

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.	
P0206.10	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 st 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. AGREEMENTS WHERE CONTRIBUTIONS HAVE NOT YET BEEN TRIGGERED OR HAVE BEEN ONLY PARTIALLY TRIGGERED

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0166.03	North Side of the Market Place, Romford	22 AH units Provide public Art of up to £50,000	No time limit specified	Prior to occupation of open market dwellings Within 2 years of commencement of development	Site not yet completed	
P0408.04	Land adjacent to Green Ways Court, Butts Green Road	£15,714 Education Contribution	Repay if unspent 5 years from date of payment (extend if contract entered into)	Before first Occupation of any of the Dwelling units		
P0431.03	Harrow Lodge, Hyland Way, Hornchurch	£128,430 Education Contribution 10 AH units £15,000 play facility contribution	Any unspent amount within 5 years of "Implementation Date" is to be repaid.	Before first occupation of any open market Dwellings prior to occupation of 15 th open market dwelling Prior to first occupation of any of	Site has not yet been developed	SP

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
				the open market dwellings		
P1557.02	Angel Way/Secrets Nightclub, Romford	£55,000 Education Contribution 13 AH units	To be spent within 4 years from date of payment	Not to Occupy residential Dwellings until payment received Prior to disposal of 21 st open market dwelling units	Site has not yet been developed	
P0950.04	51-53 Squirrels Heath Road, Gidea Park	£25,143.00 Education Contribution	No spend provision	Prior to occupation of first dwelling unit	Trigger levels not reached	
P0567.05	Salvation Army, Citadel, High Street, Romford	£56,514 Education Contribution 7 AH units for rent Travel Plan 4 Conservation style lamp columns	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 21 st market unit	Site not yet under development	BW
P1061.05	Crow Lane, Romford	£236,906 Education	To be spent 7 years from	not to occupy any of the open market	Site not yet under development	

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Contribution 34 AH units Submit travel plan	date of payment (can be extended if contract entered into)	units until paid not to permit occupation of more than 50% of the open market units until AH units transferred prior to commencement of development		
P2078.03	Beam Reach, 8 Coldharbour Lane	£150,000, Public Transport Contribution submit staff travel plan establishment and maintenance of a public walkway (River Thames Walkway) submit a scheme for	To be spent 10 years from date of payment (extended if contract entered into)	Upon implementation of planning permission Within 3 months of PP being implemented within 12 months of		LDA to submit scheme for environmental and habitat improvement works and for public walkway.

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		environmental & habitat improvement works for the vicinity review level of car parking and implement any reduction in car parking spaces as Council may reasonably require (within 3 months)		a regular peak-time service servicing the development		Regeneration to be consulted following submission of details.
P1635.04	Oldchurch Hospital, Waterloo Road, Romford	<ol style="list-style-type: none"> 1. Education Contribution (to be calculated in accordance with the formula in the agreement) 2. £250,000 Highways Contribution 3. £8,000 Cycleway 	<ol style="list-style-type: none"> 1. To be repaid within 7 years from date of payment 2. To be repaid within 6 years from date of payment 3. To be repaid 	<ol style="list-style-type: none"> 1. prior to occupation of 25% of the market dwellings in any phase 2. prior to first occupation for residential purposes of more than 25% of the market dwellings 3. prior to first 		<p style="color: red; margin: 0;">MB</p> <p style="color: red; margin: 0;">BW/MB</p>

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Contribution	within 5 years from date of payment	occupation for residential purposes of the 50th market dwelling		
		4. £20,000 Bus Stop Improvements Contribution	4. To be repaid within 5 years from date of payment	4. prior to first occupation for residential purposes of the 50th market dwelling		MB
		5. £4,830 Controlled Parking Zone Contribution	5. To be repaid within 5 years from date of payment	5. prior to first occupation for residential purposes of the 50th market dwelling		Parking/MB
		31% of the dwellings to be provided as AH		prior to first occupation of more than 50% of the market dwellings		
		Plan for Safeguarding strip for bus lane improvements				

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		<p>Assessment of the need within the vicinity of the site for a GP practice</p> <p>Public Art Scheme and implementation of Highway and footpath works</p> <p>Open Space Design Brief and layout of Open Space</p> <p>Travel Plan</p>				
P0178.06	<p>Havering College, Quarles Campus, Tring Gardens, Harold Hill</p>	<p>£10,000 Highway Contribution</p> <p>Make development available for community use in accordance with scheme to be submitted to Council</p>	<p>To be spent within 7 years from date of payment (can be extended if contract entered into)</p>	<p>Prior to commencement of development</p> <p>Scheme to be submitted prior to commencement of development and implemented by the Owner prior to</p>		<p>MB/BW</p>

