

SECTION 106 AGREEMENTS REQUIRING A RESTRICTIVE OR 'NEGATIVE' OBLIGATION - CHANGES SINCE MAY 2015

Ref No	App No	Address	Nature of Application	Date	Legal Agreement	Gain
352	15/01036	35 Julian Road Orpington BR6 6HT	Proposed new dwelling at number 35 Julian Road and additional first floor and extensions to 37 Julian Road	6th August 2015	The owner covenants to use best endeavours to achieve Practical Completion of the works at 35 and 37 Julian Road within 12 months of each other. The dwellings will not be occupied until both works have reached a Practical Completion.	REST
354	14/05055	Land Rear Of 86 To 94 High Street Beckenham	Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow a variation of the planning permission (DC/11/02100) granted on appeal dated 26th July 2012, for the construction of 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 in order to allow provision of 40 car parking spaces as opposed to 41 car parking spaces	10th September 2015	All expressions and terms used in this Supplemental Deed of Variation shall bear the same meaning as in the Principal Agreement DEED OF VARIATION	none
356	15/00640	Kingswood House Mays Hill Road Shortlands Bromley BR2 0HX	Variation of Condition 17 of permission ref. 14/02667/FULL1 (granted for a two form entry primary school, involving the demolition of all existing buildings together with the erection of a two storey building with associated vehicular access, parking and landscaping) to allow amendment to the approved scheme including the removal of part of the first floor, reconfiguration of the first floor, removal of the roof overrun of the external staircase and an increase of the screened roof plant area.	21st September 2015	The original agreement shall be supplemented as follows: Amendment to the definition of "Commencement Date". A new definition of "Supplemental Application" shall be inserted into Clause 1.1. A new definition of "Supplemental Permission" shall be inserted into Clause 1.1. The definition of "Development" in Clause 1.1 shall be supplemented as per the Clause 4 of the First Schedule of the Deed of Variation.	none

Ref No	App No	Address	Nature of Application	Date	Legal Agreement	Gain
357	15/00140	Old Town Hall, 30 Tweedy Road, Bromley, Kent and Land Known as the Former South Street Car Park Site, Bromley, Kent	Partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high to facilitate a change of use from Office (Class B1) to 94 bedroom hotel use (Class C1) to include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road together with re-configuration of the existing access ramp on Widmore Road and provision of pickup/drop off in Tweedy Road and South Street and Planning Permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1bed, 34 x 2-bed, 1 x 3 bed), with basement parking for 26 cars and 118 cycle parking spaces upon the neighbouring South Street Car Park, together with associated landscaping and public realm improvements.	6th November 2015	Contract for hotel shall be let and work commenced prior to commencement of residential development, Landscaping scheme on TfL land adjacent to residential and hotel parts of the development to be approved prior to commencement and implemented prior to first occupation, Return funds 10 years from date of receipt plus interest accrued	none

SECTION 106 AGREEMENTS REQUIRING 'POSITIVE' NON-FINANCIAL OBLIGATION - CHANGES SINCE MAY 2015

Ref No	App No	Address	Nature of Application	Date	Legal Agreement	Gain (Units)
355	14/04199	165 Masons Hill Bromley BR2 9HW	Demolition of existing buildings at 165-169 Masons Hill and 1-3 Homesdale Road and erection of part 3/4/5 storey mixed-use development comprising 328sqm ground floor Class A1 (retail) unit, 29 flats (20x2 bed and 9x1 bed) with car park for 24 cars (19 residential and 5 retail), cycle and refuse storage and associated landscaping	17th September 2015	11 Affordable Housing units Education contribution £154,431.62 Health Contribution £57,996 Health and Education contributions to be used for projects identified in the Agreement The Owner covenants to pay the Education and Health contributions to the Council prior to First Occupation of the 1st Market Housing Unit. Upon written request the Council shall repay any unspent funds within eight years of the date of receipt. Together with interest.	11
			TOTAL NUMBER OF UNITS SINCE MAY 2015			11

