

Infrastructure Funding Statement

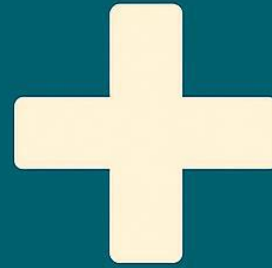
March 2026

Funding secured by HGGT partners in the 2024-25 year includes:



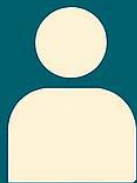
£78.5m

Transport &
Operation



£17.5m

Health Services



£13m

Educational & Young
People Services



£31m

Leisure
& Community

HGGT Joint Infrastructure Funding Statement

For the period 1 April 2024 to 31 March 2025

Introduction

The purpose of this document is to identify developer contributions secured and received in the 2024/25 financial year which relate to the delivery of infrastructure in the HGGT area.

This follows an agreement between the HGGT partners, in the HGGT Inter-Authority Agreement (IAA) that joint consideration and oversight will be given to the securing of funding and allocation of its use in the HGGT area.

The 2024/25 financial year time period is currently captured in this document. It is anticipated that information in relation to the securing and allocation of funding in future years will subsequently be incorporated into this document so that it becomes a primary source of information in relation to the funding and delivery of infrastructure.

Capturing information from the 2024/25 year onward aligns with the date of the IAA of 4 April 2024.

Funding secured in year

The first set of tables in this word document identify where funding has been secured as a result of new s106 Agreements signed in the year. These appear in date order in relation to the date of release of planning permission. The tables also provide the latest position in relation to the delivery of the development and the trigger point during the development when the funding should be received. This enables an understanding of the likely timescale for the receipt of the funding in the future.

In some instances, the relevant s106 Agreement will set out a specific purpose for funding secured. For example, health service funding to be allocated to specific GP surgeries in the HGGT area. These details are set out in the notes section to the tables.

There will have been previous years where funding has been secured and collected in relation to development sites in Harlow. These sites and associated s106 Agreements pre-date the IAA. However, it is likely that funding will continue to be received in relation to such development sites and could be directed toward the delivery of infrastructure identified in the HGGT Infrastructure Delivery Plan in the future.

The separate table as an excel spreadsheet in the appendix, shows an holistic and combined picture, identifying all funding secured and collected for the same/ similar infrastructure purposes and which has not already been allocated or spent. The table allows total figures to be derived in relation to each infrastructure element including funding secured and collected.

Care has to be exercised when considering the details set out in this table however and reference should be made back to the specific purpose of funding, where identified, in the word doc tables. For example, the excel table should not support a conclusion that the total funding secured and collected for health service purposes could be allocated to a single investment project. This would cut across the differing purposes for which the funding was secured.

Notes

Index linked funding: In most cases, the funding to be collected under the s106 Agreements is subject to index linking. This is applied across time periods set out in the individual s106 Agreements, often between the date of execution of the s106 deed and the date of payment of the funding secured. As a result, funding collected will exceed the amounts identified in the tables of funding secured.

Dual delivery approach: In some instances, a s106 Agreement may set out a dual approach to the delivery of infrastructure. That is, the infrastructure is either to be delivered/ constructed directly by the site developer or, as an alternative, funding is secured for delivery by the infrastructure operator. In these instances, the funding details are included in the tables in this IFS, but it may be that no funding is ultimately collected and direct delivery takes place.

Other multipliers or references to external costing information: There are arrangements in some s106 Agreements where the amount of funding to be secured is specified by reference to some external/ third party details. An example of this is where HCC Childrens Services specify funding amounts by reference to the DfE School Delivery Scorecard. This external reference will be updated from time to time and therefore the funding collected will only be finally known when the calculation takes place in association with the external reference. In these cases, no details can be included in the tables of the amount of funding secured, until this calculation has been undertaken and it is due to be collected.

Summary of Contributions Secured from planning permissions granted in the 24/25 year.