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Travel Plan		occupation To be submitted prior to commencement of development and implemented prior to occupation		
P0302.06	173 New Road, Rainham (unilateral undertaking)	£32,708.00 Education Contribution £32,432.40 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 not commenced. Planning permission now expired.	BW/MB
P0403.05	23-55 North Street, Romford (unilateral undertaking) (appeal allowed)	£100,000 Environment Improvement Contribution £233,850.00 Education Contribution 22 AH units	To be spent 5 years from date of payment (extend if contract entered into)	prior to occupation of 32nd open market unit to be conveyed on a leasehold for a term	Not yet commenced	Environment improvement contribution will be part of Regeneration capital programme for Romford TC

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
				not less than 125 years to RSL prior to the occupation of the 32nd open market unit		
P1226.06	42a Medora Road, Romford	10 AH units		to be made available for rent under the management of the RSL in perpetuity and in accordance with the nomination agreement	Not yet commenced	
P1011.05	Bamber House, Ongar Way, Rainham	£63,641 Education Contribution AH	To be spent 7 years from date of payment (can be extended if contract entered into)	before occupation of any of the dwelling units save for the affordable housing units	investigations have revealed that this sum is not now due as all of the units were affordable.	
P1232.06	Harold Wood Hospital Site	(1) £200,000 A12 Junctions Contribution (2) £90,000 Controlled Parking	(1) & (6) to be given to TfL (2), (3) & (5) to be expended or otherwise	(1) & (2) prior to the first occupation of not more than 25% of the Market Dwellings		Parking/MB

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Zone Contribution	committed within 7 years from and including the date of payment	(3), (4) & (5) prior to the Commencement Date		Parking/MB
		(3) £85,000 Bus Link Enforcement Contribution				
		(4) £20,000 Toucan Crossing Contribution	(4) to be expended or otherwise committed within 5 years from and including the date of payment	(6) £188,513 prior to first occupation of not more than 25% of the dwellings, £161,801 within 1 year following the first occupation of not more than 25% of the Dwellings and £150,418.00 within 2 years following the first occupation of not more than 25% of the Dwellings		Parking/MB
		(5) £15,000 Harold Wood Station Contribution				MB
		(6) Bus Link Contributions (x3)				
		(7) Education Contribution & Affordable Education Contribution: to be calculated in accordance with the formula in the agreement	(7) To be expended or otherwise committed within 8 years from and including the date of payment	(7) to pay 50% for a phase prior to the first occupation of not more than 25% of the Market Dwellings in that		SS

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		<p>not less than 35% of the residential units to be AH (70% of the AH to be rented, rest intermediate)</p> <p>Phasing Strategy</p> <p>Benchmark Survey of Parking</p> <p>Maintenance of Protected Buildings</p> <p>provision of Open Space and an equipped LEAP</p> <p>Training and Recruitment Scheme</p> <p>Gubbins Lane Highway Works</p> <p>On site highway works</p>		<p>phase (2) to pay the remaining 50% for a phase prior to the first occupation of not more than 70% of the Market Dwellings in that phase</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Pedestrian and Cycle Route Works Restriction on Controlled Parking Zone permits				
P0391.07	The Atrium, Romford Brewery site	(1) £100,000 Town Centre Contribution (2) £20,000 Traffic Study 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	Not yet commenced	(1) £10k of the £100k to go to Technical Services (MB/AR) (2) £25K to Romford Shopmobility (3) Regeneration to lead on balance of TC contribution – to be invested in job brokerage and TC capital programme. (2) Technical Services (MB/AR)

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0480.07	Hubbinet Industrial Estate, Hainault Road	£10,000 Local Street Lighting Contribution £10,000 Parking Controls 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		Technical Services (MB/AR)
P0773.07	22-26 Osborne Road, Hornchurch	£5,000 Waiting Restrictions Contribution £12,000 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		Technical Services: AR
P0840.07	Land between Southend Arterial Road and Bryant Avenue, Romford	£50,000 TfL Contribution Travel Plan	To be spent within 7 years from date of payment (can be extended if contract entered into)	prior to the commencement of the development		Technical Services: AR

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P1129.07	44-52 Market Place, Romford	£30,000 Town Centre Improvement 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	commenced	Regeneration – for the repaving of Swan Walk
P1647.07	2-4 Glebe Road, Rainham – unilateral undertaking	£70,026 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		
P1784.07	64 and 68 Gubbins Lane and 31 Station Road (Old Station Works)	£52,642.07 Education Contribution	7 years from date of payment (can be extended if contract entered into)	Prior to commencement of the development		

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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		
P2183.07 UU submitted in respect of an appeal	92 – 94 Main road, Romford	£72,762.09 Education Contribution	7 years from date of payment (can be extended if contract entered into)	Prior to commencement of the development		

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P0706.08	Spring Gardens, Romford	<p>21 affordable housing units</p> <p>£61,000 Highways Contribution (Index Linked)</p> <p>submit to LBH turning head proposals</p> <p>Enter into a S278 Agreement</p> <p>£149,952.01 education contribution (Index Linked)</p> <p>£30,000 Cottons Park Contribution</p>	<p>7 years from date of payment (Can be extended if contract entered into)</p> <p>7 Years from date of payment (can be extended if contract entered into)</p>	<p>To be provided prior to occupation of more than 20 open market units</p> <p>Prior to commencement of the development</p> <p>No later than 4 years from commencement of the development</p> <p>Prior to commencement of the development.</p> <p>Prior to first occupation of dwelling unit.</p> <p>Prior to commencement of the first open market unit.</p>		

