

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	18 OCTOBER 2011
SUBJECT:	SECTION 106 OBLIGATIONS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	PHILIPPA GIBBON
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report outlines the contributions made by S106 obligations in the past 12 months and summarises agreements that are outstanding.
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the report.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? N/A
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	N/A
Considered by Monitoring Officer:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 Background

- 1.1 Section 106 obligations are legal contracts between the Local Planning Authority and the developer essential to allow the granting of planning permission in certain circumstances. These obligations are then secured as a land charge on any successive land owner of the application site, should the site be sold on and developed by a different applicant.
- 1.2 The details of the obligations are controlled by statute and must pass the following three tests if they are to be considered when determining an application for planning permission:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 1.3 Obligations often involve the payment of financial contributions, for example recreation contributions, compensation for loss and employment land and contributions towards ecological enhancements. Section 106 obligations may also include non-financial obligations such as provision of on-site artwork, affordable housing or the transfer of land.
- 1.4 This report outlines the contributions provided by Section 106 obligations in the past twelve months and identifies those Agreements where obligations are outstanding and those where triggers have not yet been reached.

2.0 Schemes Provided and Obligations Complied With

- 2.1 A list of schemes provided as a result of financial contributions is attached to this report at Appendix A, together with a list of contributions received and obligations complied with in the past 12 months. 14 separate financial contributions have been received, and the overall income and expenditure is broken down in the table below.

Expenditure type	Contributions received 1 st October 2010 to 30 th September 2011	Total amount spent 1 st October 2010 to 30 th September 2011
Recreation	£72,292.50	£195,514.78
Public art	£47,600.00	£36,654.50
Employment enabling works	£387,000.00	£0.00
Repair and maintenance of goit and maintenance of transferred land	£44,683.00	£0.00

Local Nature Reserves		£13,128.00
Canal corridor contribution	£22,500.00	£22,500.00
TOTAL	£574,075.50	£267,797.28

2.2 A large proportion of the contributions received are for recreation purposes, and have resulted in the provision of ball zones at Elton and Sedgley, a play area and ball zone at Goshen; and Radcliffe skate park.

2.3 S106 agreements have also secured the provision of public art at Burrs Country Park, consisting of a curved decorative bench with historical and current images as montages in the seats, and contributions have also been spent on 'canaries in the park' at Whitefield Park, and neon text at Bury Interchange. Work has also begun to develop a new art work in Openshaw Park by Mark Jalland, working with Pimhole community groups.

Burrs Country Park



Whitefield Park



2.4 In addition to provision made following the receipt of commuted sums, Section 106 agreements may also require developers to carry out works or make provision on site for affordable housing. To date a total of 124 affordable dwellings have been completed as a result of S106 agreements, 83 of which have been sold to people on the Affordable Housing Scheme, and 14 are on hold at Brandlesholme Road awaiting tenure change through a Deed of Variation.

2.5 In addition £502,091.25 in commuted sum payments has been received for affordable housing (as yet unspent). These contributions will be spent in accordance with Bury's Affordable Housing Strategy 2011-2016, which identifies a range of initiatives for expenditure, including refurbishment of empty properties and development of new affordable housing.

3.0 Outstanding Obligations

3.1 A list of all outstanding obligations is attached to this report at Appendix B. These are divided into those where triggers have been reached, identifying the actions that are being taken to recover overdue contributions and non-financial obligations; and those where triggers have not yet been reached, for example because development has not started or insufficient dwellings have been completed.

Outstanding S106 obligations where triggers have been reached

3.2 In summary, 16 developments have been identified as having outstanding obligations that are overdue. Of these, 12 require financial contributions,

totalling £383,766.18. These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£188,316.18
Public art	£96,000.00
Compensation for loss of employment land	£99,450.00
TOTAL	£383,766.18

- 3.3 In addition, the provision of on-site public art is outstanding on three schemes, one land transfer is due and reservoir works must be completed on one site. The outstanding contributions and on-site provisions are being pursued initially by contacting the parties involved, and if necessary debt recovery proceedings or court injunctions will be considered.

