

APPENDIX B - GRAVEN HILL BICESTER - STAGE 1 S.106

GHVDC UPDATE 16/05/25 UPDATED BASED ON 745 DWELLINGS STAGE 1a													
		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 COMPLETED 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. PAID 31/07/23 . 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 £156,842 (4Q11 index date). GHVDC have already made payment of £160,000 (using 4Q11 index base). Remaining 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 shown on separate schedule.
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 PAID
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 PAID
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 REFUNDED 64 Full Application 22/00882F shown on separate schedule.
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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16.08	Special Educational Needs (SEN)	£233,552		4Q 11 PUBSEC	£355,428	£91,451	£0	£0	£91,451	£0	£165,235	£0	Recalculated based on 745 dwellings using OCC matrix. Sum is £91,451 indexed August 24 index available (08/24 Index base) 320-176 =(144/176) x £91,451 = £166,275 Total Payment Stage 1 £91,451 (unindexed) at 625 Occupations. Assumed Payment FY 25/26 (July 25) 64 Full Application 22/00882F shown on separate schedule. Assume trigger would be implementation.	
16.09	Secondary Education Contribution Header	£6,107,781		4Q 11 PUBSEC	£3,543,208								Payments have been made as follows. Payment 1 £784,294 April 17 (un-indexed £610,778), Payment 2 £2,758,912 October 21 (un-indexed £1,832,334) Total £2,443,112. We have recalculated based on 745 dwellings using OCC matrix. Sum is £2,443,862 at 4Q11. Remaining Sum £750 index 303 Payment 2Q23 £750 (indexed £1,291). Invoiced OCC 23/06/23 Index 303. Paid 31/07/23 Total Payment Stage 1 £2,443,862 un-indexed. 64 Full Application 22/00882F shown on separate schedule. Assume trigger would be implementation.	
16.10	Secondary Education Contribution Payment 1					£610,778	£610,778	£784,294	£0	£0	£0	£0	Position as 16.09 above Payment 1 PAID	
16.11	Secondary Education Contribution Payment 2					£1,832,334	£1,832,334	£2,758,912	£0	£0	£0	£0	Position as 16.09 above Payment 2 PAID	
16.12	Secondary Education Contribution Payment 3					£750	£750	£1,291	£0	£0	£0	£0	Position as 16.09 above Payment 3 PAID	
16.14	Social Infrastructure Payments Header	£986,569		4Q11 PUBSEC	£484,816								Payments have been made as follows. Payment 1 £484,816 November 19 (indexed sums). Using unindexed sums payment is £329,514. We have recalculated based on 745 dwellings using OCC matrix. Sum is £385,130 at 4Q11. Remaining Sum £55,615. indexed to 4Q21 (10/21 Index base) 261-176 =(85/176) x £141,515 = £209,860. Payment 2Q23 £55,615 (indexed £95,746). Invoiced OCC 23/06/23 index 303. Paid 31/07/23 Total Payments Stage 1 £385,129 unindexed 64 Full Application 22/00882F shown on separate schedule. Assume trigger would be implementation.	
16.15	Social Infrastructure Payments Payment 1			4Q11 PUBSEC		£329,514	£329,514	£484,816	£0	£0	£0	£0	Position as 16.14 above Payment 1 PAID	
16.16	Social Infrastructure Payments Payment 2					£55,615	£55,615	£95,746	£0	£0	£0	£0	Position as 16.14 above Payment 2 PAID	
16.17	Travel Plan Monitoring	£7,650		2Q 13 RPIX	£8,974	£7,650	£7,650	£8,974	£0	£0	£0	£0	Travel plan monitoring £7650 unindexed. PAID £8,974 June 19	
16.18	TRO	£8,000		N/A	£8,000	£8,000	£8,000	£8,000	£0	£0	£0	£0	TRO payments £8,000 un-indexed. PAID £8000 September 18.	
18.00	Schedule 18 Off Site Highway Works													
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 COMPLETED and section 38 agreement is close to being finalised.	

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	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 shown on separate schdule. 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	£361,655	£0	£0	£0	£0	Position as 19.02 above. Payment 4 ~ Paid 30 June 2025. 64 Full Application 22/00882F shown on separate schedule. 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
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. PAID 31/07/23.
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 PAID September 18

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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. Commuted 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 commutted 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 commutted 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 3Q 2014 BCIS all in TPI Amenity Space Areas Total Stage 1 £1,494,014 unindexed. We have carried out a detailed review of area of Amenity Space within Stage 1 and have derived the following updated commutted sums
7.02	Amenity Space Maintenance Entrance Green			Q3 2014 (BCIS TPI)		£80,027	£0	£0	£80,027	£0	£124,867	£0	
7.05	Amenity Space Maintenance Gateway Park East			Q3 2014 (BCIS TPI)		£168,529	£0	£0	£168,529	£0	£262,958	£0	

