
Fw: S106 Obligations - Development: 300-306 West Green Road, London, N15 3QR

1 message

Ralph Scully <Ralph.Scully@mpmoran.co.uk>
To: David Bellis <David@bellisarchitects.com>

Hi David,

As discussed please see the below payments relating to the Carbon Offsetting fee.

Thanks.

Regards,

Ralph Scully | Head of Property



293-301 Kilburn High Road | London | NW6 7JR | United Kingdom

☎ 020 7644 9024 | 📠 1124 | ✉ Ralph.Scully@mpmoran.co.uk

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From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 07 January 2026 12:23
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: S106 Obligations - Development: 300-306 West Green Road, London, N15 3QR

Thanks Lucretia for confirming.

Happy New Year to you.

Regards,

Ralph Scully | Head of Property



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☎ 020 7644 9024 | 📠 1124 | ✉ Ralph.Scully@mpmoran.co.uk



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From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 05 January 2026 11:07
To: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: S106 Obligations - Development: 300-306 West Green Road, London, N15 3QR

Some people who received this message don't often get email from lucretia.foster@haringey.gov.uk. Learn why this is important

Good Morning Ralph,

Hope you had a good break,

Please see attached letter confirming receipt of your S106 payment.

Kind regards

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer

Planning & Building Standards

From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 15 December 2025 08:12
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: Re: S106 Obligations - Development: [300-306 West Green Road, London, N15 3QR](#)

Good Morning Lucretia,

I hope you had a lovely weekend.

I can confirm we have now paid a fee of £47,687.04. Copy of the processed payment has been attached. The total amount paid is in line with your summarised email of Wednesday 10th Dec

- The Monitoring Costs of £8,848.71
- The Apprenticeship Support Contribution of £13,000
- The first 50% Carbon Offsetting Contribution £14,356.60
- The second 50% of the Carbon Offsetting Contribution of £11,481.73

Total payable: £47,687.04

Could you kindly confirm receipt of this payment and provide us with an invoice to verify the figures paid?

Additionally, please advise whether there will be any further form of confirmation or sign-off, beyond the invoice, to formally acknowledge each of the points listed above

Thanks for your assistance throughout.



We're processing your payment

You can check the status in your payment log

Print

From KHR PROPERTIES LTD
238395 04908066

To LONDON BOROUGH OF HARINGEY
73294617
209847
United Kingdom

ⓘ Once-off payee details have been used. This is an open payment.

Amount to send GBP 47,687.04

Details My statement message
LONDON BOROUGH OF

Payee message
V33399/72058 – HGY

When do you want to send?
12/12/2025

Fees
AIB fees paid by: You
Other fees paid by: Payee

Regards,

Ralph Scully | Head of Property

MP MORAN
BUILDERS & PLUMBERS MERCHANTS

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From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>

Sent: Wednesday, December 10, 2025 15:01
To: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: S106 Obligations - Development: 300-306 West Green Road, London, N15 3QR

Hi Ralph,

CIL and S106 are governed by two separate regulations, however on this occasion the Council will honour the commencement date of March 2022. Therefore, the revise **£14,356.60**. The calculation is as follows:

- Index rate published in March 2022 – 323.5
- Index rate last published figure in October 2025 – 407.4

$£11,400.00 \times 407.4/323.5 = £14,356.60$

To summarise, the payment to be made is as follows:

- The Monitoring Costs of £8,848.71
- The Apprenticeship Support Contribution of £13,000
- The first 50% Carbon Offsetting Contribution £14,356.60
- The second 50% of the Carbon Offsetting Contribution of £11,481.73
- **Total payable £47,687.04**

Payment must be made to the following:

Bank: Barclays Bank Plc
Account Name: LB Haringey
Sort Code: 20-98-47
Account No: 73294617
Ref: V33399/72058 – HGY/2020/0158

Please let me know when paid and please provide a copy of the payment remittance.

Kind regards

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer
Planning & Building Standards

From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 10 December 2025 12:53
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: Re: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Good Morning Lucretia,

Thank you for your email below.

We would like to clarify that the implementation date had been communicated to Haringey Council in March 2022, not just recently confirmed to you. This notification was provided through bot submission and a Demolition Notice submission at the time.

On this basis, we kindly request that the carbon offsetting contribution be recalculated to reflect the correct implementation date we previously notified Haringey of.

Thanks for all your help on this.

Regards,

Ralph Scully | Head of Property



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From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 09 December 2025 17:14
To: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Hi Ralph,

The first carbon offsetting contribution was not applied from the 15th April 2021, it was calculated in line with clause 6.2 stating that the Due Date for payment shall be the granted if the Owner fails to give written notice of the Implementation Date to the Council. The Appeal Decision was granted on the 01/10/21. The calculation is as follow

- Index rate published in October 2021 – 312.0
- Index rate last published figure in October 2025 – 407.4

$$£11,400.00 \times 407.4/312.0 = £14,885.77$$

Even though you have now provided the implementation date, this does not mean that this date can now be taken into account as this information should have been provided

Hope this helps

Regards

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer

Planning & Building Standards

From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 09 December 2025 15:39
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: Re: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Hi Lucretia,

Thank you for your detailed response and for confirming the revised amounts.

