

Section 106 - December 2015

Monies Received and not yet spent

Sub	(All)
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Sum of Amount																		
Development	Affordable Housing	Allotments	Community Facilities	Cultural Facilities /Works	Education	Employment Initiatives	Environmental Works	Health care	Highway Works	Open Spaces	Parks & Playsites	Recreation	Sports Facilities	Third Party Works	Travel Provisions	Grand Total	Comments	
00/02134/S106 - Plot 6, Cobalt Business Park, Silver Fox Way, Wallsend - Highbridge -							-27,000									-27,000	Sum being used for on going maintenance of Silverlink Biodiversity park	
02/01523/S106 - Land East of Benton Lane, Balliol Business Park Longbenton - -									-60,590							-60,590	To be used as part funding for A188 Pinch point scheme	
02/03264/S106 - Land Parcels West of First Avenue and North of Second Avenue Off Narvik Way Tyne Tunnel Trading Estate North Shields - UK Land Estates (Partnership) Ltd -															-7,500	-7,500	Held pending revised proposals for TTTE following completion of 2nd Tyne Tunnel & associated highway works	
03/02991/S106 - Land at Gosforth Park Way Gosforth Business Park - Beazer Homes Ltd -									-256,600							-256,600	Will be directed towards improvements to walking and cycling routes to complement highway improvement works currently underway	
04/00054/S106 - Group of Buildings at Whitley Road and York Road Whitley Bay - Redacre Developments Ltd -										-15,283						-15,283	Development has not taken place and sum to be returned to developer	
06/00247/S106 - Land and Buildings South of Burdon Main Row, North Shields - Cofton Ltd -									-30,000							-30,000	Awaiting start of development on Smiths Dock site to cover costs of required realignment of traffic priorities of Borough Rd & New Quay	
06/01520/S106 - Former Irvin Buildings, Union Quay, North Shields - Leftbank Developments (Hanover Square) Ltd -							-6,000									-6,000	Held as part of wider delivery of improvement works to Fish Quay banksides	
07/03648/S106 - Emperor Hadrian, Bristol Drive, Wallsend - Keepmoat Homes - 07/00780/FUL									-3,000			-9,308				-12,308	Spend pending consideration	
08/00818/S106 - St Lukes Church, Frank Street, Wallsend - Riverside North East -												-3,938				-3,938	Spend pending consideration	
09/01675/S106 - Land North East of Atmel Way, Wallsend - Highbridge Wallsend No. 2 Ltd -									-200,000							-200,000	Spend pending consideration and sum will be directed towards public transport infrastructure improvements in and around Cobalt which are currently being designed and costed	
09/01790/S106 - Unit 12 Wesley Way Benton Square Industrial Estate Benton - Harrison Properties Ltd -									-7,055							-7,055	Spend pending consideration	
10/00793/S106 - Former Battle Hill Library, Community Centre And Customer Service Centre And, 1-22 The Parade, Wallsend - Keepmoat Homes -			-2,700	-5,000												-24,812	Parks sum (£18,500) used to improve facilities at Tall Trees play area.	
10/02253/S106 - Land At Former Meadowell Primary School Wantage Avenue North Shields - Ben Bailey Homes -							-3,900		-5,000		-9,160					-18,060	Spend pending consideration Spending agreement has been received from highways and is currently pending determination.	
11/00170/S106 - John Lilley And Gillie Clive Street North Shields - AWC Property Ltd -				-12,876				-5,808								-18,684	Spend pending consideration	