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		(Index Linked) Restriction on issuing car parking permits.				
P0399.08	44 – 52 Market Place 1- 14 Swan Walk & unit 13 103 Liberty Square	£30,000 Town Centre Improvement (Index Linked)	7 Years from date of payment (Can be extended if contract entered into)	Prior to commencement of the development		Town centre contribution to spent by Regeneration on TC improvements
P1526.07 UU submitted in respect of an appeal	Interwood Site, Stafford Avenue	Provide 33 Aff Hsg units £299,002 Education Contribution (Index Linked) Either pay £72,000	All contributions 7 years from date of payment (can be extended if contract entered into)	Not to occupy more than 20 open market units until aff hsg has been provided Prior to occupation of dwelling unit Prior to		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		highway contribution or enter into a S278 agreement and carry out highway works restriction on the issuing of car parking permits		commencement of the development		
P2458.07-UU submitted in respect of appeal	165-171 Hornchurch Road	£27,000 – Highway Contribution Age restriction on occupation of units to 60 years or over £150,000 – 50% of Affordable housing contribution £150,000 – 50% of Affordable Housing	All contributions 7 years from date of payment (can be extended if contract entered into)	Prior to commencement of the development Prior to occupation of any units Prior to occupation of 14 th unit		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Contribution Notify the council 14 days before commencement and occupation of 14 th unit.				
P0900.08	7-9 Witham Road	Restriction on the issue of residents car parking permits	N/A	Once occupied – ongoing.		
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				

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1222.07 UU submitted in respect of appeal	1 – 6 Bell Corner	£53,698 – Education Contribution £13,000 Highway Contribution 6 affordable dwelling units for rent Restriction on issue of residents car parking permits	All contributions - 7 years from receipt (can be extended if contract entered into)	All contributions prior to commencement of the development Prior to occupation of more than 4 open market units Once occupied – on going		
P0712.08 UU submitted in respect of appeal	132 Lake Avenue	Highways contribution - £9000 Enter into a S278	7 years from receipt (can be extended if contract entered into)	Prior to commencement Prior to commencement		

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U0006.07 UU submitted in respect of an appeal	Land at Beam Reach Dagenham (KICC)	Travel Plan Travel Co coordinator Parking Measures and associated works	N/A			
P0269.08 Deed of Variation	Roneo Corner	Removal of condition 33 attached to planning permission P1397.07 to allow right turning from south Street	N/A	N/A		
P0132.08	Cranfield Golf Centre	Implement landscape management plan Implement travel Plan Enter into S278 agreement Carry out development in 7	N/A	N/A		

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		<p>separate phases Implement method statement</p> <p>Provide to LBH certificate of origin of materials</p> <p>Implement construction management restrictions</p> <p>Use reasonable endeavours to ensure all construction vehicles observe construction access restriction</p> <p>Use reasonable endeavours to ensure all visitors to the site use Whalebone Lane Access</p>				

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		Ensure the planning permission is implemented in conjunction / simultaneously with DC/08/00106/FUL granted by LBB&D				
P1399.08 UU submitted in respect of an appeal	62- 66 Billet Lane Hornchurch	Enter into S38 / S278 Agreements for creation of an on street loading bay and realignment of footpath in accordance with drawing 2948/p12/revB	N/A	N/A		
P0390.08	11 and 15b Park Lane	Restriction on the issue of car parking permits	NA	NA		

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UU submitted in respect of an appeal against refusal of P2061.07	Maylands Golf Course, Colchester Road	Submit to the council for approval a Biodiversity Management Plan Carry out and submit to the council an "as built" topographical survey showing revised contouring.	NA	Cannot commence the development until the plan has been approved At completion of each construction phase.		
P2044.08	23 – 27 high Street Hornchurch	Highways Contribution - £12,000	7 years from date of payment (Can be extended if under contract)	Prior to commencement of the development		
Deed of variation of S106 dated 15 July 2005	Interwood Site, Stafford Avenue	Variation of clause 3(b) – the leases / tenancies comprised in industrial unit outlined in black on phase 4 of indicative plan be renewed	NA	NA		