Site:	North of Aylmer House, Kitson Way, Harlow
Planning Ref:	HW/FUL/23/00268
Development:	56 new homes and commercial floorspace
Date of permission:	25 Sept 2024
Current Status:	Construction not commenced

Infrastructure	Amount secured (£)	Index linked	Trigger for payment	Notes
Early Years and Childcare	22,535.00	Y	Prior to the occupation of the first new home	
Health	72,352.00	Y	Prior to the occupation of 20 new homes	To be paid to the HWEICB and to be focussed on Addison House and Barbara Castle surgeries
Libraries	4,201.20	Y	Prior to the occupation of the first new home	
Public Art	12,700.00	Y	Prior to the occupation of the first new home	
Public Open Space	59,343.75	Y	Prior to the occupation of the first new home	
Sustainable Transport Corridor (STC)	334,707.52	Y	Prior to the occupation of the first new home	To be paid to ECC

Site:	5 Wych Elm, Harlow
Planning Ref:	HW/FUL/23/00346
Development:	53 new homes
Date of permission:	13 December 2024
Current Status:	Construction not commenced

Infrastructure	Amount secured (£)	Index linked	Trigger for payment	Notes
Health	69,768.00	Y	Within 20 working days of the occupation of 15 new homes	To be allocated to Addison House and Barbara Castle surgeries
Libraries	4,201.20	Y	Within 20 working days of occupation of the first new home	
STC	29,280.80	Y	Within 20 working days of occupation of the first new home	

Site:	10 Wych Elm, Harlow
Planning Ref:	HW/FUL/22/00546
Development:	57 new homes
Date of permission:	13 December 2024
Current Status:	Construction not commenced

Infrastructure	Amount secured (£)	Index linked	Trigger for payment	Notes
Health	73,644.00	Y	Prior to the occupation of 25 new homes	To be paid to the HWEICB and to be allocated to Addison House

				and Barbara Castle surgeries
Early Years and Childcare	19,427.00	Y	Within 20 working days of the occupation of the first new home	
Libraries	4,434.60	Y	Within 20 working days of the occupation of the first new home	
STC	31,171.40	Y	Within 20 working days of the occupation of the first new home	

Site:	Gilston Villages 1-6 and Village 7, Gilston Area, East Herts
Planning Ref:	3/19/1045/OUT and 3/19/2124/OUT
Development:	10,000 new homes and associated infrastructure
Date of permission:	9 January 2025
Current Status:	Construction not commenced (separate planning permissions implemented in relation to Stort Crossing works)

Infrastructure	Amount secured (£)	Index linked	Trigger for payment	Notes
Sports (athletics) - V1-6 Contribution	85,000.00	Y	Prior to the occupation of 3,500 new homes in V1-6	To be directed toward the costs of resurfacing of running track at Mark Hall Sports Centre
Sports (athletics) - V7 Contribution	17,647.00	Y	Prior to the occupation of 750 new homes in V7	To be directed toward the costs of resurfacing of running track at Mark Hall Sports Centre

Sports (External sports and leisure centre)	18,271,800.00	Y	Where EHDC refuses a sport and leisure proposal submitted by the V1-6 Owner	
Sports (External sports and leisure) - V7 Contribution			Payable within 40 working days of the receipt of the V1 Primary School Contribution Notice from HCC	The Demand Notice not to be served if the Sport (External sports and leisure) V7 Contribution has been paid by the V7 Owner to the V1-6 Owner.
Sports (MUGA)	28,000.00	Y	Payable within 40 working days of the receipt of the V1 Primary School Contribution Notice from HCC	Payable by the V1-6 Owner
Sports (Rugby) - V1-6 Contribution	1,990,000.00	Y	Payment of £169,150 prior to the occupation of 2,500 new homes in V1-6 and payment of £1,522.350 payment to the occupation of 6,500 new homes in V1-6	To be directed toward the costs of the provision of artificial pitch and enhancement to changing facilities at the Harlow Rugby Club
Sports (Rugby) - V7 Contribution	298,500	Y	Payment of £33,160 prior to the occupation of 450 new homes in V7 and payment of £265,340 payment to the occupation of 1,140 new homes in V7	To be directed toward the costs of the provision of artificial pitch and enhancement to changing facilities at the Harlow Rugby Club
Sports (Gilston Football Hub)			Prior to the earlier of a Demand Notice from EHDC or the occupation of 950 new homes in V7	This provides for the transfer of funds from the V1-6 Owner to the V7 Owner in relation to this facility delivered in the V7 area.

