

Cost Decisions against appeals received 2011/12

APPENDIX A

Case Ref Received	ADDRESS	DESCRIPTION	DECISION	PERMISSION RECOMMENDED BY OFFICER [Yes/No]	Cost Claim	Summary
10/02118 Apr 2011	Fast track 90 Malmaims Way, Beckenham	First floor side extension	Award of costs against Council fails 28.10.11	Yes	n/a	n/a
10/03161 Apr 2011	Written Rep Backwoods, Kelsey Lane, Beckenham	Proposed single storey side and front (southern elevation) extension at dental practice	Award of costs against the Council Allowed 21.9.11	No	£2,062.50 Paid 6.10.11	No objective analysis to support reason for refusal
10/02262 Apr 2011	Written Rep Padwick Lodge, Chelsfield Lane, Orpington	Proposed replacement dwelling and outbuilding	Award of costs against the Council fails 1.9.11	no	n/a	n/a
11/00408 May 2011	Written Rep 183 Crofton Road Orpington	Erection of two detached 5 bedroom dwellings with integral garages and new vehicular access onto Crofton Road	Award of costs against the Council fails 4.10.11	Non Det	n/a	n/a
10/03350 Apr 2011	Written Rep The Priory, Westbury Road, Bromley	Demolition of existing dwelling and erection of two new detached houses to have access from Park Farm Road.	Award of costs against the Council fails 27.9.11	Yes	n/a	
10/02819 Aug 2011	Written Rep 46 Green Lane, Penge	Change of use of first and second floors from Retail (Class A1) to Place of Worship (Class D1) RETROSPECTIVE APPLICATION	Award of costs against the Council fails 14.11.11	Members Views	n/a	n/a
11/00132 Enf Sep 2011	Written Rep 5 The Chenies, Petts Wood	Rooflights	Award of Costs against the Council fails 14.2.12	n/a	n/a	n/a
11/00781 Aug 2011	Hearing 24-25 Scotts Road, Bromley	Demolition of existing buildings at 24,24a & 25 Scotts Road, Bromley and erection of 3 blocks of 1,2 & 3 bedroom apartments – totaling 47 units with 38 parking spaces, cycle storage and refuse recycling.	Refusal of award of costs 4.1.12	No	n/a	n/a
10/00309 Apr 2011	Written Reps 1 Edward Road, Bromley	Enforcement notice issued for the material change of use of the land from a self contained dwelling (Class C3) to use as a residential institution (Class C2)	Refusal of award of costs 2.2.12	n/a	n/a	n/a
11/03110 Dec 2011	Written Reps Moot Point Farm, North Pole Lane, Keston	Agricultural ban	Appeal withdrawn	NO	NFA	NFA
10/00651 Feb 2012	Written Reps 125 Lovibonds Avenue, Orpington	building of a garage which is not in accordance with the plans permitted	Award of costs granted 21.9.12	n/a	£1,341.25 Paid 12.10.12	Investigations by planning inadequate

11/01648/ PLUD Nov 2011	Written Repts Stephen James, Bickley Road	Use of building for minor vehicle repairs and valeting	Refusal of award of costs 12.6.12	No	n/a	n/a
11/02100 Dec 2011	Hearing R/o 88-90 High Street, Beckenham	Against non determination for 3 four storey blocks comprising 9 one bedroom, 32 two bedroom and 3 three bedroom flats, with 41 car parking spaces, bicycle parking, landscaping and access.	Partial award of costs 26.7.12	Non determination	£18,435 + £780 cost advocate fee Paid 2.4.14	
11/03688 Feb 2012	Hearing 31-37 Church Road, Biggin Hill	Demolition of No. 31 Church Road and the erection of 4 detached bungalows served by a new access road	Award of costs granted 22.8.12	No	£2,405.44 Paid 7.9.12	Council gave insufficient weight to the materiality of the earlier appeal decision and udp
11/03403 Feb 2012	Written Repts 38 Hawthorne Road, Bromley	Detached two storey 6 bedroom dwelling including accommodation in the roof with attached double garage and access road on land at rear of No. 38 Hawthorne Road.	Award of costs granted 30.8.12	Yes	£8,115.61 Paid 12.11.12	Contradicting advice of officers and failing to take account of previous appeals without clear evidence or justification for an alternative approach
11/00287 Dec 2011	Hearing Land adj Downe Road, Keston	Change of use of agricultural land to cemetery, single storey reception building, 70 car parking spaces, access drive and formation of vehicular access to Downe Road	Award of costs refused 21.11.12	No	Na	na
TOTAL PAID TO DATE (AS AT 3.11.14)						£33,139.80