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		periodically until December 2011				
P2370.07	Upminster Court, 133 Hall Lane	<p>Submit to the council the landscape management plan</p> <p>Ensure that occupation of any overnight rooms are occupied solely by persons in connection with the principal use</p> <p>Ensure the occupation of the coach house and the chalet bungalows are solely by persons engaged to work in connection with the</p>	<p>NA</p> <p>NA</p> <p>NA</p>	<p>Within 6 months of commencement</p> <p>NA</p> <p>NA</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		principal use Notify the council prior to commencement of each phase and once commenced ensure that each phase is completed within the timescale	NA	Prior to commencement of each phase		
P2001.08	Equitable House 88 – 100 South Street	Restriction on the issue of car parking permits	NA	NA		
P0886.08	53 Eastern Road Romford	Restriction on the issue of car parking permits	NA	NA		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
Deed of Variation of original agreement	8-12 Junction Road – (Rose Court)	Original agreement dated 11.5.07 amended to enable 30 Rose Court to be occupied by Maxine Shirley Godfrey before she reaches the age of 60.	NA	NA		
P1844.08	7-9 Victoria Road	Highways Contribution £15,000 Restriction on the issue of parking permits	7 years from date of payment (can be extended if contract entered into)	Prior to first occupation of any dwelling unit		
P2058.08	Mardyke Estate	Affordable housing in accordance with the housing mix statement Controlled Parking Zone Contribution – Up to £60,000	NA 7 years from date of payment (can	80% of aff.hsg units to be provided before 100% of open market units are occupied 3 months after practical completion of all dwelling units		

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		Education Contribution £227,466	be extended if contract entered into) 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		
		Enter into all necessary highway agreements and provide funding up to £30,000 in respect of accessibility of bus stops	As above	Prior to commencement of each phase		
		Restriction on the issue of car parking permits	NA	NA		
		Implement the Travel Plan	NA	In accordance with terms contained in the travel plan		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		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		
		Provide a police office	NA	Prior to first occupation of the Community Hub (to be kept available for 12 months)		
		Submit details of toilet facilities to be provided for bus drivers and provide the agreed facilities	NA	Within 12 months of commencement By 31 July 2016 (completion of the 4 th Phase)		

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Deed of Variation	105 – 109 New Road	Vary the undertaking dated 10.2.09 to amend the definition of affordable housing units to include all affordable housing units for rent	NA	NA		
UU submitted in respect of appeal against P0277.09	Land R/O Tesco Express Oaklands Avenue	Provide 6 affordable housing units (4 for rent and 2 for shared ownership) Education Contribution - £62,986.37 (£30,650.42 for secondary and £30,335.95 for primary) Highways Contribution - £13,000	NA 7 years from payment (can be extended if contract entered into) As above	Prior to occupation of more than 3 open market units Prior to commencement Prior to commencement		

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P1150.09	8 & 10 Atlanta Boulevard	Restriction on the issue of car parking permits	NA	Once occupied - ongoing		
P1275.09	4 & 6 Atlanta Boulevard	Restriction on the issue of car parking permits.	NA	NA		
UU submitted in respect of an appeal against refusal of P2026.08	218 – 228 Crow Lane	Education contribution - £216,000. Transport contribution - £27,000 Provision of 65	7 years from payment – can be extended if contract entered into. As above Must be	Must be paid prior to occupation of more than 21 units Must be paid prior to first occupation.		

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		affordable housing units.	handed over prior to occupation of more than 7 open market units.			
P1579.09	Upper Floor Quadrant Arcade, Market Place,	Restriction on the issue of car parking permits	NA	Once occupied Ongoing		
UU submitted for appeal against refusal of P2031.08 and P1924.08	Damyns Hall	Removal of 2 T hangers Establish interested parties to represent DHJCC Establish DHJCC Submit to council DH Flight Policy	N/A	Within 6 months of date of consent As above As above As above Within 6 months of		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Formulate and adopt DHFP		1 st meeting of DHJCC		
P1343.09	Lime Court	18 Affordable housing units Education contribution up to £164,804.50 (subject to submission of viability report)	N/A 5 years from receipt (Can be extended if contract entered into)	Ongoing Prior to occupation		
P1717.09	The Atrium, The Brewery,	Town Centre Improvement Contribution - £37,000 Perform the agreed local labour provisions contained in Schedule 3 of	7 years from receipt (Can be extended if contract entered into) N/A	Prior to commencement of development Upon commencement of the development		

