		Transport contribution - £27,000 Provision of 65 affordable housing units.	contract entered into. As above Must be handed over prior to occupation of more than 7 open market units.	units Must be paid prior to first occupation.	£27,000 paid on 21.02.12	21.02.19	
U0011.06 LTGDC App – NB LBH is not a party	Land at Beam Reach, 8 Coldhabour Lane	Public Transport Contribution - £180,500 Walkways Green Travel Plan	10 years from receipt		£181,034.56 (including indexation) – paid on 27.02.12	27.02.27	
U0006.06	Plot 7 & 8	£6,800 – Traffic	10 years from		£34,781.05	27.02.27	

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?
LTGDC – NB LBH is not a party	Beam reach Business Park 5 Marsh Way	Management Contribution £27,981 – Public Transport Contribution	receipt		(including indexation) – paid on 27.02.12		
P0954.11	Former Edwin Lambert School Malvern Road	Affordable housing 4 units – 1 for intermediate 3 for affordable rent Health care contribution - £12,250 Highways contribution - £35,000	5 years from receipt (can be extended if contract entered into)	Prior to occupation of development Prior to commencement	£35,000 received on 26.04.12	16.04.17	
UU submitted in respect	227 London Road	Highways Contribution - £10,000	7 years from receipt (can be extended if	Prior to commencement	Highways Contribution	28/06/19	

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 appeal – P0420.11		<p>Parking permit restriction</p> <p>Restriction on use as care home</p> <p>Enter into Highway agreements</p> <p>Travel Plan</p>	contract entered into)	<p>Ongoing</p> <p>Ongoing</p> <p>Prior to commencement</p> <p>Prior to commencement</p>	received – 29/06/12		
P2058.08	Mardyke Estate	<p>Affordable housing in accordance with the housing mix statement</p> <p>Controlled</p>	<p>NA</p> <p>7 years from date of payment (can be</p>	<p>80% of aff.hsg units to be provided before 100% of open market units are occupied</p> <p>3 months after practical</p>			

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?
		Parking Zone Contribution – Up to £60,000	extended if contract entered into)	completion of all dwelling units			
		Education Contribution £227,466	As above	Prior to practical completion of 50% of the open market units			
		20mph Zone Contribution – Up to £40,000	As above	Within 6 months of commencement	20mph Zone Contribution - £2863.84 received – 09/08/12	08/08/19	
		Enter into all necessary highway agreements and provide funding up to £30,000 in respect of accessibility of bus stops	NA	Prior to commencement of each phase			
			NA	NA			

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?
		Restriction on the issue of car parking permits	NA				
		Implement the Travel Plan	NA	In accordance with terms contained in the travel plan			
		Submit for approval an Improvement Strategy in respect of Mardyke Open space	NA	Within 6 months of commencement			
		Submit for approval a routing agreement	NA	Prior to commencement			
		Observe and perform the local labour provisions	NA	On going			
				Prior to first occupation of the Community Hub (to be kept available for 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?
		<p>Provide a police office</p> <p>Submit details of toilet facilities to be provided for bus drivers and provide the agreed facilities</p>		<p>months) Within 12 months of commencement</p> <p>By 31 July 2016 (completion of the 4th Phase)</p>			