Section 106 Agreements not yet triggered

- 3.4 Appendix B also details development sites where Section 106 obligations have been negotiated as part of the planning approval process, but the triggers have not yet been reached, for example because development has not yet commenced or insufficient dwellings have been completed.

- 3.5 The total sum of financial contributions required under these Agreements is £1,263,784.07. It is important to note that these developments may not all proceed as planned and there is therefore no guarantee that these funds will ever be received. The terms of each Section 106 obligation will also specify how these funds can be spent. These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£416,110.58
Public Art	£147,846.21
Compensation for loss of employment land	£132,592.41
Transport	£305,200.00
Footpaths (including Kirklees Brook Link)	£60,000.00
Canal restoration contribution	£120,000.00
Ecology	£90,357.80
TOTAL	£1,263,784.07

- 3.6 In relation to non-financial contributions, these agreements require the following:
- 72 affordable dwellings;
 - On site public art on 3 sites;
 - Transfer of recreation land and construction of a parapet for the Kirklees Brook link at the Olives Paper Mill site;
 - Metrolink crossing at Townside, subject to obtaining necessary consents;
 - Habitat enhancement scheme at Church Buildings, Warth Road, Bury;
 - Riverside walkway at the East Lancashire Papermill site;
 - Formation of a wildlife link, transfer of land and construction of a cycle way at the former railway track off Ainsworth Road, Radcliffe;
 - Phased completion of employment development alongside housing development at Elton Cop Dyeworks, Walshaw Road, Bury and land at Dumers Lane and Morris Street, Radcliffe;
 - Restoration of a footpath and demolition of fire damaged vacant premises at Warwick Street, Prestwich.

- 3.7 We will continue to monitor these developments to ensure that we secure the payments / provisions as and when they are required by the Section 106 agreement.

4.0 Future changes

- 4.1 The Council is currently consulting on a revised Supplementary Planning Document 1 (SPD1): Open Space, Sport and Recreation Provision in New Housing Development. Once adopted this will require recreation contributions to be provided on developments of 1 or more dwelling, whereas the current threshold is developments of ten or more dwellings. The SPD also increases the contributions required, in line with the costs of provision. The consultation period for the revised draft SPD ends on 28 October, after which any comments will be considered and the SPD will be taken through the Council's Executive for Adoption.
- 4.2 The Government has also introduced the Community Infrastructure Levy, which is intended to replace S106 obligations for pooled infrastructure contributions. Following the adoption of a Community Infrastructure Levy, or after 1 April 2014 (whichever is the sooner), further restrictions will be in place on funding of infrastructure through Section 106 obligations. The Council is therefore taking steps to prepare a Community Infrastructure Levy in advance of 1 April 2014.

5.0 Conclusion

- 5.1 Section 106 obligations have led to significant investment and improvement across the Borough, and the role of Planning in securing financial contributions and non-financial achievements should be noted.
- 5.2 The Council is now taking a more proactive approach to ensuring Section 106 obligations are complied with. This will involve monitoring development sites with outstanding Section 106 obligations every six months, to identify whether triggers have been reached, and taking action where necessary to recover funds or require non-financial obligations to be met.

List of Background Papers:-

- Appendix A – Schemes provided via Section 106 commuted sums
Appendix B – Outstanding obligations

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APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent 1 October 2010 to 30 September 2011
Recreation	Elton ball zone	£20,578.84
Recreation	Sedgley ball zone	£44,463.80
Recreation	Goshen ball zone and play area	£93,945.34
Recreation	Radcliffe skate park	£36,526.80
Public art	'Canaries in the park', Whitefield Park	£19,000.00
Public art	Neon text at Bury Interchange	£10,841.00
Public art	Feature fence in Brandlesholme by Jack Wright	£1,000.00
Public art	Whitefield Golf Club – project management	£2,100.00
Public art	Pilot Mill, Alfred Street, Bury – project management	£3,600.00
Public art	Oakhurst Gardens, Prestwich	£113.50
Canal corridor contribution	Improvements to the canal at Radcliffe – British Waterways project in progress.	£22,500.00
Local nature reserves	Archaeological investigation at Tottington Mill (part funded by S106).	£3,128.00
Local nature reserves	Funding for LNR officer	£10,000.00
TOTAL		£267,797.28

