



S106 – Grays

# Introduction

2



## Overview of S106 Agreements for Grays

This pack provides an update on the current status of S106 agreements in Grays.

S106 agreements are legally binding obligations linked to planning permissions, designed to fund improvements in local infrastructure. Significant work has been undertaken by various services to review and categorize all agreements relevant to the area. These have been grouped into four categories for clarity:

### 1. Feasible – Service Progressing:

Schemes that are actively moving forward, with clear progress updates and defined next steps.

### 2. Feasible – But Cannot Progress Currently:

Schemes that are possible but are delayed due to factors such as dependencies on external partners or other external circumstances.

### 3. Still Investigating:

Schemes currently under review, with further investigations required to assess feasibility and identify potential challenges.

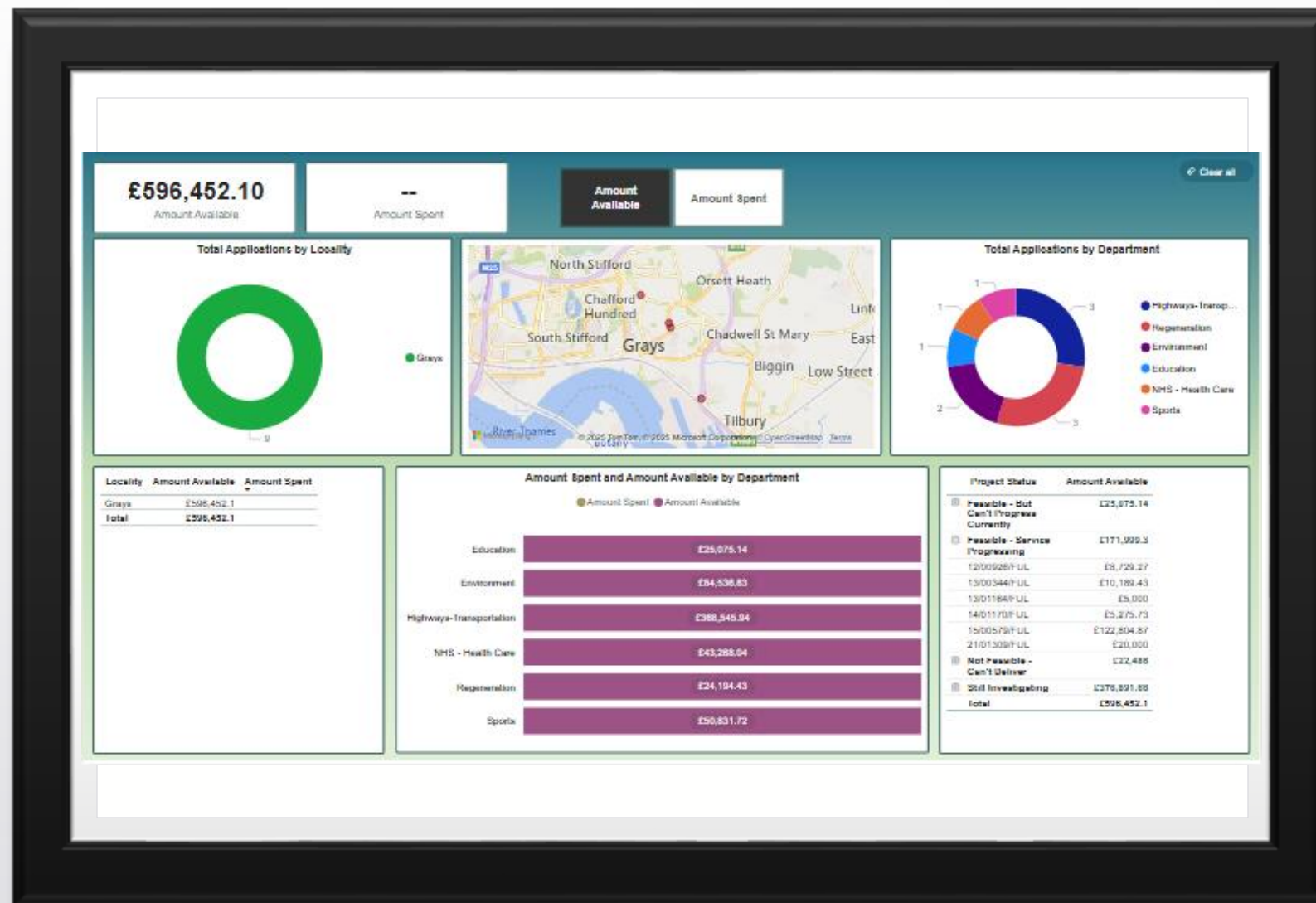
### 4. Not Feasible – Cannot Deliver:

