

## S106 AGREEMENTS EDUCATION - OUTSTANDING BALANCES

APOPEND ONE

Dept. Anal.	Public register ref	Address of application	Nature of application	Date	Legal Agreement	Use of monies	Balance as at 23.8.12	Time Limit for spend
<b>Education</b>								
F0663	218	The Partridge, Chipperfield Road	Demolition of public house and erection of 2 four storey blocks comprising 10 one bedroom/14 two bedroom 4 three bedroom flats with 19 car parking spaces and covered bicycle store	29th October 2007	Education contribution of £29140 to pay the Council on or before the payment date, to be used towards education. To be spent within 5 years of receipt. Health contribution of £13244 (473 x 28 units) to pay the Council on or before the payment date, to be used towards health and medical services to the local community. <b>The council will repay any unspent funds within 5 years.</b> To pay on completion of the agreement the legal fees	£29,140 towards Education	(17,800.00)	Mar 2014
F0648	197	Orpington Halls High St Orpington	Five storey block comprising restaurant (Class A3) on ground floor/ replacement community hall (Class D1) on first floor/ 19 flats on upper floors OUTLINE	13th March 2008	100% affordable housing - health care contribution £697 per unit (£13243) .education contribution £24,409 .town centre contribution for CCTV £5,000 . car club contribution to a car club operator £10,000 . £2,500 to the council towards traffic order & associated works for car club - free membership for car club for one year for each resident - permit free undertaking. <b>Council to repay funds not spent or contractually committed within 5 years of receipt.</b>	£24,409 for Education	(24,409.00)	Aug 2014
F0670	230	Enterprise Hse, 45 Homesdale Road	Block between two and six storeys high with semi-basement parking area comprising 82 flats (21 one bedroom/ 55 two bedroom/ 6 three bedroom) with 82 car parking spaces/ cycle parking/ refuse storage	3rd July 2009	Healthcare contribution of £84,296 total and Education Contribution of £111,806 to pay to the Council on or before the commencement date of the development. <b>Shall repay any unspent funds within 5 years from the payment date.</b> 32 affordable units	£111,806 for Education	(111,806.00)	Feb 2015
F0628	233	Garrard House, 2-6 Homesdale Road Bromley	Retention of part of the structure of Nos. 2-6 (Garrard House) at semi-basement/ ground floor level/ demolish No. 8 (Sussex House) and erection of part one to five storey building (with semi-basement level parking for 91 cars/ cycle parking/ refuse storage) comprising 26 one bedroom/ 75 two bedroom/ 4 three bedroom flats and single storey detached buildings for biomass boiler	11th September 2009	Affordable housing contribution of £411,000 (difference between £1,586,000 and £1,175,000 agreed under ref. 04/00235) 25% contribution required on or before first occupation; remainder on or before last occupation. Health and Education contribution £70,000 due on or before commencement date, loading restriction contribution £2,000 due on or before commencement date <b>No time limit on spend.</b> (note £1,175,000 already paid under 04/00235) (see also 166)	£35k for Education	(35,000.00)	Sept 2015
F0667	227	Land Rear Of Nugent Shopping Park, Cray View Close, St Mary Cray, Orpington	3 four storey blocks comprising 33 two bedroom and 4 three bedroom flats with access road and 45 car parking space (37 Unit scheme)	11th May 2009	The owner shall make available (prior to first occupation) the surplus parking spaces (12) with a restriction to use by the occupiers of the development only and shall remain its sole use. Healthcare contribution of £7,695 and Education contribution of £11,684 split as per instructions. Due on commencement of development. No more than 29 residential units shall be occupied prior to the owner having paid the contributions.	£11,684 for Education	(11,684.00)	May 2014
F0668	228	Land at former 1-23 Orchard Grove Orpington	18 two/ three storey 3 bedroom houses and 2 two storey 2 bedroom houses with car parking (amendment to scheme allowed on appeal under ref. 06/04545)	15th June 2009	Education contribution of £174,230 and healthcare contribution of £98,240. Contributions payable upon first occupation of any market housing unit. <b>No time limit on spend.</b> The land is still bound by the restrictions and obligations contained within the principal agreement. DEED OF VARIATION (Read with original agreement number 181)	£174,230 for education contribution	(174,230.00)	June 2014