SECTION 106 AGREEMENTS REQUIRING A 'POSITIVE' FINANCIAL OBLIGATION - CHANGES SINCE MAY 2015

TAKEN FROM THE PUBLIC REGISTER OF CONTRIBUTIONS														
Ref No.	App No.	Address of application	Nature of Application	Date of S106	Legal agreement	Gain	Rec'd	Community Use/ Town centre / local economy	Highways/Traffic / parking	Education	Healthcare / CCG	Landscaping	Other	Housing
353	14/01637	57 Albemarle Road Beckenham BR3 5HL	Demolition of 57 and 57B Albemarle Road and erection of a part four/five storey detached building consisting of 16 retirement apartments with 19 parking spaces, bin store, cycle store and associated landscaping	28th August 2015	Affordable housing contribution £351,230.05 Education Contribution £80,099.95 Health Contribution £18,670 To pay the whole of the contributions prior to the first occupation of any dwelling. Not to occupy or permit occupation of any dwelling until the whole of the contributions have been paid to the Council. Spend within 5 years of receiving the money and repay contribution plus interest if unspent/uncommitted. UNILATERAL UNDERTAKING	Affordable housing contribution £351,230.05 Education Contribution £80,099.95 Health Contribution £18,670				£80,099	£18,670			£351,230
354 - also see 296A	14/05055	Land Rear Of 86 To 94 High Street Beckenham	Minor material amendment under Section 73 of the Town and Country Planning Act 1990 to allow a variation of the planning permission (DC/11/02100) granted on appeal dated 26th July 2012, for the construction of 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 in order to allow provision of 40 car parking spaces as opposed to 41 car parking spaces	10th September 2015	All expressions and terms used in this Supplemental Deed of Variation shall bear the same meaning as in the Principal Agreement DEED OF VARIATION	**No gain but is being implemented - see 296A**								
355	14/04199	165 Masons Hill Bromley BR2 9HW	Demolition of existing buildings at 165-169 Masons Hill and 1-3 Homesdale Road and erection of part 3/4/5 storey mixed-use development comprising 328sqm ground floor Class A1 (retail) unit, 29 flats (20x2 bed and 9x1 bed) with car park for 24 cars (19 residential and 5 retail), cycle and refuse storage and associated landscaping	17th September 2015	11 Affordable Housing units Education contribution £154,431.62 Health Contribution £57,996 Health and Education contributions to be used for projects identified in the Agreement The Owner covenants to pay the Education and Health contributions to the Council prior to First Occupation of the 1st Market Housing Unit. Upon written request the Council shall repay any unspent funds within eight years of the date of receipt. Together with interest.	11 units Education contribution £154,431.62 Health Contribution £57,996				£154,432	£57,996			

TAKEN FROM THE PUBLIC REGISTER OF CONTRIBUTIONS														
Ref No.	App No.	Address of application	Nature of Application	Date of S106	Legal agreement	Gain	Rec'd	Community Use/ Town centre / local economy	Highways/Traffic / parking	Education	Healthcare / CCG	Landscaping	Other	Housing
356 - See 339	15/00640	Kingswood House Mays Hill Road Shortlands Bromley BR2 0HX	Variation of Condition 17 of permission ref. 14/02667/FULL1 (granted for a two form entry primary school, involving the demolition of all existing buildings together with the erection of a two storey building with associated vehicular access, parking and landscaping) to allow amendment to the approved scheme including the removal of part of the first floor, reconfiguration of the first floor, removal of the roof overrun of the external staircase and an increase of the screened roof plant area	21st September 2015	The original agreement shall be supplemented as follows: Amendment to the definition of "Commencement Date". A new definition of "Supplemental Application" shall be inserted into Clause 1.1 A new definition of "Supplemental Permission" shall be inserted into Clause 1.1 The definition of "Development" in Clause 1.1 shall be supplemented as per the Clause 4 of the First Schedule of the Deed of Variation.	**No gain but is being implemented - see 339**								
357	15/00140	Old Town Hall, 30 Tweedy Road, Bromley, Kent and Land Known as the Former South Street Car Park Site, Bromley, Kent	Partial demolition of the Bromley Town Hall building and replacement with extensions no greater than 3 storeys high to facilitate a change of use from Office (Class B1) to 94 bedroom hotel use (Class C1) to include hotel restaurant, conference, wedding and multi-functional space in addition to 2 independent restaurants (Class A3) fronting Widmore Road together with re-configuration of the existing access ramp on Widmore Road and provision of pickup/drop off in Tweedy Road and South Street and Planning Permission for the erection of a 5-storey residential apartment building (Class C3) containing 53 units (18 x 1bed, 34 x 2-bed, 1 x 3 bed), with basement parking for 26 cars and 118 cycle parking spaces upon the neighbouring South Street Car Park, together with associated landscaping and public realm improvements.	6th November 2015	Car Club Space Contribution – £4,000 Contribution paid prior to commencement; Health Contribution – £56,062 for new facilities and/or improvement of existing facilities at Dysart Surgery. Paid prior to first occupation of any residential unit; Education Contribution – £116, 368.12 for new facilities and/or the improvement of existing facilities: (i) £51, 151.63 at St George's School, Tynney Road; (ii) £38,329.82 at Ravensbourne School, Hayes Lane; and (iii) £26,886.67 at Beacon House, Holmesdale Road. Paid before first occupation of any residential unit; Highway Works Contribution – £3,000 to relocate disabled parking bays in Court Street and coach pickup/drop-off parking bay in South Street. Paid prior commencement of hotel; Stopping Up Order Contribution – £3,000 to be used for the Council's costs in obtaining the Stopping up Order. Paid before commencement of hotel Contract for hotel shall be let and work commenced prior to commencement of residential development, Landscaping scheme on TfL land adjacent to residential and hotel parts of the development to be approved prior to commencement and implemented prior to first occupation, Return funds 10 years from date of receipt plus interest accrued	Car Club Space Contribution £4,000 Health Contribution £56,062 Education Contribution £116,368.12 Highway Works Contribution £3,000 Stopping Up Order Contribution £3,000		£10,000	£116,368	£56,062				