Development	Affordable Housing	Allotments	Community Facilities	Cultural Facilities /Works	Education	Employment Initiatives	Environmental Works	Health care	Highway Works	Open Spaces	Parks & Playsites	Recreation	Sports Facilities	Third Party Works	Travel Provisions	Grand Total	Comments
11/00390/S106 - Site South Of Quorum 9 Quorum Business Park Benton Lane Longbenton - Quorum -									-10,000							-10,000	Spend pending consideration
11/00939/S106 - Land East of Great Lime Road, Wideopen - Bellway Homes -		-21,863		-5,000		-84,019		-166,438			-1,818		-63,992		-140,979	-484,109	Spend pending consideration from service areas. Spending appraisal recently recieved from the Clinical Commissioning Group and is currently being considered by officers.
11/01105/S106 - Former Meadway House Meadway Drive Forest Hall - Bellway Homes -											-24,444					-24,444	Spend pending consideration
11/01188/S106 - Land To The Rear Of Linskill Park Preston Avenue North Shields - Gentoo -								-6,776	-5,000							-11,776	Spend pending consideration Spending agreement has been received from highways and is currently pending determination.
11/01755/S106 - Land To The North Of Amberley Community Primary School East Bailey Killingworth (now Greenacres) - Persimmon -								-16,940			-3,821			-25,000		-45,761	Spend pending consideration
11/01756/S106 - Y M C A Grosvenor Drive Whitley Bay - McCarthy & Stone -	-219,916							-12,100								-232,016	Spending being considered in context of wider NT Homes proposals for delivery of affordable homes
11/01867/S106 & 11/0786/S106 - SPORTS GROUND KINGS ROAD SOUTH WALLSEND - NTC & BELLWAY HOMES-ISOS -							0		-105,000							-105,000	Highways scheme being designed, £20,000 of which for is for a public footpath
11/01942/S106 - 75 Linskill Terrace North Shields - Blue Developments -										-1,940						-1,940	Spend pending consideration
11/01967/S106 - Site of Unit 1, Howdon Green Industrial Estate, Norman Terrace - Bellway Homes -							-1,365	-6,776	-5,000							-13,141	Spend pending consideration Spending agreement has been agreed with highways and can be drawn down.
11/02303/S106 - Plot 4, Cobalt Business Park, Silv er Fox Way - Highbridge - 11/01957/FUL				-8,165		0			-125,000							-133,165	Spending being drawn down in accordance with agreed appraisal
12/00415/S106 - Cleveland Adult Training Centre - -											-12,507					-12,507	Spend pending consideration
12/00598/S106 - Land West Of , 44 Kings Vale, Wallsend - Bett Homes -									-5,600							-5,600	Spending agreement has been agreed with highways and can be drawn down.
12/01234/S106 - Glebe School Site - Charles Church Ltd -						-7,504		-6,776	-10,000		-9,506					-33,786	£7,504 has been agreed for an employment scheme to provide 2 apprenticeship opportunities to 16-18 year old residents of North Tyneside, placing them with local companies to complete an apprenticeship framework. The parks payment has just been agreed with planning to be used towards new play equipment and safer surfaces at Churchill Playing Fields Play Area. The Highways scheme is currently being considered and is proposed to be used towards a zebra crossing.