OBLIGATIONS COMPLIED WITH 1 OCTOBER 2010 – 30 SEPTEMBER 2011

Application	Site	Description	Obligation complied with
36520, 41515	Radcliffe Paper Mill	Residential development – 281 dwellings	Transfer of SBI land
36632, 40345	Land off Gigg Lane, Bury	152 dwellings	£32,683.00 contribution for maintenance of land received and £12,000.00 payment for repair and maintenance of the goit. Transfer of some land is still outstanding.
37894	Former Manor Park Nursing Homes, Scholes Lane, Prestwich (now known as The Residences)	Erection of 9 flats, 10 houses and 12 garages and conversion and extension of existing property to provide 9 flats.	£11,470.00 recreation payment received. On site art is still outstanding.
38133	Tottington Methodist Church Hall, Wesley Street, Tottington	Conversion of church hall to 15 apartments	£4,682.70 recreation payment received.
40031	Land at Greengate Lane, Prestwich (now known as Ash Lea Court)	1 block of 12 apartments, 1 block of 4 townhouses, access and parking	£6,377.32 recreation payment received.
40095	Land off Roach Bank Road, Pilsworth, Bury	Erection of 2 storey office development consisting of 7 units	£10,000 public art payment received.

40802, 43441,43944	Former Bury General Hospital, Walmersley Road, Bury	67 dwelling houses and 72 apartments	£20,000 public art contribution received in lieu of on site provision.
41835	Vanguard Paper Mill Site, Ashworth Street, Bury	Demolition of existing mill and erection of 60 mixed residential dwellings	Public art provided off site – benches at Burrs Country Park.
43530	Former Powder Coatings, Heap Street, Radcliffe	Residential development – 8 semi-detached houses and 5 flats, garage court	£8,314.64 recreation payment received.
44465	Land at Bury Road and Park Street, Radcliffe	40 apartments in 5 no. blocks	£14,377.60 recreation payment received.
49672, 52590	Land bounded by Foundry Street, Lord Street and South Cross Street, Bury	Erection of 6179 sq.m. non-food retail units with car parking and servicing	£387,000 employment contribution and £17,600 public art payment received.
50811	Apex Works, Water Street, Radcliffe	Erection of three units in one block to form Tesco Express Supermarket (Class A1), Subway (Class A3) and a class A1 shop unit with associated car parking, servicing and landscaping	£22,500 canal corridor contribution received.
51239	Land off Bridge Hall Lane, Bury	Residential development – 24 dwellings.	£10,376.64 recreation payment received.
51623	Elton Vale Works, Elton Vale Road, Bury	Residential development – 16 dwellings.	£16,693.60 recreation payment received. Works to the brook and reservoir are in progress.

APPENDIX B – OUTSTANDING OBLIGATIONS

S106 agreements where triggers have been reached

Application	Site	Description	Outstanding Obligations	Action
36632, 40345	Land off Gigg Lane, Bury	152 dwellings	Transfer of land	The boundary of the land was incorrect on the original S106 agreement – a DoV is being prepared to update the boundary before the transfer takes place.
37894	Former Manor Park Nursing Homes, Scholes Lane, Prestwich (now known as The Residences)	Erection of 9 flats, 10 houses and 12 garages and conversion and extension of existing property to provide 9 flats.	On site public art.	Proposed legal action led to the payment of the outstanding recreation contribution, and the developer has promised to provide the art although nothing has been agreed or provided to date.
38312, 39060, 49447	Land east of Brandlesholme Road and west of Woodhill Road, Bury	38312: 2 dwellings 39060: 5 detached houses 49447: 3 detached houses	Transfer of land. Provision of recreational path / cycleway link.	Discussions are ongoing to ensure the obligations are met, and a DoV is being prepared.
38586, 40942	Former Bibby and Baron Premises, Dumers Lane, Bury	Residential and mixed use employment development	On site public art.	Non-compliance letter sent 4/10/10. DoV being prepared which will result in a financial contribution of £8750 in lieu of on site provision.
39543, 40419, 41039	Orchard Court, Manchester Road, Bury	Erection of 48 one and two bedroom apartments with associated car parking.	£15,766.72 recreation payment.	Previous letters have been ignored. Need to take further action.
40174	Former Garden Centre, Tottington Road, Bury (now known as Riverbank apartments)	17 apartments	£5,563.76 recreation payment.	Developer is in liquidation. Need to investigate current ownership of the properties.