Cost Decisions against appeals received 2012/13

Case Ref. Received	ADDRESS	DESCRIPTION	DECISION	PERMISSION RECOMMENDED BY OFFICER [Yes/No]	Cost Claim	Summary
11/03600 Apr 2012	Written Repts 2-4 Raleigh Road, Penge	Three storey side extension to accommodate new entrance lobby and staircase, elevational alterations and conversion of first and second floor from snooker club to form 6 two bedroom flats together with amenity space, communal roof terrace and pergola.	Award of costs granted 14.11.12	No	£4,227.31 Paid 8/4/13 VAT inc. as architect is a private individual therefore cannot reclaim VAT	Councils case was vague, generalized and inaccurate and unsupported by any objective analysis.
11/00333 ENF June 2012	Hearing 8 Hayes Wood Avenue, Hayes	Against an enforcement issued for the unauthorised loft conversion	Partial award of costs granted 24.10.12	N/A	With cost advocate	Withdrawn enforcement notice – Council fail to take sufficient care before issuing the notice.

12/00833 Aug 2012	Written Repts 1 Edward Road, Bromley	Use as house in multiple occupation for 6 unrelated persons CLUED	Award of costs refused 17.4.13	NO	Na	na
12/00399 Jul 2012	Written Repts Land se of Holwood Farm Cottage, New Road Hill, Downe	Single storey building to provide two stables and a tack room for recreational purposes with change of use of adjoining land to equestrian	Award of costs granted 14.1.13	YES	£780.00 Paid 14.2.13	Council failed to substantiate its reason for refusal and the reasons for taking a decision contrary to the advice of their professional officers.
12/00357 May 2012	Hearing 8 Hayes Wood Avenue, Hayes	Certificate of Lawful use or development for construction of a box dormer enlarging the original roof	Award of costs refused 21.11.12	Non determination	Na	Na
12/00357 May 2012	Hearing 8 Hayes Wood Avenue, Hayes	Certificate of Lawful use or development for construction of a box dormer enlarging the original roof	Award if costs against appellant – allowed 21.11.12	Non determination	With cost advocate	Council incurred unnecessary expenses in resisting an appeal which stood no reasonable chance of success due to a gap of crucial evidence
12/01147 Oct 2012	Written Repts 68 Leaves Green Road, Keston	Pole mounted free-standing non-illuminated sign RETROSPECTIVE APPLICATION	Award of costs granted 31.1.13	YES	£1,300.00 Paid 25.3.13	LBB failed to produce evidence to support decision. Members failed to show reasonable planning grounds for taking a contrary decision to officers recommendation
12/00663 Jun 2012	Written Repts Land at 258 and r/o 254-260 Southlands Road, Bromley	Demolition of No.258 and erection of 2 dwellings at 258 and land to rear of 254, 256 & 260	Award of costs granted 8.1.13	Yes	£7,272.50 Paid 8.4.13 + £700.49 paid to Cost Advocate for services	No supporting evidence, analysis
12/00304 Aug 2012	Hearing 76 High Street, Orpington	Three/ four storey block comprising 50 sheltered flats for the elderly including communal facilities, refuse/ recycling storage and bicycle/ electric buggy parking, with 16 car parking spaces	Award of costs allowed 6.2.13	Non Determination	£20,000 (part payment Dec 13) £5,822 (balance) Paid 28.7.14 As negotiated by cost advocate Cost advocate fee: £873.28 (8.8.14)	Council failed to substantiate its members' view that the proposed level of parking was insufficient.