Sports (Gilston Tennis Club) V7 Contribution			Prior to the earlier of payment within 40 working days of the service of the Demand Notice or the occupation of 1,400 new homes in V7	The Demand Notice not to be served prior to the occupation of 750 new homes in V7 or if the Sport (Gilston Tennis Club) V7 Contribution has been paid by the V7 Owner to the V1-6 Owner.
Sport (Gilston Bowling) V7 Contribution			Payment by the earlier of either the occupation of 1,400 new homes in V7 or within 40 working days of the service of the Demand Notice	The Demand Notice not to be served prior to the occupation of 750 new homes in V7 or if the Sport (Gilston Bowling) V7 Contribution has been paid by the V7 Owner to the V1-6 Owner.
Strategic Open Space and Open Space – V7 Contribution			Payment by the earlier of either the occupation of 1,400 new homes in V7 or within 40 working days of the service of the Demand Notice	The Demand Notice not to be served prior to the occupation of 1,000 new homes in V7 or if the Strategic Open Space and Open Space V7 Contribution has been paid by the V7 Owner to the V1-6 Owner.
Healthcare	12,670,950.00	Y	Payment of £1,000,000 prior to the occupation of 2,000 new homes in V1-6 Payment of £11,670,950 prior to the occupation of 2,500 new homes in V1-6	

Healthcare – V7 contribution	2,236,185.00	Y	Payment by the earlier of either the occupation of 1,200 new homes in V7 or within 40 working days of the service of the Demand Notice	The Demand Notice not to be served prior to the occupation of 1,175 new homes in V7 or if the Healthcare V7 Contribution has been paid by the V7 Owner to the V1-6 Owner.
Playhouse Square V1-6 Contribution	240,317.00	Y	Payment prior to the occupation of 3,500 new homes in V1-6 provided Playhouse Square Improvements Notice has been served	
Playhouse Square V7 Contribution	30,640.00	Y	Payment prior to the occupation of 750 new homes in V7 provided Playhouse Square Improvements Notice has been served.	
Ecology and biodiversity (Stort Valley) - V1-6 Contribution	3,000,000.00	Y	Payment of £1,200,000 by the latter of either the occupation of 1,000 new homes in V1 or within 40 working days of the service of the Stort Valley Improvements Notice. Payment of £900,000 by the latter of either 4,500 new homes in V106 or within 40 working days of the service of the Stort Valley Improvements Notice. Payment of £900,000 prior to the occupation of 7,000	Stort Valley Improvements Notice to be served no earlier than the occupation of 1,000 new homes in V7 and no later than the occupation of 1,400 new homes in V7

			new homes in V1-6 provided that the Stort Valley Improvements Notice has been served.	
Ecology and biodiversity (Stort Valley) - V7 Contribution	382,500	Y	Payment by the latter of either the occupation of 1,000 new homes in V7 or within 40 working days of the service of the Stort Valley Improvements Notice.	Stort Valley Improvements Notice to be served no earlier than the occupation of 1,000 new homes in V1 and no later than the occupation of 6,500 new homes in V1-6
Public Art	1,023,247.00	Y	Spent in accordance with the V1-6 Public Art Strategy which is to be submitted prior to the commencement of development.	
Public Art – V7 contribution	137,200.00	Y	Spent in accordance with the V7 Public Art Strategy which is to be submitted prior to the commencement of development.	
Harlow Town Station northern access – V1-6 Contribution	4,817,800.00	Y	Payment of £442,000 prior to the occupation of 200 new homes in V1. Payment of £4,375,800 by the latter of either the occupation of 1,500 new homes in V1-6 or within 40 working days of the Harlow Town Station Northern Access Notice	Notice to be served within 10 years of the receipt of the first payment.
Harlow Town Station northern	850,200,00	Y	Payment of £78,000 prior to the	No second payment where Notice has not

access – V7 Contribution			occupation of 200 new homes in V7. Payment of £772,200 by the latter of either the occupation of 500 new homes in V7 or within 40 working days of the Harlow Town Station Northern Access Notice	been served before the occupation of 1,400 new homes in V7.
Household Waste and Recycling centre – V1-6 Contribution	1,400,000.00	Y	Payable in 6 installments of £233,333 on the occupation of 50% of the new homes in each V1-6 village.	
Household Waste and Recycling centre – V7 Contribution	249,310.00	Y	Payment prior to the occupation of 750 new homes in V7	
Libraries – initial contribution	100,000.00	Y	Payment of £50,000 by each of the V1-6 and V7 Owners prior to the occupation of 500 new homes in each of the V1-6 and V7 areas.	
Libraries	2,137,631.00	Y	In accordance with the requirements of a Library Proposal submitted by the V1-6 Owner prior to the occupation of 400 new homes in the V1-6 area.	
Youth Facilities – V1-6 Contribution	416,887.00	Y	Payment of £20,005 prior to the occupation of 100 new homes in V1. Payment of £200,000 prior to the	