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		S106				
P1692.09	50 and 50a Purbeck Road	Not to subdivide maisonette without prior written consent	N/A	Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1547.09	1 Plain Tile Cottage	Removal of permitted development rights and revocation of existing lawful development certificate without compensation	N/A	Ongoing		
Supplemental Deed	Hampden Lodge	Deed to confirm the obligations contained in S106 dated 5 May 2010	N/A	Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0035.10 P0036.10 P0452.10	Upminster Court 133 Hall Lane	Deed of variation to amend definition of planning permission and definition of proposed development	N/A	Ongoing		
P0046.10	Former Manor Primary school Shaftsbury Road	Education Contribution - £298,907.40 Highways Contribution - £30,000 11 Affordable housing units	5 years from receipt. Can be extended if under contract As above N/A	Prior to 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		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1380.09	Roneo Corner Junction of Rom Valley Way	93 Affordable housing units Highways contribution - £10,000 River Rom Contribution - £20,000 CCTV Contribution - £35,365 and subsequent annual maintenance costs Restriction on issue of parking permits for dwelling units, healthcare facility and restaurant Submit travel plan Not to use Primary health care facility for	N/A 7 years from receipt (can be extended if contract entered into) As Above As Above	Ongoing Prior to commencement of the development Prior to commencement Prior to commencement Ongoing Prior to commencement Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		<p>anything other than primary healthcare facility</p> <p>Submit viability report</p> <p>Education contribution up to £352,965.61 (subject to viability report)</p>	7 years from receipt (can be extended if contract entered into)	<p>Prior to commencement</p> <p>Prior to occupation</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0505.09	11 and 15b Park Lane	Restriction on the issue of car parking permits	N/A	Ongoing once occupied		
P1638.09	Oldchurch Hospital	<p>11 Affordable housing units</p> <p>Highways contribution - £200,000</p> <p>Union Road Contribution - £4830</p> <p>Bus Stop Improvements Contribution - £20,000</p> <p>Education Contribution - £857,170</p>	N/A	<p>On occupation of more than 241 market units</p> <p>Occupation of more than 121 market units</p> <p>Occupation of the 50th dwelling</p> <p>Occupation of 50th dwelling</p> <p>50% on occupation of more than 121 market units and 50% on occupation</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		<p>Education contribution supplement</p> <p>Restriction of the issue of car parking permits</p> <p>Safeguarding land and laying out of open space</p> <p>Submit a travel plan</p>	<p>10th anniversary or written notice from council</p>	<p>of more than 362 market units</p> <p>Prior to occupation of more than 242 market dwellings</p> <p>Ongoing</p> <p>Prior to occupation of more than 121 market dwellings</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0738.09	Tyes Farm	Submit Travel Plan Submit Woodland environmental improvement plan Removal of all existing buildings and existing use rights on the land	N/A	Prior to commencement Prior to commencement Prior to commencement		
P0760.10	50 and 50a Purbeck Road	Not to subdivide maisonette without prior written consent	N/A	Ongoing		
UU submitted for appeal against refusal of P0179.10	Land R/O Tesco Express Oaklands Ave	Provision of 4 Affordable Housing Units Restriction on the issue of car parking permits.	N/A N/A	Prior to occupation of more than 2 open market units Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
UU submitted for against refusal of P1649.09	77-79 Butts Green Road	Highways Contribution – £20,000	5 years from receipt	Within 5 working days of commencement		
P2035.07	Albright Industrial Estate Ferry Lane Rainham	Job Net Contribution - £5000	7 years from receipt (can be extended if contract entered into)	Prior to commencement of the development		
P1461.10	9 Como Street	Restriction on the issue of car parking permits	N/A	Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1501.10	5 Slewins Lane and land adjacent	Restriction on the issue of car parking permits	N/A	Ongoing		
UU submitted for appeal against refusal of P0053.10	Kings Arms Yard, Market Place	Restriction on the issue of car parking permits	N/A	Ongoing		
P1551.10	1 Old Mill Parade, Victoria Road	Restriction on the issue of car parking permits	N/A	Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0681.10 Deed of variation	Upminster Court, Hall Lane	To include P0681.10 and L0006.10 within the definition of planning permissions and proposed development contained in the original agreement	N/A	Ongoing		
		To amend the schedule of works to include works to be undertaken by P0681.10 and L0006.10	N/A	Ongoing		
P0086.11	Snowdon Court Elvet Avenue	81 Affordable housing units (61 units for social rent and 20 units for shared ownership) Highways Contribution £42,000 Enter into a S278	N/A 7 years (can be extended if contract entered into)	Ongoing Prior to commencement of the development Prior to		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Agreement All dwelling units to be occupied by persons aged 55 years or over and the spouse cohabiting partner or carer irrespective of age	N/A N/A	commencement save for demolition Ongoing		
P1473.10	Colne Drive, Harold Hill	Provide 7 affordable housing units Education contribution £75,000 Highways contribution £10,000	N/A 7 years (can be extended if contract entered into) 7 years (can be extended if contract entered into)	Ongoing Prior to commencement of the development Prior to commencement of the development		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0200.11	Spring Gardens (Southside)	<p>Notify council in writing before commencement and occupation of the first dwelling unit</p> <p>56 Affordable housing units (53 for rent and 3 for intermediate ownership)</p> <p>Highways contribution £98,000</p> <p>Parks Contribution £48,000</p>	<p>N/A</p> <p>N/A</p> <p>5 years (can be extended if contract entered into)</p> <p>5 years (can</p>	<p>14 days before commencement and occupation</p> <p>Prior to occupation of more than 21 open market units</p> <p>Within 2 months of commencement</p> <p>Prior to occupation</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0132.11 Deed of variation	Former Manor Primary School	Restriction on the issue of residents parking permits	be extended if contract entered into) N/A	of the first dwelling		
		Include definition of proposed development and planning permission to include P0132.11	N/A	Ongoing		
		Limit construction to 30 dwelling units	N/A	Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1806.10	Former Manor Primary School	<p>Only implement the planning permission in association with P0446.10</p> <p>Increase the number of dwelling units to be built to 31</p> <p>Education contribution £6147.74</p> <p>Highways contribution £1000</p>	<p>N/A</p> <p>N/A</p> <p>5 years (can be extended if contract entered into)</p> <p>5 years (can be extended if contract entered into)</p>	<p>Prior to commencement of the development</p> <p>Prior to commencement of the development</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
Deed of Variation to S106 dated 7/11/07	Tyes Farm, Hall Lane	Definition of Woodland Environmental Improvement Plan referred to in the Agreement shall be deleted Clause 3(d) of the Agreement shall be deleted	N/A	N/A		
Deed of variation of S106 dated 13/08/10	Tyes Farm Hall Lane	Definition of Woodland Environmental Improvement Plan referred to in the Agreement shall be deleted Clause 4(d) of the Agreement shall be deleted	N/A	N/A		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P1029.09	1a Carlisle Road Hornchurch	Restriction on the issue of car parking permits to residents of the units	N/A	Ongoing		
		Ensure that the parking bays are allocated to each unit in accordance with the Parking Bay Plan	N/A	Ongoing		
P1573.10	48 Purbeck Road Hornchurch	Not to subdivide the Proposed Annex from the Main Residence	N/A	Ongoing		
		Not to lease let or transfer the Proposed Annex from the Main residence	N/A	Ongoing		
		Not to apply for a separate postal address for the Proposed Annex	N/A	Ongoing		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
P0877.11	5 Slewins Lane and land adjacent	Restriction on the issue of car parking permits to residents of the units	N/A	Ongoing		
P0578.11	Riverside Sewage treatment works Rainham	<p>Make the green Grid available to the council for the green grid path</p> <p>Local Employment contribution - £10,000</p> <p>During construction ensure recruitment of local residents through local employment recruitment scheme</p> <p>Odour Management plan and contribution</p>	<p>N/A</p> <p>No time limit on spending</p> <p>No time limit on spending</p>	<p>Within 10 years from implementation</p> <p>Already paid</p> <p>Within 30 days of being notified of the amount by the</p>		

