

Development Contributions Service

Service Definition

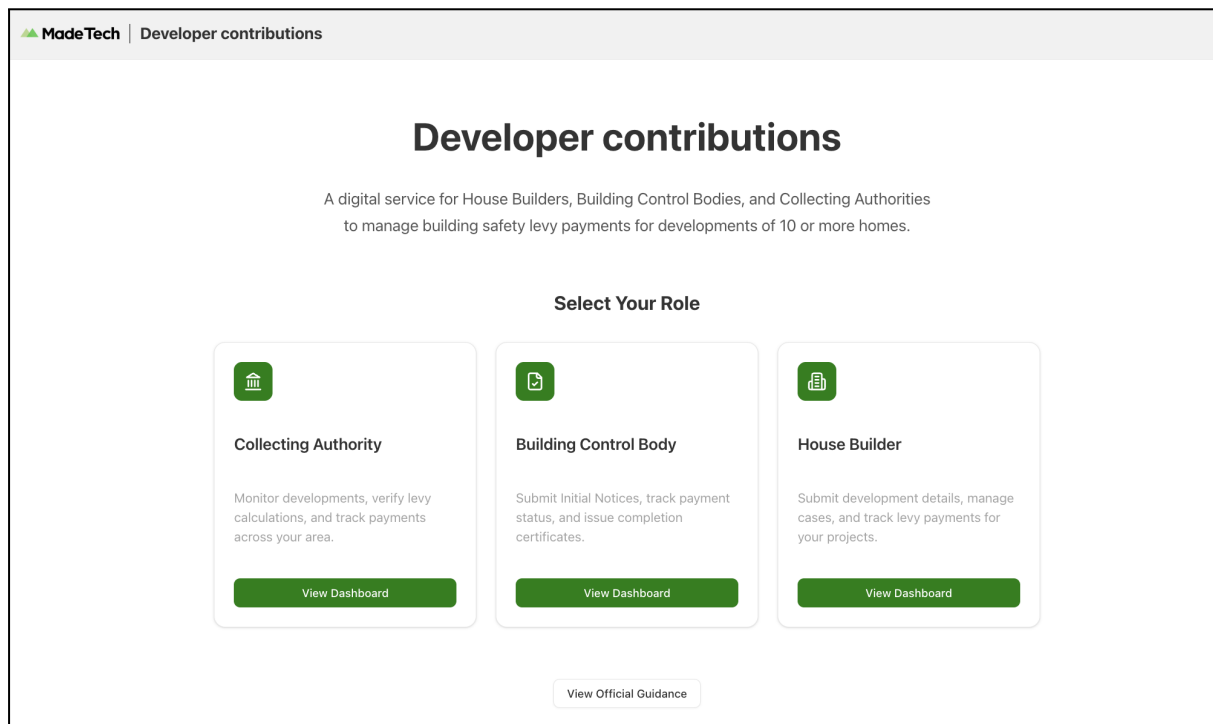
Supplier Name: Made Tech

Last updated: December 2025

Overview

Made Tech's Developer Contribution Service is a sovereign, cloud-native platform designed to solve these specific friction points. Moving beyond legacy spreadsheets and disjointed back-office systems, our service creates a "digital bridge" between planning, building control, and finance. By automating data ingestion and enforcing a "Golden Thread" tied to the UPRN, we transform the management of levies from an administrative burden into a strategic asset.

Our service provides a robust, secure, and automated solution to manage this complex new revenue stream. Moving away from manual entry, the service leverages **MHCLG's Planning Application Data Standards** to ingest data directly from the **Planning Portal** and **Final Decision Notices**. This data-driven approach connects **Collecting Authorities, Building Control Bodies** (including the **NHBC**), and **House Builders** in a single, unified workflow.



[Screenshot: The Service Landing Page]

Above: The 'Select Your Role' screen acts as the single point of entry, routing House Builders, Building Control Bodies (such as NHBC inspectors), and Collecting Authorities to their dedicated dashboards. This ensures a secure and tailored user experience for each stakeholder.

