



ISLINGTON

DATED

30 March

2012

**THE MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF ISLINGTON**

- and -

ROYAL MAIL GROUP LIMITED

- and -

A R LAND AND PROPERTY LIMITED

- and -

IRISH BANK RESOLUTION CORPORATION LIMITED

**PLANNING OBLIGATION BY DEED UNDER
SECTION 106 OF THE TOWN AND
COUNTRY PLANNING ACT 1990**

**In respect of
Royal Mail Sorting Office
5-6 Almeida Street and
129 and 130 Upper Street**

**PLANNING APPLICATION REFERENCE
P090774**

**Debra Norman
Head of Law
Town Hall
Upper Street
London N1 2UD**

Legal Ref: Axxia: NPLN/1548

DATE

30 March

2012

PARTIES

- 1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ISLINGTON** of Town Hall Upper Street London N1 2UD ("**Council**");
- 2) **ROYAL MAIL GROUP LIMITED** a company incorporated in England and Wales (Company No: 4138203) whose registered office is at 100 Victoria Embankment London EC4Y 0HQ ("**Owner 1**");
- 3) **A R LAND AND PROPERTY LIMITED** a company incorporated in England and Wales (Company No: 03925205) whose registered office is at 50 Seymour Street, London W1H 7JG ("**Owner 2**"); and
- 4) **IRISH BANK RESOLUTION CORPORATION LIMITED** (Company No: FC016044) formerly Anglo Irish Bank Corporation Limited being the transferee of all the Irish Nationwide Building Society assets and liabilities (with the exception of certain limited excluded liabilities) under the Transfer Order made by the Irish High Court on 1st July 2011 pursuant to Section 34 of the Credit Institutions (Stabilisation) Act 2010 ("**Mortgagee**")

and the Council Owner 1 Owner 2 and the Mortgagee shall be known together as the Parties

INTRODUCTION

- (A) The Council is the local planning authority for the purposes of the Act for the area in which the Site is situated.
- (B) Owner 1 is the registered proprietor of the freehold of part of the Site with title absolute under title number LN226609.

- (C) Owner 2 is the registered proprietor of the freehold of part of the Site with title absolute under title numbers NGL657657 and 163562.
- (D) The Mortgagee is the owner of charges dated 20 June 2007 over part of the Site under title numbers NGL657657 and 163562.
- (E) The Application has been submitted to the Council and the Parties have agreed to enter into this Deed in order to secure the planning obligations contained in this Deed.
- (E) At a meeting on the Committee Date the Council's West Area Planning Committee resolved to grant the Planning Permission subject to the prior completion of this Deed.

NOW THIS DEED WITNESSES AS FOLLOWS:

OPERATIVE PART

1 DEFINITIONS

For the purposes of this Deed the following expressions shall have the following meaning:

Accessible Transport Contribution	the sum of £16,000 to be spent by the Council towards the Accessible Transport Measures
Accessible Transport Measures	the provision of on-street accessible parking or accessible transport measures
Act	the Town and Country Planning Act 1990
Affordable Housing	means subsidised low cost housing only as defined in this agreement comprising Social Rented Housing and Intermediate Housing

but not Affordable Rented Housing allocated to eligible persons who cannot afford to rent or buy housing generally available on the open market, as determined with regards to local incomes and local house prices, and to remain available for future eligible households or if restrictions are lifted for the subsidy to be recycled for alternative housing provision

Affordable Housing Plan the plan reference CZWG 1598-0-P-101 Rev B annexed at Schedule 7 showing Block A and Block B

Affordable Housing Units means the Socially Rented Housing and Intermediate Housing shown on the Affordable Housing Plan and identified in the affordable housing schedule or any one or more of them and which shall comprise no less than 50% of all Habitable Rooms at the Development

Application the application for full planning permission dated 22 April 2009 submitted to the Council for the Development and allocated reference number P090774

Block A Affordable Housing Units the part of the Affordable Housing Units located in the part of the Development marked Block A on the Affordable Housing Plan

Block B Affordable Housing Units the part of the Affordable Housing Units located in the part of the Development

	marked Block B on the Affordable Housing Plan
Built Out	constructed to floor plate and core and 'Build Out' shall be construed accordingly
Chargee	any mortgagee or chargee of the Registered Provider or the successors in title to such mortgagee or chargee or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925
Chargee's Duty	the tasks and duties set out in paragraph 10.7 of Schedule 1
CLP	the Mayor of London's document: Building a Better Future for Freight: Construction Logistics Plan published at http://www.tfl.gov.uk/microsites/freight/documents/Construction_logistics_plans.pdf
CoCP	the Code of Practice for Construction Sites attached at Schedule 4
CoCP Monitoring Contribution	the sum of £14,046 to be spent by the Council towards monitoring of compliance with the CoCP and CoCP Response Document
CoCP Response Document	the detailed and Site specific response document to be prepared in consultation with the Council showing how the Developer will

	comply with the CoCP as further described in paragraph 6 of Schedule 1
Committee Date	22 nd April 2010
Community Facilities Contribution	the sum of £69,296 to be spent by the Council on the Community Facilities Improvements
Community Facilities Improvements	the improvements to the community facilities in the vicinity of the Site
Completed	constructed and completed in accordance with the Planning Permission and made ready for residential occupation and 'complete' shall be construed accordingly
Construction Traffic Management Plan	the construction traffic management plan taking into consideration the CLP and as further described in paragraph 12 of Schedule 1
Development	demolition of 5-6 Almeida Street and erection of a part 2, 5, 6, 7 and 8-storey building, above two basement levels, providing for 5,137sqm Class A1 (retail) floorspace, 242sqm flexible Class A1/A3 (retail / café-restaurant) floorspace, 208sqm Class A4 (drinking establishment) floorspace, 859sqm Class B1 (business) floorspace and 78 dwellings, together with cycle parking, servicing and 12 disabled car-parking spaces. Erection of a roof extension, part 2, part 4-

	storey rear extension and basement to 128 and 130 Upper Street together with associated alterations, access and landscaping
Draft Travel Plan Statement	the draft travel plan statement including a set of potential measures to be included in the Travel Plan prepared in consultation with the relevant Council officer
End Use Employment and Training Contribution	the sum of £62,625 to be spent by the Council towards training and support enhancing the prospects of local residents obtaining employment relating to the end use of the Development
Fifth Floor Level Plan	CZWG drawing number 1598-3-P-200-009 Rev C annexed at Schedule 8
Habitable Room(s)	any room in a dwelling with the exception of the kitchen, bathroom and independent hallway and a kitchen will be counted as a habitable room if it includes a dining space and that dining space is more than 13 sq m including fittings
Highway Reinstatement Agreement (TfL)	an agreement made under section 278 of the Highways Act 1980 between the Owner and TfL for footway improvement/ reinstatement and repair works in the vicinity of the Site on A1 Upper Street with such amendments as may be agreed between the Parties thereto

Highway Reinstatement Area	the highways and footways in the vicinity of the Development as shown marked in [red] on the Highway Reinstatement Plan
Highway Reinstatement Contribution	the sum of £171,600 to be spent by the Council towards the Highway Reinstatement Works
Highway Reinstatement Plan	the plan annexed at Schedule 6
Highway Reinstatement Works	the repair and reinstatement of the highway and footways in the Highway Reinstatement Area
Homes and Communities Agency	the non-departmental public body that is sponsored by the Department of Communities and Local Government to fund and regulate Registered Providers in England and any successor body to the Homes and Communities Agency
Implementation	the date on which any material operation (as defined by section 56(4) of the Act) forming part of the Development begins to be carried out other than (for the purposes of this Deed and for no other purpose) the Preparatory Works and “Implement” and “Implemented” shall be construed accordingly
Index	the Retail Prices (All Items) Index as published by the Office for National Statistics or (if such index is at the relevant time no longer published) such other comparable

index or basis for indexation as the Parties may agree

Index Linked

linked to movements in the Index between the Committee Date and the date of the payment so that the particular payment is adjusted in accordance with the following formula:

Amount Payable =
Relevant Amount x (A+B)

Where:

Relevant Amount =
the payment to be Index-Linked

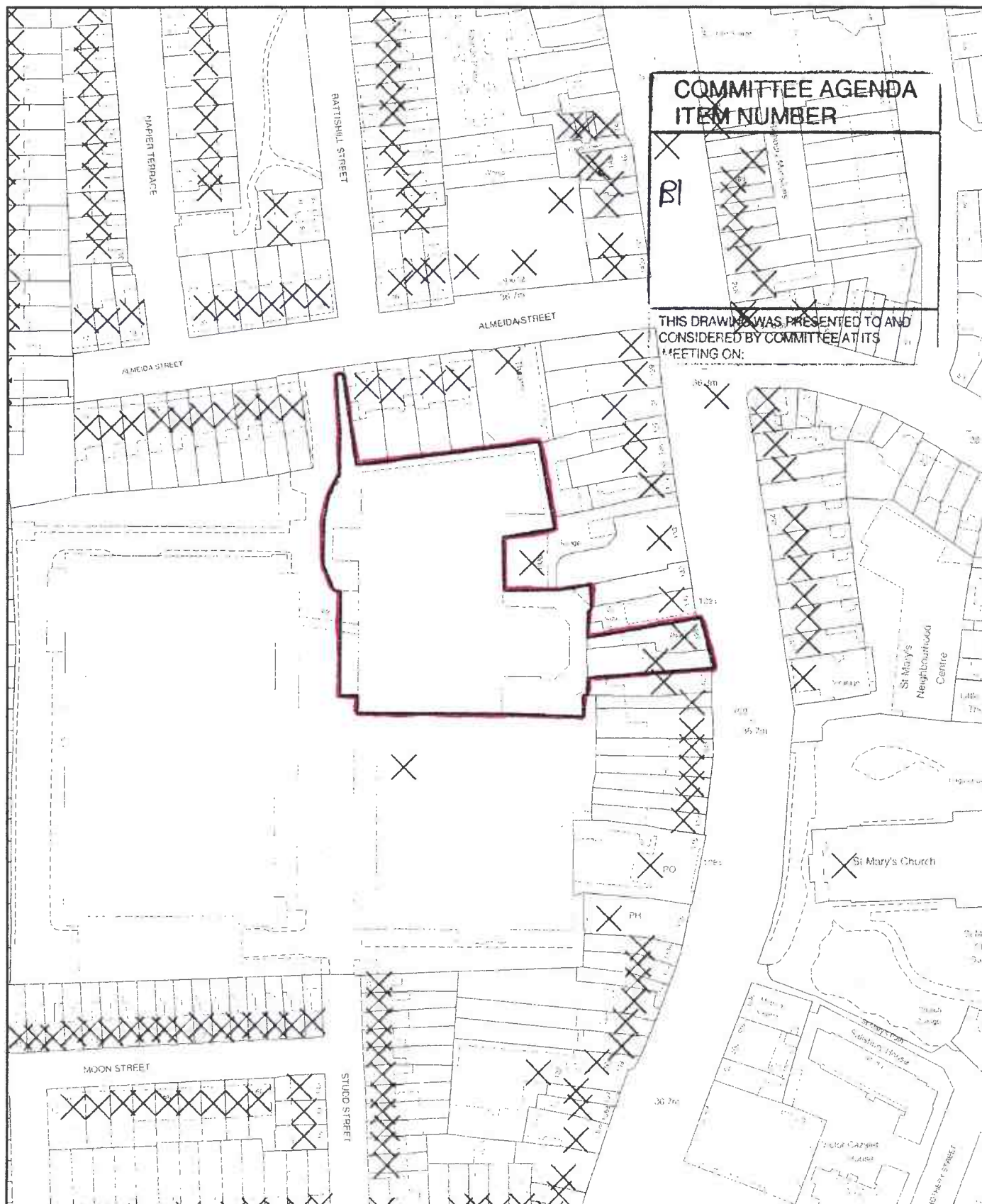
A =
the figure for the Index which applied when the Index was last published prior to the date that the Relevant Amount is payable

