



ISLINGTON

Corporate Director Housing and
Adult Social Services¹

T 020 7527 8178

Please reply to: Sean McLaughlin

Email:
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Kevin O'Leary
Corporate Director of Environment and Regeneration

18 August 2014

Legal Ref: NPLN/2267/FA

Dear Kevin O'Leary

**LETTER IN THE FORM OF A SECTION 106 AGREEMENT FOR USE WHERE COUNCIL IS
THE LANDOWNER**

**JOHN BARNES LIBRARY AND LAND TO THE REAR, 275 CAMDEN ROAD, N7 0JN
PLANNING APPLICATION REFERENCE: P2013/4758/FUL**

Planning Committee resolved on 5th of June 2014 to grant planning permission ref: P2013/4758/FUL for the Development.

The resolution to grant planning permission was subject to planning conditions and to securing other planning matters and community benefits that cannot be secured by planning conditions but are required to address the planning impacts of the Development. These matters would normally be set out in an agreement under Section 106 of the Town and Country Planning Act 1990. Such an agreement in relation to this application cannot be entered into as the Council is both the applicant for planning permission, the landowner and the local planning authority.

This letter from Sean McLaughlin, Corporate Director of Housing and Adult Social Services (CDoHASS), to Kevin O'Leary, Corporate Director of Environment and Regeneration (CDoER),

therefore secures these matters as specified within the committee report (the Letter).

I confirm that the Housing and Adult Social Services Directorate will provide or procure the provision of the following planning matters and community benefits in relation to this Development as set out below:

1 DEFINITIONS

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

Act	the Town and Country Planning Act 1990;
Affordable Housing	subsidised low cost housing comprising Social Rented Housing and Intermediate Housing (but not Affordable Rented Housing) which is available to persons who cannot afford to rent or buy housing generally available on the open market, as determined by reference to local incomes and local house prices and which shall remain in perpetuity as affordable housing provided to eligible households whose needs are not met by the market;
Affordable Housing Plan	the drawing attached to this Letter at Schedule 9;
Affordable Housing Units	means the Socially Rented Housing and Intermediate Housing shown on the Affordable Housing Plan and described in further detail in Schedule 9 or any one or more of them and which shall comprise no less than 80% of all Habitable Rooms at the Development;
Affordable Rented Housing	housing let by local authorities or Registered Providers to households who are eligible for Social Rented Housing subject to rent controls that require a rent of no more than 80% of the local market rent;
Application	the application for full planning permission dated 12 th of December 2013 submitted to the Council for

the Development and allocated Council reference number P2013/4758/ful;

Carbon Offset Contribution £60,540 (sixty thousand five hundred and forty pounds) to be spent by the CDoER on the reduction of carbon dioxide emissions from the existing building stock in the borough;

CoCP Response Document a detailed statement setting out how the CDoHASS intends to comply with the Code of Construction Practice during the carrying out of the Development;

Code of Construction Practice the Council's Code of Practice for Construction Sites attached to this Letter at Schedule 6;

Code of Construction Practice Monitoring Fee £3,400 (three thousand four hundred pounds) towards the CDoER's costs of monitoring compliance with the CDoHASS's obligations under the Code of Construction Practice;

Code of Local Procurement the Council's local procurement code attached to this Letter at Schedule 5;

Committee Date 5th of June 2014

Construction Phase the whole period of construction of the Development commencing with the first works of Implementation and ceasing on the date when the last part of the Development is certified as Practically Complete;

Development	Demolition of existing John Barnes Library building and redevelopment of the site to re-provide a Library and provide residential dwellings through the erection of two buildings on the site. Building A is a L shaped building fronting onto Camden Road which is part 6, 5 and 4 storey's in height. Building B is a freestanding part 4 and 3 storey building at the rear of the site in the vicinity of the location of the recently demolished Bramber House. The proposal comprises of 34 residential units and includes the provision of a central amenity space on the site and other landscaping works.and the term "Develop" shall be construed accordingly;
Employment and Training Code	the Council's employment and training code attached to this Letter at Schedule 4;
Employment and Training Contribution	£10,000 (ten thousand pounds) to be spent by the CDoER towards improving the prospects of local people accessing new jobs created in the proposed development;
Habitable Room	any room in a dwelling comprised within the Development with the exception of the kitchen, bathroom and independent hallway except that a kitchen will be counted as a habitable room if it includes a dining space and that dining space is more than 13 square metres in area (inclusive of space for fittings);

Heating Plant	the on-Site heating plant and equipment comprised within the Development which is intended to generate low carbon energy to supply part of the heat demands of the Development together with all plant and equipment associated with the same and with the distribution of hot water and heating to the Development;
Highway Reinstatement Area	the highways and footways in the vicinity of the Development shown hatched green on the Highway Reinstatement Plan;
Highway Reinstatement Payment	the sum calculated in accordance Schedule 3 which is to be spent by the CDoER on the Highway Reinstatement Works;
Highway Reinstatement Plan	the plan attached to this Letter at Schedule [8];
Highway Reinstatement Works	the repair and reinstatement of the highway and footways within the Highway Reinstatement Area so as to repair and/or reinstate them to the same condition and standards as shown in the Schedule of Condition approved by the CDoER under Schedule 3;
Implementation	the first 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 and the terms "Implement" and "Implemented" shall be construed accordingly;
Index	<u>for calculating the Crossrail Contribution:</u> the Government's Consumer Price Index published by the Office for National Statistics on behalf of HM Government or any successor to that index from

time to time;

for calculating all other Contributions:

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

for calculating the Crossrail Contribution:

linked to movements in the Index between April 2011 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 under this Letter

B = the figure for the Index which applied when the Index was last published prior to April 2011

PROVIDED THAT the Index Linked sum shall never be less than the original sum specified as payable under this Letter;

for calculating all other Contributions:

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 $(A \div B)$

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 under this Letter

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 shall never be less than the original sum specified as payable under this Letter;

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 [30%] of all Habitable Rooms within the Affordable Housing Units;

Interest interest at 3% (three percent) above the base rate for the time being of the Co-operative Bank plc;

Market Housing that part of the Development which is general market housing for sale on the open market and which is not Affordable Housing;

Mayor's CIL any tax, tariff or charge introduced by the Mayor of London pursuant to the Planning Act 2008, the Localism Act 2011 and regulations made thereunder (including the Community Infrastructure Regulations 2010) and/or pursuant to any subsequent legislation or provision to fund the delivery of infrastructure whether the same is known as "the community infrastructure levy" or by any other name;

Occupation 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, security operations or display and the terms "Occupy", "Occupier" and "Occupied" shall be construed accordingly;

Parties	the CDoER and the CDoHASS;
Planning Permission	a full planning permission granted pursuant to the Application;
Play Space Facilities Contribution	£60,900 (sixty thousand nine hundred pounds) to be spent by the CDoER towards the provision or improvement of formal or informal play space facilities in the vicinity of the Site;
Practical Completion	the date on which the Development (or relevant part of it) is properly certified as practically complete by the CDoHASS's relevant professional under the contract for the construction of the Development and the term "Practically Complete" shall be construed accordingly;
Protected Tenant	<p>any tenant who:</p> <p>(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</p> <p>(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</p> <p>(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</p>

	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%);
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 regulator of social housing (as those terms are defined in the Housing and Regeneration Act 2008) being the Regulation Committee of the Homes and Communities Agency established pursuant to, inter alia, s178 of the Localism Act 2011 or such other body as might succeed it or to whom the functions of this regulator may be transferred;
Residents' Parking Bay	a parking place designated in an order under section 45(2) of the Road Traffic Regulation Act 1984 for the use of designated residents in the Borough of Islington which is located outside but in the immediate vicinity of the Development;
Residents' Parking Permit	a permit issued by the Council to park a motor vehicle in a Residents' Parking Bay;
Schedule of Condition	a schedule of condition relating to the highways and footways within the Highway Reinstatement Area which shall include but not be limited to details of:

- a) the line and level of footways and carriageways; and
- b) the state of condition of access covers; surfacing; street furniture; channels and kerbs; street lighting; and gullies (to be checked for blockages);

Site the land against which this Letter may be enforced as shown edged red on the Site Plan which is known as John Barnes Library and land to the rear under Title Numbers NGL499380, NGL519549 and NGL267275;

Site Plan the plan attached to this Letter at Schedule 7;

Social Rented Housing Affordable Housing which is not Intermediate Housing or Affordable Rented Housing but is housing owned by local authorities and Registered Providers and rented to eligible households in perpetuity at Target Rent levels or such successor to Target Rent levels as may be set by the Regulator from time to time and the same shall comprise no less than 70% of all Habitable Rooms within the Affordable Housing Units;

Sports and Recreation Contribution £25,651 (twenty five thousand six hundred and fifty one pounds) to be spent by the CDoER towards sports and recreation improvements in the vicinity of the Site;

Target Rent rent within the Regulator's national rent restructuring

regime;

TfL Highway Reinstatement Agreement

an agreement entered into between the CDoHASS and Transport for London for the reinstatement of such of Transport for London's highways as fall within the TfL Reinstatement Area;

TfL Reinstatement Area

the highways and footways in the vicinity of the Development shown shaded purple on the Highway Reinstatement Plan;

Transport and Public Realm Contribution

£58,049 (fifty eight thousand and forty nine pounds) to be spent by the CDoER towards transport and public realm improvements in the vicinity of the Site;

Travel Plan Update

an update on the operation and effectiveness of the Full Travel Plan which takes into account any further measures requested or required to be made by the relevant officer of the CDoER and which includes an up-to-date full travel survey indicating the travel patterns of the Occupiers and users of Development.