TAKEN FROM THE PUBLIC REGISTER OF CONTRIBUTIONS														
Ref No.	App No.	Address of application	Nature of Application	Date of S106	Legal agreement	Gain	Rec'd	Community Use/ Town centre / local economy	Highways/ Traffic / parking	Education	Healthcare / CCG	Landscaping	Other	Housing
358	15/00696	Broadway House 3 High Street Bromley BR1 1LF	Extension of third, fourth, eighth and ninth floor to provide 9 flats	28th October 2015	Highways Contribution - £2,500 for lining and signing a dedicated parking bay for use by a nominated Car Club Operator. Paid prior to first residential occupation of the Development. No time limit for spending or when the contribution would become repayable to the owner.	Highways Contribution £2,500			£2,500					
TOTAL SECTION 106 CONTRIBUTIONS								£0	£10,000	£350,899	£132,728	£0	£0	£351,230

Public register ref	Address of application	Use of monies	31st March 2015	Movement during 2014/15	Commitments	Movement during 2015/16	Balance as at 31.1.16	Time Limit for spend
Other minor schemes								
204	Tesco - Homesdale Road	£10k webcam contribution	(10,000.00)	0.00	0.00	0.00	(10,000.00)	Oct 2013
Total other minor schemes			(10,000.00)	0.00	0.00	0.00	(10,000.00)	

Healthcare/CCG								
172	The George High Street Farnborough	£12,228 towards additional primary care infrastructure	(12,228.00)	0.00	12,228.00	0.00	0.00	
180	James Dixon Schl site Anerley Park	£26,496 for Health	(26,496.00)	0.00	26,496.00	0.00	0.00	Aug 2012
218	The Partridge, Chipperfield Road	£13,244 for Health care	(13,244.00)	0.00	13,244.00	0.00	0.00	Mar 2014
197	Orpington Halls High St Orpington	£13,243 for health care	(13,243.00)	0.00	13,243.00	0.00	0.00	Aug 2014
230	Enterprise Hse, 45 Homesdale Road	£84,296 for healthcare cont'n	(84,296.00)	0.00	84,296.00	0.00	0.00	Feb 2015
227	Land Rear Of Nugent Shopping Park, Cray View Close, St Mary Cray, Orpington	£7,695 for health	(7,695.00)	0.00	7,695.00	0.00	0.00	
233	Garrard House, 2-6 Homesdale Road Bromley	£35k for Health Care	(35,000.00)	35,000.00	0.00	0.00	0.00	Sept 2015
214	Anerley School for Boys, Versialles Rd Penge	Healthcare contribution	(105,780.00)	0.00	105,780.00	0.00	0.00	April 2014
228	Land at former 1-23 Orchard Grove Orpington	£98,240 for healthcare contribution	(98,240.00)	0.00	98,240.00	0.00	0.00	
237	Oatlands 210 Anerley Road Penge	£26,270 healthcare contribution	(26,270.00)	0.00	26,270.00	0.00	0.00	Mar 2016
223	Anerley School for Boys, Versialles Rd Penge (Blocks A, B & C)	£75,768 healthcare contribution	(75,768.00)	0.00	75,768.00	0.00	0.00	Apr 2017
274	Denton Court, 60 Birch Row	£40,797 Health contribution	(40,797.00)	0.00	40,797.00	0.00	0.00	
178	Ravensbourne College (Instalment 1 of 3)	Healthcare contribution (£163k in total)	(55,000.00)	0.00	55,000.00	0.00	0.00	Feb 2019
178	Ravensbourne College (Instalment 2 of 3)	Healthcare contribution (£163k in total)	(55,000.00)	0.00	55,000.00	0.00	0.00	Feb 2019
178	Ravensbourne College (Instalment 3 of 3)	Healthcare contribution (£163k in total)	(53,000.00)	0.00	53,000.00	0.00	0.00	Mar 2019
301	47 Homesdale Road	£16k healthcare contribution	(16,000.00)	0.00	16,000.00	0.00	0.00	Sep 2024
303	2 Betts Way	Healthcare contribution £24.871k	(24,871.00)	0.00	0.00	0.00	(24,871.00)	Nov 2024
334	Hayes Court, West Common Road	Healthcare contribution £103.827k	(103,827.44)	0.00	0.00	0.00	(103,827.44)	
300	76 High Street Orpington	Healthcare contribution £44k	0.00	0.00	0.00	(44,000.00)	(44,000.00)	Apr 2020
323	Sheila Stead House (Interest to accrued)	Healthcare contribution £35.953k	0.00	0.00	0.00	(35,953.00)	(35,953.00)	Jun 2025
311	Graham Chiesman House	Healthcare contribution £119.04k	0.00	0.00	0.00	(42,000.00)	(42,000.00)	Jun 2020
208	Land at south side Ringers Road	Healthcare contribution £42k	0.00	0.00	0.00	(119,040.00)	(119,040.00)	Aug 2020
324	1 Chilham Way	Healthcare contribution £52.315k	0.00	0.00	0.00	(52,315.00)	(52,315.00)	Nov 2025
Total Healthcare /CCG			(846,755.44)	35,000.00	683,057.00	(293,308.00)	(422,006.44)	
Total S106 Revenue Balance			(1,471,883.15)	50,039.32	806,057.00	(314,308.00)	(930,094.83)	