Development	Affordable Housing	Allotments	Community Facilities	Cultural Facilities /Works	Education	Employment Initiatives	Environmental Works	Health care	Highway Works	Open Spaces	Parks & Playsites	Recreation	Sports Facilities	Third Party Works	Travel Provisions	Grand Total	Comments
12/01392/S106 - Lynn Club Cragside Avenue And Land Adjacent To 24/26 Netherton Avenue North Shields - - 12/00699/FUL				-2,613							-4,353					-6,966	Spend recently received and pending consideration
12/01514/S106 - Land To The East Of, Unit A, Mallard Way - - 12/00565/FUL						-4,785			-24,700							-29,485	Spend recently received and pending consideration by service providers
12/01957/S106 - Stanton Grove Eden Place Cullercoats - Dere Street Housing -											-6,412					-6,412	Spend pending consideration
13/00572/S106 - Cinema Osprey Drive Wallsend - Nortrust Nominees -									-10,000							-10,000	Spend pending consideration
13/00851/S106 - Former Breeze And Pier 39 60 - 68 South Parade Whitley Bay - North Tyneside Council and Prosperity Properties Ltd -					-2,633						-4,763					-7,396	Spend pending consideration
13/01064/S106 - St Edmunds Building Station Road Backworth - Bett Homes -											-4,763					-4,763	Spend pending consideration
13/01431/S106 - Billy's Pit, Whitley Road, Benton - Muse Developments Limited -									-200,000							-200,000	Awaiting additional sums from other developments and will be spent in wider A191 corridor improvements.
13/01432/S106 - Stables And Land At Billys Pit, Whitley Road, Benton - Taylor Wimpey - 13/00965/FUL					-36,500											-36,500	Spend held to await further contributions form developer when later trigger point reached
13/01433/S106 - Land East of the Covers, Wallsend - Bellway - 13/00987/FUL		-2,700			-20,790		-11,310				-32,973		-198,705			-266,478	Spend recently received and pending consideration
13/01571/S106 & 14/00473/S106 - Former Norgas House Site, Northumbrian Way - Barratts - 13/00691/FUL					-100,000		-20,815	-10,000	-52,000		-15,000		-15,000			-212,815	Spend recently received and pending consideration by service providers
13/01614/S106 - The Limes Development, Palmersville - Taylor Wimpey -					-68,082			-31,918	-153,000							-253,000	Spend recently received and pending consideration
13/01901/S106 - Land at White House Farm, Station Road, Killingworth - Bellway Homes - 11/02337/FUL	-2,000,000	0		0	0		0	0	-90,935		0		0	-3,000		-2,093,935	Third party considering spend
14/00242/S106 - Hadrian Education Centre - Gladedale - 12/02047/FUL		-1,350					-6,674		-5,500		-64,281		0			-77,805	Spend recently received and pending consideration by service providers
14/01721/S106 - Former Parkside Special School, Wallsend - Bellway Homes - 14/00897/FUL		0			0	0	-200,000		0	0	0		0			-200,000	Spend recently received and pending consideration
14/01904/S106 - Former St Stephen's School, Longbenton - Diocese of Hexham - 14/01490/FUL											-5,000					-5,000	Spend recently received and pending consideration by service providers
<b>Grand Total</b>	<b>-2,219,916</b>	<b>-28,613</b>	<b>0</b>	<b>-33,654</b>	<b>-228,005</b>	<b>-96,308</b>	<b>-337,654</b>	<b>-263,532</b>	<b>-1,303,390</b>	<b>-17,223</b>	<b>-215,913</b>	<b>-13,246</b>	<b>-277,697</b>	<b>-28,000</b>	<b>-148,479</b>	<b>-5,211,630</b>	

Section 106  
Unvoiced and Pipeline  
Income

Sub	HS04
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Sum of Net	Column Labels																	
Development	Affordable Housing	Allotments	Community Facilities	Cultural Facilities/ Works	Education	Employment Initiatives	Environmental Works	Healthcare/Facilities	Highway Works	Open Spaces	Parks & Playsites	Recreation	Sports Facilities	Third Party Works	Travel Provisions	Grand Total	Comments	
03/01660/S106 - Land North of Haul Road and North of Benton Road, West Allotment - Bellway Homes & Others - 09/02089/FUL							20,000									20,000	balance of amount due on current s106	
03/03737/S106 - Land East of St Aidans Roman Catholic Church Rosehill Road Wallsend - Bellway Homes - 03/03585/FUL										232,000						232,000	balance of amount due on current s106	
04/04258/S106 - Land at Moor Edge Farm and North East of Station Road, Backworth - Bellway Homes - 13/00342/FUL							14,740									14,740	Due at end of development for maintenance of landscaping	
09/01794/S106 - Benton Store - Asda - 09/00726/FUL									25,000							25,000	Permission extended but low chance	
11/01490/S106 - Former Grange Interiors North Shields - - 11/00935/OUT								11,132	4,824							15,956	Permission has lapsed - to be removed from spreadsheet	
11/01866/S106 - Site Of Former Carville Hotel - Taylored Commercial Limited - 10/02789/FUL								9,680			9,260					18,940	Small development medium chance of receiving monies	
11/01867/S106 & 11/0786/S106 - SPORTS GROUND KINGS ROAD SOUTH WALLSEND - NTC & BELLWAY HOMES-ISOS -							9,425		0							9,425	Future payments for maintenance of the landscape buffer and off site fencing	
11/01968/S106 - Land South Of, Whitley Road, Benton - - 11/00761/OUT					29,200		24,684	24,000	9,945	65,586				10,585	164,000	Permission has lapsed - to be removed from spreadsheet		
11/02303/S106 - Plot 4, Cobalt Business Park, Silver Fox Way - Highbridge - 11/01957/FUL				0		45,750			0							45,750	Related to development of hotel and unlikely to be triggered	
11/02407/S106 & 12/01233/S106 - Land To The Rear Of East Farm North Ridge Whitley Bay - Taylor Wimpey UK Ltd - 12/00675/FUL	3,000,000				840,000											3,840,000	Construction commenced October 2013. 38 units were complete at last survey. It is estimated that the 1st 75 unit trigger would be reached in 2015/16 with delivery at 50 units pa thereafter but this may vary depending on factors such as market interest, workforce and material availability, coordinated working with utility providers and weather conditions.	
11/02420/S106 - Kendal Building, Waterville Road, North Shields - Pycrest Developments - 11/02074/OUT		2,700							39,635		9,160					51,495	Developer understood to be progressing scheme later this year	
12/00293/S106 - Land At Former Filling Station, Coast Road - - 11/02345/EXTN											2,730					2,730	Permission has lapsed - to be removed from spreadsheet	
12/01166/S106 - North Tynesie General Hospital - - 12/00765/OUT					47,000				262,500					39,280	348,780	Reserved matters application has been permitted and applications have been submitted to begin discharging conditions.		
12/01393/S106 - Land At Smiths Dock - - 11/02390/OUT												125,000				125,000	Site has outline permission & infrastructure in place. Permission granted for 1st phase and conditions are in the process of being discharged. Trigger for payment is commencement of development.	
12/01751/S106 - Front Street Seaton Burn - - 08/03094/OUT									45,000							45,000	Low likelihood of receipt	
13/00579/S106 - Stephenson House, Killingworth - Chan Casuals Ltd - 12/01851/OUT							4,680				10,992					15,672	Revised outline permission minded to approve so not likely this permission will be implemented	
13/00947/S106 - Land at East Wideopen Farm - - 13/00198/FUL		8,100					20,865				121,659					150,624	Trigger is 50th dwelling. No units completed at last survey. Trigger likely to be reached in 17/18.	
13/01282/S106 - Scaffold Hill - - 11/01600/FUL					2,427,750	241,200	10,000	217,800	200,000		512,000		8,850		460,000	4,077,600	A revised full application was permitted in November 2015. S106 is currently being revisited.	