Application	Site	Description	Outstanding Obligations	Action
40190	Former Sainsbury's Site, Fairfax Road, Prestwich	Demolition of existing buildings and new build mixed use development comprising of retail, food and drink and leisure on the ground floor	£1,779.60 recreation payment (underpayment - £51,608.40 has been received, but £53,388 was due)	Previous letters have been ignored. Need to consider whether it is expedient to take legal action.
40350	Rear of Brookshaw Street, Bury (now known as Clarence Close)	19 dwellings	£5,390.84 recreation payment.	Previous letters have been ignored. Need to consider legal action.
40947	Manchester Maccabi AFC, Bury Old Road, Prestwich	Erection of sports clubhouse, 2 no. floodlit external all weather pitches, associated car parking, servicing and landscaping, ball stop fencing to grass pitches	£10,000 public art payment.	Previous letters have been ignored. Need to consider legal action.
42687	Heaton Lodge, Bury Old Road, Prestwich	Five storey block of 11 apartments	£4,029.96 recreation payment.	Previous letters have been ignored. Need to consider legal action.
42757	Tagg Wood Works, Regent Street, Ramsbottom	Residential development - 91 dwellings	£40,000 public art payment. £58,291.83 recreation payment.	Legal investigation in progress.
43920	George Hotel, George Street, Prestwich (now known as Sedgley Gardens)	Retail development and 24 apartments	On site public art. £1,000 public art maintenance payment.	Negotiations with the developer are ongoing to ensure a scheme for the public art is brought forward. If it is not resolved within a reasonable timescale, legal action will be instigated.
44581, 50779	Woodhill Mill, Bury Boot and Shoe, Brandlesholme Road, Bury	Conversion of former industrial warehouse to 46 residential units and 8 workspaces	£35,000 public art payment. £18,940.96 recreation payment. Affordable housing on site - 14 dwellings.	Deed of Variation being prepared to change the tenure for the affordable properties to affordable rent for a period of 2 years and to allow payment of commuted sums 2 years from the date of 1 st occupation.

Application	Site	Description	Outstanding Obligations	Action
44967	Old Dunsters Farm, Hebburn Drive, Bury	Residential development - 22 no. apartments	£7,907.68 recreation payment due prior to occupation of the 11 th unit.	Site has changed ownership – letter sent to new owner 12/8/11, who is querying liability. Awaiting confirmation from Legal.
51623	Elton Vale Works, Elton Vale Road, Bury	Residential development - 16 no. dwellings	Work to reservoir and brook prior to 1 st occupation.	A letter has been sent to the developer reminding them of their obligation. The work is underway.
51143, 52332	Land at Former Allens Green, School Street, Radcliffe	Development of 28 residential dwellings (2, 2.5 and 3 storey)	£44,719.07 due for loss of recreation. £25,925.76 for new recreation, £99,450 for loss of employment land, £10,000 for public art within 10 days of occupation of the 14 th dwelling. On site affordable housing – 7 dwellings.	Non-compliance letter sent 19/8/11 – awaiting response.