CAPITAL ITEMS

Housing								
167	Oakwood Court, Bromley Road	£725k towards affordable housing	(703,990.96)	4,650.91	699,340.05	0.00	0.00	June 2015
178	Ravensbourne College (instalment 1 of 5)	Affordable housing contribution (£1,411k)	(282,200.00)	0.00	282,200.00	0.00	0.00	Jan 2017
178	Ravensbourne College (instalment 2 of 5)	Affordable housing contribution (£1,411k)	(282,200.00)	0.00	282,200.00	0.00	0.00	Feb 2019
178	Ravensbourne College (instalment 3 of 5)	Affordable housing contribution (£1,411k)	(282,200.00)	0.00	282,200.00	0.00	0.00	Feb 2019
178	Ravensbourne College (instalment 4 of 5)	Affordable housing contribution (£1,411k)	(282,200.00)	0.00	44,114.61	0.00	(238,085.39)	Mar 2019
178	Ravensbourne College (instalment 5 of 5)	Affordable housing contribution (£1,411k)	(282,200.00)	0.00	0.00	0.00	(282,200.00)	Mar 2019
256	Enterprise Hse, 45 Homesdale Road	£4,000 - affordable housing contribution	(4,000.00)	0.00	4,000.00	0.00	0.00	Feb 2016
289	Holy Trinity, Plaistow Lane	£2,173,150 housing contribution	(2,173,150.00)	0.00	2,173,150.00	0.00	0.00	Mar 2017
191/202	102 Martins Rd Bromley	£3,838.80 wheelchair payment	(3,838.80)	0.00	3,838.80	0.00	0.00	Feb 2016
267	Invicta Works, Chalk Pit Avenue, Orpington, BR5 3JQ	Affordable housing contribution £226.801k	(226,801.00)	0.00	0.00	0.00	(226,801.00)	Apr 2019
285	H Smith Engineers Ltd, Fordcroft Rd, BR5 2DB	Contribution towards wheelchair adapted units £5.512k	(5,512.00)	0.00	0.00	0.00	(5,512.00)	May 2019
321	Sunridge Park Management Centre Ltd	Affordable housing contribution £700k	(233,333.00)	0.00	0.00	0.00	(233,333.00)	July 2022
334	Hayes Court, West Common Road	Housing contribution £94k	(94,000.00)	0.00	0.00	0.00	(94,000.00)	

