

**CHILDREN AND YOUNG PEOPLE
SCRUTINY AND PERFORMANCE PANEL**

**Agenda
Item No.
8.**

DATE: 18th October 2007

SECTION 106 EDUCATION CONTRIBUTIONS

Ward(s) All

Portfolios: Councillor Eddie Hughes, Children's Services

Summary of report:

The attached report was previously considered by the panel at its meeting on 15th November 2006. The report provides details of the process by which Planning Obligations also known as S106 Planning Obligations are negotiated and managed by the Council with specific reference to details of education contributions that have been requested and received between October 2004 and November 2006.

A representative from Legal Services and Education Walsall will be at the meeting should members wish to discuss or ask questions relating to these matters.

Members are also advised that the Head of Planning and Building Control now produces a quarterly monitoring report for all S106 agreements completed in accordance with planning applications. The first of these was presented to the Development Control Committee on 9th October 2007 and copies will be available at the meeting or can be obtained from Planning and Building Control Services on request.

Background papers:

Report to the panel 7th September 2006 and 15th November 2006
Papers relating to planning applications and contributions required and received.

Reason for scrutiny:

Scrutiny requested information which further explains where decisions are made about section 106 contributions and in particular:

- The parameters of how the education contributions from section 106 can be spent and the possibility of this being widened using creative measures
- Where they are needed, together with details of calculations used for education requirements.
- Who recommends and makes the decisions about where section 106 contributions for education are spent.

Resource and legal considerations:

Policy GP3 of the UDP enables Section 106 contributions to be sought from developers. The Council currently collects contributions for education, affordable housing, open space and Healthcare. This follows new Supplementary Planning Documents (SPD) being adopted by the Council. The contributions are used to support the provision and improvement of services with education contributions being used to improve facilities at schools in the general area within which children residing in the dwellings are expected to be educated.

Citizen impact:

Local communities benefit from the use of Section 106 developer contributions for the provision and improvement of services and facilities.

Environmental impact:

Schemes funded through Section 106 developer contributions would use sustainable resources wherever possible and designs would incorporate developments to reduce the impact on the environment.

Performance management:

Developer contributions will assist the Council to fund the investments necessary to meet the demand for affordable housing, open space, education and health facilities required as a result of development.

Equality Implications:

None arising from this report.

Consultation:

The required SPD are subject to full consultation with any interested party.

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Planning Obligations

1. Section 106 of the Town & Country Planning Act 1990 (as amended) enables developers to give unilateral undertakings, or local authorities to reach agreements with developers, for certain works to be carried out in association with a development. These are known as Planning Obligations and can be entered into by agreement (both or several parties) or presented by an applicant on a unilateral basis.
2. Recently Government confirmed in Circular 5/2005 previous guidance that such obligations should be necessary to make the proposed development acceptable in planning terms; are relevant to planning and are directly related in scale and kind to the proposed development. They must also be reasonable in all other respects. They may be required, for example, to:
 - enable the development to proceed
 - secure related infrastructure and facilities
 - secure the appropriate balance of use, for example within mixed use developments
 - offset or redress the on site or off site impacts of the development
 - secure a higher quality development
 - secure related maintenance
3. The Council is required to comply with national planning policy in the form of guidance notes and Government Circulars together with policy GP3 of the UDP. The Government views planning obligations as useful instruments where they are necessary to a proposed development to overcome obstacles that would otherwise result in the refusal of planning permission. They must not be used to effectively buy planning permissions.
4. Policy GP3 of the UDP states:
 - These will be used as appropriate to secure the provision of any on or off site infrastructure, facilities, services or mitigating measures made necessary by a development; ensure the implementation of an agreed phasing scheme or otherwise ensure that development takes place in a satisfactory manner in accordance with the policies of the plan.
 - The Council will in particular use such obligations to secure additional or improved transport infrastructure; open space or recreational provision; measures for wildlife protection, enhancement and creation; forestry planting; utility services, including drainage works; affordable housing provision; community safety schemes; educational facilities; healthcare facilities and other forms of social and community infrastructure.
 - Negotiations with developers will be based on the principle that the benefits to be secured should be necessary, relevant to planning, directly related to the proposed development and fairly and reasonably related in scale and kind to the proposed development.
 - Where a choice can be made between the use of planning conditions and planning obligations for the achievement of a given purpose, the Council will normally attach conditions in preference to the use of obligations.

