

## Update Report on Affordable Housing Commuted Sums: as at 31 March 2017

**Table 1: Summary Table of Incoming Commuted sums as at 31 March 2017**

Total amount of commuted sums <i>agreed</i> via planning determinations as at 31.03.17(updated to include any due/received indexation and/or revised S106 agreements) £	Total amount of commuted sum payments <i>due</i> as at 31.03.17 £	Total amount of commuted sum <i>receipts</i> as at 31.03.17 £	Total amount of <i>outstanding</i> due commuted sum payments as at 31.03.17 £	Total of agreed commuted sum payments <i>not yet due</i> , as at 31.03.17 £
£3,850,477  (Sum of tables 3, 4, 5 & 7)	£ 3,217,677  (Sum of tables 3, 4 & 7)	£ 3,217,677  (Sum of tables 3 & 7)	£ 0  (Sum of table 4)	£632,800  (Sum of table 5) <small>N.B. The above commuted sum payments have been approved but may either still be subject to completion of a S.106 agreement and/or the agreed trigger dates have not been reached.</small>

**Table 2: Summary of outgoing commuted sum spend as of 31 March 2017**

Total amount of commuted sum receipts as at 31.03.17  (Sum of tables 3 & 7) £	Total amount of commuted sum spend as at 31.03.17  (Sum of table 7) £	Balance of unspent commuted sum receipts as at 31.03.17  (Sum of table 3) £	Minimum outputs required from unspent commuted sums:  (Table 3)
£ 3,217,677	£ 3,027,677	£ 190,000	2 units

**Table 3: Commuted Sums received but not yet spent, as at 31.3.17**

PPG3 site	Developer	Amount of commuted sum due:	In lieu of no/type of affordable units:	No. of units to be provided off site (as per s106):	Sum received	Date received	Deadline for spend	Total amount spent to date (and latest spend date)	Schemes/projects invested in: (see notes below for more details)	Remainder left to spend and deadline for spend	Commitments made/proposals for remainder of receipt and projected spend date(s):
22 Knighton Park Road P/A 20140765	McCarthy & Stone Retirement Lifestyles Limited	£ 190,000	2R	Unspec	£ 190,000	23.9.15	22.9.20 (5 years)	£ 0			
<b>TOTALS</b>		<b>£190,000</b>			<b>£190,000</b>					<b>£190,000</b>	

**Table 4: Commuted sum payments due but not yet received: as at 31 March 2017**

s.106 commuted sums due but not yet received:	In lieu of no/type of Afford. Units:	Commuted sum per unit:	PPG3 site	Developer:	s.106 trigger dates for Receipt of monies:	Deadline for spend (from date of receipt):	Invoice date:	Current status/comments:
<b>TOTAL</b>								
<b>£ 0</b>								

**Table 5: Commuted sum payments agreed but not yet due: as at 31 March 2017**

s.106 commuted sums agreed but not yet due:	In lieu of no/type of Afford. Units:	Commuted sum per unit:	PPG3 site	Applicant/ Developer:	s.106 trigger dates for Receipt of monies:	Deadline for spend (from date of receipt):	Current status/comments:
£316,400	4 units	£79,100	Belgrave Gate/Abbey Park Rd (Leicester College site) P/A 20050618	Leicester College/British Waterways	i. 50% commencement of development ii. 50% at completion of 50% residential dwellings	7.5 years	No indication of start on site: as at 31/03/17 (i.e. as per planning database - no pre commencement conditions have been discharged as yet) Note: Application remains valid as works to provide a new college were commenced (and completed) (as per Alan Beckett, Planning: 16 April 2014).
£ 316,400	4 units	£ 79,100	384 Gypsy Lane P/A 20111700	B and A Organisation Ltd	Still awaiting details from Planning ( ) as at 31/03/17.	Still awaiting details from Planning ( ) as at 31/03/17.	No indication of start on site: as at 31/03/17 (i.e. as per planning database - no pre commencement conditions have been discharged as yet) P/A 20111700: approved 20/03/2015 (extension of P/A 20081348)
<b>TOTAL</b>							
<b>£ 632,800</b>							

**Table 6: FOR INFORMATION: Contributions deleted since previous table (i.e. since 30 September 2016):**

s.106 commuted sums agreed:	In lieu of no/type of Aff Units:	Commuted sum per unit:	PPG3 site	Applicant/ Developer:	Reason:
£158,600	2 unit	£79,300	Abbey Park Road – Boston House	Permain Ltd	As per planning ( ) 18/11/2016), the developer of the Boston House site/The Shoe Factory, is currently in receivership and the receivers submitted an application to remove the affordable housing and public realm planning obligations on the grounds of financial viability. Following advice from Legal Services ( ), removal of the above planning requirements was approved on 3 November 2016.
£ 158,200	2 units	£ 79,100	4 Wheat Street P/A 20071552	( )	Planning application has now expired (as per e-mail from ( ) 20/04/2017)