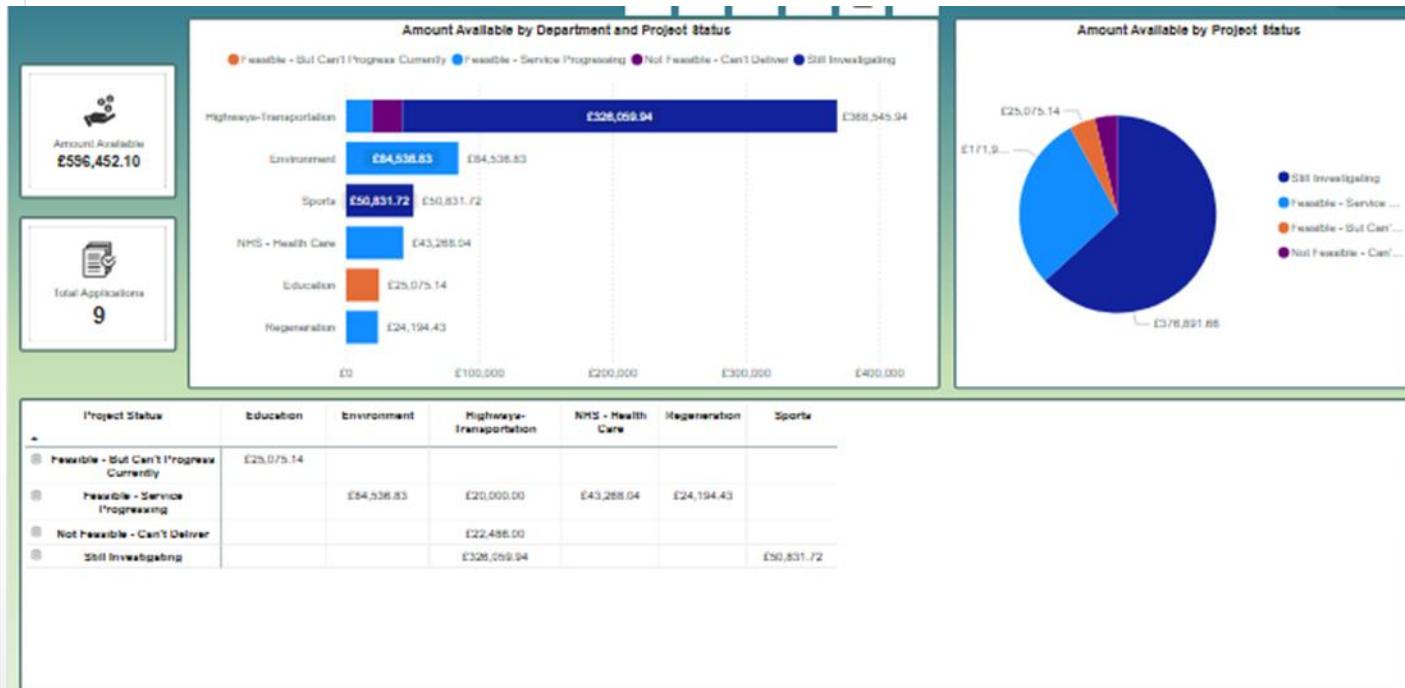
Schemes assessed as undeliverable. Where possible, alternative proposals are being explored.