5. Planning obligations are useful where developments will generate or increase the need for additional infrastructure, facilities or services or require public bodies to bring forward plans for improvements. In such cases the development should normally bear the full cost of doing that which would not otherwise have been necessary at the time. In some situations a development may be required to fund a number of related infrastructure improvements. It must be noted that given stringent tests regarding when planning obligations should and should not be used it may not always be possible to justify commuted payments for additional 'wants' within the services/wider area.

Negotiating and Managing Planning Obligations

6. Planning officers negotiate with applicants (and their agents) of planning applications submitted for residential development of 10 or more dwellings in consultation with Serco for financial contributions where there is a lack of primary and secondary places in the school catchment area. Negotiations for affordable housing follow guidance in PPG3 for 25 or more dwellings and the new SPD for health will be considered for developments of 30 or more dwellings as set out in the UDP. The planning application is reported to the Development Control Committee and the details of the proposed s106 agreement are included in the report. At this stage this normally includes the heads of terms of what is required. Assuming the Committee resolves to approve the application then officers instruct Legal Services to complete the Planning Obligation prior to planning permission being issued. Therefore the collection of the contribution depends on whether the planning permission is granted and then on whether the applicant actually implements the planning permission.
7. The details of the amount to be paid (and when) is set out in the s106 agreement. The developer pays the councils solicitor, staff and monitoring fees for completing the agreement. Once received the funds are coded to the relevant financial code. All s106 obligations are paid into (held on) the balance sheet code of the Regeneration directorate. The Senior Accountant then liaises with the relevant service area and the funding is transferred to the service area concerned and expenditure is monitored by that service's accountant.
8. A register of S106 contributions is maintained within C&YP Finance (see Appendix 3). The register tracks the initial planning approval given, conditions attached to the contribution, receipt of funds, approval for the use of funds for a capital scheme and the actual use of contributions to fund capital schemes.
9. The accounting system for s106 payments received is currently being reviewed along with a root and branch reprocessing exercise that is being overseen by the Head of Planning and Building Control together with Legal Services and the Head of Finance for Regeneration and Neighbourhoods. Planning and Building Control have also appointed to a new position of Monitoring Officer who is responsible for keeping track of all Planning Obligation activity. This is in recognition of the increasing number of Planning Obligations that are now being completed following the adoption and pending adoption of new SPDs.
10. The Monitoring Officer is currently working with finance staff in order to clarify the source of the current balances held to ensure that all relevant transfers have

been affected". Unfortunately the previous system which was designed for the Council's former open space supplementary planning guidance (now replaced by a new SPD) did not differentiate between types of payment received. All S106 agreements are now monitored by the Planning Monitoring Officer who chases up any non receipt of monies at the various stages of development.

11. The requirements and means of calculation for education contributions to be made by developers depending on the type of development proposed are set out in appendix 1. The current situation regarding the monitoring of payments required, received and apportioned to development for education is set out in appendix 3 and 4. These were previously reported to the panel on 7th September 2006 although appendix 4 has been significantly updated.
12. To date, 8 contributions totalling £645,736.13 have been received from a possible total of 25 agreements totalling £3,608,034.43 required if developments proceed. There are currently 3 outstanding contributions that are overdue totalling £184,421.15 and these are being chased up by the Monitoring Officer and will include late payment interest charges. All other contributions will be collected as they become due in accordance with the details set out in each S106 agreement.
13. Officers consider the available s106 monies for eligibility against projects when the capital bids are put together. On 14 June 2006, Cabinet decided to use developer contributions to provide additional resources for a scheme at Frank F Harrison Community School which has recently been awarded Specialist College Status for engineering. In order to support the provision of suitable specialist facilities, the DfES has awarded a grant of £100,000 in 2006/07 and the school has raised £70,000 of sponsorship to provide a total of £170,000 towards capital developments. Cabinet agreed the use of a contribution of £135,000 which had recently been received for additional secondary school places to the area in which Frank F Harrison is located and that further sums totalling £70,884.97 be added to the provision for the scheme when received. No other decisions have yet been made regarding the investment of developer contributions.