We agree to:

- The Monitoring Costs of £8,848.71
- The Apprenticeship Support Contribution of £13,000
- The second 50% of the Carbon Offsetting Contribution of £11,481.73, including indexation from 04/06/2025.

However, we require clarity on how the initial 50% of the Carbon Offsetting Contribution and its indexation were calculated. We believe that applying indexation from 15/04/2021 is not correct, it as being the 28/03/2022.

Please could you:

1. Provide the detailed calculation that resulted in the figure of £14,885.77, so we can understand this.
2. Amend this calculation to reflect indexation starting from 28/03/2022.

Once we have this clarification, we will settle the balances accordingly.

Look forward to hearing from you.

Regards,

Ralph Scully | Head of Property



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From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 08 December 2025 12:59
To: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

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Hi Ralph,

I am well thanks and thank you for your response.

Please see my response to your items raised.

Monitoring Costs (Clause 8.2)

Monitoring costs are a financial contribution; however you are correct in noting that clause 7.3 does not apply. The Monitoring Costs should have been paid on the 15th A clause 7.4 applies. The revised amount payable is £8,848.71. The current base rate is 4% plus another 4% above the current base rate.

Apprenticeship Support Contribution (Clause 4.7.6)

The Council agrees that this contribution is a fixed sum and that neither indexation nor interest are payable. Therefore £13,000 is payable.

Carbon Offsetting Contribution (Clauses 4.2.1 & 4.2.3)

As the Council was not notified of commencement or implementation as listed in clause 6.1, and the first 50% of the contribution was not received as of clause 4.2.1, the first 50% of the contribution was not received. However, clause 6.2 should have been applied to the first 50% leaving the total payable as £14,885.77.

The remaining 50% which was payable on or prior to occupation was also not paid and the Council was also not notified as listed in clause 6.3. As you have confirmed that by 4th June 2025 the revised sum payable for the remaining 50% is £11,481.73

Summary of Payment to be made

- **Monitoring Costs:** £8,848.71
- **Apprenticeship Support Contribution:** £13,000
- **Carbon Offsetting Contribution:** £26,367.50
- **Total payable – £48,216.21**

Kind regards

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer

Planning & Building Standards

From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 02 December 2025 10:00
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>; Marlene Boateng <Marlene.Boateng@haringey.gov.uk>
Subject: Re: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Good Morning Lucretia,

I hope you are keeping well.

Thank you for your email and the breakdown you have provided.

Having reviewed the S106 Agreement, we confirm our position and proposed payment as follows:

1. Monitoring Costs (Clause 8.2)

Monitoring Costs are expressly described as a "cost" under clause 8.2, not a "financial contribution." Clause 7.3 applies indexation only to financial contributions. There is no contractual basis for Monitoring Costs. We will therefore pay the original sum of £8,193.25.

2. Apprenticeship Penalty (Clause 4.7.6)

The Apprenticeship Penalty is a fixed sum of £13,000 under clause 4.7.6. It is not defined as a "Contribution" and is clearly a penalty for non-compliance, not a financial contribution. Accordingly, we apply to penalties. As previously noted, we have worked closely with Haringey and exhausted all reasonable endeavours to fill the Apprenticeship Role of which I had recently reached out to the stipulated fee. On this basis, we will therefore settle the fee of £13,000.

3. Carbon Offsetting Contribution (Clauses 4.2.1 & 4.2.3)

We accept indexation applies to this contribution under clause 7.3. However, the calculation you have arrived at is unclear. In order for us to better understand your calculation, please can you

- The dates used for indexation for each instalment (Implementation and Occupation).
- Whether indexation was applied separately to each 50% instalment based on the correct trigger dates (Implementation Date following demolition and Occupation on 04/06/2025).

Until this is clarified, we cannot agree to the proposed figure of £30,849.29.

Summary of Payment Offered (subject to Carbon Offsetting confirmation):

- **Monitoring Costs:** £8,193.25
- **Apprenticeship Penalty:** £13,000
- **Carbon Offsetting Contribution:** £22,800 + confirmed indexation

Total: £43,993.25 + agreed indexation on Carbon Offsetting only.

Please confirm acceptance of the above so that these payments can be settled by the end of the week. If the Council insists on applying indexation contrary to the agreement, we reserve all rights in the matter.

Look forward to hearing from you.

Regards,

Ralph Scully | Head of Property

MP MORAN
BUILDERS & PLUMBERS MERCHANTS

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From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: Wednesday, November 26, 2025 14:21
To: Ralph Scully <Ralph.Scully@mpmoran.co.uk>; Marlene Boateng <Marlene.Boateng@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Hi Ralph,

Thank you for your email.

On reviewing the S106 Agreement and the Council's banking system, I note that none of the contributions have been paid to the Council since the S106 Agreement was signed.