# S106 Overview





# S106 Overview

# Amount Available Updates

2/8/20XX

5



| REFVAL           | Address   | Locality | Legal Obligation   | Department              | Amount Spent | Balance    | Department proposals   | Repayment Date | Previous Update  | Feasible                       |
|------------------|---|----------|--|-------------------------|--------------|------------|--|----------------|--|--------------------------------|
| 15/00579/<br>FUL | Grays Gas Holder Station, London Road, Grays, Essex, RM17 5YB     | Grays    | Health contribution to NHS England once undertaking obtained to use for increasing capacity at Chafford Hundred Medical Centre by reconfiguration, extension or new build. | NHS - Health Care       | £0.00        | £43,268.04 | NHS England - this funding is for the extension and reconfiguration of C100 Medical Centre. This is currently going through a business case process and shall be drawn down. | 03/04/2029     |  | Feasible - Service progressing |
| 15/00579/<br>FUL | Grays Gas Holder Station, London Road, Grays, Essex, RM17 5YB     | Grays    | Open Space contribution for providing and maintaining play equipment within Parker Road Park.  | Environment             | £0.00        | £79,536.83 | Committed for Parker Road Park   | 03/04/2029     | Works identified so far is, repairs to zip line and play surface under/around the zip line area. Repairs will be carried out on surface in the park area and some equipment repairs have been identified which will take place shortly or be replaced. | Feasible - Service progressing |
| 20/01273/<br>FUL | Thames Park School, Chadwell Road, Grays, Essex                   | Grays    | Amending parking controls locally  | Highways-Transportation | £250.00      | £22,486.00 | Parking control adjacent to Thames Park School.  | 20/12/2032     |  | Not Feasible                   |
| 21/01309/<br>FUL | Land Adjacent Blackshots Stadium And, Stanford Road, Grays, Essex | Grays    | Highway improvements to parking controls in the vicinity of the site.  | Highways-Transportation | £0.00        | £20,000.00 | Parking controls in the vicinity of the site.  | 11/07/2033     |  | Feasible - Service progressing |

# Amount Available Updates continued

2/8/20XX

6



| REFVAL       | Address   | Locality | Legal Obligation   | Department   | Amount Spent | Balance    | Department proposals   | Repayment Date | Previous Update   | Feasible                       |
|--------------|---|----------|--|--------------|--------------|------------|--|----------------|---|--------------------------------|
| 78/00601/OUT | STREET RECORD, Thurrock Park Way, Tilbury, Essex                          | Grays    | Community and environmental improvements within the land outlined red plan 2, which encompasses all of Thurrock Park Way northwards to Dock Road/Broadway Grays and west to Maple Road/Gipsy Lane. | Sports       | £253,363.57  | £50,831.72 | HAGS Play area at Elm Road Park Solar lighting and footpath enhancement.   | No Repay       | Previous works completed identifying how to spend the remaining money.  | Still investigating            |
| 12/00926/FUL | Regency Ceilings, Depot Rear Of St Johns Hall, College Road, Grays, Essex | Grays    | Enhanced vehicular or pedestrian traffic facilities being part of the Grays Town Centre Regeneration Vision  | Regeneration | £0.00        | £8,729.27  | Grays Programme Board - Match funding to the Grays bus terminus and smart signage projects that feature in the Town Investment Plan. | No Repay       | The replacement of bus shelter 4 at Grays bus station has been ordered, and the council are awaiting its delivery for installation. Unknown timeframe for delivery. | Feasible - Service progressing |
| 13/00344/FUL | Cycles UK , 15-17 Southend Road, Grays, Essex, RM17 5NH                   | Grays    | Planning Obligation Strategy   | Regeneration | £0.00        | £10,189.43 | Grays Programme Board - Match funding to the Grays bus terminus and smart signage projects that feature in the Town Investment Plan. | No Repay       | The replacement of bus shelter 4 at Grays bus station has been ordered, and the council are awaiting its delivery for installation. Unknown timeframe for delivery. | Feasible - Service progressing |
| 13/01164/FUL | Land At Rear Of 223 And 225A, Lodge Lane, Grays, Essex                    | Grays    | Planning Obligation Strategy   | Environment  | £0.00        | £5,000.00  | Tree planting in Grays area.   | No Repay       | Planting will take place in town park to replace lost trees due to aging and decay  | Feasible - Service progressing |