Appendix 1

CALCULATION OF DEVELOPER CONTRIBUTIONS FOR EDUCATION

1.2 General

- 1.2.1 All planning applications for 10 or more dwellings are referred to Education Walsall for assessment as to whether a developer contribution is required.
- 1.2.2 The availability of school places is checked at all primary schools within 2 miles of the proposed development and at all secondary schools within 3 miles. If the level of available ('surplus') places is below 10%, a contribution is calculated for the relevant phase(s). This level of surplus places is considered necessary to maintain the denominational mix of schools, to provide flexibility in the system, to cater for changing patterns of entry and to cater for parental preferences.
- 1.2.3 There are considerable variations in the demand for school places across Walsall. In some areas, contributions are not required; however, in other areas contributions may relate to the primary phase, the secondary phase or both these phases. The need for contributions in an area may change over time.
- 1.2.4 Contributions are calculated by estimating the number of pupils expected to be generated by a development and multiplying it by the cost of providing education facilities for those children.
- 1.2.5 Calculations are based on 7 year groups in primary schools and 5 year groups in secondary schools ie the years of compulsory education.
- 1.2.6 All contributions are adjusted by a regional building cost multiplier which is provided at the beginning of each financial year by the Department for Education and Skills.
- 1.2.7 Dwellings with only 1 bedroom are excluded from the calculation.
- 1.2.8 Appendix 1 shows the calculations for a hypothetical planning application.

1.3 Houses

- 1.3.1 The calculation of pupil yield from houses is based upon an estimate of 3 children per year group per hundred dwellings; this is increased by 20% for larger dwellings (4 or more bedrooms).

1.4 Apartments

- 1.4.1 A revised formula for the calculation of contributions for apartments was agreed by Cabinet on 12 July 2006.
- 1.4.2 Pupil yield for apartments is based upon an estimate of 1.5 children per year group per hundred dwellings; this is increased by 20% for larger apartments (3 or more bedrooms).

2. CONTRIBUTIONS

- 2.1 Contributions are used towards the capital costs of developing / improving education facilities at primary schools within 2 miles of the development site and / or secondary schools within 3 miles.
 - 2.2 The majority of individual contributions are not large enough to fund a scheme and they are therefore 'joined up' with other contributions or funding available to the Council to enable suitable schemes to be taken forward.
 - 2.3 There can be a time lag of several years between the granting of planning consent and the receipt of the associated Section 106 contribution; some contributions are paid in instalments which are linked to stages of progress with the development.
 - 2.4 Details of the contributions requested and received are provided in Appendix 3.
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Appendix 2

Calculation of Contribution

The following calculation is for a hypothetical development of 60 houses and 20 apartments in an area of Walsall where a contribution would be required for both the primary phase and the secondary phase. The calculation is done in 4 parts: separate primary and secondary phase contributions for houses and apartments.

Table 1 Primary Phase Contribution for Apartments

Type	Number		Pupil Yield		Year Groups		DfES Multiplier		Area Weighting		Contribution
1-bed	0	x	0	x	7	x	£10,372	x	0.93	=	£0.00
2-bed	20	x	0.015	x	7	x	£10,372	x	0.93	=	£20,256.52
3-bed +	0	x	0.018	x	7	x	£10,372	x	0.93	=	£0.00
Total	20										£20,256.52