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13/01432/S106 - Stables And Land At Billys Pit, Whitley Road, Benton - Taylor Wimpey - 13/00965/FUL					100,000											100,000	balance of amount due on current s106 (from total amount of £136,500). Triggers are 28th & 56th house completed. 22 complete at last survey
13/01433/S106 - Land East of the Covers, Wallsend - Bellway - 13/00987/FUL		0			0		10,000				0		0			10,000	Balance due to be paid after 5 years for future maintenance of the Buffer Zone.
13/01736/S106 & 15/00513/S106 - Shiremoor West - Hotspur Land Ltd - 14/01931/FUL			250,000		1,637,500		260,000	285,560							20,000	2,453,060	Most payments not triggered until 100-250th house. Site has outline permission. Detailed design approved and conditions are starting to be discharged. Works likely to involve 3 separate builders so earliest start on site expected 2015/16 but significant off site works so triggers not expected to be met until 17/18 and beyond. Agreement and amounts could be varied during this period so the total receipt is uncertain.
13/01737/S106 - Land North of Forest Gate, Palmersville - 13/01412/FUL					57,000						43,981		39,345			140,326	Work has commenced and 29 completed at the last survey. Trigger is occupation of 40th dwelling.
13/01901/S106 - Land at White House Farm, Station Road, Killingworth - Bellway Homes - 11/02337/FUL	3,520,000	241,000		83,441	211,607		270,034	201,960	297,628		201,180		382,542	0		5,409,392	Off site highway work has commenced on this site and 1st payment invoiced. House building expected to commence early 2016. At an average build rate of 50 dwellings pa it is estimated that sums would be received over the next 4 financial years. As above however, this is subject to variation.
13/02004/S106 - Land At Former Co Op Buildings, Earsdon Road - 13/01666/FUL											9,506					9,506	Small development low chance of receiving monies
13/02005/S106 - Site Of Former, 35 Esplanade - John Spencer Harvey - 13/01526/FUL		2,100					2,730				11,165					15,995	Development underway but no units completed at last survey
14/00242/S106 - Hadrian Education Centre - Gladedale - 12/02047/FUL		1,350					6,674		0		-32,643		96,923			72,304	Last survey indicated that 34 dwellings were completed. Invoice raised for first phase of payments.
14/01721/S106 - Former Parkside Special School, Wallsend - Bellway Homes - 14/00897/FUL		5,400			32,400	19,260	6,728		8,000	15,801	23,425		36,914			147,928	Development underway. Other payments due 30th market unit
14/01744/S106 - St Marks Church, Wallsend - Marine Buildings Ltd - 13/01655/FUL							1,170				2,748					3,918	Development not yet commenced
14/01904/S106 - Former St Stephen's School, Longbenton - Diocese of Hexham - 14/01490/FUL											22,839					22,839	Only site preparation works have commenced and last survey indicated 11 units were under construction but none were completed
14/01941/S106 - Station Road East, Wallsend - Persimmon Homes - 12/02025/FUL		56,700			350,000		323,000	314,600	423,000	320,000	200,000		362,500			2,349,800	Delay to development start.
15/00100/S106 - Former REME Depot, Killingworth - Diocese of Hexham - 14/00730/FUL		8,100			683,360			61,468	120,000		58,166					931,094	Delay to development start. Currently in the process of discharging conditions.
15/00113/S106 - Land South of 81 Killingworth Avenue - Duke of Northumberland 72 Settlement - 14/01687/OUT					800,000		56,550		207,000		196,000		285,015	360,000		1,904,565	Development not yet commenced.
15/00430/S106 - Land at Former Grange Interior Building, North Shields - P North Group, P Lemon, J Graham, E Steven - 12/01185/OUT	153,000							14,250	5,000							172,250	Development not yet commenced
15/00496/S106 - Travelodge Hotel, Wallsend - Crown Estates - 14/01698/FUL				30,000		11,520										41,520	Development not yet commenced. In the process of discharging conditions.
15/01088/S106 - Former St Bartholomews Church Of England Primary School, Front Street, Benton - 15/00406FUL							3,724				19,768						In the process of starting to discharge conditions.
Grand Total	6,673,000	325,450	250,000	113,441	7,215,817	317,730	1,020,320	1,141,134	1,661,587	577,746	1,487,522	125,000	1,212,089	0	889,865	22,987,209	