# Amount Available Updates continued

2/8/20XX

7

| REFVAL           | Address   | Locality | Legal Obligation  | Department              | Amount Spent | Balance     | Department proposals   | Repayment Date | Previous Update   | Feasible                       |
|------------------|---|----------|---|-------------------------|--------------|-------------|--|----------------|---|--------------------------------|
| 14/01170<br>/FUL | Land Fronting Southend Road And Part Of 34 36 38, St Georges Avenue, Grays, Essex | Grays    | Planning Obligation Strategy  | Regeneration            | £0.00        | £5,275.73   | Grays Programme Board - Match funding to the Grays bus terminus and smart signage projects that feature in the Town Investment Plan.   | No Repay       | The replacement of bus shelter 4 at Grays bus station has been ordered, and the council are awaiting its delivery for installation. Unknown timeframe for delivery.   | Feasible - Service progressing |
| 15/00176<br>/FUL | Pier Lodge Day Nursery, Argent Street, Grays, Essex, RM17 6JE                     | Grays    | Education IRL-0340 - Extra places and facilities at Thameside Primary School.                     | Education               | £0.00        | £25,075.14  | IRL-0340 - Extra places and facilities at Thameside Primary School.  | No Repay       | The remaining funds will be allocated to replacing the current demountables with permanent buildings, this will be a joint project with the Department for Education who are replacing the RAAC affected part of the school.                              | Feasible - Cant implement yet  |
| 78/00601<br>/OUT | STREET RECORD, Thurrock Park Way, Tilbury, Essex                                  | Grays    | Bus facilities/cycle/footpath link from Thurrock Park Way to either Manor Road or Churchill Road. | Highways-Transportation | £490,096.57  | £229,059.94 | IRL-0090 - Accumulated money from yearly payments between 1984-2005 now known as Surplus Fund. Interest included from the £97,000 Initial payment. Proposals for spend agreed by Regeneration Board after public consultation :- Footpath from Manor Road to Thurrock Park Way with a bridge crossing a ditch (subject to approval from land owner which is holding up the project). | No Repay       | PGW - Walking and cycling link between TPW and Grays. Two water course which we don't own. 10070 (£286k) (X8625). Once development commence then funding can be used to build the bridges. Because of this scheme unlikely to progress in the short term. | Still investigating            |

# Amount Available Updates continued

2/8/20XX

8



| REFVAL       | Address  | Locality | Legal Obligation  | Department                | Amount Spent | Balance    | Department proposals   | Repayment Date | Previous Update   | Feasible            |
|--------------|--|----------|---|---------------------------|--------------|------------|--|----------------|---|---------------------|
| 78/00601/OUT | STREET RECORD, Thurrock Park Way, Tilbury, Essex | Grays    | Initial payment for new bus facilities/newcycle/foot path link from Thurrock Park Way to either Manor Road or Churchill Road. | Highways - Transportation | £0.00        | £97,000.00 | IRL-0090 - The interest is in with the Surplus Fund. Proposals for spend agreed by Regeneration Board after public consultation :- Footpath from Manor Road to Thurrock Park Way with a bridge crossing a ditch (subject to approval from land owner which | No Repay       | PGW - Walking and cycling link between TPW and Grays. Two water course which we don't own. 10070 (£286k) (X8625). Once development commence then funding can be used to build the bridges. Because of this scheme unlikely to progress in the short term. | Still investigating |



The way to get started is to  
quit talking and begin  
doing.

Walt Disney



# Summary

A significant amount of work has been undertaken to review whether S106 funds can be spent in line with the legal obligations set out in the agreements. This has involved locating and reviewing lengthy and complex documents, understanding the legal commitments made, assessing deliverability, and seeking legal advice where needed. These steps ensure that any spending aligns with the agreements and delivers meaningful benefits to the community.

We are now in a strong position to begin spending funds where obligations can be fulfilled and to start discussions on options for money that cannot currently be spent. To build on this progress, we are recruiting to an **Infrastructure Officer** role, which will provide the dedicated resource needed to drive this work forward. This role will help us identify further opportunities, engage with stakeholders, and ensure that S106 contributions are used effectively to deliver local improvements.



Thank You