B =
the figure for the Index which applied when the Index was last published prior to the Committee Date
PROVIDED THAT the Index Linked sum can never be less than the original sum payable

Intermediate Housing

means only Affordable Housing which is not Socially Rented Housing at prices and rents above those of Social Rented Housing but below market price or rents and can include

	shared equity products (e.g. HomeBuy) other low cost homes for sale and intermediate rent and shall comprise no more than 40% of all Affordable Housing Habitable Rooms
Interest	interest at four per cent above LIBOR from time to time
Market Housing	that part of the Development which is general market housing for sale on the open market and which is not Affordable Housing
Occupation and Occupied	occupation for the purposes permitted by the Planning Permission but not including occupation by personnel engaged in construction, fitting out or decoration or occupation for marketing or display or occupation in relation to security operations
Owner	Owner 1 and/or Owner 2
Plan	the plan attached to this Deed outlining the Site in red
Planning Permission	the outline full planning permission subject to conditions to be granted by the Council pursuant to the Application
Playspace Contribution	the sum of £75,500 to be spent by the Council on the Playspace Improvements
Playspace Improvements	the improvements to the playspace in the vicinity of the Site



ISLINGTON

Planning Division

Planning Application Ref No:- P 090774

LOCATION.....

X = Properties consulted



Scale - 1:1250

Time of Plot 09:36

Date of plot: 10/04/2010

Practical Completion	the practical completion of the works required to construct the relevant premises or building or part thereof or works in accordance with the relevant building contract as properly certified independently by any employed agent of the Developer and "Practically Completed" shall be construed accordingly
Preparatory Works	operations consisting of site clearance, demolition work, archaeological investigations, investigations for the purpose of assessing ground conditions, remedial work in respect of any contamination or other adverse ground conditions, diversions and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements
Protected Tenant	<p>any tenant who:</p> <ul style="list-style-type: none"> (a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force (or any equivalent contractual right) in respect of a particular Affordable Housing Unit (b) has exercised any statutory right to buy pursuant to the Housing Act 1985 (or any equivalent contractual right) in respect of a particular Affordable Housing Unit (c) has been granted a shared ownership lease by a Registered Provider (or

similar arrangement where a share of the Affordable Housing Unit is owned by the tenant and a share is owned by the Registered Provider) in respect of a particular Affordable Housing Unit and the tenant has subsequently purchased from the Registered Provider all the remaining shares so that the tenant owns the entire Affordable Housing Unit (staircased to 100%)

Public Open Space
Contribution

the sum of £120,591 to be spent by the Council on the Public Open Space Improvements

Public Open Space
Improvements

the improvements to the public open space in the vicinity of the Site

Registered Provider

a provider of Affordable Housing which is registered in a register maintained by the Regulator pursuant to Section 111 of the Housing and Regeneration Act 2008

Regulator

the Office for Tenants and Social Landlords (also known as the Tenant Services Authority or TSA) established pursuant to chapter 2 of part 2 of the Housing and Regeneration Act 2008 or its successor body

Site

the land against which this Deed may be enforced as shown edged red on the Plan and known as 5-6 Almeida Street and 129

and 130 Upper Street London N1

Socially Rented Housing	means Affordable Housing which is not Intermediate Housing or Affordable Rented Housing but is housing owned/managed by local authorities and Registered Providers and rented to eligible households at Target Rent levels and shall remain at Target Rents in perpetuity. The Social Rented Housing shall comprise no less than 60% of all Habitable Rooms contained within the Affordable Housing Units at the Development
Sport and Recreation Contribution	the sum of £51,528 to be spent by the Council towards the Sports and Recreation Contribution Improvements
Sport and Recreation Improvements	the improvements to the sport and recreation facilities in the vicinity of the Site
TfL	Transport for London in its capacity as the highway authority for the Transport for London Road Network (A1 Upper Street)
TfL Pedestrian Crossing and Streetscape Contribution	the sum of £43,350 to be transferred by the Council to TfL and spent by TfL towards the implementation of a pedestrian crossing or streetscape improvement scheme in the vicinity of the Site
Transport Contribution	the sum of £123,398 to be spent by the Council towards the Transport Improvements

Transport Improvements	improvements to the Transport facilities in the vicinity of the Site
Travel Plan	a statement or package of practical measures tailored to the occupiers/users of the Development with the aim of reducing the impact of car travel on the environment and promoting a wider range of cleaner travel choices as per the relevant parts of the Council's Supplementary Planning Guidance on Green Travel Plans including a full travel survey and in consultation with the relevant Council officer
Update on Progress	the update on the Travel Plan taking into account any further measures required by the relevant officer of the Council including an up-to-date full travel survey indicating travel patterns of the users/occupiers of the Development

2 CONSTRUCTION OF THIS DEED

- 2.1 Where in this Deed reference is made to clause, paragraph, schedule or recital such reference (unless the context otherwise requires) is a reference to a clause paragraph schedule or recital in this Deed.
- 2.2 Words importing the singular meaning where the context so admits include the plural meaning and vice versa.
- 2.3 Headings appearing in this Deed are for ease of reference only and shall not affect the construction of this Deed.
- 2.4 Words of the masculine gender include the feminine and neuter genders

and words denoting actual persons include companies, corporations and firms and all such words shall be construed interchangeable in that manner.

- 2.5 Wherever there is more than one person named as a party and where more than one party undertakes an obligation all their obligations can be enforced against all of them jointly and against each individually unless there is an express provision otherwise.
- 2.6 Any reference to an Act of Parliament shall include any modification, extension or re-enactment of that Act for the time being in force and shall include all instruments, orders, plans regulations, permissions and directions for the time being made, issued or given under that Act or deriving validity from it.
- 2.7 References to any party to this Deed shall include the successors in title to that party and to any deriving title through or under that party and in the case of the Council the successors to their respective statutory functions.
- 2.8 Save in respect of the Planning Permission (which at all times shall prevail) in the event of any conflict between the terms, conditions and provisions of this Deed and any document annexed hereto or referred to herein, the terms, conditions and provisions of this Deed will prevail.
- 2.9 The Interpretation Act 1978 shall apply to this Deed.
- 2.10 All Parts Schedules and Annexes attached to this Deed are to be read as if the same were incorporated into the main body of the Deed.

3 LEGAL BASIS

- 3.1 This Deed is made pursuant to Section 106 of the Act Section 111 of the Local Government Act 1972 Section 2 of the Local Government Act 2000 Section 16 of the Greater London Council (General Powers) Act

1974 and Section 278 of the Highways Act 1980 and all other powers so enabling.

- 3.2 The obligations, covenants, restrictions and undertakings on the part of Owner 1, Owner 2 and Mortgagee under this Deed create planning obligations pursuant to Section 106 of the Act which comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 and are enforceable by the Council as local planning authority subject to Clause 7.7 below against Owner 1 and Owner 2 without limit of time.

4 CONDITIONALITY

This Deed shall come into force on completion of the Deed but the obligations are conditional upon the grant of the Planning Permission.

5 THE OWNER'S COVENANTS

The Owner covenants with the Council as set out in Schedule 1.

6 THE COUNCIL'S COVENANTS

The Council agrees to accept the Owner's covenants contained in Schedule 1 and hereby covenants with the Owner (pursuant to Section 111 of the Local Government Act 1972 and so far as the Council are lawfully able to do so) to fulfil the covenants as set out in Schedule 2.

7 MISCELLANEOUS

- 7.1 The Owner shall pay to the Council on completion of this Deed the reasonable legal costs of the Council incurred in the negotiation, preparation and execution of this Deed.

- 7.2 No provision of this Deed shall be enforceable under the Contracts (Rights of Third Parties) Act 1999.
- 7.3 This Deed shall be registrable as a local land charge by the Council.
- 7.4 Where the agreement, approval, consent or expression of satisfaction is required by the Owner from the Council under the terms of this Deed such agreement, approval or consent or expression of satisfaction shall not be unreasonably withheld or delayed.
- 7.5 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid or unenforceable then such invalidity or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 7.6 This Deed shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission shall be quashed, revoked or otherwise withdrawn or (without the consent of the Owner) it is modified by any statutory procedure or expires prior to Implementation.
- 7.7 No person shall be liable for any breach of any of the planning obligations or other provisions of this Deed after it shall have parted with its entire interest in the Site or that part of the Site in relation to which such breach occurs but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 7.8 Save for the obligations in paragraphs 9 (Car Free Housing) and 10.4 (Affordable Housing) of Schedule 1 the obligations in this Deed will not be enforceable against any purchaser of an individual dwelling house or commercial unit erected on the Site pursuant to the Planning Permission.
- 7.9 Nothing in this Deed shall prohibit or limit the right to develop any part of

the Site in accordance with a planning permission (other than the Planning Permission) granted (whether or not on appeal) after the date of this Deed.

7.10 It is agreed and declared between the Parties that nothing contained or implied in this Deed shall prejudice fetter or otherwise affect the rights powers duties and obligations of the Council in the exercise by it of its statutory functions rights powers or obligations.

7.11 The Council will issue the Planning Permission as soon as reasonably practicable after the date of this Deed.

8 MORTGAGEE'S CONSENT

The Mortgagee acknowledges and declares that this Deed has been entered into by Owner 2 with its consent and that the part of the Site in which Owner 2 has an interest shall be bound by the obligations contained in this Deed and that the security of the mortgage over the Site shall take effect subject to this Deed PROVIDED THAT the Mortgagee shall otherwise have no liability under this Deed unless it takes possession of the Site in which case it too will be bound by the obligations as if it were a person deriving title from the Owner.

9 WAIVER

No waiver (whether expressed or implied) by the Council of any breach or default in performing or observing any of the covenants terms or conditions of this Deed shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the relevant terms or conditions or from acting upon any subsequent breach or default.

10 CHANGE IN OWNERSHIP

The Owner agrees with the Council to give the Council 28 days written

notice of any change in ownership of any of its interests in the Site occurring before all the obligations under this Deed have been discharged. Such notice to be given no later than 28 days from any change of ownership and to give details of the transferee's full name and registered office (if a company or usual address if not) together with the area of the Site or unit of occupation purchased by reference to a plan.