Planning Ref.	Address	Obligation Description	Time Limit on Spending	Trigger Date/s	Position/Status of development	How the funds are being used/where in the Capital Programme?
		Auditing of the odour management plan	N/A	council		
		Odour Management Review	N/A			
P0975.10	Former Oldchurch Hospital Site (West) Oldchurch Road	104 affordable housing units – (75 socially rented, 29 intermediate) Education contribution £1,545,514.15	All contributions to be spent within 7 years of receipt.			

3. 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	£167,126.85	Return due 3	2 nd instalment due	2 nd instalment	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?
	Havering Road, Romford	Education	years from date of 2 nd contribution	prior to occupation of 12 th house	of £83,564.42 received on 16.08.04. replacement first cheque received on 16.01.06 (£83,563)		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 SP
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	First contribution of £120,000 received on 08.06.05. Second	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?
				Second contribution to be received upon occupation of 73 rd market dwelling	contribution received 01.11.05		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 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 th open unit	Payment received on 03.12.04	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 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 Plan; pedestrian access;	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 – spending the money on	Regeneration leading: £75,000 of the Town Centre Contribution to be spent on Harold Wood. £25,000 as yet unallocated. MB Pedestrian access and roundabout works

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?
		roundabout works following s278 agreement				alternative initiative. Toucan Crossing contribution spent 28.12.09 (TC contribution) Spent	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	Education - proposed investment in additional places / modernisation at Redden Court secondary school 12 Affordable Housing units

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.
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 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 demand	Not to occupy dwellings until payment received AH units to be transferred prior to occupation of 12 th open market dwelling	Paid on 31.03.05	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?
							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 th open market unit Open Space Scheme to be set up before the disposal or occupation of any of the dwelling units	Paid on 22.05.06	22.05.09 – spent	Education - proposed investment in additional places / modernisation at Redden Court secondary school Affordable Housing units received. £5,000: MB/DS
P2014.02	Land at	£39,372.00	Repay within 5	Upon	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?
	Cornlands Farm, Hall Lane, Upminster (No 2)	Education £300,000 Housing Contribution	years if not spent	commencement of Development	02.07.04		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 / 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	Prior to commencement of development	Paid on 27.09.04	27.09.09 – 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?
			made.				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 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	£6,285.75 Education	Any unpaid amounts to be	Before commencement	Paid on 05.05.05	05.05.10 Spent	Education - proposed

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?
	Way, Hornchurch		repaid on 5 year anniversary.	of proposed development			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 secondary school
P1157.03	21-23 North Street, Romford	£25,143 Education Contribution £20,000	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	Education contribution of £26,933 received on 12.04.07 Environmental	12.04.12 & 23.07.10 Spent	Environmental contribution to be spent as part of Regeneration capital programme for

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?
		Environmental contribution.		residential unit	Contribution received on 23.07.07		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 School, Havering Road	1. £500,000 Education 2. £690 traffic management order costs 3. £4,310 Highways Contribution	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 occupation of 35th open market unit, (3) £125,000	£125,000 & £4,310 paid on 05.09.05 £690 paid £125,000 paid on 07.09.07 £125,000 paid	07.09.10 - Spent £4,310 - spent £690 - spent 07.09.12	 MB MB

