

Section 106 Heads of Terms:

1) Warehouse Living

- The warehouse living units will have a monthly rent of £750 plus bills at £250 = £1,000 per room per calendar month inclusive of bills.
- Rent for warehouse living units will be reviewed annually and any increase will be restricted to no more than 2.5% above the rate of the Retail Price Index or Consumer Price Index (whichever is greater).

2) Local Labour and Training

- Not less than 20% of the onsite workforce employed during the construction of the Development to comprise of the residents of the London Borough of Haringey;
- That 20% to undertake appropriate training;
- The developer shall agree with the Council to a proportion (up to a maximum of 10%) of construction jobs being undertaken as apprenticeships – a payment of £1,500 per apprentice placement would be required and apprentices shall be paid London minimum wage;
- To provide the Council with information to enable the effective implementation of the above;
- All of the above are to be followed unless practical considerations dictate otherwise.

3) Public Rights of Way

- Financial contribution towards the provision of future pedestrian connection to Finsbury Park Road to the west.

4) Highways

- Provision of residential and commercial travel plans, addressing:
 - a. Appointment of travel plan co-coordinator for both plans
 - b. Provision of “welcome transport induction packs” containing sustainable transport information for future residents

5) Considerate Contractors Scheme

6) Public Realm Improvements

- The owner shall be required to enter into agreement with the Highway Authority under Section 278 of the Highways Act to pay for any necessary highway works, which may include:
 - i. Footway improvement works;
 - ii. Highway access works;

- iii. Carriageway markings;
- iv. Access requirements;
- v. Visibility safety requirements;
- vi. Other measures as necessary.
- Submission of appropriate plans for Council agreement prior to commencement of works

7) Monitoring Fee

- Pay an appropriate monitoring fee contribution (5% of the total financial contributions) excluding where monitoring is already referenced above.