Core features

Our service eliminates data duplication, where officers are forced to input the same data multiple times for Planning, CIL, S106 and Building Control, and manually process each individually. Instead, we offer a **Single Solution**:

- **Automated Data Ingestion:** The system integrates directly with the **Planning Portal** and MHCLG data standards to ingest application data (e.g., GIA, tenure, unit counts) automatically.
- **Unified Calculation Engine:** A single input of data triggers the relevant calculations for **CIL, MCIL, BSL**. Each levy is calculated using its specific formula (e.g., Brownfield vs. Greenfield rates for BSL), but all derive from the same "single version of the truth" established at the planning stage.
- We also itemise and record any associated S106 agreement. Simply upload the agreement and the service will **automatically itemise each contribution** and obligation, together with its trigger details, ready for automated notifications.
- **Role-Based User Interfaces:** The service provides distinct, secure dashboards for all stakeholders, ensuring everyone views the same real-time data:
 - **Collecting Authorities:** Monitor developments, verify calculations against Decision Notices, and track payments.
 - **Building Control Bodies (inc. NHBC):** Validate information, commencement/completion dates, upload Notices and Certificates, and enforce "Gateway Stops".
 - **House Builders:** View pre-populated projects, manage their cases, update any changes to proposals and relevant milestones, and track liability without re-keying data.
 - **Finance Teams:** A dedicated view to see exactly what funds are expected, from whom, and why, and update receipt dates.

- Gateway Stop & Enforcement:** The system monitors defined milestones, linking financial liability and obligations to physical progress, for all levies and S106 clauses. It flags outstanding payments to building control inspectors, preventing the issuance of a Completion Certificate until payments are received.

Developer contributions

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H001
Market Sale

Riverside Gardens • 123 High Street, Barnet, London, EN5 5XQ

Progress Timeline
Track key dates and milestones for this home

Planning Application Received
15 January 2024
View on Barnet Planning Register

Planning Decision
20 March 2024
View Decision Notice

Initial Notice Received
10 April 2024
View Initial Notice

Start Date
1 May 2024

Finish Date
15 November 2024

Payment Made
20 November 2024

Payment Received
22 November 2024

Completion Certificate Issued
25 October 2024
View Completion Certificate

Levy Calculations
Building Safety Levy, Mayoral CIL, and CIL calculation details

Total All Levies
£15,860.20

Building Safety Levy	Mayoral CIL	CIL
£1,333.62	£4,560.00	£9,966.58

Building Safety Levy
Mayoral CIL
CIL

Calculation Details

Tenure Type
Market Sale

Floor Area (GIA)
76m²

BSL Rate
£20.89/m²

Calculation Formula

Base Levy = Floor Area × BSL Rate
= 76m² × £20.89/m²
= £1,587.64

Brownfield Discount = Base Levy × 80% × 20%
= £1,587.64 × 80% × 20%
= -£254.92

Final BSL = Base Levy - Brownfield Discount
= £1,333.62

Legislative Reference:

The Building Safety Levy (England) Regulations 2025 - Section 2: Levy Rates and Calculations
Rate: £20.89/m² for market sale homes, £10/m² for affordable housing
Brownfield discount: 20% reduction for previously developed land

Floorplan
General Internal Area (GIA): 76m²

This floorplan shows the layout and dimensions used to calculate the GIA of 76m².

[Screenshot: Collecting Authority Dashboard - 'individual home view']

Above: The interface allows authorities to review the details and progress of each individual home in a development. Data is pre-populated from the Planning Portal

application, and updated by house builders and building control bodies. Enabling authorities to validate and monitor every development, rather than re-keying complex data.