The contributions to be paid which includes indexation as per clause 7.3 of the S106 Agreement totals **£59,524.58**. Please see table below which lists the outstanding co

Clause from Agreement	Description	Amount	Indexation (407.4/301.1)	Trigger
Clause 8.2	Monitoring Costs	£8,193.25	£11,085.76	To pay on completion of the Deed
Clause 4.2.1 & 4.7.6	Apprenticeship Support Contribution	£13,000.00	£17,589.51	To pay on or prior to the Implementation Date
Clause 4.2.1 & 4.2.3	Carbon Offsetting Contribution	£22,800.00	£30,849.29	To pay 50% on or prior to the Implementation Date and remaining 50% on or prior to Occupation
	TOTAL		£59,524.58	

Unfortunately, invoices are not raised for S106 payments. Payment details are displayed within the Fourth Schedule of the S106 Agreement attached.

Payment must be made to the following:

Bank: Barclays Bank Plc
Account Name: LB Haringey
Sort Code: 20-98-47
Account No: 73294617
Ref: V33399/72058 – HGY/2020/0158

Please let me know when paid and I will confirm receipt formally. If some of these contributions have already been paid, please let me know when and how much was pa

Kind regards

Lucretia Foster

Section 106/CIL Infrastructure Planning Officer

Planning & Building Standards

From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 26 November 2025 10:00
To: Marlene Boateng <Marlene.Boateng@haringey.gov.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: Re: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Morning Marlene,

No worries at all - thanks for getting back to me on this point too (as well as my other email on the Carbon Offsetting Contribution).

Thanks for the introduction to Lucretia on this point too.

Look forward to hearing from Lucretia.

Regards,

Ralph Scully | Head of Property



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From: Marlene Boateng <Marlene.Boateng@haringey.gov.uk>
Sent: 26 November 2025 9:57
To: Ralph Scully <Ralph.Scully@mpmoran.co.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: RE: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Good morning Ralph and Lucreia,

[@Ralph Scully](#), sincere apologies for not responding sooner.

[@Lucretia Foster](#), please see email below regarding financial compensation for non-compliance of the apprenticeship target as per S106 4.7.

Kindest Regards,

Marlene Boateng, B.A (Hons), MS.c
Social Value Principal - Inclusive Economy

Haringey Council
Alexandra House, 10 Station Road, N22 7TR

M. 07929 849419
E. marlene.boateng@haringey.gov.uk

Pronouns: she/her

www.haringey.gov.uk
[twitter@haringeycouncil](https://twitter.com/haringeycouncil)
facebook.com/haringeycouncil

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From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 26 November 2025 09:25
To: Marlene Boateng <Marlene.Boateng@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: Re: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Good Morning Marlene,

I wanted to follow up on the below email chain to see if you had a chance to review it and provide us with the next steps for this part of the S106 and finalisation of the invoice for us to settle.

Look forward to hearing from you.

Regards,

Ralph Scully | Head of Property

MP MORAN
BUILDERS & PLUMBERS MERCHANTS

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From: Ralph Scully <Ralph.Scully@mpmoran.co.uk>
Sent: 20 November 2025 11:22
To: Marlene Boateng <marlene.boateng@haringey.gov.uk>
Cc: Raj Dosanjh <Raj.Dosanjh@mpmoran.co.uk>; Libby Wadkins <Libby.wadkins@mpmoran.co.uk>
Subject: Apprenticeship - S106 Obligation - Development: 300-306 West Green Road, London, N15 3QR

Hi Marlene,

I hope you're keeping well.

I know its been sometime since we last spoke and wanted to follow up regarding the apprenticeship requirement under our S106 agreement for 300-306 West Green Road, London, N15 3QR. promote the role through the relevant channels, it has been extremely challenging to generate interest and it is now apparent that we are unlikely to meet this condition.

I also wish to take this opportunity to apologise for the earlier misunderstanding on our part regarding the Electrical Apprentice engaged on the project, which we thought would fulfil our obligat that this did not fulfil the obligation as he was not a Haringey resident. This was a genuine oversight on our part and very much a disappointment to us as you could imagine.

In light of clause 4.7.6 of the agreement, we believe we have used all reasonable endeavours to deliver the required apprenticeship but, regrettably, have not been successful. We therefore in and if appropriate, issue the written demand for the relevant S106 contribution so that we can settle this.

Additionally, we note the apprentice support contribution of £1,500, which we have not previously received a demand for. Could you please include this amount in the invoice so we can settle t are to be invoiced separately, please send both invoices to me via email.

Please ensure the invoice(s) are made out to the following:

KHR Properties Ltd
293-301 Kilburn High Road
London
NW6 7JR

I also wish to thank you for all your time and understanding on this matter, as well as the introductions to contacts you provided to assist us in trying to meet this obligation. You have been eve personally thank you for that.

Please let me know if you require any further information to proceed.

Regards,

Ralph Scully | Head of Property_



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