F0655	178	Ravensbourne College (Phase 1 instalment)	DC/06/00749/OUT Demolition of existing college building and students residential accommodation. Erection of Residential Development comprising 251 dwellings with amended vehicular access landscaping and open space Outline	7 Aug 2006 (allowed on appeal 21 <sup>st</sup> Dec 2006, further application rec'd & approved subject to conditions being met 11th Dec 07.)	Affordable Housing £1411,000 in accordance with clause 4.8. Education 5 instalments, at £110,000 each, the first instalment before commencement see clause 5.2, Highways to be paid before commencement, Public Transport Contribution before Occupation of the Open Market Housing Units, Primary Healthcare in accordance with clause 8.2 in three instalments, first instalment of £55,000 before occupation of any Open Market Housing, use of local labour. Public transport contribution of £225,000 due before the occupation of the open Market Housing Units (subject to receiving the Public Transport Notice from the Council), to be spent within 5 years of payment. Use of local labour. Transfer of woodland before occupation of 80% of the units. Woodland commuted sum of £30,000. Woodland management plan within 6 months of commencement. Travel plan. Affordable housing (74 units) No time limitation on spend and no interest to be accrued. (Unilateral undertaking)	Education contribution	(110,000.00)	Jan 2017
F0662	214	Anerley School for Boys, Versialles Rd Penge	Four storey block with accommodation in roof (Block A) four storey block with basement car park for 25 cars (and bicycle parking) (Block B) and three storey block with accommodation in roof (Block C) comprising 129 flats (48 studio/58 one bedroom/4 two bedroom/11 three bedroom and 8 four bedroom flats) and 70 surface car parking spaces. Widening of the 2 existing vehicular accesses and formation of pedestrian access. OUTLINE DUPLICATE APPLICATION	8th Mar 2007	Education contribution: within 3 months of the Commencement date to be used to towards the provision of secondary education schools. <b>The Council will repay any unspent sums not spent or committed with 4 years from the Commencement date.</b> Health care contribution: the developer will pay the Healthcare contribution to the council within 3 months from the Commencement date. To use the healthcare contribution for this reason only. <b>The council will repay any sums not spend or contractually committed within 4 years from the commencement date.</b> Meadow land: to maintain the Meadow land as open meadow and make available to the residents for use amenity purposes. (GRANTED ON APPEAL)	Education contribution	(80,724.00)	TBC
<b>Total Education</b>							<b>(565,653.00)</b>	

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## S106 AGREEMENTS EDUCATION - BALANCES NOT YET RECEIVED/DUE

Dept. Anal.	Public register ref	Address of application	Nature of application	Date	Legal Agreement	Use of monies	Balance
	284	Multi-storey car park Simpsons Road Shortlands Bromley	Demolition of existing buildings and redevelopment with mixed use scheme comprising multi-screen cinema, 200 flats, 130 bedroom hotel, Class A3 units (restaurant and café) including 1 unit for flexible class A1 (retail shop) ClassA3 (restaurant and cafe) or ClassA4 (drinking establishment use), basement car parking, associated access arrangements (including bus parking), public realm works and ancillary development.	27th March 2012	23 affordable housing units. To pay the car club contribution of £2,500 prior to the commencement of development, payment to be sent to Highway Authority by LPA. Education contribution of £504,045.51 (see agreement for spending restrictions) to be paid prior to the occupation of any residential units. Health contribution of £197k to be used on health care services in the vicinity. Payable prior to occupation of any residential unit. Town centre contribution of £20k to be used towards pedestrian way finding with area covered by BTCAAP. Development shall not commence until the TCC has been paid. To provide one oyster card (with £15 credit) per residential unit within 28 days of first occupation. Public toilets to be available for use by bus operators 24 hours a day. Affordable housing contribution up to a maximum of £700k in accordance with Development Agreement dated 27.4.12. The developer can request refund of any unspent payment 5 years from the date of payment. Wheelchair housing contribution of £15k per unit where the design of the units cannot fully comply with SELHP stds.	Education contribution	504,045.51