Street Works Number	Location	Developer and sales name	Total Inspection Income	Estimated Street lighting inspection charges £	Inspection income net of street lighting costs	(%) Works Complete	Balance available at 1/4/2015	2015/16 Spend	Balance held at 31/12/2015
28	West Allotment	Prospect Hill, Stage 1, Bellways	£11,936		£11,936	90%	£1,194		£1,194
29	West Allotment	Prospect Hill, Stage 2, Bellways	£33,809		£33,809	75%	£8,452		£8,452
30	West Allotment	Prospect Hill, Stage 3, Bellways	£15,410		£15,410	90%	£1,541		£1,541
37	Willington Quay	Hadrian Village, Bellways	£36,014		£36,014	90%	£3,601		£3,601
42	Willington Quay	Hadrian Village, Phase 2 Persimmons	£6,025		£6,025	90%	£602		£602
44	Earsdon View	Moor Edge, Bellways	£41,169	£1,200	£39,969	90%	£5,197		£5,197
52	Earsdon View	Moor Edge, Millers	£5,742	£700	£5,042	90%	£1,204		£1,204
57	Wallsend	Ex Brimms Depot, Bellways	£15,236	£1,100	£14,136	90%	£2,514		£2,514
58	Killingworth	Citadel East, Dunelm's	£10,470	£550	£9,920	90%	£1,542	-£544	£998
59	Willington Quay	Hadrian Village, Phase 4 Persimmons	£1,500	£700	£800	90%	£780		£780
61	Wallsend	Bristol Drive, Battle Hill, Phase 2, Keepmoat	£3,185	£700	£2,485	90%	£949		£949
64	Smiths Dock, North Shields	Places for People	£54,000		£54,000	90%	£5,400		£5,400
66	North Shields	Wantage Ave, Bett's	£5,610	£700	£4,910	90%	£1,191		£1,191
69	Wallsend	Bristol Drive, Battle Hill, Phase 3, Keepmoat	£10,044	£700	£9,344	90%	£1,634		£1,634
72	Wallsend	The Covers, Kings Road South, Bellways	£23,493		£23,493	75%	£5,873		£5,873
74	North Shields	Preston Ave, Gentoo	£6,909	£700	£6,209	90%	£1,321	-£350	£971
75	Wallsend	Kingsvale, Phase 2, Betts	£5,376		£5,376	90%	£538		£538
76	Wideopen	Phase 1, Bellways	£41,526		£41,526	85%	£6,229		£6,229
77	Wallsend	The Covers, Phase 3, Wallsend	£15,471		£15,471	55%	£6,962		£6,962
78	Palmersville	Great Lime Road, Wimpeys	£12,553	£700	£11,853	85%	£2,478		£2,478
79	Annitsford	The Wyndings, Gentoo	£8,373	£700	£7,673	90%	£1,467	-£350	£1,117
81	Shiremoor	Station Road, Shiremoor, Betts	£3,257		£3,257	90%	£326		£326
82	Killingworth	Norgas House, Killingworth, Barratts	£29,749	£1,500	£28,249	50%	£15,625		£15,625
83	Earsdon View	Moor Edge Phase 2 Bellways	£16,854		£16,854	80%	£3,371		£3,371
85	Palmersville	Forestgate, Phase 2	£18,275		£18,275	40%	£10,965		£10,965
							Balance of previous years schemes b/fwd		£38,779
			£431,984	£9,950	£422,034		£129,735	-£1,244	£128,491