2. This letter shall be noted on the local land charge register against the Site.
3. All amounts payable are to be Index Linked.
4. The CDoHASS will provide or ensure the provision of the matters set out in Schedules 1 and 3.
5. The CDoER agrees as set out in Schedules 2 and 3.

6. The CDoHASS agrees to pay to Islington Council's Legal Services on the date of this Letter the reasonable legal costs incurred by Legal Services in the negotiation, preparation and execution of this Letter.
7. The address, facsimile number, relevant addressee and reference for each party are:

for the Corporate Director of Environment and Regeneration:

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

Relevant addressee: Principal Planner – Obligations (section 106)

for the Corporate Director of Housing and Adult Social Services:

Address: Municipal Offices, 222 Upper Street London N1

Email: Sean.McLaughlin@islington.gov.uk

Reference:

SCHEDULE 1

THE CDoHASS OBLIGATIONS TO THE CDoER:

1 IMPLEMENTATION AND FIRST OCCUPATION

To give at least 14 days prior written notice to the CDoER of Implementation of the Planning Permission, Practical Completion and first Occupation of the Development.

2 FINANCIAL CONTRIBUTIONS

The CDoHASS shall pay to the CDoER prior to or on Implementation the:

Carbon Offset Contribution

Code of Construction Practice Monitoring Fee

Employment and Training Contribution

Play Spaces Facilities Contribution

Sports and Recreation Contribution

Transport and Public Realm Contribution

3 EMPLOYMENT AND TRAINING CODE

3.1 To at all relevant times comply and ensure compliance with the Employment and Training Code.

3.2 To ensure that at all times during the Construction Phase not less than two (2) construction trade apprentices shall be employed at the Development always ensuring that each apprentice shall be:

3.2.1 a resident of the London Borough of Islington;

3.2.2 recruited through the Council's Business and Employment Support Team;

3.2.3 employed during the Construction Phase with each such apprentice to be employed for not less than 13 weeks and paid at a rate not less than the London Living Wage;

3.2.4 supported through pay day release to undertake relevant training; and

3.2.5 provided with on the job training and supervised on site by an experienced operative in a trade related to their training needs.

3.3 To facilitate compliance with the requirements of paragraph 3.2 above, the CDoHASS

shall at all times work in partnership with the Council's Business and Employment Support Team using all reasonable endeavours to ensure that:

- 3.3.1 all contractors and sub-contractors provide information about all vacancies arising as a result of the Construction Phase of the Development to the Council's Business and Employment Support Team;
 - 3.3.2 the Council's Business and Employment Support Team is notified of all vacancies arising from the building contract for the Development for employees, self-employees contractors and sub-contractors;
 - 3.3.3 the Council's Business and Employment Support Team is supplied with a full labour programme for the Construction Phase of the Development (with six-monthly updates) demonstrating (i) what skills and employment are needed through the Construction Phase and (ii) measures to ensure that these needs are met as far as reasonably possible through the provision of local labour from residents of the London Borough of Islington; and
 - 3.3.4 the Council's Business and Employment Support Team is provided with a detailed six-monthly labour return for monitoring the employment and self employment profile of all workers referred by the Council's Business and Employment Support Team and employed during the Construction Phase.
- 3.4 In the event that, having used its best endeavours, the CDoHASS is unable to provide two (2) construction trade apprenticeships in accordance with this paragraph 3, the CDoHASS shall pay to the CDoER within 14 days of receipt of a written demand the sum of £5,000 for each of the construction trade apprenticeships that the CDoHASS shall not have provided (up to an aggregate total sum of £10,000 (ten thousand pounds), such sum or sums to be utilised by the CDoER towards employment and training initiatives in the Borough of Islington.

4 CONSTRUCTION

- 4.1 To at all times during the Construction Phase comply and ensure compliance with the Code of Construction Practice.
- 4.2 To not less than one month before carrying out any works on Implementation prepare and submit to the CDoER for its approval a CoCPS Response Document which shall include:

- 4.2.1 a review of the Code of Construction Practice with specific reference to the Site's proposed construction programme;
- 4.2.2 a statement of how the CDoHASS will ensure compliance with the Code of Construction Practice; and
- 4.2.3 a community liaison strategy detailing:

- a telephone number and email address for enquiries concerns or complaints raised by the general public or affected bodies;

- a named community liaison manager ("Community Liaison Manager") to be responsible for dealing with all enquiries;

- a provision for logging all enquiries along with the response given;

- a procedure for dealing with and actioning the enquiries from start to finish in an appropriate manner;

- 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;

- attendance by the CDoHASS or their 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;

- 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 in consultation with the CDoER;

- 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; and

other provisions as may be required by the CDoER.

- 4.3 To not Implement or permit Implementation of the Planning Permission until a CoCP Response Document has been submitted to and approved in writing by the CDoER in accordance with this Letter.
- 4.4 To at all times comply in all respects with the approved CoCP Response Document (and any amendments to it which may be approved by the CDoER in writing from time to time) and shall not carry out the Development unless in full compliance with such approved CoCP Response Document and in the event of non-compliance with this paragraph, the CDoHASS shall upon written notice from the CDoER immediately take all steps reasonably required by the CDoER to remedy such non-compliance.

5 CODE OF LOCAL PROCUREMENT

To at all times comply and ensure compliance with the Code of Local Procurement and in the event of non-compliance with this paragraph, upon written notice from the CDoER immediately take all steps required by the CDoER to remedy such non-compliance.

6 AFFORDABLE HOUSING

- 6.1 To not Implement or permit the Planning Permission to be Implemented until the CDoHASS has entered into a contract with a Registered Provider for the construction and completion and subsequent transfer to the Registered Provider of the freehold or the grant of a lease for a term of not less than 125 years of all of the Affordable Housing Units in accordance with paragraphs 6.2 and 6.3 of this Schedule and written confirmation of such has been received by the CDoER.
- 6.2 The premium and any annual or other charges for any such freehold transfer or lease as is paid by the Registered Provider shall not include or reflect any costs relating to the value of the Site and such disposition shall be with the benefit of:
 - 6.1.1 full and free rights of access for pedestrians from the public highway to the Affordable Housing Units; and
 - 6.1.2 full and free rights to the passage of water, soil, electricity, gas and other services

through pipes, drains, channels, wires, cables and conduits which shall be in the adjoining land up to and abutting the boundary of the Affordable Housing Units, all such services to be connected to the mains, and all other necessary rights and easement to enable the Affordable Housing Units to be used for residential purposes.

6.3 None of the Market Housing dwellings shall be Occupied until:

6.3.1 the CDoHASS has completed the freehold transfer or granted a lease of the Affordable Housing Units in accordance with paragraphs 6.1 and 6.2 above;

6.3.2 all of the Affordable Housing Units have been constructed in accordance with the Planning Permission and are ready for immediate residential Occupation; and

6.3.3 written notification of the above has been received by the CDoER.

6.4 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:

6.4.1 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;

6.4.2 Any Chargee provided that the Chargee shall have first complied with its obligations in paragraph 6.5 of this Schedule; or

6.4.3 Any purchaser from a mortgagee of an individual Affordable Housing Unit pursuant to any default by the individual mortgagor.

6.5 The Chargee shall, before seeking to dispose of any of the Affordable Housing Units pursuant to any default under the terms of its mortgage or charge, give not less than three months' prior written notice to the CDoER of its intention to dispose and:

6.5.1 in the event that the CDoER responds within three 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 reasonable

endeavours to secure such transfer.

