

GRAVEN HILL BICESTER - STAGE 1 S.106

GHVDC UPDATE 29/04/25 UPDATED BASED ON 745 DWELLINGS + 64 FULL APPLICATION													
		EXISTING S.106				UNINDEXED	PAID/UNINDEXED	PAID/INVOICED	OUTSTANDING/ UNINDEXED	OUTSTANDING/ INDEXED	OUTSTANDING/ INDEXED	OUTSTANDING/ INDEXED	Updated Requirement for Stage 1 (based on 745 units)
								SUM PAID TO DATE		TO PAY FY 24/25	TO PAY FY 25/26	TO PAY FUTURE YRS	
	Contribution	Actual Contribution (existing S106)	Direct Delivery Cost	Price Base (existing S106)	Sum within Phase 1 FVA at 4Q21	GHVDC Understanding of S.106 un-indexed Total	GHVDC current status un-indexed paid	GHVDC current status indexed paid	GHVDC Update 29/04/25 un-indexed Outstanding	GHVDC Update 29/04/25proposed to pay FY 24/25	GHVDC Update 29/04/25 proposed to pay FY 25/26	GHVDC Update 29/04/25 proposed to pay FUTURE YEARS	
15.00	Schedule 15 Primary School												
15.01	Primary School Delivery	£0	£11,983,319	N/A	£0	£11,983,319	£11,983,319	£11,983,319	£0	£0	£0	£0	No Costs for school delivery were included within Ph 1 FVA modelled by HLD GHVDC provided justification on 29/11/22 setting out why costs should be apportioned between Stage 1 & Stage 2 745/1900 = 39.21% x £12,245,461 = £4,801,510. We understand the County Councils position is that the Stage 1 development of 745 units does not generate the requirement for a 2 FE school (more probably a 1FE), however OCC state full costs attributable to Stage 1. School <b>COMPLETED</b> 07/09/23.
15.02	Councils On Costs	£195,000		3Q 12 PUBSEC	£243,480	£195,000	£195,000	£243,480	£0	£0	£0	£0	PAID
16.00	Schedule 16 occ Non-Transport												
16.01	Primary Education Direct Delivery Contribution	£1,583,000		3Q 12 PUBSEC	£0	£801,545	£801,545	£919,490	£0	£0	£0	£0	The CDC response 11/05/23 stated this contribution can be reduced to £801,545 at TPI = 333 No Costs for school delivery were included within Stage 1 FVA modelled by HLD Indexed to 2Q23 (10/21 Index base) 382-333 =(49/333) x £801,545 = £919,490 Stage 1 Payment 2Q23 £801,545 (indexed £919,490). Invoiced by OCC 23/06/23 index 382. <b>PAID 31/07/23.</b> 64 Full Application 22/00882F likely to trigger top up contribution £801,545/1900 x 64 = £26,999. Assume trigger Implementation.
16.02	Primary Education Completion Contribution	£1,457,000		3Q 12 PUBSEC	£0	£0	£0	£0	£0	£0	£0	£0	The OCC consultation response 18/03/22 stated this contribution to be no longer necessary. Re-confirmed in CDC response 18/10/22
16.03	Temporary Classroom/ School Transport Header	£400,000		4Q 11 PUBSEC	£601,109								Payments have been made as follows. Payment 1 £51,564 April 17, Payment 2 £182,727 November 19. (indexed) The final payment of £240,000 (unindexed remains). However the CDC consultation response 11/05/23 reduced this contribution to <b>£156,842</b> (4Q11 index date). GHVDC have already made payment of £160,000 (using 4Q11 index base). Remaing Sum -(£3,158) Payment 2Q23 -(£3,158). Paid 31/07/23. Total Payment Stage 1 £156,842 unindexed. Credit given OCC letter 23/06/23. Credited 31/07/23. 64 Full Application 22/00882F likely to trigger top up contribution.
16.04	Temporary Classroom/ School Transport Payment 1					£40,000	£40,000	£51,564	£0	£0	£0	£0	Position as 16.03 above Payment 1 <b>PAID</b>
16.05	Temporary Classroom/ School Transport Payment 2					£120,000	£120,000	£182,727	£0	£0	£0	£0	Position as 16.03 above Payment 2 <b>PAID</b>
16.06	Temporary Classroom/ School Transport Payment 3					-£3,158	-£3,158	-£3,158	£0	£0	£0	£0	Position as 16.03 above Payment 3 <b>REFUNDED</b> 64 Full Application 22/00882F likely to trigger top up contribution.