	274	Denton Court 60 Birch Row Bromley BR2 8DX	Demolition of existing sheltered housing accommodation and erection of 4 semi-detached and 23 terraced two storey houses (4 including accommodation in roof) (13 two bedroom, 12 three bedroom and 2 four bedroom), with 40 car parking spaces	16th November 2011	10 affordable units, 2 of these units will be designed for wheelchair users. The owner covenants to pay the health contribution of £40,797 and education contribution of £205,230.62 to the Council within 14 days of the completion of the first sale of any market dwelling. No time limit on spend.	Education contribution	205,230.62
	266	Sundridge Park Management Centre Ltd Plaistow Lane Bromley BR1 3TP	Four/ five storey building comprising 20 two bedroom, 41 three bedroom and 6 four bedroom dwellings and including basement car parking, garage block for 5 cars and single storey building comprising health spa for residents' use with tennis court on roof	30th June 2011	Affordable housing contribution £2,021,000 The owner covenants to pay one third of the affordable housing contribution within 14 days of the implementation date. To pay one third of the affordable housing contribution either 18 months after the implementation date or when 50% of the units are occupied – whichever is the earliest. To pay one third of the affordable housing contribution either 24 months after the implementation date or when all of the units are occupied – whichever is the earliest. Education contribution £75,000. The owner covenants to pay half of the education contribution either 18 months after the implementation date or when 50% of the units are occupied – whichever is the earliest. To pay half of the education contribution either 24 months after the implementation date or when all the units are occupied. The Council covenants to repay any unspent funds and interest 5 years after the date of the final payment. Within 14 days of the implementation date to realign part of the picket fence and remove the conference centre sign board.	Affordable housing contribution: £2,021,000 and Education contribution £75,000	75,000.00
F0666	223	Anerley School For Boys Versailles Road London SE20 8AX	Four storey block with basement car park for 33 cars and bicycle parking (Block D) and four storey block (Block E) comprising 92 flats (32 studio/ 28 one bedroom/ 13 two bedroom/ 19 three bedroom) and 23 surface car parking spaces and formation of vehicular and pedestrian access OUTLINE	24th Feb 2009	Education contribution of £91,176 and Healthcare contribution £861 per dwelling x 92 = £79,212. The Council must request payment within 2 years following the commencement date. <b>The Council must repay any unspent money after 4 years of payment date.</b> 32 affordable units (19x3 bed and 13x2 bed apartments) No more than 50% of remaining units shall be occupied before the developer has entered a binding contract with an RSL for transfer of land for affordable housing. (UNILATERAL UNDERTAKING)	Education contribution: £91,176 Healthcare contribution: £79,212.	91,176.00
F0665	222	6 Starts Hill Avenue Farnborough Orpington Kent BR6 7AU	3 two bedroom two storey and 8 three bedroom two/three storey terraced houses/ 2 two bedroom two storey and 2 four bedroom two storey semi-detached houses/ 1 four bedroom two storey detached house with 18 car parking spaces (3 houses with access to frontage between Nos 26 and 61 Starts Hill Avenue)	12 <sup>th</sup> Mar 2008	Health contribution of £8,280 and Education Contribution of £18,561 to be paid on or before first occupation. 5 affordable units (Block A: 2x2 bed houses; Block E: 1x4 bed house; Block F: 1x3 bed and 1x4 bed houses) <b>No time limit on spend</b> (UNILATERAL UNDERTAKING)	Health contribution: £8,280 Education contribution: £18,561	18,561.00

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F0661	195 (see 161)	Sundridge Park Management centre Plaistow Lane	Demolition and redevelopment of existing Butten Building to provide three/four storey buildings comprising 11 two bedroom/28 three bedroom/6 four bedroom flats and 3 three bedroom/2 four bedroom/4 five bedroom houses with health club for residents use including basement/surface car parking and landscaping.	7th Dec 2007	Payment in lieu of affordable housing £1,821,000. One third to be paid within 14 days of implementation date. One third to be paid 18 months after implementation date or when 50% units are occupied, whichever is the earlier. One third to be paid 24 months after implementation date or when all units are occupied, whichever is sooner. <b>To be spent within 5 years after the date on which sums are received.</b> Education contribution of £75,000 for primary places. Half to be paid 18 months after implementation date or when 50% units are occupied which ever is sooner. Half to be paid 24 months after implementation date or when all units are occupied which ever is sooner. NOTE: see ref 161 for original scheme for conversion and new build	Affordable Housing contribution of £1,821,000. Education contribution of £75,000	75,000.00	