11 INDEXATION

All sums payable to the Council under this Deed shall be Index-Linked.

12 INTEREST

Any money payable to the Council under this Deed shall be paid in full without deduction or set-off and if not paid on the date due shall in every case bear Interest on so much thereof as shall from time to time be due and owing from the date the payment was due to actual payment.

13 GOOD FAITH AND GOOD PRACTICE

- 13.1 The parties agree with one another to act reasonably and in good faith in the fulfilment of their respective obligations under this Deed.
- 13.2 Where there is an endeavours obligation in this Deeds and the party responsible cannot fulfil the objective of the obligation then on request that party shall provide an explanation of the steps it has undertaken in carrying out its reasonable endeavours obligation.

14 DISPUTE RESOLUTION

- 14.1 Where any matter the subject of this Deed shall be in dispute the Parties shall use their reasonable endeavours to resolve the same within twenty-eight days of the dispute arising.

- 14.2 Failing the resolution of any such dispute disagreement or difference within twenty-eight days of the same arising it may be referred for determination in accordance with the provisions of this clause on the reference of any of the Parties to the dispute.
- 14.3 Any dispute disagreement or difference arising between the Parties with regard to their respective rights and obligations as to any matter or thing in any way arising out of or connected with this Deed shall be referred to the decision of a single expert qualified to deal with the subject matter of the dispute disagreement or difference who shall either be jointly nominated by the Parties within a period of fourteen days of reference or failing agreement on such nomination the expert shall be nominated by the President for the time being of the Royal Institution of Chartered Surveyors.
- 14.4 The determination of the expert (including any determination as to the responsibility for payment of his own costs and those of the Parties) shall be final and binding upon the Parties.
- 14.5 The terms of reference of any expert appointed to determine a dispute disagreement or difference shall include the following:
- i) the expert shall call for representations from both parties within 21 days of a reference to him under this Deed and require the parties to exchange representations within this period
 - ii) the expert shall allow the parties to the arbitration 14 days from the expiry of the period referred to under paragraph 14.5(i) above to make counter representations
 - iii) any representations or counter representations received out of time may be disregarded by the expert
 - iv) the expert shall provide the parties with a written decision (including his reasons) within twenty-eight days of the last date for receipt of counter representations and he shall be entitled to call for such independent expert advice as he shall think fit

- v) the expert's costs and the costs of any independent expert advice called for by the expert shall be included in his award.

15 NOTICES

15.1 Any notice or other communication to be given under or in connection with this Deed shall be in writing which for this purpose shall not include e-mail and such notices or other communications should be addressed as provided in Clause 15.3 below.

15.2 Any such notice or other communication, if so addressed, shall be deemed to have been received as follows:

- a) if delivered by hand, upon delivery at the relevant address;
- b) if sent by first class post, at 9.00 a.m. on the second working day after the date of posting; or
- c) if sent by facsimile, when successfully transmitted except that where any such notice or other communication is or would otherwise be deemed to be received after 5.30 p.m., such notice or other communication shall be deemed to be received at 9.00 a.m. on the next working day.

15.3 The address, facsimile number, relevant addressee and reference for each party are:

for the Council:

Address: Strategic Planning and Regeneration, 222 Upper Street, London N1 1XR

Facsimile number: 0207 527 3271

Relevant addressee: Principal Planner – Obligations (section 106)

for Owner 1:

Address: 100 Victoria Embankment London EC4Y 0HQ

Facsimile Number: -

Relevant addressee: Company Secretary

Reference: -

for Owner 2:

Address: 50 Seymour Street, London W1H 7JG

Facsimile Number: 0207 723 6693

Relevant addressee: Giris Rabinovitch

Reference: BKC2033

If a party changes its name, address, facsimile number or relevant addressee for the purposes of this clause it shall notify the other party in writing.

16 COUNTERPARTS

This Deed may be executed in any number of counterparts and by the Parties on separate counterparts. Each counterpart shall constitute an original of this Deed but together the counterparts shall constitute one document.

IN WITNESS whereof the Parties hereto have executed this Deed on the day and year first before written.

SCHEDULE 1

THE OWNER'S COVENANTS

1 NOTIFICATION REQUIREMENTS

- 1.1 The Owner shall give at least 14 days prior written notice to the Council of:
- 1.1.01 Implementation;
 - 1.1.02 first Occupation;
 - 1.1.03 the third anniversary of the first Occupation;
 - 1.1.04 Practical Completion; and
 - 1.1.05 commencement of any works whatsoever to any part of the Market Housing or Affordable Housing (whichever is the earlier) in accordance with paragraph 2.3.

2 FINANCIAL CONTRIBUTIONS

- 2.1 Prior to or on Implementation the Owner shall pay to the Council:
- 2.1.01 the Playspace 'Contribution;
 - 2.1.02 the Transport Contribution;
 - 2.1.03 the CoCP Monitoring Contribution; and
 - 2.1.04 the TfL Pedestrian Crossing and Streetscape Contribution.
- 2.2 The Planning Permission shall not be Implemented until the financial contributions referred to in paragraph 2.1 above have been received by the Council.
- 2.3 Prior to commencement of any works whatsoever relating to any part of the Market Housing or Affordable Housing (whichever is the earlier) the Owner shall pay to the Council:
- 2.3.01 the Community Facilities Contribution;
 - 2.3.02 the Public Open Space Contribution;
 - 2.3.03 the Sport and Recreation Contribution;

2.3.04 the End Use Employment and Training Contribution; and
2.3.05 the Accessible Transport Contribution.

- 2.4 No works whatsoever relating to any part of the Market Housing or Affordable Housing can be commenced until the financial contribution referred to in paragraph 2.3 above have been received by the Council.

3 HIGHWAY REINSTATEMENT CONTRIBUTION

The Owner shall pay to the Council the Highway Reinstatement Contribution no later than Practical Completion.

4 EMPLOYMENT AND TRAINING CODE

- 4.1 The Owner shall at all relevant times comply with and ensure compliance with the Employment and Training Code annexed at Schedule 3.
- 4.2 The Owners shall use best endeavours to procure ten (10) work placements for local residents at the Development during the construction phase. Such work placements each to last at least 13 weeks and each be paid by the Owner at least the national minimum wage. London Borough of Islington will recruit for and monitor the work placements.
- 4.3 In the event that the Owner cannot provide five work placement the Owner shall prior to or on Implementation pay to the Council the proportionate amount up to an amount of £50,000.00 towards employment and training initiatives in the local area.

5 CODE OF PRACTICE FOR CONSTRUCTION SITES

The Owner shall at all times during the carrying out of the Preparatory

Works and the construction of the Development comply and ensure compliance with the Code of Practice for Construction Sites annexed at Schedule 4.

6 CoCP RESPONSE DOCUMENT

6.1 The CoCP Response Document must include but not be limited to:

- 6.1.1 a review of the CoCP with specific reference to the Site's proposed construction programme;
- 6.1.2 a statement of how the developer will ensure compliance with the CoCP; and
- 6.1.3 a community liaison strategy which shall address at least the follow concerns:
 - a) a telephone number and email address for enquiries concerns or complaints raised by the general public or affected bodies;
 - b) a named community liaison manager ("Community Liaison Manager) to be responsible for dealing with all enquiries;
 - c) a provision for logging all enquiries along with the response given;
 - d) a procedure for dealing with and actioning the enquiries from start to finish in an appropriate manner;
 - e) a provision for monthly meetings organised by the Community Liaison Manager with members of the Council's public protection team in order to review complaints discuss monitoring results site progress and forthcoming work;
 - f) attendance by the Developer or its representative at a public meeting to be organised by the Council prior to Implementation on Site to introduce the project team discuss the work programme and provide details of the helpline and complaints procedure;
 - g) information on the format of the meeting and the method of notification to the public is to be decided by officers of the Council's public protection team; and

- h) provision for the Community Liaison Officer to distribute a newsletter updating the community on Site issues in a format agreed with officers of the Council's public protection team

6.2 The Owner shall submit the CoCP Response Document for the Council's prior approval in writing at least one month prior to Implementation or carrying any Preparatory Works (whichever is the earlier) and the Council will use reasonable endeavours to respond within two calendar months.

6.3 No works on the Site shall take the place until the CoCP Response Document has been approved in writing by the Council.

7 CODE OF LOCAL PROCUREMENT

The Owner shall at all times during the carrying out of the construction of the Development including the Preparatory Works comply with and ensure compliance with the Code of Local Procurement attached at Schedule 5

8 HIGHWAY REINSTATEMENT AGREEMENT (TfL)

8.1 Subject to paragraph 8.2 below the Owner shall use best endeavours to enter into the Highway Reinstatement Agreement with TfL prior to Occupation of the Development.

8.2 No part of the Development shall be Occupied until:

- 1) TfL expressly notifies the Council in writing that the Highway Reinstatement Agreement is not required; or
- 2) The Council has received satisfactory written notification of the completion of the Highway Reinstatement Agreement.

9 [paragraph 9 is not used]

10 AFFORDABLE HOUSING

10.1 The Planning Permission shall not be Implemented until the Owner has contracted with the Registered Provider for:

10.1.1 the construction and completion of all the Affordable Housing Units in accordance with the Planning Permission and subsequent grant or assignment of a Lease of all the Affordable Housing Units; and

10.1.2 written notification of such has been received by the Council.

10.2 No works whatsoever to the 5th floor as indicated on the Fifth Floor Level Plan can be commenced until:

10.2.1 the Block A Affordable Housing Units have been Completed; and

10.2.2 the Block B Affordable Housing Units have been Built Out

and written notification of such has been received by the Council.

10.3 The Owner shall Complete the Block A Affordable Housing Units and Build Out the Block B Affordable Housing Units prior to commencing any works whatsoever to the 5th floor as indicated on the Fifth Floor Level Plan.

10.3A Not more than 50 % of the Market Housing units that have been Completed at any point in time shall be Occupied until:

10A3.1 the Block A Affordable Housing Units have been Completed; and

10A.3.2 the Block B Affordable Housing Units have been Built Out.