				Leicester	
£ 150,000	2 units	£ 75,000	1 St Georges Way P/A 20070164	Magnet Property Investments Limited	Planning have advised that this application has been superceded by p/a 20150598 which has no affordable requirement/commuted sum due (as per e-mail from Dilly Natvarlal: 07/04/2017)

**Table 7: Commuted Sums received and spent as at 31 March 2017**

PPG3 site	Developer	Amount of commuted sum due:	In lieu of no/type of affordable units:	No. of units to be provided off site (as per s106):	Sum received	Date received	Deadline for spend	Total amount spent to date (and latest spend date)	Schemes/projects invested in: (see notes below for more details)	Remainder left to spend and deadline for spend	Commitments made/proposals for remainder of receipt and projected spend date(s):
Elmsthorpe Rise	Bellways	£160,000	9R	Unspec	£160,000	8.11.99	Nov 2004	£160,000 (spend completed by 6.07.04)	i) Re-hab Programme scheme completions (£156,224) ii) St Matthews redevt (£3,776)	-	N/A
Marconi/ Blackbird Road	JS Bloor	£100,000	4 R	Unspec	£100,000	02/03	07/08	£100,000 (spend completed by 10.11.03)	i) St Matthews Redevt (£724) ii) Re-hab Programme Scheme (£44,762) iii) Severn St Supported Housing Scheme (£54,514, paid towards £123,000 leaving £68,486 still to pay)	-	N/A
North Hamilton	Trustees (site owner)	£772,000 + £169,344 <i>indexation</i>	50R	Min of 50 units	£941,344	20.10.04	20.10.09	£941,344 (spend completed by 8.12.05)	i) Severn St Supported Housing Scheme (£56,481-(£18,827 x 3) paid towards £68,486 leaving £12,005 still to pay) ii) 19 Glen Street (£18,827 paid towards £46,556 leaving £27,729 still to pay) iii) 46 HomeCome units (46 x £18,827) (please refer to Appendix B for the addresses of the 46 HomeCome units)	-	N/A
Glenfrith Hospital site	David Wilson	£675,000	40-50 R	Min of 40 units	£675,000	17.12.04	17.12.07	£675,000 (spend completed by 14.12.05)	i) 40 HomeCome units (40 x £16,875) (please refer to Appendix C for the addresses of the 40 HomeCome units)	-	N/A
Rowlatts Hill	Wimpey Hill	£125,000	5 R		£125,000	16.07.01	15.07.06	£125,000 (spend completed by 11.10.04)	i) Severn St Supported Housing Scheme (Remainder £12,005 paid) ii) 19 Glen Street (Remainder £27,729 paid) iii) 13 Neston Rd (HomeCome unit - £62,142)	-	N/A

PPG3 site	Developer	Amount of commuted sum due:	In lieu of no/type of affordable units:	No. of units to be provided off site (as per s106):	Sum received	Date received	Deadline for spend	Total amount spent to date (and latest spend date)	Schemes/projects invested in: (see notes below for more details)	Remainder left to spend and deadline for spend	Commitments made/proposals for remainder of receipt and projected spend date(s):
									iv) 16 Hollins Rd (HomeCome unit- £23,124 paid towards total cost of unit of £60,396 leaving remainder of £37,272 to pay)		
Quakesick Valley	Persimmon	£216,000	9R	9 units to be provided elsewhere within Quakesick	£216,000	6.09.02	Sept 2007	£216,000 (spend completed by 12.03.07)	Quakesick Valley	-	N/A
Marconi/ Blackbird Road	JS Bloor	£116,000 + £7,600 <i>indexation</i>	5 R	Unspec	£123,600	27.07.05	26.07.10	£123,600 (spend completed by 25.08.05)	i) 90 Bluegates Rd (HomeCome unit - £24,005) ii) 130 Ambleside Drive (HomeCome unit - £44,946) iii) 72 Mossgate (HomeCome unit- £23,382) iv) 190 Bluegates Rd (HomeCome unit - £24,885) v) 6 Amos Road (HomeCome unit - £7,782 paid towards cost of unit of £25,347 leaving remainder of £17,565 to pay).	-	N/A
York Rd/ Lower Brown St	Kingswater Group	£31,250 + £2,350 <i>indexation</i>	1 R	Unspec	£33,600	29.07.05	28.07.10	£33,600 (spend completed by 01.09.05)	i) 6 Amos Road (HomeCome unit - £17,505) ii) 36 Highgate (HomeCome unit - £16,035 paid towards the cost of unit of £25,020 leaving remainder of £8,985)	-	N/A
Blackbird Rd/ Bradgate St	Barratts	£238,000 + £35,945 <i>indexation</i>	10 R	Unspec	£273,945	25.10.05	25.10.10	£273,945 (spend completed by 20.12.05)	i) 23 Ledbury Green (HomeCome unit - £43,940) ii) 160 Ambleside Drive (HomeCome unit - £42,872) iii) 76 Barnwell Avenue (HomeCome unit - £48,736) iv) 1 Neston Road (HomeCome unit - £24,223) v) 9 Linacres (HomeCome unit - £36,402)	-	N/A