11/03536 Oct 2012	Written Rep 52 High Street, Green Street Green	Two storey side and part one/two storey rear extensions with accommodation in roof space to create 3 x one bedroom flats, landscaping, bin storage and cycle store.	Award of costs allowed 27.3.13	yes	£2,550.00 paid	Council failed to show reasonable grounds for taking a decision contrary to professional advice of officers to 2 main issued – no relevant evidence to support decision produced
12/03337 Jan 2013	Written Rep Forest Dene, Holwood Park Avenue, Orpington	Removal of condition 3 (garage for private motor vehicles only) of DC 05/01739 granted on appeal	Award of costs refused 6.6.13	No	Na	na
12/01569 Aug 2012	Written Rep 66-68 Park Road, Beckenham	Erection of a terrace comprising 6no. 4 bedroom dwellings, 12no. parking spaces and associated landscaping	Award of costs allowed 28.2.13	Yes	£6,361.80 paid	Council failed to provided evidence to support members
12/00661 Oct 2012	Hearing R/o 102 & 104 High Street, Orpington	Demolition of extensions to the rear of 102 and 104 High Street, erection of part two/three storey rear extension and conversion of first and second floors into 9 one-bedroom flats and 2 Class B1 office units.	Award of costs allowed 20.3.13	Yes	£7,500 Paid 24.3.14 + £319 Cost advocate fee + £2,500 Renegotiated paid 24.4.14	No substantive evidence from Council to support Members decision to disagree with professional officer's conclusion.
12/00662 Oct 2012	Hearing r/o 102 & 104 High Street, Orpington	Demolition of extensions to the rear of 102 and 104 High Street	Award of costs allowed 20.3.13	Yes	As above Paid 24.3.14	
12/01008 Oct 2012	Written Rep Italian Villa, Elstree Hill, Bromley	Repairs alterations and refurbishment inc. conversion of outbuilding to bedroom and construction of new entrance lobby between outbuilding and villa to provide three bedroom residential unit and use of part ground floor and first floor as offices/museum.	Award of costs allowed 13.8.13	Yes	£2,000 Paid 2.10.13	Lack of evidence re character and appearance of area, assertions are vague and unsubstantiated
12/01009 Oct 2012	Written Rep Italian Villa, Elstree Hill, Bromley	LBC as above	Award of costs refused 13.8.13	Yes	na	na
12/01978 Feb 2013	Written Rep Goddington Manor, Court Road, Orpington	Single storey extension, alterations to roof to incorporate dormers and rooflights, elevational alterations and creation of 3 additional apartments, together with provision of entrance gates.	Award of costs refused 13.8.13	Yes	Na	na

12/02978 PLUD Mar 2013	Written Rep The cabin land adj Walnut Tree Cottage, Jackass Lane, Keston	Erection of means of enclosure around curtilage of property to be no higher than 2 metres in height. CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT.	Award of costs allowed 24.10.13	No	Awaiting claim	Council misunderstood the position in relation to GPDO provisions, application refusal and appeal opposition unreasonable
12/02098 Dec 2012	Written Rep 41 Cedars Road, Beckenham	Part one/two storey side/rear extension, conversion of existing 5 bedroom dwelling to form 3 bedroom split level ground and first floor flat and 1 bedroom split level first and second floor flat and elevational alterations	Award of costs refused 30.5.13 [appeal dismissed]	Yes	Na	na
12/01843 Nov 2012	Hearing Former manor site 20-22 Main Road, Biggin Hill	Residential scheme consisting of 9 dwellings (8x4 bed houses and 1x3 bed house), together with associated car parking, landscaping and ancillary development.	Partial award of costs allowed 4.6.13	No	£5,391.87 Paid 18.7.13	Insufficient justification to contest the 2nd and 3rd reasons for refusal caused appellant additional work and to provide an expert.
12/04038 Mar 2013	Written Rep Newlands St Georges Road West, Bickley	Demolition of existing dwelling and erection of two detached houses with integral garages	Award of costs refused 18.9.13	No	Na	na

TOTAL PAID OUT (as at 3.11.14)					£67,598.25	
---------------------------------------	--	--	--	--	-------------------	--