S106 agreements not yet triggered

Application	Site	Description	Requirements	Current Status
41469 42905 43846 52395	Former Claremont Elderly Persons Home, Bury New Road, Prestwich	Erection of block of 48 apartments and 8 penthouses with associated basement car parking 42905: Addition of 2 roof mounted penthouses 43846: 36 apartments, 14 duplex apartments and 2 roof mounted penthouses 52395: Application to extend time limit	On site art to be provided to a value of £25,000, to be agreed prior to commencement. £23,718.24 due for recreation prior to first occupation	Not commenced.
41885	Land at the junction of Walmersley Road / Vernon Street, Bury	12 apartments	£3,915.12 due for recreation prior to 1 st occupation.	Footings have been laid but site has been mothballed.
43048	Fletcher Bank Quarry, Ramsbottom	Quarry extension; construction, demolition & excavation waste landfill operation; construction & demolition waste recycling facility; green waste composting facility	£10,000 due for vehicle activated signs within 14 days of commencement.	Not commenced.
45116, 51919	Prospect House, 229 Whalley Road, Shuttleworth	Conversion to 12 no. two bedroom flats & 2 no. 3 bedroom flats 51919: application for extension of time	£5,032.16 due upon 1 st occupation.	Not commenced.
45274	Former P J Power Site, Millett Street, Bury, BL9 0JA	Demolition of offices & services yard; erection of 21 apartments in four storey block & new office accommodation within three storey block	£7,548.24 recreation payment due upon 1st occupation.	Development commenced – none completed.
45598	Former East Lancs Papermill Site, Cock Clod Street, Radcliffe (Radcliffe Riverside)	Hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure.	£37,000 ecological payment, £20,000 environmental monitoring payment, £196,440 Metrolink payment, £10,000 Irwell Bridge payment due prior to commencement (excluding preparatory works). Transfer of riverside walkway prior to occupation of 30% of the dwellings, and payment of £10,000 maintenance sum. £120,000 canal restoration payment and £53,760 GMPTE car park improvement prior to occupation of 60% of the dwelling. All payments index linked.	Not commenced.

Application	Site	Description	Requirements	Current Status
46049	Walmersley Brewery, Walmersley Road, Bury	Part conversion / part demolition & new build to create 23 residential units	£14,384.62 recreation payment due upon 1 st occupation.	Development commenced – none completed.
46286, 48166	Elton Cop Dyeworks, Walshaw Road, Bury	Mixed use development (Class B1 – Business) and residential development of 79 no. dwellings	£25,000 for public art, £26,897.32 for recreation, £45,000 for transport facilities, all prior to 1 st occupation. Completion of employment development to be phased in with completion of the housing development. Provision of puffin crossing. On site affordable housing – 21 dwellings.	Site preparation has been carried out but nothing has been built.
47200	Townside Fields, Bury	Mixed use development	Layout and maintain footpaths and to use best endeavours to provide Metrolink crossing.	Development commenced. Some elements completed.
47911, 52882	Church Buildings, Warth Road, Bury	Outline application for residential development. 52882: application for extension of time.	Submit habitat enhancement / wildlife improvement scheme prior to commencement.	Outline permission only.
48659, 52849	St Anne's House, North Street, Radcliffe, M26 2RN	Demolition of existing building and construction of 36 no. apartment with 36 no. car parking spaces. 52849: Application to extend time limit.	£14,136.48 recreation payment and £19,500 art payment due upon 1st occupation. On site affordable housing – 9 dwellings.	Not commenced.
49310, 52012	Former railway track off Ainsworth Road, Radcliffe	Erection of 13 dwellings (Phase 1)	£12,089.05 recreation payment, £16,668.90 wildlife link maintenance payment, formation of wildlife link and transfer of land, construction of a cycleway.	Not commenced.
49570	Rainsough Brew, 49 Rainsough Brow, Prestwich	Demolition of public house and erection of block of 14 apartments.	£5,764.64 due for recreation upon first occupation.	Not commenced.
49636	Irwell Bridge Mill, Kenyon Street, Ramsbottom	Proposed selective and partial demolition, conversion, alteration and extension of existing mill buildings to provide B1 office accommodation, additional new access; 40 car parking spaces & provision of footbridge.	Public art contribution.	Not commenced.