PPG3 site	Developer	Amount of commuted sum due:	In lieu of no/type of affordable units:	No. of units to be provided off site (as per s106):	Sum received	Date received	Deadline for spend	Total amount spent to date (and latest spend date)	Schemes/projects invested in: (see notes below for more details)	Remainder left to spend and deadline for spend	Commitments made/proposals for remainder of receipt and projected spend date(s):
									vi) 161 Overpark Road (HomeCome unit - £28,595 vii) 132 Ambleside Drive (HomeCome unit - £45,470 viii) 158 Bluegates Road (HomeCome unit - £3,707 paid towards cost of £71,117 leaving remainder of £67,410 to pay).		
Shires West	Hammersons	£75,000 of £150,000	1 R		£75,000	24.02.06	23.08.13	£75,000 (spend completed by 29.03.06)	i) 77 Mossgate (HomeCome unit - £70,120) ii) 8 Howden Road (HomeCome unit - £4,880 paid towards the cost of £85,640, leaving remainder of £83,044 to pay).	-	N/A
Shires West	Hammersons	£75,000 (final payment)	1 R		£75,000	7.10.08	7.5.15	£20,000 (paid 3/8/09)  £ 55,000 (paid 16/07/10)	i) Plot 6C, Towers Hospital Site Grosvenor Gate, Gipsy Lane (NBHB to rent: part funding)  ii) 49 Brighthurst Road (HomeCome)	-	N/A
Towers Hospital Site (Taylor Woodrow)	George Wimpey (Variation to S.299)	£ 7,500	1 x through floor lift	1 x through floor lift	£ 7,500	20.3.09	No restriction	£7,500	Plot 129, Towers Hospital site – provision of through floor lift.	-	N/A
Midland/Morledge Street (Digital Media Centre) P/A 20071262	Blueprint/Igloo	£ 237,300 - £ 15,612 indexation	3R	Minimum 3R	£221,688	11.8.10	No restriction	£0,061  £221,627	Plot 129, Towers Hospital site – provision of through floor lift.  Laburnum Road, Phase LA Newbuild: 62 units (c. £ 3,575 per unit): spent March 2015.		
<b>TOTALS</b>		<b>£2,828,050</b>  + <b>£199,627 indexation</b> = <b>£3,027,677</b>			<b>£3,027,677</b>			<b>£ 3,027,677</b>		<b>£0</b>	

**Notes:**

The above commuted sums were invested to achieve additional 'off-site' affordable housing through the following schemes:

1) Rehab Programme Completions

A total contribution of £200,986 from the above commuted sum receipts were used towards securing the completion of 12 x 3b/5p rehab units by Riverside HA and Touchstone Ha. The sum was made in three payments: £124,980 on 19.09.03, £44,762 on 10.11.03 and £31,244 on 06.07.04. The addresses of the properties secured to date are in Appendix A.

2) St Matthews Redevelopment

A contribution of £4,500 was made from the above commuted sum receipts towards securing the completion of a 1 x 3b/5p wheelchair accessible new build unit by Foundation HA. The address of the property is 37 Arnold Street.

3) Severn Street- Supported Housing Scheme for Young people at risk

A contribution of £123,000 was made from the above commuted sum receipts as the required 'match-funding' to secure 'safer community' HC funding towards this 5 unit scheme. Payments were made on 10.11.03 (£79,950) and on 13.12.04 (£43,050).

4) 19 Glen Street Rehab (EHS, CPO)

A contribution of £46,556 from the above commuted sum receipts was used towards securing the completion of the rehab of this 3b/5p home by BNCHA. The payment was made on 12.04.05

5) HomeCome

A contribution of £2,057,453 towards the total of 49 homes. The addresses of the properties secured to date are in Appendices B and C

7) Quakesick

The full £216,000 received as a commuted sum payment from Quakesick site 1 has been allocated towards the provision of 9 affordable homes elsewhere within Quakesick, additional to those secured via planning and has been paid to Riverside HA and EMHA to secure the 9 affordable homes. The addresses of the 9 properties secured to date are in appendix D.

(Appendices A, B, C and D are held within the Housing Development Team's shared drive).