Cost decisions against appeals received 2013/2014

Case Ref Received	ADDRESS	DESCRIPTION	DECISION	PERMISSION RECOMMENDED BY OFFICER [Yes/No]	Cost Claim	Summary
12/01979 Apr 2013	Written Rep Goddington Manor, Court Road, Orpington	LBC as above	Award of costs refused 13.8.13	yes	na	na
12/04033 May 2013	Fast track 2 Melbury Close, Chislehurst	Part one/two storey rear extension with pitched roof to side	Award of costs refused 12.6.13	No	n/a	n/a
12/01647 Apr 2013	Fasttrack 46 Kings Avenue, Bromley	Amendment to planning application ref.11/00639 to include new gable end roof above ground floor garage and new windows to front, side and rear elevations and alterations to single storey rear extension (RETROSPECTIVE APPLICATION)	Award of costs refused 4.7.13	yes	n/a	n/a
12/03972 Apr 2013	Written Rep Central Auto Centre, 80 High Street, Orpington	2 internally illuminated totem signs	Award of costs refused 30.7.13	no	n/a	n/a
13/00115 Jun 2013	Fast track 33 Whitewebbs Way, Orpington	First floor side extension	Award of costs allowed 13.8.13	Yes	£1,350 paid 23.9.13	Council did not fully consider the amended proposal – no substantial evidence to justify departure from recommendation.
13/01068 Jul 2013	Written Rep Petleys Farm, Luxted Road, Downe	Change of use of part of existing outbuilding from car parking to purpose ancillary to the main residential use including elevational alterations (MINOR MATERIAL AMENDMENT TO APPEAL PERMISSION 09/00145/FULL2)	Award of costs allowed 27.3.14	Yes	£4,000 + VAT Paid 28.7.14	Council did not provide evidence to justify the reasons for refusal
12/00587 Jun 2013	Written Rep Poppyfield Cottage, 63 Cudham Lane North, Orpington	unauthorised erection of a single storey rear extension	Partial award of costs allowed 18.9.13	Enf n/a	Awaiting claim	Unreasonable – issuing and withdrawing an enforcement notice due to admin errors
13/02270 Sep 2013	Fast track 9 Rosemere Place, Shortlands	Roof alterations to incorporate side and rear dormer extensions and front porch	Award of costs refused 21.11.13	Yes	Na	Na

13/00832 Sep 2013	fast track 11 Walkden Road, Chislehurst	Conversion of roof space incorporating rear dormer, rear single storey extension and provision of front hardstanding. Reconstruction of single garage to the rear	In progress	yes	In progress	
12/03709 Jul 2013	Written Rep Tanglewood Farm, Skibbs Lane, Orpington	Single storey side extension	Award of costs Allowed 10.12.13	no	£780.00 Paid 7.1.2014	Council did not apply policy appropriately no appropriate assessment. No substantive evidence at appeal stage to support their case.
12/03866 12/03867 Apr 2013	Hearing 28 Wickham Way, Beckenham	Subdivision of existing plot and erection of two replacement two storey 6 bedroom detached dwellings with integral parking	Award of costs Part allowed 25.11.13	No	£295 Paid 31.1.2014	Late submission of evidence by the Council caused an adjournment and costs incurred.
13/00438 Jun 2013	Hearing 175 High Street, Penge (Police Station)	Elevational alterations and conversion of police station to 5 one bedroom and 2 two bedroom flats etc.	Award of costs Allowed 29.11.13	Non det	£3,379.93 Paid 20.12.13	No parking issue evidence Council failed to substantiate position level of on-street parking
13/00173 May 2013	Hearing Wilderwood, Widmore Green, Bromley	4 two bedroom two storey terrace dwellings and 1 two bedroom chalet bungalow with 8 car parking spaces and associated outbuildings and landscaping.	Award of costs Allowed 15.1.14	No	£2,015 Paid 13.2.14	The Council failed to provide adequate reasons to justify a departure from its officer recommendations and the findings of the previous inspector.
13/01708 Oct 2013	Written Rep 23A & 25 Hayes Lane, Bromley	Subdivision of existing plots and erection of 4 two storey detached five bedroom dwellings each with integral single garage, at No 23A and 25 Hayes	Award of costs Refused 20.1.14	Yes	Na	na
13/00477 Jun 2013	Hearing Cudham Frith, Cudham Lane South, Knockholt	Variation of condition 3 of application reference 05/03927 (demolition of existing outbuilding and erection of detached garage) for all the building to be used as ancillary accommodation to the main dwelling.	Award of costs Refused 14.2.14	No	Na	na
13/01872 Jan 2014	Hearing Oakfield Centre, Oakfield Road, SE20	Demolition of existing building and redevelopment of the site for residential development along with amenity space, parking and access from Oakfield Road.	Award of costs Allowed 21.5.14	Non Det	Sent to Cost Advocate 9.10.14	No evidence to substantiate reasons for refusal