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?
		4. 24 units of affordable housing		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 23.10.07 £125,000 still outstanding but not yet triggered	23.10.12	AH delivered Education - 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 th anniversary of payment to be returned	Prior to commencement of development	£27,783.02 received on 08.12.05.	08.12.10 - 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?
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 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.	Education - proposed investment in additional places / modernisation at Redden Court secondary school AH delivered £3,500: MB
P1514.03	Avon House,	£15,714	5 year payback	Before sale, let,	Paid on	31.01.11 -	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?
	Front Lane/Avon Road, Cranham	Education Contribution	from date of payment	lease or other disposal of 7th residential Unit	31.01.06	Spent	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 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	to be paid in 2 equal instalments: (1) to be paid within 21 working days of receipt of a written request	First instalment received on 20.02.07 Second instalment	20.02.12 & 02.07.12	VMS completed Spring 2007. Money 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?
			5 years of receipt	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	received on 02.07.07		
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	Education - proposed investment in additional places / modernisation at Redden Court secondary school
P1135.03	Interwood Site, Stafford Avenue,	£72,679 Education Contribution	To be spent 5 years from date of payment	prior to occupation of any dwelling	Paid on 20.03.07	20.03.12	Education - proposed investment in

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		(extended if contract entered into)				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 Lane, Hornchurch	£21,876.26 Education Contribution	To be repaid if unspent within 5 years of date of payment	Before occupation of any of the dwellings	Paid on 03.09.07	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?
		s.278 agreement	(extended if contract entered into)				
P2099.04	Land at Rainham Quarry, Warwick Lane - deed of variation	£5,000 Highway Contribution for maintenance and upkeep of Lauanders 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 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

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
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 contribution £5,000 River Rom Study Payment 49 Affordable Housing units	To be spent within 7 years from date of payment (can be extended if contract entered into)	Prior to the commencement of the development before the occupation of the 25th open market	17.04.07	13.04.14	Education - proposed investment in additional places / modernisation at Redden Court secondary school River Rom study payment will contribute

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 riverside access strip and make available to public Travel Plan		unit			to Regeneration 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) Give the Council at least	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 for occupation prior to the occupation of the	Received on 20.08.07	20.08.14	

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?
		1 weeks notice of the intended date of commencement of the development		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 Green Travel Plan	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	Regeneration leading on Walkway and environment contributions. Later committed to Gateway Roundabouts landscaping and Rainham Paths project
P2303.04	223-241	£60,000 Play	To be spent 5	Prior to	Available to	-	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?
	Hillrise Road, Collier Row	Area Contribution (virement from Housing to Leisure) 29 AH units for rent	years from date of payment (extend if contract entered into)	occupation of first dwelling unit	spend AH received		
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	Education - proposed investment in additional places / modernisation at Redden Court secondary school Environmental contribution originally for Phase 2 of Church path improvements

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?
							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 Road, Romford	£37,044.22 Education £8,000 car park resurfacing , 6 AH units	No time limit specified.	Prior to occupation of the 13 th Market House Dwelling AH: prior to occupation of 18 of flats marked in blue	Paid on 05.06.03.	No time limit	Education - proposed investment in additional places / modernisation at Redden Court secondary school £8,000: MB

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 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	Education - proposed investment in additional places / modernisation at Redden Court secondary

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
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 investment in additional places / modernisation at Redden Court secondary school
P0096.01	Centre for	£200,000 Bus	Must be used	Prior to first	£156,000 of	spent	Public art

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?
	Manufacturing Excellence – Manor Way, Rainham	Link Contribution; Green Travel Plan; £50,000 Public Art contribution Local labour agreement	within 36 months of first occupation of development. Public art must be spent 12 months from date of first occupation.	occupation.	bus link received on 17.11.03 Remainder received and paid to bus company		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 £25,000 public toilets	Any sum to be repaid if unspent 3 years after payment dated	Prior to commencement of development Within 3 working days after	Public art contribution received 15.11.04. £50,000 & £30,000 also listed as received £25,000 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>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>£1,540 bicycle stands</p>		<p>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 development</p>	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?
		bus shelters submit scheme for improvement of Westway/street furniture/ submit CCTV scheme and install		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
P1211.06	51/53 Station Road, Upminster –	£65,665.34 Education contribution	To be spent within 7 years from date of	Prior to the commencement of the	03/03.08	02/03/15	