10.4 From the date of Practical Completion of the Affordable Housing Units they shall not be used other than for Affordable Housing save that this obligation shall not be binding on:

10.4.1 any Protected Tenant or any mortgagee or chargee of the Protected Tenant or any person deriving title from the

Protected Tenant or any successor in title thereto and their respective mortgagees and chargees; or

- 10.4.2 any Chargee provided that the Chargee shall have first complied with the Chargee's Duty
- 10.4.3 any purchaser from a mortgagee of an individual Affordable Housing Unit pursuant to any default by the individual mortgagor.
- 10.5 Not more than 50% of the Market Housing units that have been Completed at any point in time shall be Occupied until the Affordable Housing Units have been completed and made ready for their intended use and transferred to the Registered Provider on terms that accord with relevant Homes and Communities Agency funding requirements current at the date of the transfer.
- 10.6 Any lease granted transferred or assigned to the Registered Provider shall be of a term of no less than 125 years and must be with all necessary rights and easement to enable the Affordable Housing Units to be used for residential purposes.
- 10.7 The Chargee shall prior to seeking to dispose of the Affordable Housing Units pursuant to any default under the terms of its mortgage or charge shall give not less than five months' prior notice to the Council of its intention to dispose and:
 - (a) in the event that the Council responds within five months from receipt of the notice indicating that arrangements for the transfer of the Affordable Housing Units can be made in such a way as to safeguard them as Affordable Housing then the Chargee shall co-operate with such arrangements and use its best endeavours to secure such transfer
 - (b) if the Council does not serve its response to the notice served under paragraph 10.7(a) within the five months then the

Chargee shall be entitled to dispose free of the restrictions set out in this Part of the Schedule 1

- (c) if the Council or any other person cannot within five months of the date of service of its response under paragraph 10.7(a) secure such transfer then provided that the Chargee shall have complied with its obligations under paragraph 10.7 and the Chargee shall be entitled to dispose free of the restrictions set out in this Part of the Schedule 1.

PROVIDED THAT at all times the rights and obligations in this paragraph 10.7 shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the Council must give full consideration to protecting the interest of the Chargee in respect of moneys outstanding under the charge or mortgage.

11 TRAVEL PLAN

- 11.1 The Owner shall not Implement the Development until the Owner has submitted the Draft Travel Plan Statement to the Council for the Council's written approval.
- 11.2 The Owner shall submit the Travel Plan to the Council for the Council's written approval SIX months after first Occupation of the Development unless otherwise agreed in writing with the Council and the Council will use reasonable endeavours to give approval within eight weeks of receiving the Travel Plan or provide the Owner with proposed reasonable amendments.
- 11.3 The Owner shall not Occupy more than 90 percent of the Development until the Travel Plan has been submitted to the Council and approved in writing by the Council.

- 11.4 The Owner shall submit to the Council the Update on Progress on the 3rd anniversary of first Occupation of the Development.
- 11.5 The Owner shall ensure that all owners and occupiers of the Development are made aware of the Travel Plan and any revision in any promotional material and on written request by a occupier/user provided with a copy of the Travel Plan at the Owner's expense.
- 11.6 The Owner shall use all reasonable endeavours to promote the Travel Plan ensure that the owners and occupiers of the Development comply with the provisions of the Travel Plan and any revisions thereto.

12 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

- 12.1 The Construction Traffic Management Plan shall be prepared in consultation with the Council taking into consideration the CLP and include but not be limited to:
- i) haulage routes to and from the area in which the Site is situated;
 - ii) vehicle holding areas;
 - iii) management of vehicle holding areas; and
 - iv) how operators will be required to comply with the Construction Traffic Management Plan
- 12.2 The Owner shall submit the Construction Traffic Management Plan to the Council at least one month prior to the earlier of Implementation of the Development or the carrying of out any Preparatory Works.
- 12.3 The Planning Permission shall not be Implemented and no Preparatory Works shall be carried out until the Construction Traffic Management Plan has been approved in writing by the Council.

13 HOUSING CONDITION SURVEY

- 13.1 Prior to Implementation of the Planning Permission the Owner shall

commission the preparation of a report by a independent reputable firm of Chartered Surveyors for submission to the Council's Service Director Planning and Development to give advice on:

- 13.1.1 whether it would be advisable to undertake precautionary non-intrusive surveys of properties in 1, 2, 3, 4 and 7 Almeida Street London N1;and
- 13.1.2 the nature of the survey or surveys to be undertaken ("the Surveyor's Report").

13.2 If the Surveyor's Report recommends the carrying out of surveys the Owner shall undertake these surveys in accordance with the recommendations in the Surveyor's Report if and to the extent permitted to do so by the owners and occupiers of the properties identified in the Surveyor's Report as being ones that should be surveyed such surveys to be undertaken at the Owner's expense using an independent reputable firm of Chartered Surveyors.

13.3 The Owner shall take into account the results of any surveys undertaken when carrying out works of demolition or construction on the Site and in the scheduling of the timing of the movements of heavy goods vehicles to and from the Site.

SCHEDULE 2

COUNCIL'S COVENANTS

1. The Council covenants with the Owner to use all sums received from the Owner under the terms of this Deed for purposes specified in this Deed for which they are to be paid or for such other purposes for the benefit of the Development as the Owner and the Council shall agree **PROVIDED THAT** the Council may in any event spend up to 5 (five) per cent of the sums on the costs of implementing and monitoring compliance with this Deed which sum shall not include the legal costs incurred in drawing up this Deed.
2. The Council will upon receipt of the written request of the Owner and payment of reasonable administrative costs at any time after each or all of the obligations of the Owner under this Deed have been performed or otherwise discharged issue written confirmation of such performance or discharge.
3. The Council covenants with the Owner that on written request by the Owner or the party that actually paid the sum it will pay to the Owner or the party that actually paid the sum such amount of any payment (excluding any sums transferred by the Council to TfL) made by the Owner to the Council under this Deed which has not been committed or any part of them that remains uncommitted to the Owner in accordance the provisions of this Deed within five years of the date of receipt by the Council of such payment together with any Interest accrued on the amount that has not been committed.
4. For the avoidance of doubt the sums or any part of them shall be deemed to have been committed if the Council has entered into any contract or given any undertaking (whether enforceable at law or otherwise) the performance or fulfilment of which will require the Council to expend such sums in the future.

SCHEDULE 3
EMPLOYMENT AND TRAINING CODE

Employment and Training code.

2009-2010

SECTION 106.

The purpose of this code is to both outline and to give information regarding the roles and responsibilities of both council officers and developers in discharging the section 106 obligations in relation to employment & training opportunities for local unemployed residents within the vicinity of any given site.

This contributes to offsetting the impact of the increased pressures arising from the development. The code is designed to support contractors in fulfilling their commitments within planning agreements by clarifying what is required from the outset and the time- frame needed to achieve results.

The councils regeneration department and in particular the dedicated Section106 officer and the construction development manager seek to work in partnership and good faith with contractors to assist them in meeting obligations.

The range of this document also aligns itself with the objectives of many other organisations such as the London Development Agency, Government Office for London, the Learning and Skills Council and Jobcentreplus and London Borough of Islington local area agreements.

The significant details of figures for paid employment and/or direct financial contributions to employment & training activities are pre-agreed/negotiated and embedded in the Section 106 documents.

The exact ratios' and planning justifications for which are specified in Islington councils supplementary planning document (SPD) which was adopted in July 2009

Strategic Planning and Regeneration

Islington Council

7 Newington Barrow Way

London N7 7EP

Policy context-Employment and Training- SPD 2008

PPS1 highlights the importance of promoting social cohesion and inclusion as a part of development that is sustainable. It states that plan policies should ensure that the impact of development on the social fabric of communities is considered and taken into account and that they should seek to reduce social inequalities.

A key objective of the London Plan (Objective 4) is to promote social inclusion and tackle deprivation and discrimination. It goes on to say that a key policy direction for achieving this is to tackle unemployment by increasing access to high quality jobs across London through training, advice and other support. Policy 2A.1 states that a consideration in determining planning proposals will be the contribution that the development might make to strengthening local communities and economies including opportunities for local businesses and for the training of local people.

Islington's Local Area Agreement (LAA) has been developed by the Islington Strategic Partnership to support the delivery of the partnership vision for the borough set out in the Sustainable Community Strategy. A key objective of the LAA is to reduce economic polarisation and improve the skills of the local workforce. The Islington UDP seeks that agreements are entered into with the Council to secure local recruitment and training through new development (Policies E16, V5, Imp13).

High levels of deprivation and unemployment persist in the borough. According to the Indices of Deprivation (2007), Islington is the 8th most deprived local authority in England. It has above average levels of unemployment and a high proportion of residents claiming Job Seekers' Allowance and income support. The proportion of long term unemployed residents is also high compared with other areas. The borough therefore has significant employment and training needs.

Increasing opportunities for local employment and reducing deprivation is an essential way in which development can help to create sustainable communities within Islington. Using local labour also reduces the need to travel which will help to ensure that development is more sustainable. The Construction Skills Network has identified a significant shortage of construction workers in London and puts the need for new recruits in the construction industry in London at 14,930 each year from 2008-2012 (Blueprint for UK Construction Skills 2008-2012).

As such, the Council requires that opportunities for employment, training and other measures to overcome barriers to employment are provided through the construction phase of a development and the end use of a building, as set out in the Code of Local Training and Employment. Applicants should also adhere to the principles set out in the Code of Local Procurement. Further information on the Code of Local Employment and Training and the Code of Local Procurement are set out here.

Islington council regeneration department contacts & roles of officers mentioned in codes:

Pascal Coyne
Local Development Officer (Section 106)
Strategic Planning and Regeneration
Islington Council
7 Newington Barrow Way
London N7 7EP

0207 527 3371
pascal.coyne@islington.gov.uk

Pascal's role is to liaise between the councils regeneration, planning and legal departments and in particular the senior planners for the section106. Once the s106 has been agreed and signed Pascal will meet with the developer/contractor to discuss and agree actions regarding work placements, apprenticeships and dispatching the undertakings set out within the code of Local Procurement.

Stav Aristokle
Construction Development Manager
Islington Council
Environment & Regeneration,
Fourth Floor, 7 Newington Barrow Way, London N7 7EP

Tel: **020 7527 3559**
Mobile: **0782 690 4358**

Stav's role is to liaise between, Developers and their contractors/sub-contractors. Stav would be the sole contact at LBI regeneration in regards to 'construction skills training'. She has an established working relationship with many primary developers in the borough and oversees an approved construction training provider list on behalf of the council. Stav has a database of clients with various experience and skills in construction. In partnership with Pascal Coyne she has access to training and education opportunities for Islington residents leading to workforce development with subsequent reciprocal benefit to the construction industry sector.

'Islington Working' refers to Islington Council's employment, training and recruitment service which operates across all industry sectors on behalf of the most disadvantaged economically inactive residents within the borough

CONSTRUCTION PHASE

We will request that the developers meet with LBI Regeneration at least 1 month in advance of tendering contracts to undertake the code specifics.

- 1. The developer is required to state clearly in tender documentation, prior to selecting the main contractor, that bids need to take into account the following requirements relating to this code:**
 - 1.1 All contractors and sub-contractors appointed will be required to liaise with LBI Regeneration to ensure the successful and consistent application of this code.
 - 1.2 At the pre-contract meeting (1 month in advance of tendering) the contractor shall provide a detailed programme and an up to date schedule of works.
 - 1.3 The numbers of paid placements agreed and written into the section 106 agreement are themselves non-negotiable. The figures for paid placements may be specified in terms of trades however and the exact numbers spread across trades for trainees and other specifics of paid work placements, such as variance to the 13 weeks must be agreed with the Regeneration Officer (Stav- 'Islington Working' construction manager) at the pre-contract meeting.
 - 1.4 The developer / contractor will work with construction works (Stav) to attain 1 paid construction training placements, per 20 units residential and/or 1000sqm B1, lasting for a minimum of 13 weeks.
 - 1.5 The developer/ contractor will work with construction works (Stav) to attain 1 Modern Apprentice, per 5000 sq m on any project where works are expected to last for at least 52 weeks.
 - 1.6 The developer/ contractor will liaise with the Islington Education Business Partnership to arrange professional input to career days, teacher training and work experience to benefit Islington's student career development.