			<p>occupation of 900 new homes in V1-6.</p> <p>Payment of 7 instalments of £28,126 prior to the occupation of 2,000, 3,000, 4,000, 5,000, 6,000, 7,000 and 8,000 new homes in V1-6</p>	
Youth Facilities – V7 Contribution	73,568.00	Y	<p>Payment of £20,000 prior to the occupation of 100 new homes in V7.</p> <p>Payment of £53,568 prior to the occupation of 900 new homes in V7.</p>	
Youth Space – V7 Contribution			<p>Prior to the earlier of payment within 40 working days of the service of the Demand Notice or the occupation of 1,400 new homes in V7</p>	<p>The Demand Notice not to be served if the Youth Facilities V7 Contribution has been paid by the V7 Owner to the V1-6 Owner.</p>
Community Development Initiatives Contribution – V1-6	212,500.00		<p>To be paid in five instalments to the CMT the first one prior to the first occupation and then prior to 100, 200, 300 and 400 new homes in V1-6.</p> <p>Potential for further payments in accordance with the Approved Business Plan.</p>	
Community Development Initiatives Contribution - V7	37,000.00		<p>To be paid to the CMT prior to the occupation of 100 new homes in V7.</p> <p>Potential for further payments in</p>	

			accordance with the Approved Business Plan.	
Community Management Trust Establishment Contribution – V1-6	425,000.00		To pay any remaining Contribution after that used in set up costs (see Note) to the CMT in two equal amounts prior to the occupation of 100 and 200 new homes in V1-6	To be used by V1-6 Owner (or to act with the V7 owner) to fund the costs of the set up and initial running of the Community Management and Community Interest Companies and provide details of how much spent prior to first occupation in V1-6.
Community Management Trust Establishment Contribution - V7	75,000.00		To pay any remaining Contribution after that used in set up costs (see Note) to the CMT in two equal amounts prior to the occupation of 100 and 200 new homes in V7	To be used by V7 Owner (or to act with the V1-6 owner) to fund the costs of the set up and initial running of the Community Management and Community Interest Companies and provide details of how much spent prior to first occupation in V7
Emergency Services Hub Contribution	261,811.00	Y	Prior to the earlier of payment within 40 working days of the service of the Demand Notice or the occupation of 1,200 new homes in V7	This Contribution is payable by the V7 Owner. The Demand Notice not to be served prior to the occupation of 750 new homes in V7 or if the Emergency Services Hub Contribution has been paid by the V7 Owner to the V1-6 Owner.

Amwell Roundabout – V1-6 Contribution	1,955,000.00		Payment of 10% prior to the first occupation in V1. Payment of 10% within 20 working days of Amwell Roundabout Upgrade Notice (which shall be served no less than 1 year after the first instalment was paid). Payment of remaining 80% prior to the occupation of 1,500 new homes across the Gilston Area.	
Amwell Roundabout – V7 Contribution	345,000.00		Payment of 10% prior to the first occupation in V1. Payment of 10% within 20 working days of Amwell Roundabout Upgrade Notice (which shall be served no less than 1 year after the first instalment was paid). Payment of remaining 80% prior to the occupation of 1,500 new homes across the Gilston Area.	Provisions for payment to be made by the V1-6 owner on behalf of the V7 Owner if development in V7 has not advanced beyond 101 new homes.
CSC HIG Funding Repayment V1-6 Contribution	Related to the amount of HIG that is drawn down and spent in respect of the CSC which is to be confirmed by the V1-6 Owner. 85% of the total.	N	Provisions for payment of % amounts related to the occupation of new homes at the V1-6 site with any remaining payment due by a HIG Longstop Repayment date.	If the V1-6 Owner has substantially commenced the ESC works prior to any of the triggers (apart from the Longstop Date) then these payments cease and instead payments are made as part of the V1-6 HIG repayment Contribution.
CSC HIG Funding	Related to the amount of	N	Provisions for payment of %	