6.5.2 if the CDoER does not serve its response to the notice served under paragraph 6.5.1 within the three months then the Chargee shall be entitled to dispose free of the restrictions contained in this paragraph 6.

6.5.3 if the CDoER or any other person cannot within three months of the date of service of its response under paragraph 6.5.1 secure such transfer then provided that the Chargee shall have complied with its obligations under paragraph 6.5.1 the Chargee shall be entitled to dispose free of the restrictions contained in this paragraph 6

PROVIDED THAT at all times the rights and obligations in this paragraph 6 shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the CDoER must give full consideration to protecting the interest of the Chargee in respect of monies outstanding under the charge or mortgage.

7 IN THE EVENT OF TRANSFER OF THE SITE

That in the event of the transfer of the Site or part of the Site to another party not being the CDoHASS the CDoHASS agrees with the CDoER to ensure that an agreement in the form of section 106 of the Act is entered into to the satisfaction of the CDoER to secure the obligations in this Letter.

8 CAR FREE DWELLINGS

8.1 To not Occupy or permit or continue to permit the Occupation or continued Occupation of any dwelling comprised in the Development by any person who has a permit to park a motor vehicle in a Residents' Parking Bay within the Borough of Islington except in the following circumstances:

8.1.1 The person is or becomes entitled to be a holder of a disabled persons badge pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970; or

8.1.2 The person has held a Residents' Parking Permit to park a motor vehicle in a Residents' Parking Bay within the Borough of Islington for a continuous period of at

least one year immediately before his/her use and/or Occupation of the relevant dwelling.

- 8.2 The CDoHASS shall procure that the restrictions set out in paragraph 9.1 of this Schedule are included in any lease, agreement for lease, option, licence, tenancy or other disposal to any person of any dwelling comprised in the Development and in all material used for advertising or marketing such dwellings and the CDoHASS shall not enter into or grant or permit the entry into or grant of any such lease, agreement for lease, option, licence, tenancy or other disposal unless such restrictions are contained in it.

9 GREEN PERFORMANCE PLAN

- 9.1 To submit for the CDoER's approval a draft of the Green Performance Plan not later than 6 months from the date of first Occupation of the Development.
- 9.2 To submit a final report on the implementation of the approved Green Performance Plan at the end of the nominated monitoring period of two years (or such extended period as the Parties may otherwise agree) to the satisfaction of the CDoER.
- 9.3 If the final report submitted under paragraph 11.2 shows that the agreed targets have not been or are not being met, the matter will be investigated to identify causes of underperformance and potential mitigation measures. Where measures are identified which it would be reasonably practicable to implement, an action plan comprising such measures will be prepared by the CDoHASS's relevant building manager and agreed with all Occupiers or their representatives and then issued to the CDoER.
- 9.4 If it is not reasonably practicable to implement measures sufficient to achieve the original targets contained in the approved Green Performance Plan, a revised target which is achievable will be discussed between the Parties and (if it is satisfied) agreed by the CDoER.
- 9.5 To at all times comply in all respects with the approved Green Performance Plan (as amended, if amended, from time to time) and in the event of non-compliance with this paragraph 11.5, the CDoHASS shall upon written notice from the CDoER immediately take all steps reasonably required by the CDoER to remedy such non-compliance.

10 TfL HIGHWAY REINSTATEMENT AGREEMENT

- 10.1 The CDoHASS shall not Implement or permit the Planning Permission to be Implemented unless and until:

10.1.1 Transport for London expressly notifies the CDoER in writing that a TfL Highway Reinstatement Agreement is not required in connection with the Development; or

10.1.2 The CDoER has received satisfactory written notification from Transport for London of the completion of a TfL Highway Reinstatement Agreement in connection with the Development.

SCHEDULE 2

THE CDoER OBLIGATIONS TO THE CDoHASS:

1. REPAYMENT OF CONTRIBUTIONS

THE CDoER OBLIGATIONS TO THE CDoHASS:

1. The CDoER agrees with the CDoHASS to use all sums received from the CDoHASS under the terms of this Letter for the purposes specified in this Letter for which they have been paid or for such other purposes for the benefit of the Development as the CDoHASS and the CDoER shall agree from time to time PROVIDED THAT the CDoER may in any event spend up to 5 (five) per cent of such sums on the costs of implementing and monitoring compliance with this Letter which sum shall not include the legal costs incurred in drawing up this Letter.
2. The CDoER will (so far as it is lawfully and reasonably able to so do) upon the written request of the CDoHASS and payment of its reasonable administrative costs at any time after each or all of the obligations of the CDoHASS under this Letter have been performed or otherwise discharged issue written confirmation of such performance or discharge and effect the cancellation of relevant entries in the Register of Local Land Charges or if such cancellation is for any reason impossible to secure thereon a note of such performance or discharge in respect of this Letter.

3. The CDoER agrees with the CDoHASS that on written request by the CDoHASS or the party that actually paid the sum it will repay to the CDoHASS or the party that actually paid the sum such amount of any payment (excluding any sums paid by the Council to Transport for London) made by the CDoHASS to the CDoER under this Letter which has not been spent or that remains unexpended or uncommitted after the period of 5 years commencing with the date of receipt by the CDoER of such payment together with any interest accrued on the amount that has not been spent.
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.
5. The CDoER shall (except in relation to any sums paid by the CDoER to Transport for London) on the written request of the CDoHASS or the party that actually paid the sum provide to the CDoHASS such evidence as the CDoHASS shall reasonably require in order to confirm the expenditure of the sums paid by the CDoHASS under this Letter.

SCHEDULE 3

HIGHWAY REINSTATEMENT PAYMENT

1. The CDoHASS shall not Implement or permit the Implementation of the Planning Permission until such time as an initial Schedule of Condition has been submitted to and approved in writing by the CDoER.
2. The CDoHASS shall notify the CDoER in writing as soon as possible after works to construct the Development have reached the stage where further works will not adversely affect the Highway Reinstatement Area.
3. The CDoHASS shall submit to the CDoER for its written approval (such approval to be in the CDoER's absolute discretion) a further Schedule of Condition and a specification for the Highway Reinstatement Works as soon as reasonably practicable after the CDoHASS has notified the CDoER under paragraph 2 above and in any event not later than 14 days after Practical Completion of the whole of the Development.
4. The CDoHASS shall co-operate at all times in good faith with the CDoER to enable the CDoER to accurately and quickly estimate and then, following its consideration of the Schedule of Condition and specification referred to in paragraph 3 above, quantify the full amount of the Highway Reinstatement Payment.
5. The CDoHASS shall pay the Highway Reinstatement Payment in full upon the CDoER's written demand.
6. The CDoHASS shall not Occupy or permit any part of the Development to be Occupied until such time as the CDoER has calculated the full amount of the Highway Reinstatement Payment (acting in accordance with the provisions in this Letter) and the Highway Reinstatement Payment so calculated has been paid to it in full.

SCHEDULE 4

(EMPLOYMENT AND TRAINING CODE)

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EMPLOYMENT AND TRAINING CODE

September 2013

1.0 Planning Obligations and Section 106 Agreements

- 1.1 Islington Council is committed to improving job opportunities for local residents, especially those who are disadvantaged in the labour market. This commitment aligns itself with the objectives of many other organisations such as the Greater London Authority, London Councils, the Skills Funding Agency and DWP Jobcentre-plus.
- 1.2 The purpose of the Employment and Training Code is to outline and give information regarding the roles and responsibilities of Council officers and developers in complying with planning obligations relating to employment and training. Planning obligations aimed at providing employment and training for local unemployed residents will be required from any development sites which meet one or both of the following thresholds:
 - Developments containing 10 residential units or more, hotels, student accommodation or hostels with 20 or more rooms, or an uplift in business/employment floorspace of 500m² Gross External Area (GEA) or more. These developments are required to provide **on-site construction training opportunities during the construction phase**.
 - Developments with an uplift in business / employment floorspace of 500m² or greater (GEA). These developments are required to provide **employment and training opportunities, including apprenticeships, aimed at enabling local unemployed people to gain employment in the development once it begins operating commercially**.
- 1.3 Such planning obligations are used as part of the planning application process to address planning issues and impacts arising from a development proposal. They also help to ensure that new development is sustainable and assist in meeting the objectives of the Council's Policies and Strategies, including Islington's Core Strategy (February 2011) and its Corporate Plan 2012-15, which builds on the recommendations of the Council's Fairness Commission.
- 1.4 Planning obligations are normally agreed between the Council, land owners and developers in a legal agreement called a Section 106 agreement and are intended to make a development acceptable which would otherwise be unacceptable in planning terms.
- 1.5 The Employment and Training Code is designed to support contractors in fulfilling their commitments by clarifying what is required from the outset as well as the time-frame needed to achieve satisfactory results. The Council's Business Employment Support Team (BEST) will seek to work in partnership with contractors to assist them in meeting obligations.
- 1.6 The details of amounts paid either in wages to employees and trainees or directly as a financial contribution to the Council towards the employment and training activities it undertakes are negotiated and agreed before being embedded in the final Section 106 agreement.
- 1.7 The policy justifications and formulae on which this and other planning obligations are based are specified in Islington Council's Supplementary Planning Document (SPD) on Planning Obligations, which was published for consultation on 5th August 2013.