16.07	Early Years	£127,895		4Q 11 PUBSEC	£207,565	£0	£0	£0	£0	£0	£0	£0	The OCC consultation response 18/03/22 stated this contribution to be no longer necessary. Re-confirmed in CDC response 18/10/22

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18.01	Relief Road (Employment Access Road)		£4,867,115	N/A	£3,036,430	£5,977,607	£5,977,607	£5,977,607	£0	£0	£0	£0	GVHDC refer to this as the Employment Access Road. This has been <b>COMPLETED</b> and section 38 agreement is close to being finalised.
	Schedule 18 Off Site Highway Works												
18.02	Rodney House Roundabout S278 Payment		£3,200,000	N/A	£3,200,000	£3,200,000	£3,200,000	£3,200,000	£0	£0	£0	£0	COMPLETED
	Schedule 19 OCC Transport Contributions												
19.01	Pioneer Rounabout S278 Payment	£1,960,000		April 13 (BAXTER)		£0	£0	£0	£0	£0	£0	£0	Obligation no longer required (confirmed by OCC's letter dated 11 May 23).
19.02	Public Transport Contribution Header	£2,210,000		2Q 13 RPIX	£679,694								Public Transport - £2,210,000 un-indexed. Recalculated for 745 dwellings is £866,553 Payments have been made as follows £215,428 November 19. Unindexed sum £184,167 Remaining Sum £682,386 2Q13 RPIX Residual Stage 1 £682,386. Propose 3 payments £227,462 1st at June 23 then 12 months and 24 months. 1st of 3 payments (Payment 2) 2Q23 £227,462 (indexed £332,416). Invoiced OCC 23/06/23. Index 363.6. Paid 31/07/23 Total Stage 1 payments £866,553 64 Full Application 22/00882F likely to trigger top up contribution. £2,210,000/1900 x 64 = £74,442 (un-indexed). Assume trigger Implementation.
19.03	Public Transport Contribution Payment 1	£2,210,000		2Q 13 RPIX		£184,167	£184,167	£215,428	£0	£0	£0	£0	Position as 19.02 above. Payment 1 PAID
19.04	Public Transport Contribution Payment 2					£227,462	£227,462	£332,416	£0	£0	£0	£0	Position as 19.02 above. Payment 2 PAID
19.05	Public Transport Contribution Payment 3					£227,462	£227,462	£348,136	£0	£0	£0	£0	Position as 19.02 above. Payment 3 ~ Made July 24. Index May 2024 ~ 381.1 PAID
19.06	Public Transport Contribution Payment 4					£227,462	£0	£0	£227,462	£0	£355,455	£0	Position as 19.02 above. Payment 4 ~ Proposed July 25 latest available index from 03/25 ~ 388.8 64 Full Application 22/00882F likely to trigger top up contribution. £2,210,000/1900 x 64 = £74,442 (un-indexed). Assume trigger Implementation.
19.07	Highways Works Package 1	£990,000		April 13 (BAXTER)		£388,184	£388,184	£534,568	£0	£0	£0	£0	P1. Middlestone Roundabout. Transport P. 1 - £990,000 un-indexed @ 510 Occupations. CDC response 18/10/22 seeks reduced contributon £419,447(805/1900) x £990,000. Recalculated for 745 dwellings is £388,184 02/23 Baxter Indexed = £534,568 Total Stage 1 Payment 2Q23 £388,184 (indexed £534,568). Invoiced OCC 23/06/23. PAID 31/07/23

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19.08	Highway Works Package 2	£100,000		April 13 (BAXTER)		£39,211	£39,211	£53,997	£0	£0	£0	£0	P2. A41 Dualing. Transport P.2 - £100,000 un-indexed @ 510 Occupations. CDC response 18/10/22 seeks reduced contributon £42,368 (805/1900) x £100,000. Recalculated for 745 dwellings is £39,210 02/23 Baxter indexed = £45,858 Total Stage 1 Payment 2Q23 £39,211 (indexed £53,997). Invoiced OCC 23/06/23. <b>PAID 31/07/23.</b>
19.09	Highway Works Package 3	£358,000		April 13 (BAXTER)	£387,964	£358,000	£358,000	£387,964	£0	£0	£0	£0	P3. pedestrian connection. Transport P.3 - £358,000 un-indexed. 1st Occupation. £387,964 <b>PAID September 18</b>
19.10	Junction 9 Contribution Header	£600,000		April 13 (BAXTER)		£600,000	£600,000	£826,260	£0	£0	£0	£0	CDC response 18/10/22 requires this payment in full. See covering e-mail 29/11/22 setting out justification costs should be apportioned between Stage 1 & Stage 2 (745/1900) x £600,000 = £235,263. Indexed to 4Q 21 £275,154 OCC letter 23/06/23 requested payment in full £600,000 (indexed £826,260). CDC response 05/07/23 requested to make payment in 2 tranches. £300,000 July 23 and the balance November 23. OCC response 11/07/23 again requires single payment. £600,000 (indexed £826,260) Invoiced OCC 23/06/23. <b>PAID 31/07/23</b>