Application	Site	Description	Requirements	Current Status
49667	Olives Paper Mill, Tottington Road, Bury	Development of 76 residential units including landscaping	£40,000 public art contribution, £140,000 recreation contribution, transfer of recreation land, £132,592.41 employment contribution due prior to occupation of 45 th dwelling. Transfer of land for provision of Kirklees Brook link and payment of £25,000 when the Council has obtained the right to access the land on the northern side of the brook. On site affordable housing – 18 units. £83,901.54 Kirklees trail contribution has been paid and land has been transferred.	Development commenced – 45 dwellings completed, but not all occupied yet.
49718, 53800	Park Hotel, Lowther Road, Prestwich	Three storey block of thirty apartments with car parking and associated works. 53800: application for extension of time.	£14,396.40 recreation payment due upon 1st occupation.	Not commenced.
50200	Land off Carlyle Street, Bury	10,229m ² Class B1 office development with associated car parking.	Art on site or art payment of £50,000 upon 1st occupation. Provision of riverside walkway.	Not commenced.
50058, 50948	Former Albert Inn, Ribble Drive, Whitefield, (Albert Place)	Erection of 6 retail units with 15 flats above; associated access, parking, servicing and landscaping	£6,176.40 recreation payment due upon the sale of the 3rd market unit. On site affordable housing – 7 dwellings.	Under construction.
50315, 52764	Former railway track, Ainsworth Road, Radcliffe	Erection of 10 no. dwellings (Phase 2)	£10,818.54 recreation payment, £16,688.90 wildlife link maintenance payment, public access along road in absence of adoption.	Not commenced.
50775	Former Thrush Hotel, Thrush Drive, Bury, BL9 6JD	14 no. dwellings with associated car parking and landscaping	£11,732.28 recreation payment due in 3 phases, upon 1st occupation of each block.	Not commenced.
50887	Land at Dumers Lane and Morris Street, Radcliffe	Outline – Mixed use development of up to 215 dwellings and 12,734 sq m of employment floorspace (use class B1 and B8) together with riverside park including associated land raising, new accesses, landscaping and flood mitigation measures.	Phased completion of employment development, restricting commencement of construction and occupation of the residential dwellings.	Outline permission only.
50986	Milltown Street, Radcliffe	Erection of 3 no. warehouse units including associated parking.	£10,000 art payment and £15,000 bridge improvement payment.	Not commenced.

Application	Site	Description	Requirements	Current Status
51144	Land at Former Allens Green, Sion Street, Radcliffe	Development of 22 residential dwellings (2, 2.5 and 3 storey)	£20,867 due for recreation within 10 days of occupation of the 11 th dwelling. On site affordable housing – 6 dwellings.	Not commenced.
51576	Land at Pilot Mill, Alfred Street, Bury	Residential development - 50 dwellings, access roads, car parking, fencing and associated landscaping	£46,003.80 recreation payment due upon occupation of the 15 th unit. On site affordable housing – 12 dwellings.	Development commenced – 11 dwellings completed.
51934	Dil Se Restaurant, 207 Bury and Bolton Road, Radcliffe	Demolition of restaurant and erection of 15 dwellings	£14,766.43 recreation payment.	Not commenced.
52134	Holy Trinity Vicarage, Spring Street, Bury	Residential development - Demolition of existing vicarage and erection of 11 no. three bedroom dwellings with associated access, parking and landscaping	£9,679.78 recreation payment.	Under construction.
52304	Greenbrook Mill, Greenbrook Street, Bury	26 houses and 4-storey block of 8 apartments	£28,343.16 recreation payment and £28,900 public art payment due upon 1 st occupation.	Under construction
52821	Land adjacent to 103 Walmersley Road, Bury	Erection of 11 no. flats in 3/4 storey block together with parking	£5,017.32 recreation payment due upon commencement.	Not commenced.
53629	York Street Mill, York Street, Bury	Conversion, extension and refurbishment existing mill building to create 24 apartment dwellings.	£10,946.88 recreation payment due prior to commencement. On site affordable housing - 6 dwellings.	Not commenced.
53562	12-22 Warwick Street, Prestwich	Demolition of existing building and erection of 4 no. 2-bed houses, 4 no. 3-bed houses and 4 no. 2-bed houses.	£8,322.93 recreation payment due upon 1 st occupation. Restoration of footpath. Demolition of fire damaged and vacant premises by 24/11/11 and site clearance by 28/12/11	Not commenced.