Table 2 Primary Phase Contribution for Houses

Type	Number		Pupil Yield		Year Groups		DfES Multiplier		Area Weighting		Contribution
1-bed	0	x	0	x	7	x	£10,372	x	0.93	=	£0.00
2-bed	10	x	0.03	x	7	x	£10,372	x	0.93	=	£20,256.52
3-bed	35	x	0.03	x	7	x	£10,372	x	0.93	=	£70,897.81
4-bed +	15	x	0.036	x	7	x	£10,372	x	0.93	=	£36,461.73
Total	20										£127,616.06

Table 3 Secondary Phase Contribution for Apartments

Type	Number		Pupil Yield		Year Groups		DfES Multiplier		Area Weighting		Contribution
1-bed	0	x	0	x	5	x	£15,848	x	0.93	=	£0.00
2-bed	20	x	0.015	x	5	x	£15,848	x	0.93	=	£22,107.96
3-bed +	0	x	0.018	x	5	x	£15,848	x	0.93	=	£0.00
Total	20										£22,107.96

Table 4 Secondary Phase Contribution for Houses

Type	Number		Pupil Yield		Year Groups		DfES Multiplier		Area Weighting		Contribution
1-bed	0	x	0	x	5	x	£15,848	x	0.93	=	£0.00
2-bed	10	x	0.03	x	5	x	£15,848	x	0.93	=	£22,107.96
3-bed	35	x	0.03	x	5	x	£15,848	x	0.93	=	£77,377.86
4-bed +	15	x	0.036	x	5	x	£15,848	x	0.93	=	£39,794.33
Total	20										£139,280.15

Table 5 Contributions available for investment

Phase	Contribution			Comments
	Apartments	Houses	Total	
Primary	£20,256.52	£127,616.06	£147,872.58	These contributions would be invested in primary schools
Secondary	£22,107.96	£139,280.15	£161,388.11	These contributions would be invested in secondary schools
Total	£42,364.48	£266,896.20	£309,260.69	

APPENDIX 3 EDUCATION S106 CONTRIBUTIONS REGISTER

Development Name	Conditions Attached	Amount Agreed	Amount Due @ 31/10/06	Received to Date	Balance Due @ 31/10/06	Approval to Spend				Use of Contribution			
						Cabinet Date	School	Amount	Balance	School	Amount	When?	Balance
2 Coppice Road, Walsall, WS9 9BL		28,582.65	28,582.65	28,582.65	0.00				28,582.65				28,582.65
97-113 Walsall Road, Aldridge, Walsall, WS9 0AY	Primary Sector	80,520.28	80,520.28	80,520.28	0.00				80,520.28				80,520.28
97-113 Walsall Road, Aldridge, Walsall, WS9 0AY	Secondary Sector	86,717.03	86,717.03	86,717.03	0.00				86,717.03				86,717.03
Bonner & Co (Engineers) Ltd, Cook Street, Wednesbury, Walsall	Secondary Sector	13,338.57	13,338.57	13,338.57	0.00				13,338.57				13,338.57
Land Adj Walker Road and Taylor Avenue, Walsall	Secondary Sector	135,000.00	135,000.00	135,000.00	0.00	14-Jun-06	Frank F Harrison	135,000.00	0.00				135,000.00
Former Cutler's site, Streetly.	Secondary Sector. Due prior to 1st occupation	74,800.00	74,800.00	74,800.00	0.00				74,800.00				74,800.00
St Margaret's Hospital site	Secondary Sector. 2 further contributions of £350k each due on completion of 150 & 350 Dwellings on site plus further sum on completion of development. Exact amount to be calculated according to formula depending on exact number of dwellings built	860,977.60	160,977.60	160,977.60	0.00				860,977.60				860,977.60
Former Rawlins Tip, Streetly, Sutton Coldfield	Secondary Sector. Remainder due prior to occupation of 57th dwelling.	229,066.00	25,800.00	25,800.00	0.00				229,066.00				229,066.00
45A Park Road, Bloxwich, Walsall, WS3 3SS	Secondary Sector. Due on 1st occupation	20,960.61			0.00				20,960.61				20,960.61

