

**Riverside Studios Section 106 Tracker - Financial**

Date: 26.05.16

Schedule	Clause	LBHF CIL	Mayoral CIL (as per liability notice dated Feb 14)	Indexed	Payment Due	Estimated Payment Date	Payment Date
			£821,732	n/a	Prior to demolition	July 15	Paid fully June 2015

Schedule	Clause	Contribution	Amount	Indexed	Payment Due on Commencement	Estimated Payment Date	Payment Date
		Councils Expenses	£9,900	N/A	On completion of the Section 106 Agreement	22/01/2014	100% paid in Jan 2014
2	1.1	Controlled Parking Zone (CPZ) contribution	£100,000	YES	Commencement of development	Mar-15	100% paid in March 2015
2	1.1	Draw Dock Contribution	£100,000	YES	Commencement of development	Mar-15	100% paid in March 2015
2	1.2	Flood Defences Contribution	£20,000	YES	Commencement of development	Mar-15	100% paid in March 2015
2	1.5	Education Contribution	£300,000	YES	80% due on commencement and 20% due on occupation	Mar-15	80% paid March 2015 - i.e. £240000
2	1.7	Healthcare Contribution	£422,000	YES	80% due on commencement and 20% due on occupation	Mar-15	80% paid March 2015 - i.e. £338000
2	1.8	Sports Facility Contribution	£425,000	YES	50% due on commencement and 50% due on occupation (other than the Riverside Studios)	Mar-15	50% paid March 2015 - i.e. £212500
2	1.11	Tree Replacement Contribution	£5,000	YES	Commencement of development	Mar-15	100% paid in March 2015
3	1.3	Highways Design Fee	£5,000	N/A	Within 28days of commencement of development	Mar-15	100% paid in March 2015
6	1.1	Affordable Housing Contribution	£408,000	YES	80% due on commencement and 20% due on occupation of the development (other than Riverside Studios)	Mar-15	80% paid March 2015 - i.e. £326400

Schedule	Clause	Contribution	Amount	Indexed	Payment Due on Occupation	Estimated Payment Date	Payment Date
2	1.5	Education Contribution	£60,000	YES	20% due on occupation	Feb-17	80% paid March 2015
2	1.7	Healthcare Contribution	£84,000	YES	20% due on occupation	Feb-17	80% paid March 2015
2	1.8	Sports Facility Contribution	£212,500	YES	50% due on occupation (other than the Riverside Studios)	Feb-17	50% paid March 2015
6	1.1	Affordable Housing Contribution	£81,600	YES	20% due on occupation of the development (other than Riverside Studios)	Feb-17	80% paid March 2015
		Residential Travel Plan	£2,000	N/A	Occupation of Residential	Feb-17	
		Riverside Studios Sum	£7,000,000	N/A	No later than 18 months from acquisition of councils freehold interest in the land and prior to occupation of the dwellings	Mar-16	100% paid in March 2016
		Employment and Training Contribution	£305,000	YES	Occupation of development	Feb-17	
		Cycle Hire Contribution	£157,000	YES	Occupation of development	Feb-17	
		Car Club Membership	£5,000	N/A	1 Free membership given up to this value per dwelling. This is for one year from 1st occupation.	Feb-17	
		Parks Contribution	£522,000	YES	Occupation of development	Feb-17	
		Emergency Services Contribution	£420,000	N/A - may be error in S106??	Occupation of development	Feb-17	
		Riverside Walkway Supervision Fee	TBC (5% of estimated cost of walkway)	N/A	Prior to commencement of riverside walkway	NA	S38 Estimate works issued to Council in April 2016. Awaiting 5% amount to be paid from Council - Highways .
		Riverside Walkway Supervision Fee - balancing payment	TBC (the amount of any difference between the Riverside Walkway Supervision Fee and the actual costs of supervision works)	N/A	Within 28 days of demand and in any event before the issue of the Riverside Walkway Final Certificate	TBC by Highways	Highways to issue once works completed.
		Estimated Highways Payment	TBC (which will include an allowance for the £5,000 Highways Design contribution already paid)	N/A	Occupation of development and within 28 days of receipt of a request by the Council for it be paid	NA	Paid the estimated amount of £183.500 to Council on 7th April 2016 as part of S278 works. This includes the design fee.
		Final Highways Payment	TBC (the amount of any difference between the Estimated Highways Payment and the actual cost of the Highways Works)	N/A	At completion of the Highway Works and within 28 days of a written demand from the Council (and the Council can request interim payments if a public inquiry is needed as a result of changes to any road traffic regulation order)	TBC by Highways	S278 Estimate works payment done in April 2016. Awaiting any +/- payment notification from Council - Highways once works undertaken.
		Highways, indemnity for claims under noise regulations (Schedule 3, item 2)	TBC	N/A			
		Riverside Travel Plan	£2,000	N/A	Occupation of Riverside	RST TBC	
		Riverside Travel Plan Review	£6,000	N/A	On 1st, 3rd and 5th anniversary of first occupation (£2,000 each time)	RST TBC	
		Residential Travel Plan Review	£6,000	N/A	On 1st, 3rd and 5th anniversary of first occupation (£2,000 each time)	Jan-18, Jan-20, Jan-22	