13/02730 Feb 2014	Written Rep Public Conveniences, Station Square, Petts Wood, Orpington	Single storey front extension and change of use from former public convenience building to retail (A1)		no		
13/03347 Feb 2014	Written Rep South Park Court, Park Road, BR3 1PH	Part conversion of southern garage block to create 2 bedroom unit, including erection of a single storey side and rear extension hard and soft landscaping provision of refuse and cycle store.	Award of costs Allowed 12.6.14	no	Being negotiated Sent to cost advocate 1.9.14 £3,000 interim paid 12.9.14	
13/04191 Mar 2014	Written Rep 42 Clarendon Way, Chislehurst	Single storey rear extension and elevational alterations PART RETROSPECTIVE		Non determination		
13/04193 Mar 2014	Written Rep 42 Clarendon Way, Chislehurst	Single storey rear extension and elevational alterations PART RETROSPECTIVE		Non determination		
13/00021 ENF Jan 2014	Written Rep 42 Clarendon Way Chislehurst			n/a		
13/03497 Mar 2014	Written Rep 41 Mottingham Road, Mottingham	Change of use of ground floor from retail (Class A1) to hot food takeaway (Class A5) with ventilation ductwork at rear	Award of costs allowed 20.6.014	Non determination	£600 paid cost adv. £2,800 paid 27.10.14	No substantive reasons to justify delaying the determination
13/04147 Mar 2014	Written Rep Lower Hockenden Farm, Hockenden Lane, Swanley	Demolition of buildings 7, 10 and 11 and erection of part one part two storey building for Class B1, B2 and B8 use		yes		
13/02190 Jan 2014	Written Rep 16 Farleigh Avenue, Bromley	Erection of a two bedroom end of terrace dwelling to Side of No.16 Farleigh Avenue, Hayes	Award of costs refused 17.4.14	yes		
13/03092 Jan 2014	Written Rep 13 Dale Wood Road, Orpington	Single storey rear extension with light lantern and raised patio with steps (amendment to permission ref. 13/00279) to increase height of roof and alterations to patio	Award of costs refused 17.6.14	No		
13/01202 Dec 2013	Public Inquiry Conquest House 25 Elmfield Road, Bromley	Demolition of existing building at 25-27 Elmfield Road and erection of 16 storey mixed use building to comprise 2 commercial/retail units at ground level (Class A1/A2/A3/B1) and office accommodation (Class B1) at the first floor level with 82 residential units on upper floors (32 one bedroom, 46 two bedroom and 4 three bedroom flats). Associated part basement/ part surface car parking (including 2 on-street car club spaces in Palace View), cycle and refuse stores and landscaping.	Partial award allowed 12.8.14	no	Await claim	LBB failed to properly reassess its evidence at pre-inq stage re RR4 which had no bearing on the case.

13/00503 ENF Dec 2013	Written Rep 87 Hayes Way, Beckenham	Appeal against the issue of an enforcement notice for the material change of use of the land from an outbuilding permitted for use as a snooker room, gymnasium, music room, cinema and bar with wine store to a use as a separate self-contained dwelling house.	Award of costs allowed 29.10.14	n/a	Await claim	Unreasonable in issuing and withdrawing enf notice, resulted in appellant incurring waste expense
14/00013 Jan 2014	Written Rep Tanglewood Farm, Skibbs Lane, Orpington	Single storey side extension, single storey rear extension and domestic outbuilding CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT	Award of costs refused 27.10.14	No	Na	na
TOTAL PAID OUT (as at 3.11.14)					£18,219.93	

Cost decisions against appeals received 2014/2015

Case Ref Received	ADDRESS	DESCRIPTION	DECISION	PERMISSION RECOMMENDED BY OFFICER [Yes/No]	Cost Claim	Summary
14/00300 May 2014	Written Rep 425 Croydon Road, Beckenham	Two storey extension to provide 2 x 1 bedroom flats	Award of costs allowed 6.8.14	no	1,595.00 Paid 4.9.14	Lack of clarity to support reasons for refusal resulted in pursuing an appeal. Introducing additional matters at appeal stage is unreasonable.
14/00107 Apr 2014	Written Rep Land adj 80 Upper Elmers End Road, Beckenham	Erection of a bungalow at land adjacent to No 80 Upper Elmers End Road and fronting Adams Road OUTLINE APPLICATION	Award of costs refused 23.7.14	no	Na	na
13/04288 Apr 2014	Fast track 16 Falcon Avenue, Bromley	Side and rear extension	Award of costs allowed 2.6.14	yes	1,300.00 Paid 13.10.14	
13/03154 Apr 2014	Written Rep Sunnyfields Day Nursery, 19 Bromley Grove, Shortlands	Variation of condition 1 of 12/01693 to remove limited period ending 31/10/13 to allow more than 45 children etc.		yes		