Contracts with Sub Contractors.

2 LBI Regeneration require the developer/ main contractor to:

- 2.1 Include a written statement in their contracts with sub contractors instructing them to liaise with 'Islington Working-Construction' to discuss, agree and implement the specifics. (an introduction to services sheet will be supplied by LBI regeneration).
- 2.2 Brief subcontractors on the requirements of the employment & training code and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders.

RECRUITMENT.

3 Target recruitment from the local area with a view to:

- 3.1 Ensure that pre-agreed paid work placements numbers are fully met, as directed by the section 106 officer in conjunction with the *'Islington Working-construction manager*.
- 3.2 Failure to comply with 3.1 will result in a financial penalty to the value of the 13 week employment period. (see employment & training s106 calculation below)
- 3.3 The *'Islington Working-construction'*- workplace co-ordinator will circulate vacancy details to suitable local contacts and match suitable candidates to job specifications for consideration by the developer/contractor or sub-contractor/s.
- 3.4 All clients submitted for consideration similar council nominated agency and who fully meet the job specification, shall be guaranteed an interview by the developer/contractor/sub contractor/s.
- 3.5 3.5 Ensure 1 Modern Apprentice, per 5000 sq m of development where works are expected to last for at least 52 weeks.

MONITORING.

4 Provide regular monitoring and information on:

- 4.1 Trainee's progress on site, number of weeks engaged on site, skills attained, support needed (by LBI regeneration) and any other relevant information as directed by regeneration.
- 4.2 A written record - LBI regeneration can help with this paperwork to assist in the monitoring process
- 4.3 Standards of service, product and delivery arising from Local procurement activities
- 4.4 A six to eight week basis, via e-mail, phone fax or liaison meeting.

MANAGING TRAINEES AND PRODUCTIVITY.

5 *'Islington Working-Construction'* can where necessary:

- 5.1 Provide safety equipment and tools for local people taken on through the project.
- 5.2 Identify ongoing training needs and provide for these if necessary, where eligibility allows.
- 5.3 Conduct a Health and Safety assessment and assess prior learning.
- 5.4 Visit trainees as part of post employment support, liaise with their supervisor to ensure both parties are satisfied with progress and/or make any necessary interventions to achieve sustainability of employment.

The main contractor is obliged to:

- 5.5 Ensure employees' are supervised at all times on site by a named qualified and/or experienced operative in a trade related to their identified training needs.
- 5.6 Ensure employees' will work on site under the direction and control of the contractor.
- 5.7 The contractor is to take the potential for a lower rate of productivity fully into account when allowing for the level of resource and supervision required for programmed outputs and targets.
- 5.8 Where relevant trainees will be expected to attend college-based course either on a day release or block release basis. These can be organised through *'Islington Working-Construction'*. The contractor must be aware that payments to Modern Apprentices will continue during this period.

OPERATIONAL. (POST COMPLETION PHASE)

6 Developer to inform lease holder of the councils aspirations to secure employment opportunities for local unemployed residents arising from new developments and encourage them to attend liaison meetings with LBI Regeneration to:

- 6.1 Meet with '*Islington Working-* Job Brokerage' service to plan employment opportunities for local people within the building/s particularly if the building use involves the following occupational sectors: Hospitality; Leisure; Tourism; Cultural/Creative; Childcare; Health and Social Care; Retail; Finance and Business.
- 6.2 Discuss co-operation with Islington's Education Business Partnership in their liaison with schools, colleges and training providers to assist with curriculum development and provide at least x number of work placements per year in partnership with the Education Business Partnership for students so that they are provided with knowledge of the world of work and are better prepared to work in business and commerce.
- 6.3 Inform LBI Section 106 regeneration officer of the company internal training programmes and policy of promotion and progression within the organisation (such knowledge will help the recruitment process).
- 6.4 The Council will assist the contractor and sub contractors in identifying suitable local companies in order to source goods and services from Islington companies to supply the ongoing operational needs of the development.

RECRUITMENT.

7 Where binding agreements have been established undertake the following requirements (otherwise the following is sought within the context of the business tenants commitment to corporate social responsibility):

- 7.1 Occupiers and their personnel departments to meet with LBI regenerations '*Islington Working-* job brokerage' service to discuss their staffing structures and skills required to facilitate the development of a customised recruitment/training course which enables local people to acquire the skills needed to gain employment.
- 7.2 Occupiers to advertise vacancies in local newspapers (Islington Gazette and Highbury & Islington Express).
- 7.3 Occupiers of the building to refer vacancies to local projects as directed by LBI Regeneration so that local people can be assisted in making relevant applications for employment.

- 7.4 'Islington Working-Job brokerage staff will screen applications against job specifications (the specification being deemed realistic and necessary for someone to undertake the job tasks).
- 7.5 In larger developments, development of traineeships to help new people in the industry to assist with shortages of staff in researched skills shortfall areas.
- 7.6 Linkage with the governments Flexible New Deal and other Jobcentreplus programmes that could include payment of a subsidy to a company, or providing work experience for people undergoing vocational training.

MONITORING.

8. Tenants and their contractors and sub contractors to:

- 8.1 Allow LBI-Regeneration support officers to monitor staff employed on site in order to be able to feedback achievements on the above. Such feedback will be required on all recruits.
- 8.2 Return monthly or quarterly spreadsheets to LBI's regeneration officers.

9 Calculating the cost at £5.80- National minimum hourly rate

The example calculations below are for the rates as at **1 October 2009**. When calculating the pay rate you use the National Minimum Wage rate in force at the start of the reference period. So, for example, if you are monthly paid and your pay period starts on 10 September and runs until 10 October, you will be entitled to the National Minimum Wage rate in force on 10 September for the whole period, even if the National Minimum Wage rate changes on 1 October.

Example calculation

Basic pay	£232.00 per week
Hourly Rate	5.80 per hour
Employment duration	13 weeks
Total payable	£3016.00

National Minimum Wage

Apprentices

From pay reference periods starting on or after 1 October 2006 the special rules for apprentices will be extended to apprentices aged over 25. This will mean that:

Apprentices under age 19 will not qualify for the national minimum wage

Apprentices over age 19 and in the first 12 months of their apprenticeship will not qualify for the national minimum wage.

What are the current rates of the national minimum wage?

There are three levels of minimum wage, and the rates from 1st October 2009 are:

£5.80 per hour for workers aged 22 years and older

A development rate of £4.83 per hour for workers aged 18-21 inclusive

£3.57 per hour for all workers under the age of 18, who are no longer of compulsory school age.

Development Rate

The development rate for workers age 22 and over was abolished for pay reference periods starting on or after 1 October 2006. From that date, all workers aged 22 and over who qualify for the national minimum wage will be entitled to the main rate of national minimum wage. This applies even where the worker was previously in receipt of the development rate for those aged 22 and over and had been receiving that rate for less than 6 months.

Source-www.directgov.uk

Crown Copyright 2005

10 Supplementary Planning Document (SPD) adopted July

5 Standard Obligations and Charges

Employment and training contribution – Construction

Number of construction placements¹ x cost of providing construction training and support per placement (£5000)² = contribution due

Formula Sources

¹ As above

² Based on the average costs of providing construction training and support per person in Islington

Operation of development (commercial/ employment developments)

5.4.10 An employment and training contribution will be sought to improve the prospects of local people accessing new jobs created in the proposed development. This is based on the proportion of Islington residents who require training and support as set out in the following formula:

Employment and training contribution – Operation of development

Occupancy of development (number of employees)¹ x the working age population² as a proportion of the total number of employees in the borough³ (81%) x proportion of Islington residents requiring training and support (7.7%)⁴ x cost of training/ support per person (£2500)⁵ = contribution due

Formula Sources

¹ Based on average employment densities (see Appendix 2)

² ONS Mid-Year Population Estimates (2006)

³ ONS Annual Business Inquiry Employee Analysis (2006)

⁴ Based on the proportion of the economically inactive working age population wanting a job - ONS Annual Population Survey (Jul 06-Jun 07)

⁵ Based on the average costs of providing training and support relating to the end use of a development per person in Islington

5.4.11 The Code of Local Employment and Training also sets out the details of the ways in which the occupier of a development with employment uses may be expected to work with the Council. This may relate to issues such as the creation of employment opportunities for local people and assisting Islington's

10.1 The rate of contribution is based on a ratio of 1 per 20 residential units of the development and/or 1 per 1000sqm of new or improved office/retail space and is consistent with the 'five tests' outlined in the Government circular 05/05: (see policy context at 'introduction' above)

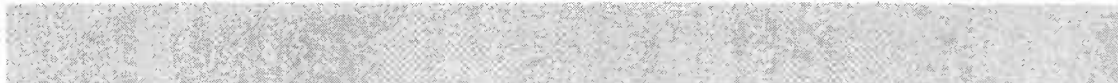
A planning obligation must be:

- (i) relevant to planning;
- (ii) necessary to make the proposed development acceptable in planning terms;
- (iii) directly related to the proposed development;
- (iv) fairly and reasonably related in scale and kind to the proposed development; and
- (v) reasonable in all other respects.

10.2 The contribution shall be used to enable local people to access jobs and training in construction and other industry sectors and to support people to work on the development through the funding of construction skills certification scheme training and cards, personal protective clothing, appropriate tools and key skills training courses.

Conclusion

The above code will provide benefit for local people by improving their economic activity and wellbeing. The Council's Corporate Plan, Service Plan and Local Area Agreement for regeneration and education include reducing levels of unemployment, assisting with people sustaining employment and raising levels of attainment. This code thereby meets council objectives. Additionally, it helps employers by providing a skilled local workforce making recruitment easier and less costly. The scope of this proposal also meets the need of other key stakeholder organisations – London Development Agency, Government Office for London, Job Centre Plus and Learning and Skills Council.



SCHEDULE 4
CODE OF PRACTICE FOR CONSTRUCTION SITES



ISLINGTON

Code of Practice for Construction Sites

Public Protection Division

159 Upper Street
London N1 1RE
Noise and Pollution Teams
Tel: 020 7527 3258
Email: noise.issues@islington.gov.uk

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Introduction

We recognise that demolition and construction are an important part of our borough's development and improvement. However in improving our working and living environment we must not ignore the effects of construction works on those in the surrounding neighbourhood.

As a result, we have developed this code of practice for developers, contractors, community groups and commercial users as guidance on good environmental practice.

We will provide information on the code early on in any planning application process and working to the code may become part of your planning conditions.