Development Name	Conditions Attached	Amount Agreed	Amount Due @ 31/10/06	Received to Date	Balance Due @ 31/10/06	Approval to Spend				Use of Contribution			
						Cabinet Date	School	Amount	Balance	School	Amount	When?	Balance
Atlas Works, Sandwell Street, Walsall	Primary Sector. Due on completion of sale of 1st Dwelling. Likely to commence mid 2007	13,745.78			0.00				13,745.78				13,745.78
Atlas Works, Sandwell Street, Walsall	Secondary Sector. Due on completion of sale of 1st Dwelling. Likely to commence mid 2007	12,254.22			0.00				12,254.22				12,254.22
Binary House, Boatmans Lane, Walsall	Secondary Sector. Due on or before 50% Apartments occupied.	45,732.24			0.00				45,732.24				45,732.24
British Lion Works, Forest Lane, Walsall	Secondary Sector. Due on or before 50% Dwellings occupied.	45,732.24			0.00				45,732.24				45,732.24
Filon Products, Aldridge Road, Streetly	Primary Sector. Due on or before 1st occupation	43,640.65	43,640.65	0.00	43,640.65				43,640.65				43,640.65
Filon Products, Aldridge Road, Streetly	Secondary Sector. Due on or before 1st occupation	54,270.35	54,270.35	0.00	54,270.35				54,270.35				54,270.35
Former Avonmore Dairies, Wolverhampton Road, Walsall	Developer is not going ahead with this permission	VOID	VOID	VOID	VOID				VOID				VOID
Former Filling Station, Wolverhampton Road West, Walsall	Secondary Sector. Due on 1st occupation.	15,244.08			0.00				15,244.08				15,244.08
Former Eagle Envelopes, Bloxwich rd, Walsall	Secondary Sector. Due on completion of agreement	63,262.93	63,262.93	0.00	63,262.93				63,262.93				63,262.93
Land at Blakenall Heath & Victoria Avenue, Blakenall Site A	Secondary Sector. Due within 14 days of commencement	30,488.16			0.00	14-Jun-06	Frank F Harrison	30,488.16	0.00				30,488.16
Land at Blakenall Heath & Victoria Avenue, Church Place Blakenall Site B	Secondary Sector. Due within 14 days after commencement of any material operation	17,149.59			0.00	14-Jun-06	Frank F Harrison	17,149.59	0.00				17,149.59
Site C.Land adjacent to Community Centre, Walker Road, Blakenall	Secondary Sector. Due on commencement	23,247.22	23,247.22	0.00	23,247.22	14-Jun-06	Frank F Harrison	23,247.22	0.00				23,247.22

Development Name	Conditions Attached	Amount Agreed	Amount Due @ 31/10/06	Received to Date	Balance Due @ 31/10/06	Approval to Spend				Use of Contribution			
						Cabinet Date	School	Amount	Balance	School	Amount	When?	Balance
Waterglade Inn, Rosehill, Willenhall, Walsall	Secondary Sector. Due on 1st occupation	31,250.36			0.00				31,250.36				31,250.36
Land at 15 - 17 Romney Way, Pheasey, Walsall	Secondary Sector. Due prior to occupation of 1st dwelling	32,719.78			0.00				32,719.78				32,719.78
Autocraft, Walsall Road	Secondary Sector. Due on occupation of 1st Dwelling	44,215.92			0.00				44,215.92				44,215.92
Land at Bentley Gate, Bentley Road South, Wednesbury	Secondary Sector. Due on commencement	59,070.81			0.00				59,070.81				59,070.81
Land at corner of New Street/Lichfield Road, Shelfield	Secondary Sector. Due on commencement	6,632.39			0.00				6,632.39				6,632.39
Former BRS Distribution Site, Tasker Street, Walsall	Secondary Sector. Due on commencement	85,000.00			0.00				85,000.00				85,000.00
The Boundary Hotel, Birmingham Road, Walsall	Primary Sector. Due on commencement	21,142.35	21,142.35	21,142.35	0.00				21,142.35				21,142.35
The Boundary Hotel, Birmingham Road, Walsall	Secondary Sector. Due on commencement	18,857.65	18,857.65	18,857.65	0.00				18,857.65				18,857.65
The Stag, Field Road	Secondary Sector. Due on various triggers	36,257.05			0.00				36,257.05				36,257.05
		2,229,876.51	830,157.28	645,736.13	184,421.15				205,884.97	2,023,991.54			2,229,876.51