	OCC Monitoring Fees												
	Monitoring Fees	£33,360			£33,360	£33,360	£33,360	£33,360	£0	£0	£0	£0	<b>PAID</b>
	TOTAL OCC	£19,567,807	£20,050,434		£12,790,028	£27,535,713	£27,216,800	£29,429,192	£318,913	£0	£520,690	£0	
	Schedule 3 Affordable Housing												
3.01	30% of the total number of dwellings to be affordable housing from the Development												143 affordable units already delivered as part of Stage 1 in accordance with reserved matters approvals
	Schedule 5 Community Centre												
5.01	Community Centre	£1,075,000		Q3 2014 (BCIS TPI)	£1,468,191	£1,075,000	£1,075,000	£1,668,969	£0	£0	£0	£0	It is now agreed in principle that a combined facility including a combined community centre, changing pavilion and associated sports pitches will be delivered by the CDC. CDC and GHVDC to co-operate to agree a planning application for the combined facility and the layout for the sports pitches and submit a joint application target July 25. To enter into a conditional contract upon grant of planning permission and ground works. GHVDC to undertake ground works in first appropriate season following planning permission with transfer of land at completion of these works. CDC to begin to construct/layout the pitches in 1st appropriate season following transfer, combined facility within 3 months of receipt of the transfer GHVDC formally submitted a request 25/03/25 to the LPA to withdraw the election for GHVDC to provide the facility and a letter of intent in respect of the above with suggested content for a Deed of Variation to the s.106 agreement. Payments as below i.Community Centre Contribution - £1,075,000.00 index linked to be paid NLT 31 March 2025 (this assumes that an invoice is provided before 14th February 2025); ii.Changing Pavilion and MUGA “Contribution” £500,000 index linked to be paid NLT 31 May 2025; iii.Sports Pitches “Contribution” - £863,538 index linked to be paid NLT 30 August 2026 and GHVDC shall not exceed 700 Occupations before the Sports Pitches “Contribution” has been paid. iv.Sport Pitches maintenance “contribution” - £509,272 (plus £30,843.27 of additional commuted sum to cover maintenance within first two years) shall be paid in 3 unequal instalments within 20 working days of the date notified by CDC to GHVDC as being the date the Sports Pitches are first brought into use – such dates are likely to be:- 1.30 April 2029 - £270,057.64; 2.30 April 2030 - £135,028.82; and 3.30 April 2031 - £135,028.82.
5.02	Community Hall Maintenance	£48,729		Q3 2014 (BCIS TPI)	£66,037	£48,729	£0	£0	£48,729	£0	£0	£76,032	The remaining sum of £66,037.51 is the community cente maintenance sum indexed at date viability produced. Unindexed £48,729. Index 3Q 14 = 257 Payment Date to be Agreed. Suggested 31 May 2025 to co-incide with Changing pavillion contribution.

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5.03	Community Hall Worker	£38,919		Q3 2014 (BCIS TPI)	£43,922	£38,919	£38,919	£57,848	£0	£0	£0	£0	The community hall worker contribution of £43,922.49 was <b>PAID</b> in February 20. Un-indexed sum £38,919.
4.00	Schedule 4 Changing Pavillion, Sports Pitches												
4.01	Sports Pitch Delivery 2 x senior, 2 x junior, 1 x 3g (using capital costs from SPD Feb 2018)		£863,538	CPI = 0.5%		£863,538	£0	£0	£863,538	£0	£0	£1,168,266	See note at 5.01 Community Centre As agreed by CDC P.Seckington letter 22 May 24 using SPD 2018 Capital Costs for Sports Pitches are as follows Senior £77,648 x 2 = £155,296 Junior £62,671 x 2 = £125,342 3G Pitch = £582,900 Total £863,538 Index to be confirmed CPI = 0.5% (June 16 ?) Index = 100.6 iii.Sports Pitches “Contribution” - £863,538 index linked to be paid NLT 30 August 2026 and GHVDC shall not exceed 700 Occupations before the Sports Pitches “Contribution” has been paid. Latest CPI indices used.