2.0 Policy Context

National

- 2.1 The National Planning Policy Framework (NPPF) highlights the importance of promoting development that is economically as well as socially and environmentally sustainable. The planning system can play an active role in guiding development to sustainable solutions where economic growth secures higher social and environmental standards (NPPF paragraphs 7-8).

London

- 2.2 Development can help to maximize opportunities for community diversity, inclusion and cohesion, sustaining continued regeneration efforts and redressing persistent concentrations of deprivation. The London Plan (2011) states that boroughs are encouraged to investigate with developers the possibility of providing local businesses and residents with the opportunity to apply for employment during the construction of developments (London Plan paragraph 4.64) and jobs and training opportunities including apprenticeships in the resultant end use (London Plan Policies 4.12 and 2.9). London Plan Policy 8.2 further emphasises that importance should be given to securing opportunities for learning and skills development in the use of planning obligations and that development proposals should address strategic as well as local priorities in planning obligations.

Islington

- 2.3 One of the six priorities of the Islington Corporate Plan (2012-2015), building on the Islington Fairness Commission Report (June 2011), is for the cycle of poverty to be broken.
- 2.4 According to the Indices of Deprivation (IMD 2010), Islington is the 14th most deprived borough in England and fifth most deprived in London. Over half of Islington's Lower Layer Super Output Areas (LSOAs) are among the 20% most deprived LSOAs nationally and 53% of Islington's population lives in a deprived LSOA. Only ten other local authorities have a higher proportion of their population living in deprived local areas.
- 2.5 Despite significant employment growth over the last 15-20 years, levels of worklessness in Islington remain very high (Census 2011 found 6% of Islington residents aged 16-74 to be unemployed). This has been exacerbated by a shift towards a highly skilled, knowledge based economy, resulting in significant skills gaps between many of Islington's unemployed residents and the types of jobs being created, which are inaccessible without complementary employment and training opportunities.
- 2.6 Islington's Core Strategy objective 8 is: "tackling worklessness through training and employment initiatives". Policy CS 13 requires that opportunities for employment, training and other measures to overcome barriers to employment are provided through the construction phase of a development, as well as through the end use of a building. This is to ensure that some of the benefits of London's large construction and other employment markets go to resident workers, to help reduce local unemployment and barriers to employment. Using local labour also reduces the need to travel which will help to ensure that development is more environmentally sustainable, in line with Policy CS 10.
- 2.7 Full information on how the Code of Employment and Training helps to deliver these objectives are set out below.

3.0 Islington Council Employment and Training contacts:

Business and Employment Support Team
Islington Council
Islington Town Hall
London N1 2UD
best@islington.gov.uk
020 7527 3465

Pascal Coyne
Business and Employment Support team Development Officer Strategy and Community Partnerships
Islington Council
Islington Town Hall
London N1 2UD

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

- 3.1 Pascal's role includes liaising between the Council's regeneration, planning and legal departments and in particular with the planning obligations team negotiating Section 106 agreements. Once planning obligations have been agreed and signed and the planning permission implemented, Pascal will meet with the developer and/or their principle contractor to discuss and agree actions regarding dispatching the undertakings agreed in the heads of terms and set out within this Code.

Stav Aristokle / Ray Manning
Business and Employment Support Team Development Officers ()
Islington Council
Strategy and Community Partnerships
Islington Council
Islington Town Hall
London N1 2UD

Tel: **020 7527 3559**- Mobile: **0782 690 4358**
Stav.aristokle@islington.gov.uk

Tel: **020 7527 3484**
Ray.manning@islington.gov.uk

- 3.2 The BEST development officer's role is to liaise between developers and their contractors/sub-contractors. Stav is usually the primary contact at BEST in regards to both employment & construction skills training, but she is on maternity leave during 2013, and in her absence the other officers are the key contacts. BEST have an established working relationship with many primary developers in the borough. Stav, or her appointed officer, is the single point of contact initially and will nominate agents both within and outside the Council who will undertake all aspects of the recruitment.

4.0 The Code

Construction Phase

- 4.1 We require that the developers meet with the LBI BEST at least 1 month in advance of tendering contracts to undertake the code specifics.
- 4.2 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:
- 4.3 All contractors and sub-contractors appointed will be required to liaise with the LBI BEST to ensure the successful and consistent application of this code.
- 4.4 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.
- 4.5 Each paid construction training placement will be paid by the developer or their contractor and / or their sub-contractor(s). Ideally, the wages will be to the level of the London Living wage. However, lawfully they must be no less than the national minimum wage. The duration of each paid placement will be no less than 13 weeks.
- 4.6 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. Other specifics of paid work placements, such as variance to the 13 weeks, must be agreed with the BEST Development Officer (Pascal, Ray or Stav) at the pre-contract meeting.
- 4.7 The developer / contractor will work with BEST to attain paid on-site construction training placements lasting no-less than 13 weeks from developments providing:
 - 10 residential units or above, hotels, student accommodation or hostels with 20 or more rooms
 - an uplift in business / employment floor-space of 500m² or greater (Gross External Area (GEA))
- 4.8 The developer / contractor will work with the BEST Development Officer to attain 1 Modern Apprenticeship per 5000 sq. m on any project where works are expected to last for at least 52 weeks.
- 4.9 The developer / contractor will liaise with the BEST team to arrange professional input to career days, teacher training and work experience to benefit the career development of Islington students'.

Contracts with sub-contractors

- 4.10 LBI BEST require the developer / principle contractor to:
- 4.11 Include a written statement in their contracts with sub-contractor(s) instructing them to liaise with the LBI BEST to discuss, agree and implement the specifics of the work placements.
- 4.12 Brief sub-contractor(s) on the requirements of the Employment and Training Code and ensure co-operation is agreed as a prerequisite to accepting sub contract tenders.

Recruitment

4.13 Target recruitment from the local area with the understanding that:

- 4.14 Pre-agreed paid work placement numbers should be fully met, as directed by the LBI *'Business and Employment Support Team'*.
- 4.15 Failure to comply with 4.14 will result in a financial penalty to the value of the minimum 13 week employment period plus the cost to the Council of providing an alternative employment outcome (see Islington Council's 2013 SPD - points 5.17-5.18)
- 4.16 The nominated delivery agent for the LBI 'BEST' will circulate vacancy details to suitable local resident facing services and match suitable candidates to job specifications for consideration at interview by the developer / contractor or sub-contractor/s.
- 4.17 All clients submitted for consideration by a Council nominated agency who fully meet the job specification shall be guaranteed an interview by the developer/contractor/sub-contractor/s.
- 4.18 One full apprenticeship should be provided per 5000 sq. m of development where works are expected to last for at least 52 weeks.

Monitoring

4.19 Provide regular monitoring and information on:

- 4.20 Trainee's progress on site, number of weeks engaged on site, skills attained, support needed (from LBI BEST) and any other relevant information as directed by the BEST team.
- 4.21 Standards of service, product and delivery arising from Local procurement activities.
- 4.22 A six to eight week basis, via e-mail, phone fax or liaison meeting.

Managing trainee's and productivity

4.23 LBI Business Employment Support Team can where necessary:

- 4.24 Provide CSCS card funding and safety equipment and tools for local people taken on through the project.
- 4.25 Identify on-going training needs and provide for these if necessary, where eligibility allows.
- 4.26 Conduct a Health and Safety assessment and assess prior learning.
- 4.27 Organise post placement support visits, for liaising with the relevant supervisor to ensure both parties are satisfied with progress and/or make any necessary interventions to achieve sustainability of employment.
- 4.28 The main contractor is obliged to:
 - 4.29 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.
 - 4.30 Ensure employees' will work on site under the direction and control of the contractor.
 - 4.31 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.

- 4.32 Allow / enable trainees to attend college-based courses either on a day release or block release basis as required / appropriate. These can be organised through LBI BEST. The contractor must be aware that payments to apprentices will continue during this period.