Repayment V7 Contribution	HIG that is drawn down and spent in respect of the CSC which is to be confirmed by the V1-6 Owner. 15% of the total.		amounts related to the occupation of new homes at the V7 site with any remaining payment due by a HIG Longstop Repayment date.	
ESC HIG Funding Repayment V1-6 Contribution	Related to the amount of HIG that is drawn down and spent in respect of the ESC which is to be confirmed by the V1-6 Owner	N		59% of this amount is secured through the Gilston s106 Agreement with the remaining 41% to be secured through the delivery of other Garden Town sites. Payment made through the V1-6 HIG Repayment Contribution.
ESC HIG Funding Repayment V7 Contribution	Related to the amount of HIG that is drawn down and spent in respect of the ESC which is to be confirmed by the V1-6 Owner	N	Provisions for payment of % amounts related to the occupation of new homes at the V7 site with any remaining payment due by a HIG Longstop Repayment date.	After deduction of the V7 Owners 15% share of the Other Developments ESC Contribution.
HIG Construction Projects Repayment	Amount of HIG that is used to deliver the V1-6 Owner HIG construction projects.	N	Provisions for payment of % amounts related to the occupation of new homes at the V1-6 site with any remaining payment due by a HIG Longstop Repayment date.	If the V1-6 Owner has substantially commenced the ESC works prior to any of the triggers (apart from the Longstop Date) then these payments cease and instead payments are made as part of the V1-6 HIG repayment Contribution

HIG Repayment – V1-6 Contribution		N	Payment by the earlier of either the occupation of 8,000 new homes in V1-6 of the HIG Longstop Repayment date.	Subject to reduction by the V1-6 Owners 85% share of the Other Developments ESC Contribution, or any reduced reduction as a result of transfer of funding secured by the HGGT partners toward the ESC from the other development sites.
Offsite STC Network – V1-6 Contribution	35,785,000.00	Y	Payments of 15% prior to the occupation of 2,000 and 3,500 new homes in V1-6. Payments of 20% prior to the occupation of 5,000 and 6,500 new homes in V1-6. Payment of 30% prior to the occupation of 8,000 new homes in V1-6	
Offsite STC Network – V7 Contribution	6,315,000.00	Y	Two payments of 33% and one payment of 34% prior to the occupation of 500, 1,000 and 1,275 new homes in V7	
Harlow Town Station cycle capacity	88,235.00		Payments of £75,000 from the V1-6 Owner and £13,235 from the V7 Owner prior to the occupation of 200 new homes in either of V1 or V7 respectively.	
Roydon Station cycle capacity	10,000.00		Payment prior to the occupation of 150 new homes in V7	Payment by the V7 Owner only.

Sawbridgeworth, London Road – V1-6 Contribution	850,000.00		Payment by the earlier of either the occupation of 2,976 new homes in V1-6 or 3,500 new homes in the Gilston Area	
Sawbridgeworth, London Road – V7 Contribution	150,000.00		Payment by the earlier of either the occupation of 525 new homes in V7 or 3,500 new homes in the Gilston Area	Provisions for payment to be made by the V1-6 owner on behalf of the V7 Owner if development in V7 has not advanced beyond 101 new homes.
Sustainable Transport and Innovation – V1-6 Contribution	Up to a total of £10,400,000	Y	Payment of 6 instalments of £100,000 prior to the occupation of 100 new homes in each of Vs1-6. Payment of £245,000 prior to the occupation of 200 new homes in each of the Villages 1-6	Payments cease if the unspent amount in the STI Fund exceeds £3m. Provisions for payments to recommence to enable the STI Fund to be topped up to £3m.
Sustainable Transport and Innovation – V7 Contribution	£1,836.000	Y	Payment of £123,000 prior to the occupation of 100 new homes in V7. Payment of £200,000 prior to the occupation of each further 200 new homes in V7 with payment in full prior to the occupation of 1,400 new homes in V7	
Sustainable Travel Vouchers	5,000,000.00	N	Payment through the funding of sustainable travel vouchers to the value of £500 being	

			provided to the occupier of each new home	
Bus Services V1-6 Contribution	5,600,000.00	Y	Payment of £750,000 prior to the first occupation in V1-6. The payment of nine instalments of £512,000 on each anniversary of the first payment. Final payment of £242,000 on the tenth anniversary of the first payment.	HCC to review and advise if it considers that payments continue to be required.
Bus Services V7 Contributon	988,235.00	Y	Payment of £132,427 prior to the first occupation in V7. The payment of eight instalments of £106,976 on each anniversary of the first payment.	HCC to review and advise if it considers that payments continue to be required.
Off-site bus stop provision	275,000.00	Y	Payments of £250,000 from the V1-6 Owner and £25,000 from the V7 Owner to be made no later than first occupations.	
Transport Monitoring Fund – V1-6 Contribution	1,250,000.00	Y	Payment of £50,000 prior to the first occupation in V1-6. Then payment of £42,000 annually on the anniversary of first occupation until the final payment from the V7 Owner becomes due, after which an annual payment of £60,000 to be made with payment in full to be	Second and ongoing payments on the basis that HCC has recruited to a Transport Monitoring post and a requirement to consider whether future payments can be reduced. Payments to cease where the Final Mode Share target has been achieved.