4.02	Sports Pitch Workers & Maintenance	£508,912		Q3 2014 (BCIS TPI)		£508,912	£0	£0	£508,912	£0	£0	£725,326	As note 4.01 above S.106 Sch 4 identifies commuted sums for maintenance as follows senior £107,295; junior £81,441; 3g £131,440 (2 x 107,295) (2 x 81,441) (1 x 131,440) Total £508,912 BCIS TPI 3Q14 = 257 iv.Sport Pitches maintenance “contribution” - £508,912(plus £30,843.27 of additional commuted sum to cover maintenance within first two years) shall be paid in 3 unequal instalments within 20 working days of the date notified by CDC to GHVDC as being the date the Sports Pitches are first brought into use – such dates are likely to be: - 1. 30 April 2029 - £269,877.63; 2.30 April 2030 - £134,938.82; and 3.30 April 2031 - £134,938.82.  Committed Sum correction
4.03	Sports Pavilion & MUGA	£500,000		Q3 2014 (BCIS TPI)		£500,000	£0	£0	£500,000	£0	£0	£320,170	As note 4.01 above The S.106 commuted sum is £500,000 BCIS TPI 3Q14 ii.Changing Pavilion and MUGA “Contribution” £500,000 index linked to be paid NLT 31 May 2025;
4.04	NEAP adjacent Community Ctr (using capital costs from SPD Feb 2018)	£500,000		CPI = 0.5%		£240,327	£0	£0	£240,327	£0	£0	£325,134	GHVDC e-mail to CDC Wellbeing Team 04/04/25. The Council have requested land for NEAP be included in Community Ctr & Sports facilities land transfer. GHVDC will increase this based on the following The S.106 commuted sum is £240,326.82. Index CPI 0.5% (Note this is the same index for capital costs for the sports pitches)Index to be confirmed CPI = 0.5% (June 16 ?) Index = 100.6 NEAP capital cost “Contribution” £240,326.82 (un-indexed) index linked to be paid NLT 30 August 2026 and GHVDC shall not exceed 700 Occupations before the NEAP “Contribution” has been paid.
7.00	Schedule 7 Amenity Space												
7.01	Amenity Space Maintenance (Capped at £6,723,063) Header	£6,723,063		Q3 2014 (BCIS TPI)	£1,494,014								Within the viability we had assumed 9 transfers with equal payments of £747,007. Stage 1 ~ 2 X 747,007 = 1,494,014 On the proviso capped sum with stage 2 is £5,229,049. Index Base 257 3Q 2014 BCIS all in TPI Total Stage 1 £1,494,014 unindexed

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7.02	Amenity Space Maintenance Entrance Green Payment 1			Q3 2014 (BCIS TPI)		£80,027	£0	£0	£80,027	£0	£124,867	£0	Entrance Green £93,925. Assumed transfer 2Q25
7.03	Amenity Space Maintenance Village Green Payment 2			Q3 2014 (BCIS TPI)		£121,452	£0	£0	£121,452	£0	£189,503	£0	Village Green £121,452. Assumed transfer 2Q25
7.04	Amenity Space Maintenance Swale Park Payment 3			Q3 2014 (BCIS TPI)		£209,886	£0	£0	£209,886	£0	£327,487	£0	Swale Park £209,886. Assumed Transfer 2Q25
7.05	Amenity Space Maintenance Gateway Park East Payment 4			Q3 2014 (BCIS TPI)		£168,529	£0	£0	£168,529	£0	£264,269	£0	Gateway Park East £168,914. Assumed transfer 3Q25
7.06	Amenity Space Maintenance (Capped at £6,723,063) Payment 2			Q3 2014 (BCIS TPI)		£899,837	£0	£0	£899,837	£0	£0	£1,502,063	Balance £899,837 future year. Un- indexed. Note this sum to be re-calculated based on actual area of amenity space to be transferred under Stage 1
7.07	Mature Trees Maintenance	£555,930		Q3 2014 (BCIS TPI)		£50,034	£0	£0	£50,034	£0	£0	£83,520	The current contribution of £555,930 is for 200 mature trees across the entire development. Having reveiwed the LTA 1 tree survey report there are only 18 mature trees within Stage 1. and having reviewed the LTA 2 tree survey there are only 31 mature trees within Stage 2. 555,930 /200 = 2,779.65 18 x 2,779.65 = 50,034 Stage 1 31 x 2,779.65 = 86,169.15 Stage 2 BCIS TPI 3Q14 = 257 Total Stage 1 Payment £50,134 unindexed a Payment plan will need to be agreed based on number of mature tres within amenity spaces to be transferred