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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 (allready 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	
8.02	Play Area Maintenance NEAP adjacent Community Ctr	£310,092		Q3 2014 (BCIS TPI)		£310,092	£0	£0	£310,092	£0	£0	£517,624	NEAP (1 x 310,092) = 310,092 Associated with transfer of Community Ctr & Sports facilities £310,092 unindexed. Payment Date to be agreed associated with opening of facilities	
	Schedule 14 SUDS													
14.01	SUDS Maintenance Payment 1	£503,730		23 2013 (PAFI)	£147,285	£125,932	£0	£0	£125,932	£136,407	£0	£0	Sch 14 Suds. £503,729.9 (unindexed) comprising payments; 1 @ 0 occupations £125,932.33 1 @ 250 occupations £125,932.33 1 @ 450 occupations £125,932.33 1 @ 650 occupations £125,932.91 The SUDS schedule requires redrafting as the SUDS drainage will not be fully installed untill completion of Stage 2. Only 34% of the Open Space Areas of woodland, pitches, amenity & allotments exist in Stage 1. Therefore 2 payments which is 50% of contribution is reasonable within Stage 1.	
14.02	SUDS Maintenance Payment 2					£125,932	£0	£0	£125,932	£145,882	£0	£0	Sch 14 Suds. £503,729.9 (unindexed) comprising payments; 1 @ 0 occupations £125,932.33 1 @ 250 occupations £125,932.33 1 @ 450 occupations £125,932.33 1 @ 650 occupations £125,932.91 The SUDS schedule requires redrafting as the SUDS drainage will not be fully installed untill completion of Stage 2. Only 34% of the Open Space Areas of woodland, pitches, amenity & allotments exist in Stage 1. Therefore 2 payments which is 50% of contribution is reasonable within Stage 1.	
	Schedule 11 Refuse & Recycling													
11.01	Waste Bins & Recycling (£76.50 p/hse; £47.50 p/ft; £3,500 recycling) based on 1741 (366 ft; 1377 hse) Payment 1	£113,738		Q3 2014 (BCIS TPI)		£3,500	£3,500	£4,467	£0	£0	£0	£0	Recycling bank contribution of £4,466.93 paid June 21 (£3,500 unindexed)	
11.02	Waste Bins & Recycling (£76.50 p/hse; £47.50 p/ft; £3,500 recycling) based on 1741 (366 ft; 1377 hse) Payment 2			Q3 2014 (BCIS TPI)		£20,600	£20,600	£26,532	£0	£0	£0	£0	Recyling bin payments made to date £26,572.37. Houses 232 x £67.50 = £15,660 unindexed (£20,169.11 indexed) and appartments 104 x £47.50 = £4,940 unindexed (£6362.41 indexed) Total recycling bank £3,500 (un-indexed)	
11.03	Waste Bins & Recycling (£76.50 p/hse; £47.50 p/ft; £3,500 recycling) based on 1741 (366 ft; 1377 hse) Payment 3			Q3 2014 (BCIS TPI)		£17,465	£17,465	£26,571	£0	£0	£0	£0	Houses and Apartments catch up as CDC invoice 18 December 24 Total 232 houses x £67.50 = £15,660 (un-indexed) Total 38 appartments x £47.50 = £1,805 (un-indexed) Paid 31 December 2024.	
11.04	Waste Bins & Recycling (£76.50 p/hse; £47.50 p/ft; £3,500 recycling) based on 1741 (366 ft; 1377 hse) Payment 4			Q3 2014 (BCIS TPI)		£8,403	£0	£0	£8,403	£0	£0	£14,026	Houses and Apartments future years to 745 total Total 554 - 464 = 90 houses x £67.50 = £6,075 (un-indexed) Total 191 - 142 = 49 appartments x £47.50 = £2,327.50 (un-indexed) 64 Full Application 22/00882F will trigger top up contribution as follows Total 24 Apartment x £47.50 = £1,140 (un-indexed) Total 40 Houses x £67.50 = £2,700 (un-indexed)	
	Schedule 10 Public Art													

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10.01	Public Art	£144,000		Q3 2014 (BAXTER)	£196,668	£48,000	£48,000	£71,533	£0	£0	£0	£0	The provision of public art 3 equal payments @ 450, 900, 1450 occupations cost of £144,000 (un-indexed) 1st Payment £48,000 (unindexed) proposed within Stage 1 BCIS TPI 3Q14 = 257. Invoiced £48,000 (indexed £71,533.07) CDC 13/06/23 at BCIS 383. PAID by GHVDC 31/07/23.
	Schedule 13 Thames Valley Police												
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 Cemetry 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	£7,711,957	£1,275,539	£1,955,580	£6,436,418	£282,289	£2,399,656	£6,646,479	
	TOTAL OCC & CDC	£35,029,012	£21,425,398		£16,452,592	£35,247,670	£28,492,339	£31,746,427	£6,527,869	£282,289	£2,564,892	£6,646,479	
								£31,746,427			£32,028,716	£34,593,608	£41,240,087
								CUMULATIVE CONTRIBUTION			CUMULATIVE CONTRIBUTION	CUMULATIVE CONTRIBUTION	CUMULATIVE CONTRIBUTION
								£15,293,835			£15,576,124	£18,141,015	£24,787,494
								VARIANCE TO STAGE 1 FVA			CUM VARIANCE TO STAGE 1 FVA	CUM VARIANCE TO STAGE 1 FVA	CUM VARIANCE TO STAGE 1 FVA
								£42,613			£42,992	£46,434	£55,356
								COST/PROPERTY BASED ON 745			COST/PROPERTY BASED ON 745	COST/PROPERTY BASED ON 745	COST/PROPERTY BASED ON 745