			made by the occupation of 8,400 new homes in V1-6	
Transport Monitoring Fund – V7 Contribution	220,588.00	Y	Payment of £18,588 prior to the first occupation in V7. Then payment of £18,000 annually on the anniversary of first occupation with provision for payment in full to be made by the occupation of 1,275 new homes in V7.	Second and ongoing payments on the basis that HCC has recruited to a Transport Monitoring post and a requirement to consider whether future payments can be reduced. Payments to cease where the Final Mode Share target has been achieved.
Edinburgh Way/ Howard Way Junction Improvement – V7 Contribution				
Elizabeth Way/ Pinnacles Cycling Link – V7 Contribution				
Pye Corner Public Realm – V7 Contribution				
Primary Education – V1 primary school contribution	See Note	Y	Payment of 10% of the Contribution within 40 working days of the issue of the Primary School Contribution Notice by HCC. Subsequent payments in instalments of 15% of the Contribution on notice of letting of a building contract and every three months	Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery.

			thereafter until 100% payment has been achieved.	
Primary Education – V7 primary school contribution	See Note	Y	Payment of 5% of the Contribution within 40 working days of the issue of the Primary School Contribution Notice by HCC. A further payment of 5% within 12 months of the service of the Notice. Subsequent payments in instalments of 15% of the Contribution on notice of letting of a building contract and every three months thereafter until 100% payment has been achieved.	Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery.
Primary Education – V2, V3, V4, V5 and V6 primary school contribution	See Note	Y	Payment of 5% of the Contribution within 40 working days of the issue of the Primary School Contribution Notice by HCC. A further payment of 5% within 12 months of the service of the Notice. Subsequent payments in instalments of 15% of the Contribution on notice of letting of a building contract and every three months thereafter until 100% payment has been achieved.	Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery.
Primary Education – V2, V4, V5 and/or V6	See Note	Y	Payment of 5% of the Contribution within 40 working days of the	Amount in accordance with the DfE Scorecard Costs

primary school expansion contribution			<p>issue of the Primary School Expansion Contribution Notice by HCC. A further payment of 5% within 12 months of the service of the Notice. Subsequent payments in instalments of 15% of the Contribution on notice of letting of a building contract and every three months thereafter until 100% payment has been achieved.</p>	<p>Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery.</p>
Primary Education – Final Expansion Contribution	See Note	Y	<p>Payment of 30% of the Contribution within 40 working days of the issue of the Final Primary School Expansion Contribution Notice by HCC. A further payment of 35% within 12 months of the service of the Notice. A further payment of 35% before either of 24 months of the date of the service of the Notice or the occupation of 8,000 new homes within V1-6</p>	<p>Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery. Contribution to be provided in full by V1-6 Owner.</p>
Secondary Education – V1, Phase 1 Contribution	See Note	Y	<p>Payment of 5% of the Contribution within 40 working days of the issue of the V1 Secondary School Phase 1 Contribution Notice by HCC. A further payment of 5%</p>	<p>Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to</p>

			<p>within 12 months of the service of the Notice. Subsequent payments in instalments of 15% of the Contribution on notice of letting of a building contract and every three months thereafter until 100% payment has been achieved.</p>	<p>provisions regarding direct delivery. Contributions split equally between V1-6 and V7 owner.</p>
<p>Secondary Education – V5, Phase 1 Contribution</p>	<p>See Note</p>	<p>Y</p>	<p>Payment of 5% of the Contribution within 40 working days of the issue of the V5 Secondary School Phase 1 Contribution Notice by HCC. A further payment of 5% within 12 months of the service of the Notice. Subsequent payments in instalments of 15% of the Contribution on notice of letting of a building contract and every three months thereafter until 100% payment has been achieved.</p>	<p>Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery. Contribution to be provided in full by V1-6 Owner.</p>
<p>Secondary Education – V1 and/or V5 Secondary School Expansion Contribution</p>	<p>See Note</p>	<p>Y</p>	<p>Payment of 5% of the Contribution within 40 working days of the issue of the V1 and/or V5 Secondary School Expansion Contribution Notice by HCC. A further payment of 5% within 12 months of the service of the Notice. Subsequent payments in</p>	<p>Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery. Contribution to be provided in full by V1-6 Owner.</p>