F0657	186*	Blue Circle Sports Ground, Bromley	Mixed use development comprising erection of new medical centre/ nursing home/ affordable housing and open market housing at a density of between 50-80 dwellings per hectare/ children's playground/ consolidation of allotments/ bus interchange/ associated public open space/ access roads and car parking (OUTLINE)	1st Aug 2007	Remediation works of allotments- landscaping, wildlife and ecological improvements. £100 contribution for loss of crops. (assume 30 allotments)35% affordable housing. Implementation of a travel plan. Bus interchange. Doctors surgery. Nursing home. Linear park. Oakley Road junction £25,000. Bus stops contribution £20,000 per stop for up to 5 bus stops. Bus priority feasibility study- £10,000. Waiting restrictions contribution- up to £5000. Healthcare contribution- to be confirmed. New clubhouse for allotment- £50,000. Phase 1 joint use education payment of £1.2m: 33% payable before the sale of any market units (in Phase 1?), a further 33% a year later and the balance a year after that. Phase 2 joint use education payment of £280,000 – payable as for Phase 1 payment above. <b>No time limit on spend.</b>	£100 contribution for loss of crops. Oakley Road junction £25,000. Bus stops contribution £20,000. Bus priority feasibility study- £10,000. Waiting restrictions contribution- up to £5000. Healthcare contribution- to be confirmed. New clubhouse for allotment- £50,000. Education contribution £280,000	280,000.00	
F0655	178	Ravensbourne College Of Design & Communication Walden Road Chislehurst Kent BR7 5SN	DC/06/00749/OUT Demolition of existing college building and students residential accommodation. Erection of Residential Development comprising 251 dwellings with amended vehicular access landscaping and open space Outline	7 Aug 2006 (allowed on appeal 21 <sup>st</sup> Dec 2006, further application rec'd & approved subject to conditions being met 11th Dec 07.)	Affordable Housing £1411,000 in accordance with clause 4.8. Education 5 instalments, at £110,000 each, the first instalment before commencement see clause 5.2, Highways to be paid before commencement, Public Transport Contribution before Occupation of the Open Market Housing Units, Primary Healthcare in accordance with clause 8.2 in three instalments, first instalment of £55,000 before occupation of any Open Market Housing, use of local labour. Public transport contribution of £225,000 due before the occupation of the open Market Housing Units (subject to receiving the Public Transport Notice from the Council), to be spent within 5 years of payment. Use of local labour. Transfer of woodland before occupation of 80% of the units. Woodland commuted sum of £30,000. Woodland management plan within 6 months of commencement. Travel plan. Affordable housing (74 units) No time limitation on spend and no interest to be accrued. (Unilateral undertaking)	Affordable Housing contribution of £1,411,000 (in 5 instalments of £282,200, first instalment due before commencement). Secondary education contribution of £550,000 (subject to receiving the Education Notice from the Council) in 5 instalments of £110,000 first instalment due before commencement, <b>to be spent within 5 years of payment.</b> Highways contribution £20,000 due before commencement (subject to receiving the highways notice from the Council) and <b>to be spent within 5 years of payment</b> .  Footpath contribution of £10,000 due before commencement, to be spent within 5 years of payment. Healthcare contribution of £163,000 in three instalments, first instalment due before occupation of the first open market housing, 2nd instalment due 1 year after first occupation of the first open market unit, 3rd instalment due 2 years after the first occupation of the first open market unit, to be spent within 5 years of payment. Public transport contribution of £225,000 for the provision of an additional bus to serve local bus route number 314, to be spent within 5 years. Woodland contribution of £30,000 for ongoing maintenance of the woodland.	440,000.00	
<b>Total Education</b>							<b>1,689,013.13</b>	