

Annex A Developments with the Highest 40 Outstanding Financial Obligations

No	Applicant & Site Address	Planning Ref	Total Amounts Due	Amounts Rec'd so far	Balance remaining to be paid. (see right hand column for notes and further info).	Latest position on remaining balances, payment trigger points and whether any outstanding or overdue payments.
290	Hungate York Regeneration	02/03741/OUT 06/02384/REM M	£6,453,437	£3,801,500	£2,651,937	Staggered stages of contribution and all Phase 1 payments received. This includes £3.3m for archaeological programme which has been secured. No payments currently overdue.
289	Persimmon & Hogg Germany Beck Site	01/01315/OUT	£5,579,000	£0	£5,579,000	Development not commenced. No payments overdue.
251	J Rowntree Housing Trust	03/02709/OUT 12/02163/OUT M 12/01286/REM M	£1,164,330	0	£1,164,330	Education 1 st payment of £206 330 and Public Open Space 1 st payment of £79 500 are both due prior to the occupation of 60 units. Payment due and correspondence and discussions taking place between developer and Council about this.
244	York College Tadcaster Road	07/01075/FUL 07/00752/REM M 01/00777/OUT	£372,606	£186,303	£186,303	Balance due upon 75% and 95% of dwellings occupied Payments made up to date and no payments overdue when last checked March 2013.. Further payments required on 75% and 95% occupancy. Officers monitoring and will be

						contacting development again in Aug 2013.
204	S Harrison Developments Site to rear of Letter Delivery Office	02/03936/FUL	£371,939	£0	£371,939	Developer has gone into liquidation and full amount cannot therefore be provided. Officers have reached an agreement with the liquidator on a final settlement based on the sale of outstanding ground rents which the liquidator is selling on the open market to interested parties. Money made from this sale will come to the Council minus liquidator costs. S106 being amended to reflect this change in circumstance and officers will then monitor sale to ensure Council receive what can be raised through this sale which is hoped to be between £100 000 and £150 000.
252	Secondsite Property. Former gas works – 24 Heworth Green	03/04046/OUT	£324,956	£0	£324,956	Development not commenced. No payments due.
659	Tiger Developments Frog Hall Public House	11/02210/FUL M	£290,000	£0	£290,000	Development not commenced. No payments due.
715	Tarmac & Blackwell Ouse Acres	11/02943/REM M 07/00056/OUT M	£236,941	£0	£236,941	First trigger point payment of £52676 paid. Next trigger point on occupation of 29 th house. This trigger point not reached. No payments due. Officers continuing to monitor site..
147	S Harrison Developments Slessor Road/ Salmond Road	02/01722/FUL	£123,291	£103,291	£20,000	£20,000 only due if open space transferred to CYC to maintain and this has not currently taken place. Payment not due.

501	Advent Developments Shipton Infant School	07/01633/FUL M	£106,804	£0	£106,804	Development commenced but no payments due yet as no payment trigger points reached as no units are occupied. Officers continuing to monitor.
288	Minster Engineering Co Dennison Street	03/03698/FUL	£98,519	£0	£98,519	Payment due prior to occupation of dwellings Money now paid in full after officers chased overdue payments. No further payments owed.
100	Barratt / Tenneco UK Ltd Manor Lane	01/02205/OUT 02/02308/REM	£85,000 plus open space / education	£152,500		Money now paid. No payments overdue.
33	York University Electronics	99/01778/FUL	£83,200	£0	£83,200	This development was never implemented. No payments due.
605	Uniliving Ltd 6-8 Hull Road	11/00050/OUT M	£82,531	£41,265.50	£41,265.50	Balance due before 12 month anniversary of first payment (09/10/2013). No payments overdue.
675	Daniel Garth Homes The Green Service Station	12/01134/FUL	£76,418	£0	£76,418	Occupation of 1 st house May 2013. Payment due. MP written to developer 25/6 to ask for full payment. Payment received in full July 2013.
	Harrison Devts. Works (vacant), Carmelite Street	12/00327/FUL M	£69,954	£0	£69,954	Development ongoing. No payments due as payment trigger points not reached April 2013. Officers monitoring and further checks to be made July 2013..
	W Legard Bonding Warehouse	07/02519/FUL	£68,692	£0	£68,692	Development not commenced. No payments due.
160	Popeshead Alley Warehouse	02/02941/FUL	£66,308	£16,748.24	£49,559.76	Developer in liquidation. This was final payment from liquidator. No further payments can be made as nobody to enforce against.