			instalments of 15% of the Contribution on notice of letting of a building contract and every three months thereafter until 100% payment has been achieved.	
Secondary Education – Final Expansion Contribution	See Note	Y	Payment of 30% of the Contribution within 40 working days of the issue of the Final Primary School Expansion Contribution Notice by HCC. A further payment of 35% within 12 months of the service of the Notice. A further payment of 35% before either of 24 months of the date of the service of the Notice or the occupation of 8,000 new homes within V1-6	Amount in accordance with the DfE Scorecard Costs Index Linked with provisions for additional costs and/or phasing costs. Subject also to provisions regarding direct delivery. Contribution to be provided in full by V1-6 Owner.
SEND Contribution	5,719,647.00	Y	Seven equal instalments of £608,000 prior to Occupation of every 1,000 Dwellings on V1-6 Land and balance of £605,700 on Occupation of 8,000 Dwellings on V1-6 Land Five equal instalments of £143,000 prior to Occupation of every 250 Dwellings on V7 Land and balance of £142,947 on	Discrepancy between the amount in the citations (5,719,676) and the detail of the Agreement

			Occupation of 1,400 Dwellings on V7 Land	
Secondary Education (temporary facilities)	4,100,000.00	Y	£205,000 prior to first Occupation on the V1-6 Land £922,500 prior to Occupation of 300 and 600 Dwellings on the V1-6 Land £205,000 prior to first Occupation on the V7 Land £922,500 prior to Occupation of 300 and 600 Dwellings on the V1-6 Land	
Secondary Education (off site school transport)	2,500,000.00	Y	£100,000 prior to first occupation at V1-6, then payments in accordance with off-site transport contribution notices issued by HCC £100,000 prior to first occupation at V7, then payments in accordance with off-site transport contribution notices issued by HCC	
Affordable Housing – Additional First Homes Contribution	Amount related the value of a First Home if sold other than as a First Home		On sale of a First Home property	These are provisions to recoup funding which would otherwise be used to deliver subsidised First Homes.

Site:	Aylmer House, Kitson Way, Harlow
Planning Ref:	HW/FUL/23/00002
Development:	29 new homes
Date of permission:	21 March 2025
Current Status:	Construction not commenced

Infrastructure	Amount secured (£)	Index linked	Trigger for payment	Notes
Early Years and Childcare	7,777.60	Y	Within 20 working days of first occupation	
Health	37,468.00	Y	Occupation of the 10 th unit	To be paid to the HWEICB and to be allocated to Addison House and Barbara Castle surgeries
Libraries	2,256.20	Y	Within 20 working days of first occupation	

Site:	Land east of Windmill Fields, Moor Hall Road, Harlow
Planning Ref:	HW/FUL/22/00547
Development:	38 new homes
Date of permission:	28 March 2025
Current Status:	Construction commenced

Infrastructure	Amount secured (£)	Index linked	Trigger for payment	Notes
Early Years and Childcare	20,505.00	Y	Prior to commencement of development	The sum shown in the amount secured column is to be multiplied by a pupil product which is determined by the

				number of qualifying flats and houses.
Primary Education	20,505.00	Y	Pay 50% prior to first occupation and a further 50% prior to the occupation of 50% of the homes	The sum shown in the amount secured column is to be multiplied by a pupil product which is determined by the number of qualifying flats and houses
Secondary Education	24,929.00	Y	Pay 50% prior to first occupation and a further 50% prior to the occupation of 50% of the homes	The sum shown in the amount secured column is to be multiplied by a pupil product which is determined by the number of qualifying flats and houses.
Health	49,096.00	Y	Prior to first occupation	To be paid to the HWEICB and to be focussed on Old Harlow surgery
Libraries	2,956.40	Y	Prior to commencement of development.	
STC	400,000.00	Y	Pay 50% prior to first occupation and a further 50% prior to the occupation of 50% of the homes	For the enhancement of walking and cycling provision between the site and Harlow town centre.

[Please click here for the IFS Combined Funding Table \(opens in Excel\)](#)