## 2015/16 Income

87	Longbenton	Former St Stephen's School, Keepmoat	£9,282		£9,282				£9,282
84	Benton	Former Billy Pit, Mott McDonalds	£21,165		£21,165				£21,165
88	Benton	Former Billy Pit, Taylor Wimpey	£28,620		£28,620				£28,620
89	Wallsend	Former Parkside School, Bellways	£21,960		£21,960				£21,960
90	BETT HOMES (NORTH EAST) LTD	Addington Drive Wallsend inspection fee	£28,635		£28,635				£28,635
			£109,662	£0	£109,662				£109,662

2015/16 Spend	1073873 NT DESIGN GUIDE DEVELOPMENT UP TO DECEMBER 2015	-£3,984
	Capita invoices for additional Inspector	-£37,267
		-£41,251
TOTAL		£196,901

**Section 278 Works Inspection Fees**

Section 278 Number	Location	Developer	Inspection Fee Income	(%) Works Complete at 31/3/15	Balance held at 1/4/2015	2015/16 Transactions	Balance held at 31/12/2015
1	Willington Quay, Howdon Lane	Bellways	£24,270	90%	2,427		2,427
7	Middle Engine Lane, Wallsend	Northumbria Police	£1,500	90%	150		150
10	Sandy Lane, Gosforth	Bellways	£35,463	90%	3,546	-2,035	1,511
12	Rosehill Road, Howdon	Gleeson Developments Ltd	£1,500	90%	150		150
14	Earsdon View, Earsdon	Taylor Wimpey	£16,086	95%	804		804
15	Cleveland Road, North Shields	Bett Homes	£1,500	75%	375		375
16	Elton Street, Wallsend	New River Retail Limited	£1,500	90%	150		150
17	Dudley Lane, Dudley	ISOS	£1,500	90%	150		150
19	P.F.I Care Homes, Various	Miller Construction	£20,000	35%	13,000		13,000
<b>Pre 2015/16</b>					<b>20,753</b>	<b>-2,035</b>	<b>18,718</b>

**2015/16**

18	White House Farm, Wideopen (construction of new roundabout on A189)	Bellways	£114,658				114,658
20	Elton Street, Wallsend phase 1	NEW RIVER RETAIL (GP3)LTD	£6,742				6,742
21	Red Lion Public House Roundabout	Taylor Wimpey	£29,364				29,364
							<b>150,764</b>

**Monies held for Newcastle Traffic Signals**

Signalisation of ASDA/A191 Whitley Road/Chollerton Drive junction and 2no signalised crossings located on Holystone Bypass	Northumberland Estates	£10,610	Payable in full to Newcastle Traffic Signals - held on their behalf	<b>10,610</b>
White House Farm, Wideopen	Bellways	£115,500	Payable in full to Newcastle Traffic Signals - held on their behalf	<b>115,500</b>
				<b>126,110</b>
<b>Balance in books</b>				<b>295,591</b>