Integrating planning, building control and finance

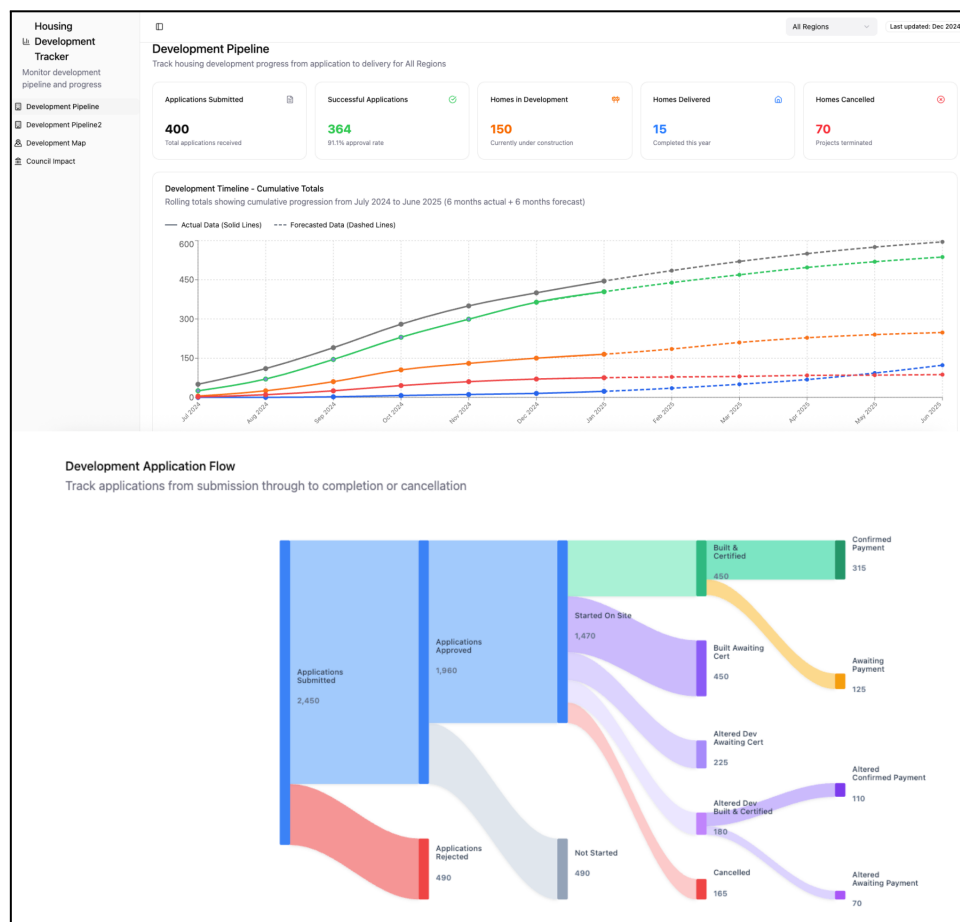
The core innovation of the service is bridging the gap between **Planning** (where liability is calculated), **Building Control** (where payment is enforced), and **Finance** (where funds are reconciled).

- **Solving the Reconciliation Challenge:** Historically, reconciling levy payments with bank statements is difficult because systems are disconnected. Our service allows Finance teams to interact directly with the platform. They can view expected revenue streams in real-time, enabling rapid reconciliation of incoming payments against liabilities. This drastically reduces the administrative effort of investigating unidentified payments and minimizes funds sitting in "suspense accounts."
- **S106 & Trigger Point Automation:** S106 financial obligations are often linked to development milestones. Our service utilizes real-time data supplied by building control inspectors (e.g., Commencement or Occupation dates) to automatically trigger these invoices.
- **The "Golden Thread":** We assign a UPRN to every unit at the planning stage. This creates a permanent digital link that tracks a home from initial application, through amendments, to the final completion certificate.

Strategic Value: the housing delivery pipeline

By fixing the administrative process of levy collection, the service unlocks a massive strategic asset: a real-time, machine-readable **Housing Delivery Pipeline**. This moves the authority from managing "dead" data in PDFs to utilizing "live" intelligence.

- **Real-Time Visibility:** View the details (size, tenure etc) and status of every individual home (Not Started, Started, Completed) in real-time, eliminating the "national data blackout".
- **Infrastructure & Supply Chain Planning:** Accurate data on housing delivery timescales allows for precise modeling of future infrastructure demand (schools, transport) and supply chain implications.
- **Policy Testing & Evaluation:** Councils can use the data to scenario-test new policies (e.g., changing affordable housing thresholds) and evaluate their potential impact on revenue and delivery.



[Screenshot: Housing delivery data tracker]

Above: Automated and continually updated in real time, local authorities can view a level of granularity never before available. Finances and completions can be forecast, stalled sites can be identified, and infrastructure impacts predicted.