Operational (post-completion phase)

- 4.33 Developer to inform lease holder of the Council's aspirations to secure employment opportunities for local unemployed residents arising from new developments and encourage them to attend liaison meetings with LBI BEST to:
- 4.34 Meet with BEST 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.
- 4.35 Discuss co-operation with Islington's BEST and the Education and Pathways to Employment board 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 BEST team for students so that they are provided with knowledge of the world of work and are better prepared to work in business and commerce.
- 4.36 Inform LBI BEST of the company internal training programmes and policy of promotion and progression within the organisation (such knowledge will help the recruitment process).
- 4.37 The Council will assist the contractor and sub-contractor(s) 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

- 4.38 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):
- 4.39 Occupiers and their personnel departments to meet with LBI BEST to discuss their staffing structures and the skills required to facilitate the development of a customised recruitment/training course which will enable local people to acquire the skills needed to gain employment.
- 4.40 Occupiers to advertise vacancies through local networks as directed by the Council's BEST service.
- 4.41 Occupiers of the building to refer vacancies to local projects as directed by LBI BEST so that local people can be assisted in making relevant applications for employment.
- 4.42 The BEST service and their partner resident facing services will screen applications against job specifications (the specification being deemed realistic and necessary for someone to undertake the job tasks).
- 4.43 In larger developments, development of traineeships to help new people in the industry to assist with shortages of staff in researched skills shortfall areas.
- 4.44 Linkage with the Government's Flexible Fund and other Jobcentre-plus programmes that could include payment of a subsidy to a company, or providing work experience for people undergoing vocational training.

Monitoring

4.45 Tenants and their contractors and sub- contractors to:

4.46 Allow LBI BEST 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.

4.47 Return monthly or quarterly spreadsheets to LBI's BEST officers.

5.0 Extracts from the draft Planning Obligations Supplementary Planning Document (SPD) (published for consultation from 5 August – 20 September 2013)

5.1 The number of placements that are sought is based on the estimated number of construction jobs likely to be created by each development, based on information provided for completed developments in the borough and the extent of local training and support needs based on unemployment figures. In 2011, 6% of Islington residents aged 16-74 were unemployed (Census 2011).

5.2 The number of placements sought is as follows:

Formula - Construction placements

1 construction training placement per:

20 residential units;

20 student/ hotel/ hostel bedrooms;

1,000 sq m new commercial and employment floorspace

5.3 Should it not be possible to provide these placements, the Council will seek an equivalent contribution for construction training, support and local procurement to enhance the prospects of the use of local employment in the development. This is based on the following formula:

Formula - Employment and training contribution – Construction

Number of construction placements (based on formula above) x cost of providing construction training and support per placement (£5000)= contribution due

5.4 This is based on the average costs of providing construction training and support per person in Islington.

5.5 An employment and training contribution will also 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:

Formula - Employment and training contribution – Operation of development

Occupancy of development (number of employees) x proportion of Islington residents requiring training and support (6%) x cost of training/ support per person (£2500) = contribution due.

- 5.6 Projected occupancy is based on average employment densities (see Appendix 2). The cost is based on the average costs of providing training and support relating to the end use of a development per person in Islington.
- 5.7 The Code of Local Employment and Training further 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 BEST team working in partnership with the LBI Education and Pathways to Employment group in their liaison with schools, colleges and training providers to support curriculum development and the provision of work experience/ placements.
- 5.8 Both obligations are consistent with the 'three tests' that a planning obligation should meet, as outlined in the CIL Regulations 2010 (as amended) as well as in NPPF paragraph 204. Planning obligations should only be sought where they meet all of the following tests:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.

6.0 Conclusion

- 6.1 The Employment and Training Code will improve the economic activity and wellbeing of unemployed local people.
- 6.2 The intentions of Islington's development plan and Corporate Plan are to reduce poverty, deprivation and unemployment. This can be achieved by providing local unemployed people with access to employment and assistance with sustaining employment, and raising levels of attainment through training opportunities facilitated by new commercial development taking place in the borough.
- 6.3 This Code thereby meets Council objectives. Additionally, it helps employers by improving the skills of the local workforce, making recruitment easier and less costly. Finally, the Code also helps to meet the aims and objectives of other key stakeholder organisations such as the Greater London Authority, the Skills Funding Agency (SFA), London Councils and the DWP job centre plus.

SCHEDULE 5

(LOCAL PROCUREMENT CODE)

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 liase 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

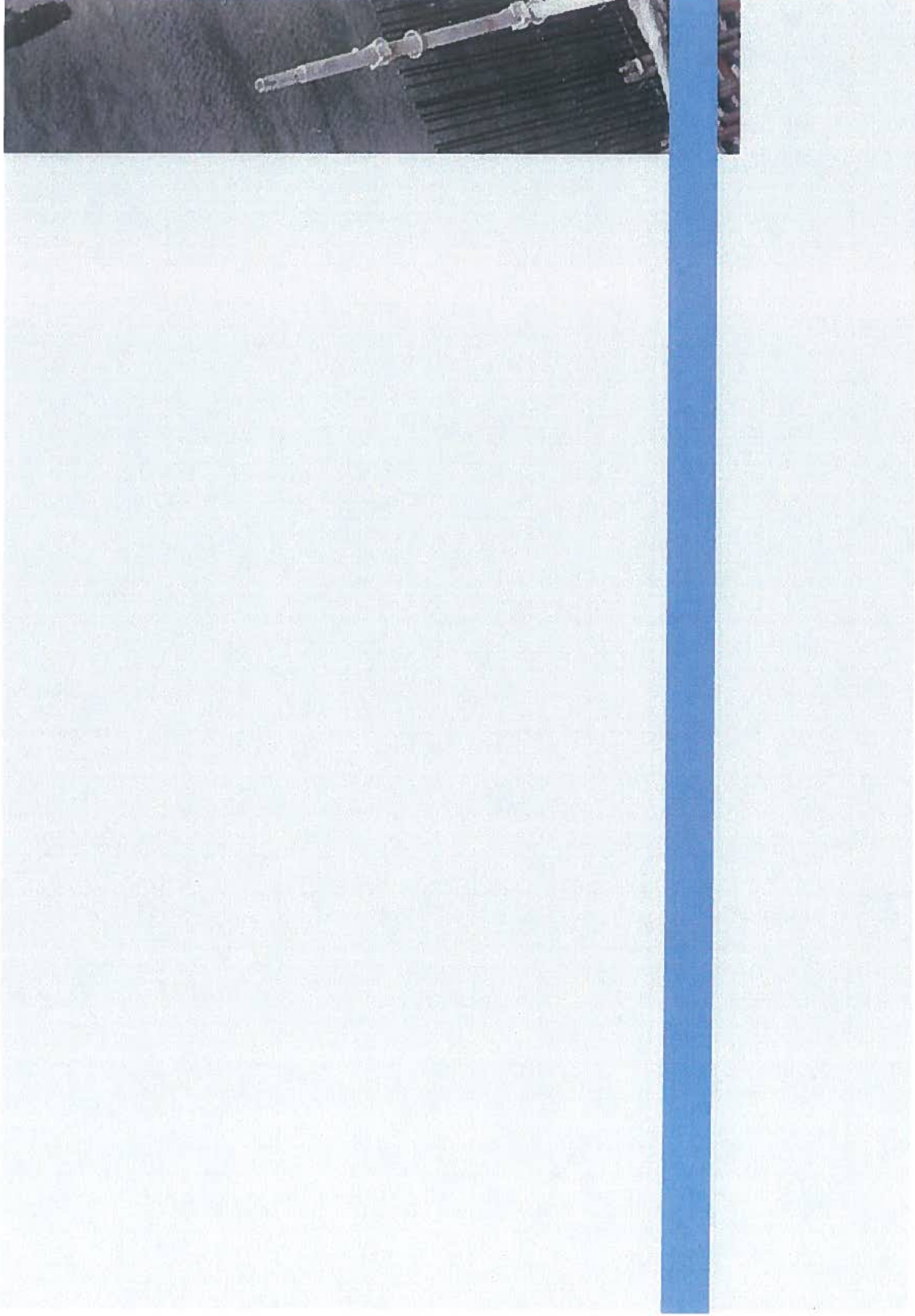
We will require the developers to encourage occupiers and their contractors to consider the applications to tender received from local firms for the provision of goods and services"