14/00682 Jul 2014	Fast track Treesway	Installation of 8 air conditioning units to flank elevation, with enclosure PART RETROSPECTIVE	Award of costs allowed 16.10.14	yes		DCC overturned decision, reasons were vague and generalized not supported by objective analysis
14/00104 Jul 2014	Written Rep 1 Edward Road	Use of 1 Edward Road as 6 residential units for 6 unrelated individuals CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE	Award of costs allowed 6.10.14	Non determination	Await invoice	No need for appeal if handling of application focused on matters to conclude that the use was lawful
13/04033 Apr 2014	Hearing Jason, yester Road, Chislehurst	Demolition of existing dwelling and erection of a three storey 8 bedroom detached dwelling with accommodation within the roofspace and associated landscaping.	Award of costs allowed 27.8.14	yes	£20,500 Waiting for final invoice	LBB failed to substantiate reason for refusal on highway safety grounds
13/04033 Apr 2014	Hearing Jason, Yester Road, Chislehurst	LBB cost claim as above	Award of costs refused 27.8.14	yes	na	na
14/01046 Jul 2014	Written Rep 378 Main Road, Westerham	Erection of a detached two storey three bedroom dwelling with associated car parking at front and new vehicular access on to main road.	Award of costs refused 22.10.14	no	Na	na
13/03444 May 2014	Written Rep 16 Bird in Hand Lane, Bromley	Two storey, five bedroom replacement dwelling with accommodation in roof space basement and integral garage.		no		
14/02086 Jul 2014	Written Rep Berwick House 8-10 The Knoll Rise, Orpington	Change of use of Berwick House from Class B1(a) office to Class C3 dwellinghouses to form 6 studio flats, 66 one bedroom and 13 two bedroom flats (56 day application for prior approval in respect of transport and highways, contamination and flooding risks under Class J Part 3 of the GPDO)		Yes		
14/00618 Aug 2014	Written Rep St Josephs Church High Street, St. Mary Cray	Erection of 3 three bedroom two storey terraced dwellings with landscaping and car parking spaces (Amendment to permission granted under ref 09/02991 for 2 four bedroom semi-detached houses)		yes	Cost negotiation by Masters for a 2009 planning appeal £510.00 paid Appellant not claiming costs	
14/00599 Aug 2014	Written Rep Boulders, 21 Beckenham Place Park, Beckenham	Demolition of existing dwelling house and erection of replacement detached dwelling with associated parking provision and hard and soft landscaping		yes		

14/02021 Sep 2014	Written Rep Land at Southwood Close, Bickley	Biomass Boiler cabin containing internal plant room, flue and wood pellet store to provide renewable heat to flats in Southwood Close.		Yes		
13/03992 Jul 2014	Written Rep Land between 65 & 67 Cameron Road, Bromley	Erection of a single storey building for use as a day nursery (Use Class D1) and associated access, parking and landscaping	Partial award allowed 22.10.14	No		Highway grounds not substantiated. Condition could have been imposed regarding Trees.
14/01794 Sep 2014	Fast track 51 Cudham Lane North, Orpington	Enlargement of roof to provide first floor accommodation with rooflight to rear and single storey rear extension		no		
14/00575 Oct 2014	Fast track Tudor Heights, Chislehurst Road, Chislehurst	Single storey lower ground floor extension to front and side with roof terrace at ground floor and access ramps, ground and first floor front extensions, single storey ground floor rear extension, associated excavations and landscaping and raising of ridge height to provide accommodation in loft with dormers to rear roofspaces.		no		

TOTAL PAID OUT (as at 3.11.14)					£23,905.00	
---------------------------------------	--	--	--	--	-------------------	--