Appendix 4
Details of Developer Contributions for Education

Site Address	Full Contribution Requested £	Primary Sector	Secondary Sector	Contribution Amount Received £	Date	Comments & Trigger For Payment Information.
Education Contribution Received						
2 Coppice Road, Walsall, WS9 9BL	£28,582.65	£0.00	£28,582.65	£28,582.65	16/06/2006	
97-113 Walsall Road, Aldridge, Walsall, WS9 0AY	£167,237.31	£80,520.28	£86,717.03	£167,237.31	08/02/2006	
Bonner & Co (Engineers) Ltd, Cook Street, Wednesbury, Walsall	£13,338.57	£0.00	£13,338.57	£13,338.57	14/12/2005	
Land Adj Walker Road and Taylor Avenue, Walsall	£135,000.00	£0.00	£135,000.00	£135,000.00	06/02/2006	Used to provide additional resources at Frank F Harrison. See 2.7 above.
Former Cutler's site, Streetly.	£74,800.00	£0.00	£74,800.00	£74,800.00	06/03/2006	03/0545/FL/E4
St Margaret's Hospital site	£860,977.60	£0.00	£860,977.60	£160,977.60	20/06/2006	Two further education contributions of £350,000 each are payable on completion of 150 and 350 dwellings on the site, plus a further sum payable on completion of the development. The exact amount of the further sum will be calculated according to a formula depending on the exact number of dwellings that are built.
Former Rawlins Tip, Streetly, Sutton Coldfield	£229,066.00	£0.00	£229,066.00	£25,800	11/08/2006	Remainder of payment due prior to occupation of 57 th dwelling (only 44 currently occupied). 02/0069/FL/E2.
The Boundary Hotel, Birmingham Road, Walsall	£40,000	£21,142.35	£18,857.65	£40,000	24/10/2006	Payment due on commencement. 06/0357/FL/E9.
Sub Total	£1,549,002.13	£101,662.63	£1,447,339.50	£645,736.13		
Payment Due as at 30/10/06	£645,736.13	N/A	N/A	£645,736.13		
Total Received	£645,736.13	N/A	N/A	£645,736.13		

Site Address	Full Contribution Requested £	Primary Sector	Secondary Sector	Contribution Amount Received		Comments & Trigger For Payment Information.
				£	Date	
Planning Permission Obtained						
45A Park Road, Bloxwich, Walsall, WS3 3SS	£20,960.61	£0.00	£20,960.61			Payment due on 1 st occupation. 05/2423/FL/E3. Not yet due.
Atlas Works, Sandwell Street, Walsall	£26,000.00	£13,745.78	£12,254.22			Payment due on completion of sale of 1 st dwelling. 06/0355/FL/W7. Not yet due, commencement likely to be Middle of 2007.
Binary House, Boatmans Lane, Walsall	£45,732.24	£0.00	£45,732.24			Payment due on or before 50% apartments occupied. 05/2039/FL/E4. Payment not yet due.
British Lion Works, Forest Lane, Walsall	£45,732.24	£0.00	£45,732.24			Payment due on or before 50% dwellings occupied. 06/0314/FL/E4 Payment not yet due.
Filon Products, Aldridge Road, Streetly	£97,911.00	£43,640.65	£54,270.35			Due on or before 1 st occupation. 04/0231/FL/E2. Payment Due – being chased.
Former Filling Station, Wolverhampton Road West, Walsall	£15,244.08	£0.00	£15,244.08			Payment due on 1 st occupation. 05/1152/FL/W7. Payment not yet due.
Formerly known as Eagle Envelopes, Bloxwich Road, Walsall	£63,262.93	£0.00	£63,262.93			Due upon completion of agreement 06/06/06. 05/0411/FL/E2. Payment Due – being chased.
Land at Blakenall Heath & Victoria Avenue, Blakenall, Walsall - SITE A	£30,488.16	£0.00	£30,488.16			Cabinet have agreed to allocate this contribution to Frank F Harrison. Payment due within 14 days of commencement. 05/1615/FL/E8. Not yet commenced.
Land at Blakenall Heath, Victoria Avenue, Church Place, Bloxwich - SITE B	£17,149.59	£0.00	£17,149.59			Cabinet have agreed to allocate this contribution to Frank F Harrison. Payment due within 14 days after commencement of any material operation. 05/1614/FL/H1. Not yet commenced.
Land at 15 to 17 Romney Way, Pheasey, Walsall	£32,719.78	£0.00	£32,719.78			Granted. 06/1116/FL/E9. Due prior to occupation of 1 st dwelling. Not yet due.