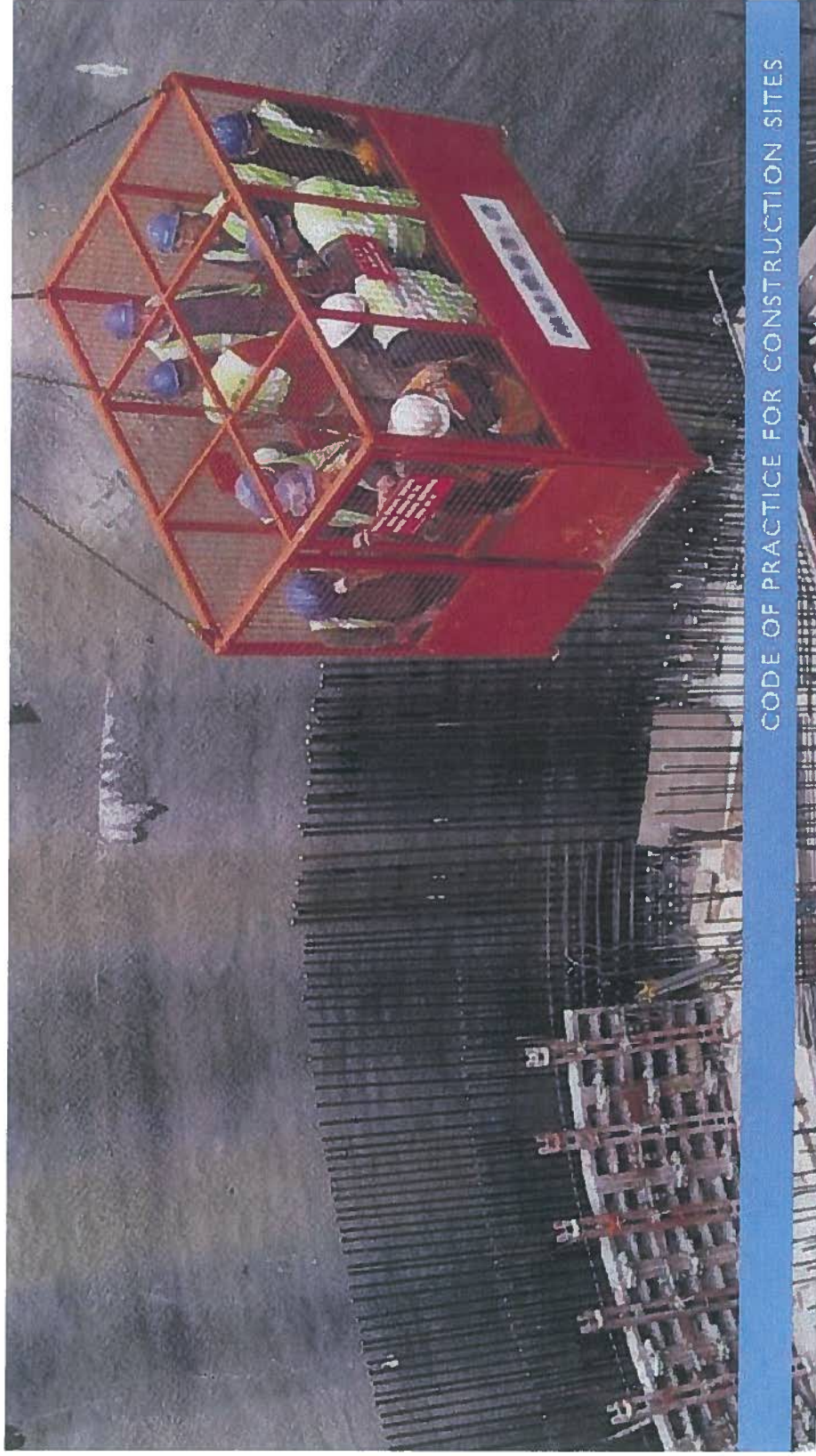
The developer and their agents shall use reasonable endeavours to provide opportunities for local businesses to bid/tender for the provision of estate management services.

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

(CODE OF PRACTICE FOR CONSTRUCTION SITES)





CODE OF PRACTICE FOR CONSTRUCTION SITES



CODE OF PRACTICE FOR CONSTRUCTION SITES

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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 effect of construction works on those in the surrounding neighbourhood.

As a result, we have developed this code of practice for the developer, 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 plan to work with the developer 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 will apply to all types of building work: demolition, site preparation, excavation and tunnelling work, maintenance, construction and fit-outs. There will be some cases though, 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 5228:1997, Noise and Vibration Control on Construction and Open Sites.

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 the 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, on the site boundary, a contact board. This must include information such as the contractors' names, the name of the 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.

The 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 our own considerate contractors scheme but we do encourage contractors to take part in the national scheme. For information on the scheme and how to apply go to considerate constructors at <http://www.ccscheme.org>.

Hours of working

Sites will be allowed to carry out noisy work between the hours of 8am - 6pm Monday to Friday
8am - 1pm Saturdays

Noisy works must not take place outside of these hours (including Sundays or public and bank holidays).

As far as is reasonably practical you must keep to these hours.

We will only consider work outside these hours if it is necessary for access to roads or railway tracks or for reasons of safety and you must negotiate this 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 at any specially sensitive 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 be carried out 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: THE SITE

Temporary Structures

If you have to erect scaffolds, hoardings, gantries and other temporary structures you will need to make an application to the streetworks team. (see useful contacts on page 18). whose details are at the back of this document.

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 be able to hide in. All structures must be lit using bullhead lights at 3m centres with a 110v supply and hoardings must be a minimum of 2.4m high.



No temporary structures should cover utilities covers (such as gas, water or electricity covers) 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 14).



Cranes

If you need to use a crane or mobile access platform you will need a permit from our streetworks team. The streetworks team need 10 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 our 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 an application form six weeks prior to the proposed start date. This can be obtained from our streetworks team. 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 our streetworks team 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 streetworks team 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 lorries 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 bans within Islington; these are areas, which have a 7.5T weight limit. Vehicles on or over this limit can load and unload within these areas but cannot drive through.

There are roads which have specific weight restrictions, due to weak structures, and vehicles over the limits must not go over 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 our council's traffic and engineering safety team for further information. (see useful contacts on page 18).

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

- | | |
|---------------------|----------------------------|
| ■ Wallace Road | ■ Wallace Road - Canonbury |
| ■ Highbury Grove | ■ Roman Way N7 |
| ■ King Henry's Walk | ■ Kingsbury Road |
| ■ 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 now published its 'Pollution Control Guides' available from HIS Rapidoc (BRE bookshop) at Willoughby Road, Bracknell, Berks, RG12 8DW (telephone 01344 404 407) or visit website www.brebookshop.com.

It is not possible to reproduce the BRE guide here, but the following points from the guide 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's)
- 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 around 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 the city 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 entrance/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
- fabrication processes and internal and external finishes
- cutting materials for building should be carried out offsite whenever possible
- use cutting and drilling plant with water sprays or dust extraction/collection wherever possible
- install screens round 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 etc
- carefully site the tar burners and asphalt burners; control their temperature and make sure the boiler lid stays in place whenever it is used
- 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 our pollution team.

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 our pollution team (see useful contacts on page 18). 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 guidances

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

WASTE DISPOSAL AND THE 'DUTY OF CARE'

In some cases the measure 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 useful contacts on page 18).

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.



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CODE OF PRACTICE FOR CONSTRUCTION SITES

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.

- The Control of Pollution (Special waste) Regulations 1996
- Health and Safety at Work Act 1974
- The 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 most helpful in making a successful application. You should contact the public protection division for advice and an information pack (see useful contacts on page 18).

British Standard 5228 gives guidance on calculating noise levels from construction works and assessing the likely effects it will have on neighbouring residential premises; in particular it is likely to generate complaints. We expect all contractors working onsite to keep to the guidance in British Standards 5228 (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 as a guide.

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 over 1 hour and 10 hours between 8am and 6pm.

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

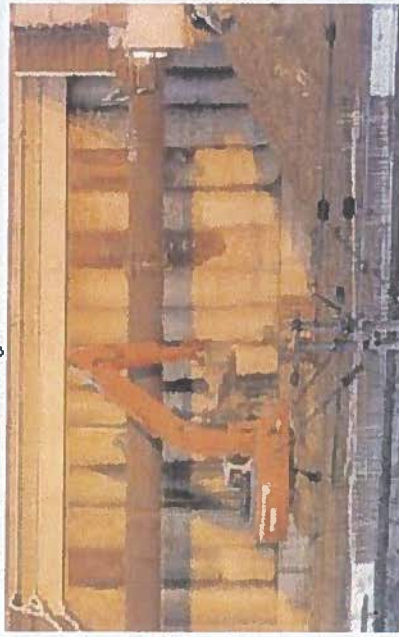
If the predicted values are higher than $10dB(A)$ above background, the effect is significant and you must review the equipment and methods you are using.