We aim to work with developers and contractors in recognising and tackling the possible effects of construction. These can include air pollution, noise and vibration, traffic congestion, dust and contamination of land and water. By making contractors aware at an early stage of our code of practice they can put preventative measures in place from the start.

The code applies to all types of building work:

- demolition
- site preparation
- excavation
- tunnelling work
- maintenance
- construction
- fit-outs

There will be some cases, such as emergency work, where the guidelines in the code cannot be followed. Please contact the relevant council team as soon as possible in these cases. We also recognise that it may not be appropriate to apply the code in full for some smaller developments. In these cases we would expect you to follow the spirit of the code.

It will be the responsibility of the main contractor to make sure all other contractors and workers are aware of and follow the guidance in the code.

Legal framework

This code is for guidance only. You should contact your own legal adviser if you are not sure of your legal obligations.

Where following the code of construction practice is a condition of your planning permission, any failure to keep to the code could result in us taking legal action. If the guidance is followed we should not need to serve statutory notices. However, if we do need to, we will use all available powers to enforce considerate working.

You may want to apply for prior consent for work on construction sites under Section 61 of the Control of Pollution Act 1974. Here the code will help you make a successful application. You should contact the Public Protection Division for advice and an information pack.

In terms of noise and controlling vibration, we expect you to use 'best practicable means' at all times. This means that you will have to use the most practical measures possible to control noise and vibration as defined in Section 72 of the Control of Pollution Act 1974. You must also keep to recommendations and good practice as shown in British Standard (BS) 5228: Noise and Vibration Control on Construction and Open Sites: 1997.

You are responsible for making sure that all activities keep to all current codes of practice and other relevant documents.

Community relations

If you warn local residents and businesses about activities that are likely to take place on site it will help reduce their concerns. If you have a point of contact for enquiries or complaints, it shows that you are taking responsibility for your actions and are aware of the surrounding community.

We will ask you to appoint a member of staff to work with local residents, the business community and us. This liaison officer must be available at all times while the site is in use. You must display a poster on the site boundary. Posters are available free of charge from the Public Protection Division. You may also be asked to display the posters as part of the conditions for your hoarding licence. This must include information such as the contractors' names, the name of your liaison officer, and a contact number and address for complaints.

You must also confirm that you are working to the standards shown in this code of practice and any registration to the considerate contractor scheme, if this is relevant. In the case of emergencies, you must also display a 24-hour contact number.

Your liaison officer will be responsible for logging complaints and taking appropriate action.

At least two weeks before any work starts, you must send leaflets to the surrounding community, both residential and commercial, about the proposed work. This leaflet will need to include a start and likely finish date, and the contact name and number of the liaison officer. If works are to go beyond our standard working hours and we have agreed to this, you will need to send further leaflets giving details of the changes.

Considerate contractors

We do not have an Islington-specific considerate contractors scheme but we do encourage contractors to take part in the national scheme. For information about the scheme and how to apply please contact Considerate Constructors, see Contacts on page 16.

Hours of working

Sites will be allowed to carry out noisy work between:

- 8am and 6pm, Monday to Friday
- 8am and 1pm, Saturdays

Noisy works must not take place outside of these hours (including Sundays and public and bank holidays). As far as is reasonably practical you must keep to these hours.

We will only consider work outside of these hours if it is necessary for access to roads or railway tracks or for reasons of safety and this must be prearranged with us. If you want to do this, please contact the Public Protection Division at least seven days before you need access. You must provide us with details of the works and why you cannot carry it out during the main working hours. You must also give details of the measures you are taking to reduce noise levels, and the predicted noise levels for any affected buildings such as residential property, hospitals, schools and businesses.

We realise that some activities can take place on site without residents being disturbed. This work may occur outside our standard working hours if it does not disturb people at the nearest occupied property to where the work is taking place.

Standards to protect the environment

Temporary structures

If you have to erect scaffolds, hoardings, gantries and other temporary structures you will need to make an application to the council's Street Management Division, see Contacts on page 16.

All structures must have a clear path between them at least 1.2 to 1.8m wide. There should be no recesses for people to hide in. All structures must be lit using bulkhead lights at 3m centres with a 110v supply and hoardings must be a minimum of 2.4m high.

No temporary structures should cover utility covers (such as gas, water or electricity) or any street gullies. All gates on the site must open inwards and not onto the highway.

All temporary structures must be kept in a safe and well-maintained condition at all times, and must display an information board with the relevant contact details for the particular site.

We ask you to reuse hoardings in accordance with our sustainability policy, see page 13.

Cranes

If you need to use a crane or mobile access platform you will need a permit from the council's Street Management Division. Street Management need ten days notice before they can issue approval. If the permit is approved it may require you to work outside normal working hours for traffic reasons. If this is the case then you will need to contact the Noise Team at least one week before the start of works to get approval to vary the site working hours and inform local residents and businesses.

Road closures

If you require a temporary traffic order for a road closure you will need to submit an application form six weeks prior to the proposed start date. This can be obtained from the council's Street Management Division. As with crane permits you may be requested to work outside normal working hours. You should contact the Public Protection Division at least seven days prior to the date of operation for approval and inform local residents and businesses.

Connections

If you require a new sewer connection you will need a licence from the council's Street Management Division for the works to be carried out.

You may also require new supplies to the site from various utilities, such as gas, water and electricity. The sooner the Street Management Division are informed of this information and proposed dates for the connections, the sooner these can be organised and any disruption reduced.

Nuisance

Construction works can cause unnecessary debris on the highway such as mud, spoil, concrete and dust. You must do everything you can to stop this happening. There should be facilities on your site for washing down vehicles, such as wheel washers or jet washers, and you must make sure lorry loads are covered when they leave the site. You must not wash mud, spoil, concrete and dust into street gullies.

Construction traffic

All vehicle movements to and from your site should be planned and agreed with us in advance and enforced with your contractors and drivers. There are roads designated within Islington for oversized or large vehicles. Vehicles must not park outside the site at any time of the day or night unless specifically agreed. Vehicles must enter the site immediately and are to leave the site in a safe and controlled manner. The area around the site or any road within Islington is not to be used as a holding area for deliveries.

There is to be no contractor parking on the highway at any time anywhere within Islington. We may require vehicles associated with the site to display stickers or markings, so they can be easily identified.

There are several lorry 'no-go' zones within Islington. These cover areas with a maximum 7.5 tonne limit. Vehicles on or over this limit may load or unload within these zones but cannot drive through them.

There are roads which have specific weight restrictions, due to weak structures, and vehicles over the limits must not use them. There are also height restrictions and again any vehicle over the height must not drive through.

Current restricted areas include:

- the area bounded by City Road, Islington High Street, Essex Road, Balls Pond Road and Southgate Road (excluding New North Road)
- the area bounded by Pentonville Road, Islington High Street, Upper Street, Holloway Road, Camden Road and York Way (excluding Caledonian Road and Hillmarton Road)
- the area bounded by Dartmouth Park Hill, Highgate Hill, Holloway Road and Tufnell Park Road (excluding Junction Road)

Further areas are currently under construction or planned for implementation in future years. Developers should contact the council's Traffic and Engineering Team within the Street Management Division, see Contacts on page 16.

The following roads have bridges that have gross vehicle weight restrictions:

- Highbury Grove
- Roman Way, N7
- King Henry's Walk
- Kingsbury Road
- Wallace Road
- Wallace Road, Canonbury
- Caledonian Road
- Clerkenwell Road
- Sussex Way
- Crouch Hill
- Wharf Road
- Willow Bridge Road
- Packington Street

The above list was correct at the time of publication, however developers should contact the bridges section of the council for up to date information on the current status of any bridges on their planned access route.

Routes for oversized vehicles are listed at Scotland Yard police headquarters.

When works are finished

We expect you to leave the area of highway that has been occupied by your works as you found it. If there is damage to the highway or gullies we will carry out the necessary repairs and you will be charged appropriately.

Air pollution and dust

We have declared the whole borough to be an 'air quality management area' and introduced measures to reduce air pollution levels whenever possible. Construction sites can be a major source of pollution if not managed and controlled properly and we expect all site operators working in Islington to achieve high standards of pollution and dust control.

The Building Research Establishment (BRE) has published a set of five Pollution Control Guides, available directly from their bookshop, see Contacts on page 16.

It is not possible to reproduce the BRE guides here, but the points on the following four pages illustrate the sort of actions that should be considered at the pre-project planning, management, costing and operational stages.

Planning and management:

- identifying construction activities likely to cause pollution problems along with methods to minimise them. Environmental risk assessments may need to be prepared for all activities identified as potentially generating pollution discharges, including identifying existing hazardous materials such as asbestos and polychlorinated biphenyl (PCB)
- specify and select low emissions materials and fuel (low sulphur red diesel is now available). Consider regular monitoring for particulate matter where there is a risk of dust affecting your neighbours together with appropriate remedial action

Site preparation, demolition, earthworks and landscaping:

- use damping down sprays in dry weather, use wheel washers and regularly sweep the site
- use screening and hoardings
- cover skips and loaded lorries
- use rubble chutes and handle materials carefully to avoid generating dust
- the use of concrete crushers on site will not generally be sanctioned in London because of the potential to cause dust and nuisance to neighbours. Any crushing plant agreed will need to be authorised under the Environmental Protection Act 1990. Appropriate measures, such as enclosing the plant and built in water sprays will have to be used at all times

Haulage routes, vehicles and plant:

- use the most modern and least polluting mechanical and electrical plant incorporating diesel exhaust particulate filters and oxidation catalysts wherever possible
- use ultra low sulphur gas oil or low sulphur red diesel fuel in all qualifying vehicles and plant
- maintain plant engines and exhaust systems
- site plant exhausts must avoid public areas and air outlets on adjoining buildings
- provide hard standing at site entrances and exits with provision of wheel washing facilities and sweeping when appropriate

Materials' handling, storage, stockpiles, spillage and disposal:

- use silo or covered storage for cement and other powdered materials
- use sheeting for friable boards and building blocks
- use bundled areas (secure and impervious areas) for diesel fuel or chemicals
- undertake regular site inspection for spillage of cement and other powders
- enable fabrication processes and internal and external finishes
- cutting materials for building should be carried out off-site whenever possible
- use cutting and drilling plant with water sprays or dust extraction and collection wherever possible
- install screens around cutting areas and use water sprays near rear public areas
- use shears and guillotines where possible to replace disc cutters used on re-bar and
- decking
- carefully situate tar burners and asphalt burners, control their temperature and make
- sure the boiler lid stays in place whenever in use
- you must not have bonfires on the site for any purpose
- make sure all equipment is properly maintained and switched off when not in use
- to reduce fumes
- do not over *rev* equipment and vehicles when in use
- you must take precautions to control fumes from stored fuel oils
- consider carrying out regular monitoring where there is evidence of fumes and dust becoming airborne
- have contingency plans in place in cases of accidental release

For further information about air quality please contact the council's Pollution Team, see Contacts on page 16.