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?
	unilateral undertaking	£42,000 Highways Contribution	payment (can be extended if contract entered into)	development. Development commenced Jan 08.	03/03/08	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) - Council to receive 64% of the nomination	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?
		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 (3) £50,000 Highways	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 (3) prior to the commencement of the	26/02/08 15/04/09 26/02/08	25/02/15 14/04/16 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?
		Contribution (4) £100,000 Parks Contribution		development (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 Give the Council at least 1 weeks notice	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?
		of the intended date of commencement of the development					
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> <p>Green Travel Plan; Highway improvements; variable messaging sign; CCTV</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 open market unit</p> <p>5. before 100th market unit is occupied</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 received on 19.05.06</p> <p>4. £845.704.50 (x2) received on 28.06.07 & 07.08.07</p>	<p>12/03/13</p> <p>2. £122,898 has been spent on the VMS. Member approval is being sought by Regeneration for prioritisation of the remaining £377k.</p> <p>4. SS</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?
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 Received	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?
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 extended if contract entered into)	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?
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 loop system</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	
P0970.08 UU	105 -109 New Road	11 Affordable housing units	5 Years for receipt (Can be	No later than occupation of 5 th			

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?
submitted in respect of appeal		Education Contribution - £72,992	extended if contract entered into)	Open market unit	01.06.09	31.05.14	
		A1306 Contribution - £45,405		Prior to commencement			
		Restriction on car park permits issued.		Prior to commencement			
P1647.07	2-4 Glebe Road, Rainham	£63,800 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	20.10.09	19.10.16	
		£10,000 Highways Contribution		20.10.09	19.10.16		
P1489.06	Saddleworth Square, Romford	£29,809.29 Education Contribution	To be spent within 7 years from date of payment (can be extended if contract entered	Prior to the occupation of the dwelling units	21.03.08	20.03.15	
		13 AH dwelling units for rent		To be made available for rent			

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?
			into)	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 Highways Contribution - £48,000	7 Years from date of payment (Can be extended if contract entered into As above	14 days prior to commencement and occupation Prior to commencement Prior to commencement	Received on 14.12.09 Received on 14.12.09	13.12.16 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?
		Restriction on car parking permits being issued Enter into a S278 agreement Submit a viability report and then pay the agreed education contribution	7 years (can be extended if contract entered into)	Prior to commencement Prior to commencement Prior to occupation of any dwelling unit	Agreed £145,000 education contribution received on 04.05.11	03.05.18	
P0750.07	The Lodge Residential Care home, Lodge Lane, Collier Row	Highways contribution of £25,000	7 years from date of payment	Prior to commencement of the development	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?
		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					
P0406.08	Harrow Lodge, Hylands Way	Either 15 aff hsg units with grant or 10 aff hsg units without grant. Either £218,882 or £222,406 Education contribution	All contributions to be repaid 7 years from date of payment (can be extended if	Provide aff hsg units prior to occupation of more than 50% open market units Prior to first occupation of a dwelling unit	Education contribution of £218,882	To be spent by 15.02.17	

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?
		depending on aff hsg option (Index Linked) £25,000 Hylands Park Contribution (index Linked)	contract entered into)	Prior to first occupation of a dwelling unit	received on 16.02.10 Hylands Park Contribution of £25,000 received on 16.02.10	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 Highways contribution of £12,000 received on 29.07.10	To be spent by 28.07.17 To be spent by 28.07.17	
P0368.09	165 – 171 Hornchurch Road	Highways Contribution - £25,000	2 Years from payment of the sum (Can be extended if	Prior to commencement of the development	£25,000 Highways Contribution received on	To be spent by 16.07.12	

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?
		Restriction on the issue of car parking permits	under contract)		17.07.10		
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	
P0478.08	25 – 31 South Street, Romford	£12,000 Highways Contribution (Index Linked) £14,000 Education Contribution (Index Linked) 6 affordable housing units	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?
		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 19.5.10 £50,000 received on	£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	

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?
					20.05.11	19.05.18	
P2172.07 UU submitted in respect of an appeal and Deed of variation dated 20.10.09	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% 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	

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?
P1471.09	Land at Little Gerpins Lane, Rainham	<p>Public Access Contribution £500</p> <p>Submit Public Access Agreement</p> <p>Undertake a stage 1 /2 road safety audit and provide the results within 1 month</p> <p>Undertake a stage 3 road safety audit</p>	<p>7 years (can be extended if contract entered into)</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>	<p>Upon completion of the agreement</p> <p>Within 12 months of the date of the agreement</p> <p>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</p> <p>Within 12 months of the implementation of the safety measures</p>	£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?
		<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>Within 36 months of the date of implementation</p> <p>Within 36 months of the date of the planning permission</p>			
P0139.09	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 Construct bridleway Submit details of material and origin of imported material Enter into a S278 Agreement	7 years from commencement (Can be extended if contract entered into) N/A N/A	12 months prior to the opening of the golf course At the end of each phase Prior to commencement	£25,000 TFL Contribution received on 13.04.11 and passed onto TFL	TFL to ensure that contribution is spent by 12.04.18	
P0127.10	Hampden Lodge	30 affordable housing units Education Contribution - £204,000	N/A 5 years from receipt. (Can be extended if contract entered	Ongoing Prior to occupation of the development	£204,000 received on 10.10.11	09.10.16	

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?
		Highway Contribution - £30,000	into) As above	Prior to occupation	£30,000 received on 10.10.11	09.10.16	
U0007.10	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)	
		Beam Reach Station Contribution	£300,000			26.10.16 (5 yrs)	