Site Address	Full Contribution Requested £	Primary Sector	Secondary Sector	Contribution Amount Received		Comments & Trigger For Payment Information.
				£	Date	
Site C Blakenall Housing Renewal - Land Adjacent to Community Centre, Walker Road, Blakenall, West Midlands	£23,247.22	£0.00	£23,247.22			Cabinet have agreed to allocate this contribution to Frank F Harrison. Payment due on commencement. 05/1286/FL/H1. Payment now Due – being chased. Plot 1 commenced 17 th Aug 2006.
Waterglade Inn, Rosehill, Willenhall, Walsall	£31,250.36	£0.00	£31,250.36			Payment due on 1 st occupation. 05/1175/OL/W5. Payment not yet due.
Autocraft, Walsall Road	£44,215.92	£0.00	£44,215.92			Granted – Payment due on occupation of 1 st dwelling. 06/1066/FL/E9. Payment not yet due.
Land at Bentley Gate, Bentley Road South, Wednesbury, Walsall	£59,070.81	£0.00	£59,070.81			Payment due on commencement. 05/0958/FL/W2. Remediation works on site only – payment not yet due.
Land Corner of New Street / Lichfield Road, Shelfield	£6,632.39	£0.00	£6,632.39			Granted – payment due on commencement. 06/0425/OL/E9. Not yet commenced.
Tasker Street, Walsall (Formerly BRS Distribution Site)	£85,000	£0.00	£85,000			Granted – payment due on commencement. 06/0736/FL/W5. Not yet due – enabling works on site only.
The Stag, Field Road	£36,257.05	£0.00	£36,257.05			Granted – payments due on various triggers. 06/0641/FL/E9 Not yet due.
Sub Total	£680,874.38	£57,386.43	£623,487.95	£0.00		
Payment Due as at 30/10/06	£184,421.15	N/A	N/A	£0.00		
Total Received	£0.00	N/A	N/A	£0.00		Payments currently being chased including 'late payment interest charges'.

Site Address	Full Contribution Requested £	Primary Sector	Secondary Sector	Contribution Amount Received		Comments & Trigger For Payment Information.
				£	Date	
Decision Pending						
12-13 and 14 High Street, Walsall	£36,042.52	£8,493.71	£27,548.81			Decision Pending 06/0064/FL/W3
152 Beacon Road, Great Barr	£0.00	£0.00	£0.00			Refused
2 Plaswed House, Bright Street	£0.00	£0.00	£0.00			Refused
272-276 Lichfield Road, New Invention, Willenhall	£46,426.71	£0.00	£46,426.71			Decision Pending
60 Walsall Road, Willenhall, Walsall	£45,732.24	£0.00	£45,732.24			Decision Pending
Assa Abloy, Wood Street / Union Street, Willenhall	£60,976.32	£0.00	£60,976.32			Decision Pending
Bentley Moor Club, Bentley Drive, Walsall	£26,677.14	£0.00	£26,677.14			Decision Pending
Former Warreners Arms, High Street, Brownhills	£0.00	£0.00	£0.00			Refused
Land at Brockhurst Crescent, Bescot, Walsall	£232,157.33	£111,005.71	£121,151.62			Decision Pending
Land at Sunningdale Way, Bloxwich, Walsall	£29,624.67	£0.00	£29,624.67			Decision Pending
Land between 109 Calvers Croft and 18 Park Road, Willenhall	£0.00	£0.00	£0.00			Refused
Land between Castle Street, The Green, Darlaston	£48,637.51	£0.00	£48,637.51			Decision Pending
Land Corner of, Pleck Road/Ida Road, Walsall	£7,622.04	£0.00	£7,622.04			Decision Pending
Leamore Lane, between railway line and canal, Bloxwich	£250,704.27	£0.00	£250,704.27			Decision Pending. 06/1118/FL/W2.
Neptune Public House, Bilston Lane, Willenhall	£72,409.38	£0.00	£72,409.38			Decision Pending