Vibration

With vibration, we have adopted the following levels in terms of temporary or short-term effects. 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 (3 millimetres per second peak particle velocity) for residential accommodation, listed buildings, offices in A2 use and those properties in a poor state of repair
- 5 PPV (millimetres per second peak particle velocity) for non-vibration-sensitive buildings



More stringent criteria may be necessary for commercial premises that are vibration sensitive, use 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 British Standard 6472: 1992 'Evaluation of human exposure to vibration in buildings (1 Hz to 80 Hz)'.

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 British Standard 5228:1997.

You should choose machinery, which has the quietest noise output available for the activity you are carrying out. If the activity is going to be noisy, you should consider other methods of working. You must make sure that people working onsite 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 while they are being used. 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 British Standard 5228 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, which will 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). You can get further advice on different sorts of piling from BS 5228 1992 part 4.

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 useful contacts on page 18).

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

You should tell everyone onsite to reduce noise as far as possible both to protect the community and their own health and safety. You must not allow antisocial 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 onsite do not come into contact with watercourses, groundwater or wastewater.

You should create a suitable drainage system onsite 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 re-use water that collects on site for lower-grade uses.

For more advice, see sections 6.8, 6.9 and 6.10 of our Special Planning Guidance Green Construction document or contact our Environmental Policy Co-ordinator in the planning policy section (see useful contacts on page 18).

Pest Control

Before you start work onsite, 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 our 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 onsite. Any catering onsite must pay strict attention to how food is delivered, handled, stored and disposed of.

STANDARDS TO PROTECT THE ENVIRONMENT – WASTE DISPOSAL, RECYCLING AND SUSTAINABILITY

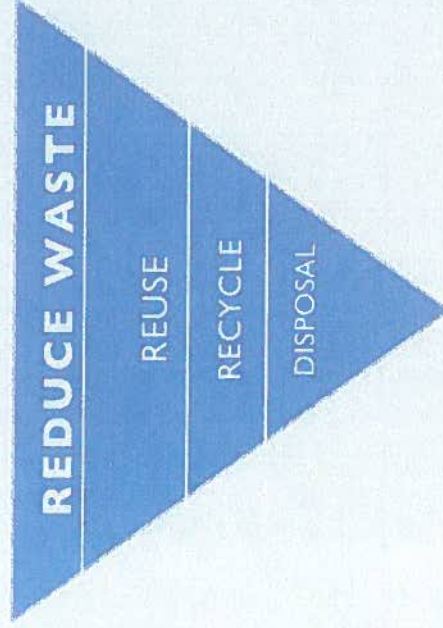
Recycling

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, if possible, you should attempt to reuse any materials produced from demolition or construction work in the planned development.



Waste

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



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 – e.g. granite kerbs, signs

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

You should also develop a construction waste management plan, which tackles:

- waste arising through the development process
- ways of recycling waste
- ways of reusing and recycling 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 our Special Planning Guidance Green Construction document on waste or contact our Environmental Policy Co-ordinator in the planning policy section (see useful contacts on page 18).

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 our planning department to see 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.

If any tree is cut down without agreement or dies as a result of activity on the site, you must provide a replacement. You should agree these beforehand with our Tree Preservation Officer. Every tree you plant should be replaced until successfully established.



During work, you must make sure that you reduce, as far as possible, any negative effects on mature trees, for example:

- 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 5 metres of the outer branches of the crown
- do not allow the soil level within the canopy spread of any trees to change
- if trenches are needed for services, these should be dug by hand beyond the edge of the tree canopy. You must not destroy roots over 2.5cm in length as this may damage the tree.

You can get extra advice from British Standards 3998 and our Tree Preservation Officer in the greenspace and leisure division (see useful contacts on page 18).



Ecology

Certain sites in the borough 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 so you should get advice from our Nature Conservation Officer in our Greenspace team (see useful contacts on page 18).



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 our Conservation Officer in greenspace (see useful contacts on page 18).

Archaeology

If you know that a site has an 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. You should let know the Greater London Archaeological Service (based at English Heritage) about any archaeological matters (see useful contacts on page 18).

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 Service if this is relevant.

USEFUL CONTACTS

Noise and Pollution Teams

Public Protection Division
222 Upper Street, London N1 1XR
T 020 7527 3258
E noise.issues@islington.gov.uk

Streetworks Team / Traffic &

Engineering team
Street Management Division
Municipal Offices
222 Upper Street
London N1 1YA
T 020 7527 2000 (Street Scene)

Parking Services

Street Management Division
T 020 7527 1338
(for information on parking permits
and location of parking shops) or

Contact Islington

T 020 7527 2000

Environmental Policy Co-ordinator

Planning Policy Section
Municipal Offices
222 Upper Street
London N1 1YA
T 020 7527 2001

Considerate Contractors Scheme

PO Box 75
Great Amwell, Ware
SG12 9UY
T 01992 550050

English Heritage

Greater London Archaeological Advisory
Service
23 Saville Row
London, W1S 2ET
T 020 7973 3735

British Research Establishment

HIS Rapidoc (BRE Bookshop)
Willoughby Road, Bracknell,
Berkshire, RG12 8DW
T 01344 404 407
W www.brebookshop.com

Greenspace and Leisure divisions

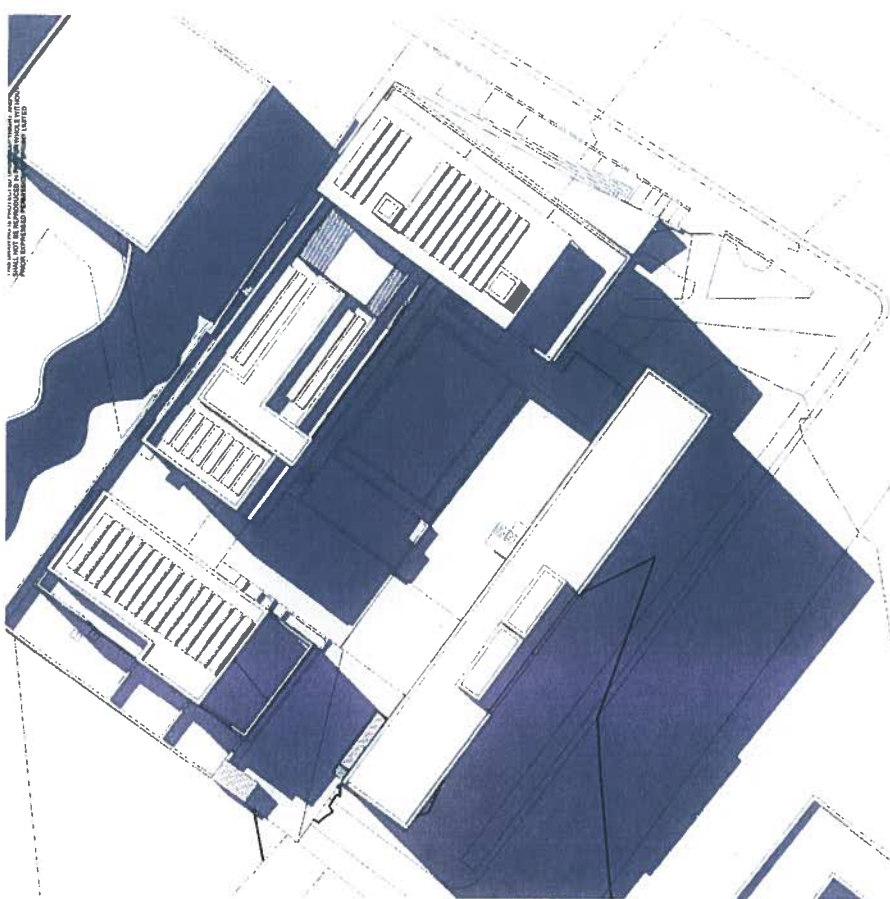
T Contact Islington on 020 7527 200

Environment Agency

Thames Region, North East Area Office
Apollo Court
2 Bishops Square Business Park
St Albans Road West
Hatfield
Hertfordshire
AL10 9EX