534	R Pulleyn Clifton Garage	08/00816/FUL M	£66,280	£0	£66,280	Payment agreed upon occupation of penultimate frontage house. None of the frontage houses currently occupied (July 2013) but officers continuing to monitor.
138	Barratt Homes Woodlands Chase	98/02712/FUL	£58,500	£56,500	£2,000	This is a maintenance payment if CYC maintaining the space. CYC not currently maintaining space so no payments overdue.
	Christian Science Church. Kilburn Road	08/00113/FUL M	£55,574	£0	£55,574	Development was amended resulting in lower S106 payments required totalling only £6252. All payments made, no payments outstanding.
687	Turf Tavern, 277 Thanet Road	12/00087/FUL M	£54,173	£0	£54,173	No development commenced. No payments outstanding.
455	Royal Dragon, 16 Barbican Road	08/02081/FUL M 11/03261/FUL	£50,845	£0	£50,845	No development commenced. No payments outstanding.
	32 Lawrence Street	12/02609/FUL M	£48,566	£0	£48,566	On site preparing ground for commencement but no payments due as no payment trigger points reached. Officers monitoring site..
	Yearsley Bridge Adult Training Centre, Huntingdon Road	11/03269/FUL M	£47,165	£0	£47,165	April 13 - Development commenced but no payments overdue as no payment trigger points hit. Officers due to check site again Aug 2013.
26	Ploughmans Close, Copmanthorpe	99/00237/REM & 98/01891/OUT	£38,000	£35,000	£3,000	With legal re transfer of land for CYC to maintain. Remaining £3000 due upon completion of this transfer.
311	Plot 6b Monks Cross Drive, Huntington	06/02541/FUL M	£33,600	£6,600	£27,000	Unit A complete and payment for that Unit received. No further development expected over next couple of years. No payments overdue.

68	City Hosp White Cross Lodge	00/02491/FUL	£33,278	£0	£33,278	Payment now received in full.
169	20 Fetter Lane, York	04/00922/FUL	£33,166	£0	£33,166	Development commenced 20/05/2008 June 13 - Correspondence out seeking payment.
446	3 Driffield Terrace	08/00931/FUL	£32,204	£0	£32,204	Development commenced 01/10/2009 2008 June 13 - Correspondence out seeking payment.
	Laverack Joinery Unit 1 Birch Park, Huntington	08/00525/OUT M	£31,500	£0	£31,500	No detailed scheme ever submitted. Outline Permission expired. No payments due.
688	British Heart Foundation, 34 Piccadily	11/01437/FUL	£27,275	£0	£27,275	No development commenced. No payments due.
602	The Cygnet Inn, Price Street	11/02372/FUL 10/02755/FUL	£21,390. 83	£10,695. 42	£10,695.4 1	Remaining half due prior to occupation of third dwelling. Officers monitoring but 3rd dwelling not occupied April 13. Only just commenced work on it. Officers due to check site again Aug 2013.
	The French House Antiques, 74 Micklegate	10/01094/FUL	£21,318	£0	£21,318	Development commenced 01/08/2011 Correspondence sent to owner June 13 seeking payment. E-mail to MP 26/6 saying being dealt with and payment will be sent.
104	Persimmon, Leeman Rd	99/01927/FUL	£20,500	£0	£20,500	MP agreed in March 13 that only £5000 due as Leeman Road Relief Road not taken place so this payment not due. £5000 still required though. Despite repeated requests, not received. One final warning issued June 13.
69	Wimpey Homes Site Osbaldwick Link Road	00/00942/REM	£20,000	£0	£20,000	This is a payment towards open space maintenance. CYC not currently maintaining land so no payments overdue.
396	Land adjacent to	07/02384/REM	£19,500	£0	£19,500	Development commenced 21/08/2008 June 13 -

	Derwent County Junior and Infant School, Osbalwick Lane	M				This is a payment towards on site open space maintenance. Land transfer to CYC currently with legal. Payment to be made when transfer agreed.
652	Gladstone, Elvington Lane, Elvington	11/02619/FUL	£18,264	£0	£18,264	Development commenced 05/11/2012 June 13 – Property half built but not occupied. Payment not overdue yet. Officers monitoring site.
593	Groves Working Mens Club, Penleys Grove Street	10/01958/FUL	£16,668	£0	£16,668	Development not commenced. No payments due.
159	The Wilberforce Home, 187 Tadcaster Rd	04/03577/REM	£14,329	£0	£14,329	Payment due prior to occupation of 37th dwelling Payment overdue. Officers chased March/April 13. Payment now received in full.