Site Address	Full Contribution Requested £	Primary Sector	Secondary Sector	Contribution Amount Received		Comments & Trigger For Payment Information.
				£	Date	
New Tesco Site, Littleton Street	£60,976.32	£0.00	£60,976.32			Decision Pending
Pinfold Industrial Estate, Field Road, Bloxwich	£34,267.34	£0.00	£34,267.34			Decision Pending
Pleck Road/Ida Road, Walsall	£19,055.10	£0.00	£19,055.10			Decision Pending
R/O Heston and Granby, Stafford Road, Wednesbury	£136,815.61	£0.00	£136,815.61			Decision Pending
Redundant Petrol Station, Corner of Moreton Avenue and Beacon Road, Great Barr	£11,053.98	£0.00	£11,053.98			Decision Pending
Roapp Hall Ltd, Dorsett Road Terrace, Wednesbury, Walsall	£0.00	£0.00	£0.00			Refused. 06/1015/FL/W5
Robin Hood Service Station, The Crescent, Willenhall	£16,580.97	£0.00	£16,580.97			Decision Pending
Saracens Head P.H., Bloxwich Road South, Willenhall, Walsall	£41,921.22	£0.00	£41,921.22			Decision Pending
Site at Corner of Edison Road & Arkwright Road	£20,960.61	£0.00	£20,960.61			Decision Pending
Hatherton Liberal Club North Street Walsall	£19,897.16	£0.00	£19,897.16			Decision Pending 06/1483/FL/E11
Land at corner of Bloxwich Road, Blakenall Lane, Bloxwich	£22,771.20	£0.00	£22,771.20			Decision Pending 06/1575/OL/E12
Midland Properties, Reeves Street, Bloxwich	£11,275.06	£0.00	£11,275.06			Decision Pending 06/1615/FL/E9
Shannons Mill, George Street, Walsall	£22,550.12	£0.00	£22,550.12			Decision Pending 06/1448/FL/W2
Swan & Cues PH, Harden Road/Coalpool Lane, Walsall.	£ 49,963.99	£ 0.00	£ 49,963.99			Decision Pending 06/1345/OL/E11

Site Address	Full Contribution Requested £	Primary Sector	Secondary Sector	Contribution Amount Received		Comments & Trigger For Payment Information.
				£	Date	
Waterfront - Land to the South of Wolverhampton Street,	£53,059.11	£0.00	£53,059.11			Decision Pending 06/1450/OL/W1
Tenacres, Station Road, Rushall	£0.00	£0.00	£0.00			Refused
Sub Total	£1,378,157.92	£119,499.42	£1,258,658.50	£0.00		
Payment Due as at 30/10/06	£0.00	N/A	N/A	£0.00		Decisions still pending, therefore no contributions due.
Grand Total	£3,608,034.43	£2,78,548.48	£3,329,485.95	£645,736.13		
All payments due as at 30/10/06	£830,157.28	N/A	N/A	£645,736.13		Outstanding contributions currently being chased including 'late payment interest charges'.