9.00	Schedule 9 Woodland												
9.01	Woodland Maintenance	£2,593,393		Q2 2018 (BCIS TPI)		£0	£0	£0	£0	£0	£0	£0	The contribution is £2,593,393 Q2 18. GHVDC have sought advice from Woodland management Co & Forestry commission which identifies significant lower management costs. Method proposed for ongoing ownership and maintenance of the woodland to be discussed as Part of Stage 2
	Schedule 6 Allotments												
6.01	Allotment delivery (Using capital cost from SPD 2018 Feb)		£511,426	1Q 2017 (BCIS TPI) ?		£0	£0	£0	£0	£0	£0	£0	The provision of allotments is to dealt as part of the viability for Stage 2. Required at 1000 occupations Index to be confirmed CPI = 0.5% (June 16 ?) Index = 100.6 Capital cost from SPD 2018 = £511,426. Do not understand how your sum of £620,814 has been calculated
6.02	Allotment Maintenance	£706,988		Q3 2014 (BCIS TPI)		£0	£0	£0	£0	£0	£0	£0	The provision & timing of allotment delivery is to dealt as part of the viability for Stage 2. Required at 1000 occupations S.106 Sch 6 identifies Commuted sum of £706,800. Knight letter 23/07/24 & Waterman e-mail 25/07/24
	Schedule 8 Play Areas												
8.01	Play Area Maintenance	£953,328		Q3 2014 (BCIS TPI)		£382,858	£0	£0	£382,858	£0	£483,840	£0	Stage 1 - 3 x LAP & 1 x LEAP (close to transfer) Stage 1 - 1 further LAP & 1 further LEAP (already constructed) Total Stage 1 £382,858 (unindexed). Assumed Transfer 2Q 25 Stage 2 - 2 x LEAP & 1 x NEAP (no further LAPs) 1 further LEAP moved below LAP ( 4 x 30,620) = 122,480 LEAP (4 x 130,189) = 520,756 NEAP ( 1 x 310,092) = 310,092 Total Stage 2 £570,470 Total Stage 1 Payment £382,858 unindexed. Assumed Transfer 2Q25

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13.01	Thames Valley Police	£141,804		Q3 2014 (BAXTER)	£192,687	£47,028	£47,028	£70,085	£0	£0	£0	£0	The provision of Thames Valley Police 3 equal payments @ 450, 900, 1450 occupations cost of £141,084 (un-indexed) 1st Payment £47,028 (un-indexed) proposed. Invoiced £47,028 (indexed £70,084.53) CDC 13/06/23 at BCIS 383. PAID by GHVDC 31/07/23.
	Schedule 12 Cemetery Contribution												
12.01	Cemetries	£27,830		Q3 2014 (BAXTER)	£38,010	£9,277	£9,277	£13,825	£0	£0	£0	£0	Payment 1 within Stage 1 £9,277 (un-indexed) at 4Q21 £12,670. Payments 2 & 3 within Ph 2 £9277 + £9276. Invoiced CDC £9,277 (indexed £13,825.26) 13/06/23 at BCIS 383. PAID by GHVDC 31/07/23.
	CDC Monitoring Fees												
	Monitoring Fees	£15,750			£15,750	£15,750	£15,750	£15,750	£0	£0	£0	£0	
	TOTAL CDC	£15,461,205	£1,374,964		£3,662,564	£5,920,027	£1,275,539	£1,955,580	£4,644,488	£282,289	£1,389,967	£4,732,161	
	TOTAL OCC & CDC	£35,029,012	£21,425,398		£16,452,592	£33,455,740	£28,492,339	£31,384,772	£4,963,401	£282,289	£1,910,657	£4,732,161	
								£31,384,772			£31,667,061	£33,577,718	£38,309,878
								CUMULATIVE CONTRIBUTION			CUMULATIVE CONTRIBUTION	CUMULATIVE CONTRIBUTION	
								£14,932,179			£15,214,468	£17,125,125	£21,857,286
								VARIANCE TO STAGE 1 FVA			CUM VARIANCE TO STAGE 1 FVA	CUM VARIANCE TO STAGE 1 FVA	CUM VARIANCE TO STAGE 1 FVA
								£42,127			£42,506	£45,071	£51,423
								COST/PROPERTY BASED ON 745			COST/PROPERTY BASED ON 745	COST/PROPERTY BASED ON 745	COST/PROPERTY BASED ON 745