Public register ref	Address of application	Use of monies	31st March 2015	Movement during 2014/15	Commitments	Movement during 2015/16	Balance as at 31.1.16	Time Limit for spend
300	76 High Street Orpington	Affordable Housing cont'n £205.182k	0.00	0.00	0.00	(205,182.00)	(205,182.00)	Apr 2020
311	Graham Chiesman House	Affordable hsing cont'n of £383.397k	0.00	0.00	0.00	(383,397.00)	(383,397.00)	Jun 2020
321	Sunridge Park Management Centre Ltd (instalmt 1 and 2 of 3) (Interest to accrued)	Affordable housing contribution £700k	0.00	0.00	0.00	(233,333.00)	(233,333.00)	July 2022
341	Grays Farm Production Village	Affordable hsing cont'n of £105k	0.00	0.00	0.00	(105,000.00)	(105,000.00)	Nov 2020
	Interest accrued to S106 housing capital		(789.50)	0.00	0.00	0.00	(789.50)	
Total Housing			(4,856,415.26)	4,650.91	3,771,043.46	(926,912.00)	(2,007,632.89)	

Education								
178	Ravensbourne College (instalment 1 of 5)	Education contribution (£550k in total)	(110,000.00)	0.00	0.00	0.00	(110,000.00)	Feb 2019
178	Ravensbourne College (instalment 2 of 5)	Education contribution (£550k in total)	(110,000.00)	0.00	0.00	0.00	(110,000.00)	Feb 2019
178	Ravensbourne College (instalment 3 of 5)	Education contribution (£550k in total)	(110,000.00)	0.00	0.00	0.00	(110,000.00)	Feb 2019
178	Ravensbourne College (instalment 4 of 5)	Education contribution (£550k in total)	(110,000.00)	0.00	0.00	0.00	(110,000.00)	Mar 2019
178	Ravensbourne College (instalment 5 of 5)	Education contribution (£550k in total)	(110,000.00)	0.00	0.00	0.00	(110,000.00)	July 2019
186	Blue Circle	Education contribution	(500,000.00)	0.00	250,000.00	0.00	(250,000.00)	Feb 2018
223	Anerley School for Boys, Versialles Rd Penge (Blocks A, B & C)	£91,176 education contribution	(91,176.00)	0.00	0.00	0.00	(91,176.00)	Apr 2017
274	Denton Court, 60 Birch Row	£205,230.62 Education contribution	(205,230.62)	0.00	0.00	0.00	(205,230.62)	Jun 2019
301	47 Homesdale Road	£53.59k Education contribution	(53,590.45)	0.00	0.00	0.00	(53,590.45)	Sept2024
303	2 Betts Way	Education cont'n £83.826k	(83,825.77)	0.00	0.00	0.00	(83,825.77)	Nov 2024
334	Hayes Court, West Common Road	Education cont'n £103.827k	(103,827.44)	0.00	0.00	0.00	(103,827.44)	
296A	Land at rear of 86-94 High St Beckenham	Education contribution £182.389k	0.00	0.00	0.00	(182,389.38)	(182,389.38)	
323	Sheila Stead House (Interest to accrued)	Education contribution £168.738k	0.00	0.00	0.00	(168,737.54)	(168,737.54)	Jun 2025
302	Day Centre, Chipperfield Rd	Education contribution £335.511k	0.00	0.00	0.00	(335,511.48)	(335,511.48)	Jun 2025
321	Sunridge Park Management Centre Ltd (instalmt 1 of 2) (Interest to accrued)	Education contribution £50k	0.00	0.00	0.00	(25,000.00)	(25,000.00)	July 2022
324	1 Chilham Way	Education contribution £283.047k	0.00	0.00	0.00	(283,046.92)	(283,046.92)	Nov 2025
Interest accrued to S106 community capital items			(3,353.00)	0.00	0.00	0.00	(3,353.00)	
Total Education			(1,591,003.28)	0.00	250,000.00	(994,685.32)	(2,335,688.60)	

Highway improvement works & traffic schemes								
108	Aquila, Golf Road Bickley	£325k Highways works, £10k surveys	(212,516.59)	99,949.06	112,567.53	0.00	0.00	Dec 2012
203	Multi-storey car park at Earls Way Orpington	£80k for bus stop enhancement	(82,168.76)	0.00	82,168.76	0.00	0.00	
Total for Highway improvement works			(294,685.35)	99,949.06	194,736.29	0.00	0.00	

Total S106 Capital Balance			(6,742,103.89)	104,599.97	4,215,779.75	(1,921,597.32)	(4,343,321.49)	
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Total Section 106 Balance			(8,213,987.04)	154,639.29	5,021,836.75	(2,235,905.32)	(5,273,416.32)	
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