Service benefits

Adopting Made Tech's service delivers measurable operational and commercial benefits that directly address the sector's main challenges:

- **Solving Staffing & Efficiency (20/60 Rule):** Automation addresses the recruitment crisis in Planning and Building Control. Pilot data suggests a **20% reduction** in decision-making time and a **60% reduction** in planning-related enquiries by allowing developers to self-serve.
- **Revenue Assurance:** By automating indexation and enforcing the "No Payment, No Completion Certificate" rule, the system mitigates the risk of uncollected revenue.
- **Cost Savings:** A transparent flat-fee model eliminates the "module creep" and hidden maintenance costs associated with legacy providers, potentially reducing total cost of ownership by two-thirds.

Meeting regulations and MHCLG guidance

The service is engineered to ensure strict compliance with the complex regulatory framework:

- **API-First Reporting:** All data and management information held within the system is available for instant publication and reporting via open, RESTful APIs.
- **DELTA Integration:** The system automates the generation of financial returns

required by MHCLG. It aggregates collection data and formats it specifically for submission to MHCLG's **DELTA** system, removing the burden of manual quarterly reporting.

- **National Data Registers:** The data is structured to open standards, meaning it can be instantly published to **planning.data.gov.uk**, contributing to the national digital register without manual conversion.
- **Building Safety Levy (BSL):** Fully compliant with the Building Safety Act 2022. It handles differential rating (Brownfield/Greenfield), manages exemptions, and supports the "Gateway Stop" enforcement mechanism.

Standards and compliance

Made Tech is committed to delivering public services that are inclusive, secure, and sustainable.

- **User Centred Design (UCD) & GDS:** The interface uses the **GOV.UK Design System** (GDS), ensuring familiarity and trust. We prioritize "Outcomes over Process," redesigning workflows rather than just digitising existing processes.
- **Accessibility:** The platform is built to **WCAG 2.2 AA** standards, ensuring it is accessible to all users, including those using screen readers.
- **Technology Code of Practice (TCoP):**
 - **Open APIs:** We use open, RESTful APIs to allow easy integration with back-office systems (such as Arcus, IEG4) and other modern planning tools (e.g., BoPS, PlanX).
 - **Cloud Native:** Hosted on resilient AWS infrastructure, ensuring scalability and security without the need for local server maintenance.
- **Local Digital Declaration:** We embody the "fix it once" approach, designing logic that can be reused across authorities to foster a modern, interoperable

ecosystem.

Technical overview

The service is hosted on Made Tech's multi tenant cloud platform deployed on trusted UK based public cloud infrastructure. No customer hosted components are required.

- Automatic deployment of updates with no customer downtime
- Redundant architecture across multiple availability zones
- 24/7 platform health monitoring
- Daily and point in time backups
- High availability and resilience by design

Security

Made Tech maintains a mature Information Security Management System aligned to ISO 27001 and Cyber Essentials Plus, with regular internal and external audits.

Security controls include:

- Encryption in transit and at rest
- Access control with least privilege principles
- Secure development practices
- Vulnerability scanning and patch management
- Full audit logs for platform activity

Onboarding

Onboarding includes:

- Kick off and implementation planning
- Alignment on success measures

- Identification of required integrations
- Business rule and configuration setup
- Branding and content alignment
- Access to test environments
- End to end testing and acceptance into live

Offboarding

If you decide to leave us, we'll collaborate with you to identify your offboarding requirements, including, but not limited to, the transfer and destruction of any Customer Data in Made Tech Housing.

Support and SLAs

Support is delivered through a combination of Early Life Support and ongoing business as usual support.

Early Life Support

- Dedicated technical support for 2 to 3 weeks after go live
- Enhanced system monitoring
- Weekly check ins

Business as Usual

- Email support for customer queries
- Incident management with defined response and resolution times

The following table provides definitions for the standard priority levels that we assign to support cases along with their associated target response and resolution time.

Priority	Definition	Target response time	Target resolution time
1 - Critical	The system is unavailable for critical business activities	30 minutes	4 hours
2 - Major	A part of the system is unavailable for critical business activities.	1 hour	3 business days
3 - Minor	A part of the system is unavailable or is not operating correctly with minimal impact to business activities.	1 business day	5 business days

Contact

To learn more about Made Tech Housing contact us at software@madetech.com