T Customer Services Line: 08708 506 506
W enquiries@environment-agency.gov.uk

**SCHEDULE 7
(SITE PLAN)**



Location

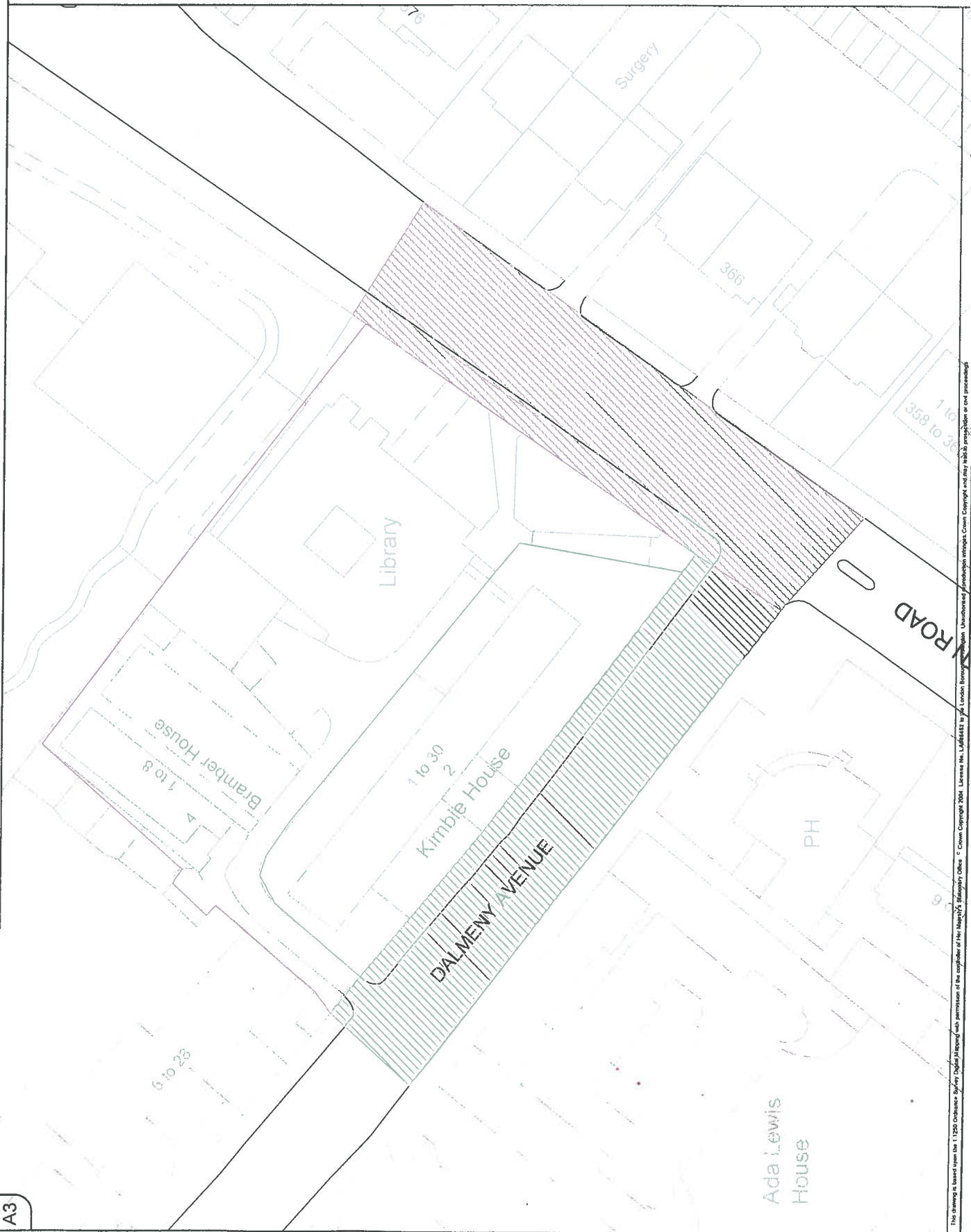
The Quadrangle,
100 Wardour Street,
London W1F 8FY
T +44 (0)20 7287 1153
F +44 (0)20 7287 3675
www.sprunt.net

1000

SCHEDULE 8
(HIGHWAY REINSTATEMENT PLAN)

A3

Project	Drawing				Date		Checked	Approved	
					Scale	Designed			Drawn
Ding No Name									



SCHEDULE 9
(AFFORDABLE HOUSING PLAN AND SCHEDULE)

BRAMBER HOUSE									
Schedule of accommodation									
Total	Unit no	Floor	Type	Hab / Rooms	Private/ Affordable	Area (m²)	Area (ft²)	Terrace/Balcony Area (m²)	Terrace/Balcony Area (ft²)
		Lower Ground	Library	No	N/A	495	5328.1305	N/A	N/A
1	29	Ground	3B5P	4	Affordable	86	926	87.25	939
2	30	Ground/First	4B6P maisonette	6	Affordable	125	1345	26.3	283
3	31	Ground/First	4B6P maisonette	6	Affordable	125	1345	28.3	305
4	19	Ground	2B4P	3	Affordable	82	883	18	194
5	20	Ground	3B5P	4	Affordable	94	1012	17	183
6	1	Ground	1B2P	2	Shared Ownership	54	581	9.6	103
7	2	Ground	1B2P	2	Shared Ownership	53	570	11.65	125
8	3	Ground	1B2P	2	Shared Ownership	52	560	11.65	125
9	4	Ground	1B2P	2	Shared Ownership	53	570	9.6	103
10	32	First	3B5P	4	Affordable	86	926	11.2	121
11	21	First	2B3P	3	Affordable	67	721	9.4	101
12	24	First	2B3P	3	Affordable	67	721	9.6	103
13	22	First	1B2P	2	Affordable	54	581	10.3	111
14	23	First	1B2P	2	Affordable	52	560	9.4	101
15	5	First	1B2P	2	Shared Ownership	54	581	8.6	93
16	6	First	1B2P	2	Shared Ownership	53	570	11.2	121
17	7	First	1B2P	2	Shared Ownership	52	560	11.2	121
18	8	First	1B2P	2	Shared Ownership	53	570	9.2	99
19	33	Second	2B4P	3	Affordable	75	807	17	183
20	34	Second	2B4P	3	Affordable	72	775	22	237
21	25	Second	2B3P	3	Affordable	67	721	10	108
22	28	Second	2B3P	3	Affordable	67	721	10	108
23	26	Second	1B2P	2	Affordable	54	581	10	108
24	27	Second	1B2P	2	Affordable	53	570	9.4	101
25	9	Second	1B2P	2	Shared Ownership	54	581	8.6	93
26	10	Second	1B2P	2	Shared Ownership	53	570	11.2	121
27	11	Second	1B2P	2	Private	52	560	11.2	121
28	12	Second	1B2P	2	Private	53	570	9.2	99
29	13	Third	1B2P	2	Private	54	581	8.6	93
30	14	Third	1B2P	2	Private	53	570	11.2	121
31	15	Third	1B2P	2	Private	52	560	11.2	121
32	16	Third	1B2P	2	Private	53	570	9.2	99
33	17	Fourth	2B4P	3	Private	88	947	16	172
34	18	Fourth	2B4P	3	Private	78.5	845	16	172
Total Area						2735.5	29445	500.25	5385
				Hab / Rooms =	91				

Rev 02 131101
 Rev 03 131108
 Rev04 131120
 rev05 131125
 rev05 A 131125 Unit Numbers updated
 rev06 131210 Tenure Revised

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Ground Floor
1:200 @A3, 1:100 @A1



- By Department Legend
- 1B 2P (PRIV)
 - 2B 3P (AF-WA)
 - 3B 4P (AF-WA)
 - 4B 6P maisonette (AF)
 - Communal Area

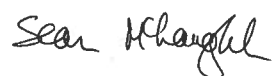
DATE CHECKED	12/03/14	DATE PREPARED	12/03/14
DRAWN BY	JK	DESIGNED BY	GW
DRAWING NO	12354_15_01	D2	
CONTRACTOR	Higgins	PROJECT	Bramber House
CURT	Islington Council	DRAWING TITLE	Ground Floor
STATUS	STAGE D	REV BY	DATE CHK DESCRIPTION
0 2 CH	12/03/14	GW	Final Planning Phase (revised)
0 1 JK	10/11/13	GW	Final Planning Phase

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Letter in form of S.106 Agmt John Barnes Library, Planning Ref P2013/4758/FUL NPLN2267 18/08/2014 Page 63 of 65



Yours sincerely,

A handwritten signature in black ink, appearing to read "Sean McLaughlin".

Sean McLaughlin

Corporate Director of Housing and Adult Social Services (CDoHASS)

A handwritten signature in black ink, appearing to read "Kevin O'Leary".

Kevin O'Leary

Corporate Director of Environment & Regeneration (CDoER)