Contaminated land

PPS23 Planning Policy and Guidance: Planning and Pollution Control (June 2004) highlights the need to be aware of land contamination issues when considering planning applications. If you believe land may be contaminated, you are responsible for investigating the land to see what measures are needed to make sure it is safe and suitable for the purpose proposed.

In these cases it is your responsibility to prove to us that you have carried out a thorough risk assessment associated with land contamination. These assessments should be based on 'the suitable for use' approach and identify 'pollutant links'. This includes deciding where sources of contamination may be and identifying any risks to people, animals, plants or buildings on a site-by-site basis. You should carry out any investigation in consultation with the council's Pollution Team, see Contacts on page 16. You should make recommendations based on this risk assessment and give them to us. If you believe work is necessary to deal with the contamination you should send us a full remediation statement for our approval.

Below we have listed some of the appropriate guidance:

- Construction Industry Research and Information Association, Remedial Treatment for Contaminated Land, volume 111 (Investigation and Assessment), Special Publication 103, CIRA, London: 1995
- BS5930: Code of Practice for Site Investigation, British Standards Institution, London: 1999
- BS10175: Investigation of Potentially Contaminated Sites, Code of Practice, British Standards Institution, London: 2001
- Department for Environment, Food and Rural Affairs and the Environment Agency. The Contaminated Land Reports: CLR 7-10, DEFRA: 2002

Waste disposal and the 'duty of care'

In some cases the measures you take may involve digging up and disposing of soil. It is important that you get a licence for this activity. Section 34 of the Environmental Protection Act 1990 places a 'duty of care' on all those involved in dealing with waste, from creating it to disposing of it.

You must dispose of the material to an appropriately licensed or exempt waste-management site. You can get details about appropriate licensed sites from the Environment Agency, see Contacts on page 16.

The requirements of the Waste Management Licence Regulations 1994 and associated code of practice mean that you must describe the waste in enough detail to make sure it is managed correctly.

Asbestos

Contractors are expected to carry out risk assessments for the works that they are to undertake. These should consider the presence of asbestos and the associated level of risk, together with the development of safe working practices.

A licensed asbestos-removal contractor should carry out work involving treating or removing asbestos products. You must keep to current statutory requirements and Health and Safety Executive (HSE) approved codes of practice and guidance.

A licensed contractor must deal with asbestos waste in line with Environment Agency requirements.

The following legislation applies:

- Control of Pollution (Special Waste) Regulations 1996
- Health and Safety at Work Act 1974
- Asbestos Licensing Regulations 1983 and amendments

Noise

You may want to apply for 'prior consent for work on construction sites' under Section 61 of the Control of Pollution Act 1974. Here the code will be helpful in making a successful application. You should contact the Public Protection Division for advice and an information pack, see Contacts on page 16.

BS5228 gives guidance on calculating noise levels from construction works and assessing the likely effects it will have on neighbouring residential premises, in particular if it is likely to generate complaints. We expect all contractors working on-site to keep to the guidance in BS5228 (Parts 1, 2 and 4). This means that you will have to use the most practical measures possible to control noise, vibration and dust.

We do not have a noise standard for the borough. Instead, we offer the following guidance.

When you are planning your construction work you should carry out a background noise survey before work begins on the site. This should identify surrounding residential properties and the nearest property where construction noise could cause a problem. Average noise levels should be measured across one and ten hours, 8am–6pm.

If the predicted values are higher than the measured corresponding background values by 5dB(A) or less, you can consider that the effect of construction noise will not be significant.

If the predicted values are higher than the measured corresponding background values by between 5dB(A) and 10dB(A), you can consider the effect of the construction noise as acceptable, but you should still try to reduce it.

If the predicted values are higher than 10dB(A) above background, the effect is significant and you must review the equipment and methods you are using.

Vibration

The following vibration levels, in terms of temporary or short-term effects, are enforced. We measure these as peak particle velocity (PPV).

To protect occupants, users and building structures from harm and damage, the following levels of vibration from all sources during demolition and construction are not to be exceeded:

- 3mm/s PPV (millimetres per second peak particle velocity) for residential accommodation, listed buildings, offices in A2 use and those properties in a poor state of repair
- 5mm/s PPV for non-vibration-sensitive buildings

More stringent criteria may be necessary for commercial premises that are vibration sensitive such as hospitals, photographic studios and educational premises.

If construction vibration is likely to be continuous, it may be a better idea to set limits in terms of vibration dose value (VDV). Guidance can be found in BS6472: Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80 Hz): 1999.

Below, we have given some examples of methods to reduce, as far as possible, noise and vibration created by construction work. You can get more guidance from BS5228: 1999.

You should choose machinery that has the quietest noise output available for the activity you are carrying out. If the activity will be noisy, you should consider other methods of working. You must make sure that people working on-site are not exposed to noise levels higher than those stated in the Noise at Work Regulations 1989.

Machinery and vehicles must be fitted with effective silencers wherever available, and kept in good working order. You should keep acoustic covers closed during operation. Equipment must be operated so it produces as little noise as possible. You must shutdown equipment when it is not in use.

Machinery must be based as far away from noise-sensitive properties as reasonably possible. You should also use barriers and enclosures if any activities are likely to be noisy at sensitive premises. You can find advice for constructing these structures in BS5228 Part 1: 1997 (Appendix B3/B4). You should also position port-a-cabins and stores as onsite barriers between noisy work and sensitive receivers. Hoardings to reduce noise breakout from activities should enclose sites. Gates and access points should not face onto any especially sensitive buildings such as residential property, hospitals, schools and businesses. Gates and access points should be kept open for as little time as possible.

All deliveries to the site and removing of waste must take place during our standard working hours (8am–6pm Monday to Friday and 8am–1pm Saturdays). Vehicles must not queue on the public highway. Wherever practical you should provide lorry-holding areas on the site.

If you are carrying out piling (driving steel or concrete piles into the ground for foundations), you must use methods to reduce the generation of noise and vibration. You should consider other methods for impact-driven piles, such as continuous flight auger-injected piles or auger-bored piles (where piles are drilled rather than hammered into the ground). Further advice on different sorts of piling is available from BS5228 Part 4: 1992.

Fixed items of construction equipment should be electrically powered rather than diesel or petrol driven. If this is not possible, you should provide other protection against noise such as baffles, covers or enclosures.

You need to allow enough time for lengthy concrete pours. If overruns are likely, you should contact the council's Noise Team, see Contacts on page 16.

Where possible, you should use equipment that breaks concrete by crushing it rather than drilling through it, as this produces less noise.

Everyone on site should be advised to reduce noise as far as possible both to protect themselves and the community. You must not allow anti-social behaviour such as shouting, using radios and swearing.

Water

You must dispose of site run-off and wastewater produced as a result of site activities, in line with the requirements of the Environment Agency and Thames Water Utilities Ltd. You must have enough protection in place to make sure any dangerous materials used on-site do not come into contact with watercourses, groundwater or wastewater.

You should create a suitable drainage system on-site for the construction phase. This system should aim to minimise the quantity and improve the quality of water before it leaves a building. This will reduce flooding and pollution. You should investigate ways to reuse water that is usually wasted during construction. For example, you should collect, store and reuse water that collects on site for lower-grade uses.

For more advice see sections 6.8–6.10 of the council's Special Planning Guidance: Green Construction or contact the Environmental Policy Co-ordinator in the Planning Division, see Contacts on page 16.

Pest control

Before on-site works begin you will need to put down bait for pests, such as rats. If an infestation occurs you will have to ensure that a specialist pest control company treats it. You need to take particular care when baiting land next to railway land or nature reserves that bait is not taken up by wildlife highlighted in the council's Biodiversity Action Plan.

You must also take preventative measures such as stopping and sealing all disused drains and sewers. You must not allow rubbish or materials that can easily rot on site. Any catering on site must pay strict attention to how food is delivered, handled, stored and disposed of.

Waste disposal, recycling and sustainability

Recycling

We are keen to promote the positive use of surplus or waste materials in reducing the effect on the environment and the costs of disposing of them. As a result you should attempt to reuse any materials produced from demolition or construction work.

Waste

You should aim to reduce the quantity of waste produced during demolition and construction by following the waste management priorities below:

REDUCE WASTE

REUSE

RECYCLE

DISPOSAL

You should develop a demolition waste audit of the development site before you demolish anything. You should then salvage any materials from the site if you can reuse them including:

- brick, concrete, hardcore
- subsoil, topsoil
- timber, metal, steel frames, plastics
- infrastructure such as granite kerbs and signs

If possible, you should reuse these for lower-quality uses such as access roads and footpaths or as a concrete aggregate.

You should also develop a construction waste management plan to tackle:

- waste arising through the development process
- ways of recycling waste
- ways of reusing waste

You can identify markets to sell or donate materials to such as the British Research Establishment Materials Information Exchange, Waste Alert North London (the council is a member) and the Waste Exchange Listing Service (see www.click2waste.com).

For more advice please refer to Section 5 of the council's Special Planning Guidance: Green Consultation on Waste or contact the Environmental Policy Co-ordinator in the Planning Division, see Contacts on page 16.

Protection of trees

Before work starts, you must carry out a tree survey within the site. You should include those trees on adjoining land that are within a distance from the site boundary, equivalent to half the height of the tree. The survey should give the species, age, canopy spread and condition of the tree clump or individual tree, as well as the ground levels at the bottom of the trunks. You must send this together with any work proposed to the trees, to the council's Planning Division to check if any are protected by tree preservation orders or are preserved because they are in a conservation area or are trees which may be worthy of protection.

No works may start on site until it has been agreed with the Tree Preservation Officer which trees are to be retained. Such trees must be protected as directed by the Tree Preservation Officer or as specified in the relevant planning permission.

If any tree is cut down without agreement or dies as a result of activity on site, you may be prosecuted and/or fined and a replacement tree that becomes established

must be provided. In all cases you should work together with the council's Tree Preservation Officer.

During works you must make sure that you reduce any negative effects to mature trees, ensuring you:

- do not use trees for fixtures or fittings
- do not store materials against trunks or under the spread of the tree
- do not allow flames within five metres of the outer branches of the crown
- do not allow the soil level within the canopy spread of any trees to change
- dig any service trenches by hand under the full spread of the tree canopy and beyond. You must not destroy roots of 2.5cm in diameter as this may damage the tree
- have put in place all tree protection measures to the satisfaction of the council's Tree Preservation Officer

Extra advice is available from BS3998 or the council's Tree Protection Officer within the Planning Division, see Contacts on page 16.

Ecology

Certain sites in Islington are home to valuable wildlife. These include railway land and nature reserves. Please refer to our Biodiversity Action Plan that will help you identify these sites at an early stage. These sites can be easily disturbed. Before works begin you should contact the council's Ecology and Ranger Manager.

Under the Wildlife and Countryside Act 1982, the law protects all species of bat and their roosts. If you believe that bats may be present in areas likely to be affected by the work, you must stop all work and contact the council's Ecology and Ranger Manager within the Greenspace and Leisure Division, see Contacts on page 16.

