



**Section 106 of the Town & Country
Planning Act
DEMAND NOTICE**

Foreman Homes Ltd
Unit 1 Station Industrial Park
Duncan Road
Park Gate
Southampton
SO31 1BX

Our Ref: PO0001566-000654
Direct Line: (023) 9244 6545
Ask For: Louise Weaver
Generic Email for Obligations: cil@havant.gov.uk
14 August 2017

Dear Sir/Madam

**Description of Chargeable
Development**

Erection of 11No. 3 bedroom houses, 2No. 2
bedroom houses and 5No. 2 bedroom flats
(approved 20.2.17). Request to Discharge
Condition Nos 3, 4, 5, 8, 9, 10, 11, 13, 14, 18, 19,
21 and 22 (recd 27.3.17)

**Address
Planning Permission**

Land South of, Ranelagh Road, Havant
APP/16/00379

- | | | |
|---|---|---|
| 1 | Date issued | 14 August 2017 |
| 2 | Authority | Havant Borough Council |
| 3 | Name and address of recipient | Foreman Homes Ltd
Unit 1 Station Industrial Park
Duncan Road
Park Gate
Southampton
SO31 1BX |
| 4 | S106 Trigger | See individual covenants below. |
| 5 | Details of chargeable development to which this demand notice relates | |
| | (a) Planning Permission/Notice of Chargeable Development reference | APP/16/00379 |
| | (b) Site address(es) | Land South of, Ranelagh Road, Havant |
| | (c) Description of development | Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats (approved 20.2.17). Request to Discharge Condition Nos 3, 4, 5, 8, 9, 10, 11, 13, 14, 18, 19, 21 and 22 (recd 27.3.17) |
| 6 | Reason for issuing demand notice | Revised Demand Notice |
| 7 | The amount payable that this demand notice | £123,750.31 |

relates to

The amount payable by the recipient of this notice £123,750.31

8 The date that this amount is due

14 August 2017

The covenants to which this demand relates to from the S106 Agreement agreement dated 26 October 2016

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
Clause 1.1	The Owner covenants to pay to the Council the Affordable Housing Contribution prior to Commencement of Development. Trigger: Prior to Commencement	£94,043.30	270.60/265.50 (RPI)	£95,849.78
Clause 1.3	The Owner covenants to pay to the Council on behalf of Hampshire County Council the Education Contribution prior to the Commencement of Development Trigger: Prior to Commencement	£18,588.00	270.60/265.50 (RPI)	£18,945.06
Clause 1.2	The Owner covenants to pay to the Council the Solent Recreation Mitigation Project Contribution prior to Commencement of Development Index Linked in accordance with the figures supplied to the Council by the Solent Recreation Mitigation Partnership Trigger: Prior to Commencement	£3,168.00	.01/.01 (No Index)	£3,168.00
Clause 1.4	The Owner covenants to pay the Monitoring and Administration fee to the Council prior to Commencement of Development Trigger: Prior to Commencement	£5,000.00	.01/.01 (No Index)	£5,000.00
Interest				£787.47
Total Demand				£123,750.31

This is a revised demand notice. Interest of £787.47 has been applied. The new index applied is 0.01. The previous covenant values were:

<u>Clause</u>	<u>Covenant</u>	<u>Subtotal</u>	<u>Index</u>	<u>Total</u>
Clause 1.1	The Owner covenants to pay to the Council the Affordable Housing Contribution prior to Commencement of Development.	£94,043.30	270.60/265.50 (RPI)	£95,849.78
Clause 1.3	The Owner covenants to pay to the Council on behalf of Hampshire County Council the Education Contribution prior to the Commencement of Development	£18,588.00	270.60/265.50 (RPI)	£18,945.06
Clause 1.2	The Owner covenants to pay to the Council the Solent Recreation Mitigation Project Contribution prior to Commencement of Development Index Linked in accordance with the figures supplied to the Council by the Solent Recreation Mitigation Partnership	£3,168.00	.01/.01 (No Index)	£3,168.00
Clause 1.4	The Owner covenants to pay the Monitoring and Administration fee to the Council prior to Commencement of Development	£5,000.00	.01/.01 (No Index)	£5,000.00

£122,962.84 has been paid to date, meaning £787.47 is still outstanding.

How we calculated this

We calculated this figure using the formula below:

Each S106 Covenant sum x (Initial Indexation rate on the date of the Legal Agreement being signed)
divided by (Indexation rate at the time of this demand notice)

The date of the agreement was 26 October 2016.

Method and receipt of payment

Payment is accepted by:

Cheque payable to Havant Borough Council posted to the above address **OR**

BACS to:

Account Name: Havant Borough Council
Sort Code 60-10-20
Account number 61767212

Important: Please quote reference PO0001566-000654 whichever method you choose to pay.

If you have a payment query or require a receipt, please email us.

Queries

If you feel that the amount demanded is incorrect, the indexation has been miscalculated or the Section 106 trigger of this/these covenant(s) has not been triggered then please contact the Community Infrastructure Officer on 023 92446545 or email us within ten working days of the issue of this notice.

<u>Name and address of all recipient(s) of this notice</u>
Foreman Homes Ltd Unit 1 Station Industrial Park Duncan Road Park Gate Southampton SO31 1BX

Yours faithfully

Planning Services

Our Ref: APP/16/00379

Please ask to speak to the Community Infrastructure Officer, Louise Weaver, if you get in contact with us.