Archaeology

If you know that a site has archaeological importance, you will need an archaeological investigation as either a desktop study or a programme of on-site investigation or both. This will be attached as a condition to the planning permission relating to the development, or carried out before you take possession of the site. Any archaeological matters should be reported to the Greater London Archaeological Advisory Service, based within English Heritage, see Contacts on page 16.

If you discover human remains, or possible human remains, you must immediately contact the police who will let the Home Office know. You should also contact the Greater London Archaeological Advisory Service if this is relevant.

Useful contacts

General enquiries:

For all general Islington Council related enquiries please call:

Contact Islington

Tel: 020 7527 2000

Web: www.islington.gov.uk

Other useful council contacts:

Public Protection Division

159 Upper Street

London N1 1RE

Noise and Pollution Teams

Tel: 020 7527 3258

Email: noise.issues@islington.gov.uk

Greenspace and Leisure Division

Ecology Centre

191 Drayton Park Road

London N5 1PH

Ecology and Ranger

Manager

Tel: 020 7527 3287

Parking Services Division

Tel: 020 7527 1338

Planning Division

222 Upper Street

London N1 1YA

Environmental Policy

Co-ordinator

Tel: 020 7527 2001

Tree Preservation Officer

Tel: 020 7527 2383

Street Management Division

222 Upper Street

London N1 1YA

Highways and Traffic and

Engineering Teams

Tel: 020 7527 2000

Email: [street.management@ islington.gov.uk](mailto:street.management@islington.gov.uk)

Other useful contacts:**Building Research Establishment (BRE)**

BRE Bookshop, Garston, Watford, Hertfordshire WD25 9XX

Tel: 01923 664262

Email: bookshop@bre.co.uk

Web: www.brebookshop.com

Considerate Contractors Scheme

PO BOX 75

Ware SG12 OYX

Tel: 0800 783 1423

Email: enquiries@ccscheme.org.uk

Web: www.ccscheme.org.uk

Environment Agency: Thames Region

North East Area Office, Apollo Court

2 Bishops Square Business Park

St Albans Road West, Hatfield

Hertfordshire AL10 9EX

Tel: 08708 506 506

Email: enquiries@environment-agency.gov.uk

Web: www.environment-agency.gov.uk

Greater London Archaeological Advisory Service

English Heritage

1 Waterhouse Square

London EC1N 2ST

Tel: 020 7973 3733

Web: www.english-heritage.org.uk

Home Office

Direct Communications Unit

2 Marsham Street

London SW1P 4DF

Tel: 020 7035 4848

Email: public.enquiries@homeoffice.gsi.gov.uk

Web: www.homeoffice.gov.uk

SCHEDULE 5
CODE OF LOCAL PROCUREMENT

LOCAL PROCUREMENT CODE.

SECTION 106.

1. INTRODUCTION

The purpose of this code is to maximise the opportunities available to local businesses from property developments taking place in Islington both during and after the construction phase. The council will seek procurement agreements to benefit local businesses.

The code is also designed to support developers and contractors in fulfilling their commitments to the planning agreements by clarifying what is required from the outset. Although the wording is emphatic, the Council's regeneration department and in particular the dedicated Section106 Officer seek to work in partnership with contractors to assist them in meeting specifications. This document is in line with the objectives of other organizations such as the London Development Agency and Government Office for London.

2. CONSTRUCTION.

We will request that the developers meet with London Borough of Islington's Environment and Regeneration department at least 1 month in advance of tendering contracts to undertake the code specifics.

The developer is required to state clearly in tender documentation, prior to selecting the main contractor that bids need to take into account the following requirements relating to local benefit:

- 2.1 All contractors and sub-contractors appointed will be required to liaise with LBI Regeneration to ensure the successful and consistent application of agreed local benefits.
- 2.2 The main contractor will provide the Council with the estimated timing of their procurement programme and a schedule of works packages to be let.
- 2.2.1 The developer/ contractor will work with **Islington Business Enterprise Team (IBET)**, to: include local companies on their tender lists wherever possible and to achieve the procurement of construction contracts and goods and services from companies and organisations based in Islington towards a target of 10% of the total value of the construction contract.
- 2.3 LBI regeneration will provide a pre-screened directory of local companies in construction, fitting-out and furnishing trades in support of local procurement agreements.

Contracts with Sub Contractors.

LBI Regeneration require the developer/ main contractor to:

- 2.4 Include a written statement in their contracts with sub contractors encouraging them to liaise with IBET to discuss, agree and implement the specifics. (A directory of local suppliers will be supplied to subcontractors by LBI regeneration).
- 2.5 Brief subcontractors on the requirements of the Local Procurement code and ensure cooperation is agreed as a prerequisite to accepting sub contract tenders.

3. MONITORING

Provide regular monitoring and information to the Council on a six to eight week basis, via e-mail, phone, fax or liaison meeting providing details of:

- 3.1 all local companies which are sent a tender enquiry or a tender invitation detailing the date and the works package or items concerned;
- 3.2 the outcome of all works packages tendered, where there is a local company on the tender list, stating whether the local company was unsuccessful, successful or declined to tender - LBI regeneration can help with this paperwork to assist in the monitoring process
- 3.3 the standards of service, product and delivery arising from Local procurement activities.

4. POST CONSTRUCTION

We will require the developers to encourage occupiers and their contractors to consider the applications to tender received from local firms for the provision of goods and services"

The developer and their agents shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of estate management services.

The Council will assist the developer, occupier and their contractors in identifying suitable local companies to bid for contracts and to source local goods and services.

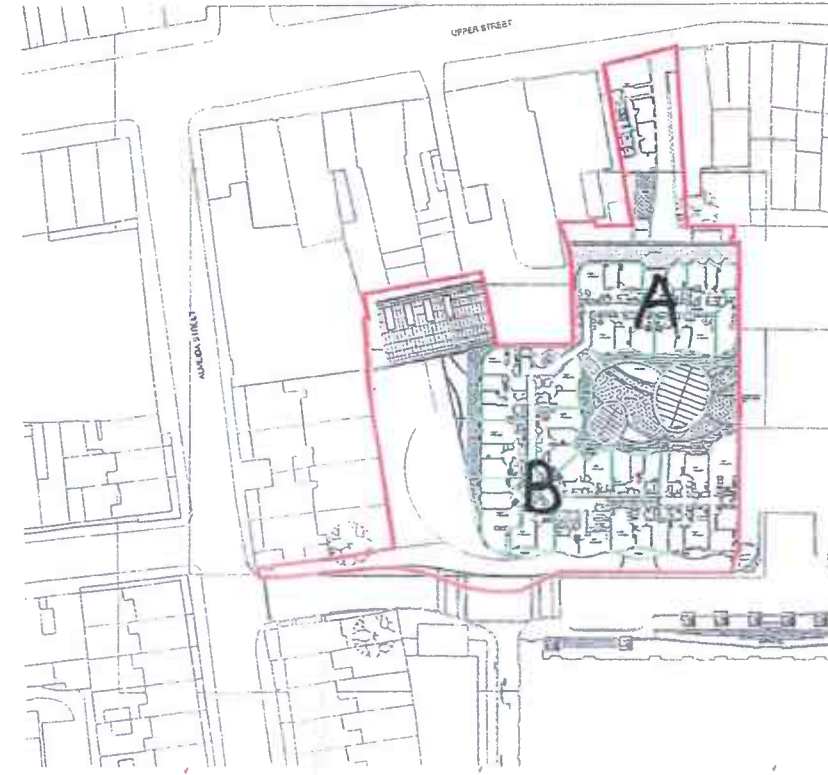
SCHEDULE 6
HIGHWAY REINSTATEMENT PLAN



SCHEDULE 7
AFFORDABLE HOUSING PLAN



First Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan

LEGEND

- AFFORDABLE RESIDENTIAL
- REDLINE SITE BOUNDARY

DRAFT REV'B
FEB 17TH 2011

BLOCK REFERENCES
A + B ADDED.

Drawing Status
Issued for Section 106

A: 22.10.10 Plans updated AR AR

Rev/date Comments Dm Chk

Do not scale off this drawing
Report all errors and omissions to the Archite
Dimensions to be checked on site

Client
Sager Almeida Ltd

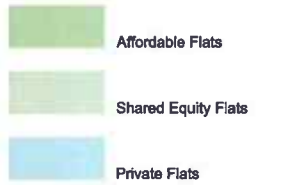
Project
5 Almeida Street and 129
Upper Street

Title
Section 106 - Affordable Plan

Scale @ A3 Date
1:1250 29.04.10

Drawing no. Rev
1598-0-P-101 B

SCHEDULE 8
FIFTH FLOOR LEVEL PLAN



C 26.03.09	Rooftop plant area added to drawing	SB	PL
B 18.03.09	CURVED FEATURE FORMED ON NORTH WEST CORNER NORTH SIDE LAYOUT AMENDED FOLLOWING COMMENT'S FROM LB DESIGN OFFICER	SB	PL
A 23.10.08	ISSUED FOR PLANNING	SP	PL
Rev/date	Comments	Drn	Clk

Do not scale off this drawing
Report all errors and omissions to the Architect
Dimensions to be checked on site

SHEET INFORMATION
Sheet Title 1598-3-P-200-009 Proposed Fifth Floor Plan, 1:500.dwg
Drawn by K. Jones
Checked by A. Jones
Plot date Apr 21, 2009 - 9:36am
XREF'S
1598-3-P-199.dwg
1598-3-P-198.dwg
1598-3-P-197.dwg
1598-3-P-196.dwg
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1598-3-P-5.dwg
1598-3-P-4.dwg
1598-3-P-3.dwg
1598-3-P-2.dwg
1598-3-P-1.dwg

Client
SAGER HOUSE
(Almeida) Ltd

Project
5 ALMEIDA STREET &
129 UPPER STREET

Title
PROPOSED FIFTH FLOOR PLAN

Drawing status
PLANNING DRAWING

**PRESENT when the Common Seal of
IRISH BANK RESOLUTION CORPORATION LIMITED
was affixed to this DEED and
this DEED was DELIVERED**



.....
Authorised Signatory



.....
Authorised Signatory

THE COMMON SEAL OF THE COUNCIL)
OF THE LONDON BOROUGH OF)
ISLINGTON was hereunto affixed)
BY ORDER)



Rachel U Lee

Authorised Officer 639412

**EXECUTED as a DEED by A.R. LAND AND
PROPERTY LIMITED acting by a Director**

Director.....

in the presence of:

Signature of Witness:

Name: CHRISTOPHER JENN

Address: 95, RALENSCOURT ROAD, HAMMERSMITH, LONDON W6 0UJ.

Occupation: PROJECT MANAGER.

Executed as a deed by the

affixing of the Common Seal of

ROYAL MAIL GROUP LIMITED in the presence of

a person authorised by Royal Mail

Group Limited to act for that purpose

) *Amol*
) *Andrew Philip Poole*
) *no 2672*