

Schedule of Section 106 Contributions (Implemented Schemes, Determined by OPDC) | December 2021

Amounts received reflects indexation

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
15/0091/FULOPDC Oaklands, Old Oak Common Lane, London NW10 6DU S106 Date: July 2017 Implemented: August 2017 Borough: Hammersmith and Fulham Map Ref: 1	Not yet triggered (conditional)	Affordable Housing Contribution	TBC	Conditional	£ -	£ -	£ -	£ -	-	a financial contribution for the provision of Affordable Housing in OPDC's administrative area the precise value of which will be calculated in accordance with paragraph 8 of Schedule 4 of the agreement.	
	Received	Education	£ 300,000	Prior to the commencement	£ 339,420.00	£ -	£ 339,420.00	£ -	03.03.28	to be used towards improvement works to any primary or secondary school located in a 2 km radius of the site	
	Not yet triggered (conditional)	Health	TBC	Conditional	£ -	£ -	£ -	£ -	-	a financial contribution payable by the Developer to OPDC in the event that it is unable to find a suitable operator for the Healthcare Facility such payment shall be calculated in accordance with the requirements set out in the s106 agreement.	Marketing strategy for health facility submitted.
	Not yet triggered (conditional)	Nursery Contribution	TBC	Conditional	£ -	£ -	£ -	£ -	-	a financial contribution payable by the Developer to OPDC in the event that it is unable to find a suitable operator for the Nursery such payment to be calculated as follows: (a) for five years following the end of the Nursery Marketing Period: (i) any rent received up to £8 per sqft shall be retained by the Developer; (ii) any rent received between £8 per sqft and £10 per sqft shall be paid to OPDC; (iii) any rent received between £10 and £14 per sqft shall be shared equally between the Developer and OPDC; and (iv) any rent received above £14 per sqft shall be retained by the Developer;	Marketing strategy for nursery submitted.
	Received	Environmental improvements	£ 50,000	Prior to Commencement	£ 56,570.00	£ 56,570.00	£ -	£ -	03.03.28	to be used towards the following improvements to local transport in the vicinity of the Site: (a) improved wayfinding at Atlas Road roundabout; and (b) improved security on the bridge between the Site and the Atlas Road roundabout including lower level lighting, public art and painting	SSP approved (SSP 20-02)
	Received	Travel Plan Monitoring	£ 3,000	Prior to first occupation, prior to third anniversary of occupation, prior to fifth anniversary of occupation	£ 3,540.45	£ 3,540.45	£ -	£ -	28.03.29	towards the OPDC's costs involved in monitoring compliance with the Residential Travel Plan.	Open Approval (to be drawn down)
17/0076/FUMOPDC First Central, Lakeside Drive, London NW10 7HQ S106 Date: November 2017 Implemented: October 2018 Borough: Brent Map Ref: 4	Not yet triggered (conditional)	Affordable Housing Contribution	TBC	Conditional	£ -	£ -	£ -	£ -	-	An on-site and/or financial contribution for the provision of Affordable Housing in the OPDC's area the precise value of which will be calculated in accordance with paragraph 6 of Schedule 4;	
	Received	Bus Improvement Contribution	£ 536,000	50% prior to commencement 50% prior to occupation	£ 560,629.13	£ -	£ 560,629.13	£ -	31.03.29	to be used towards improving bus services which serve bus stops within 640m of the Site;	
	Received	CPZ Contribution (1)	£ 50,000	prior to commencement	£ 51,616.42	£ 51,616.42	£ -	£ -	31.03.29	to be used towards the cost of the consultation and implementation of a CPZ in the surrounding area of the Site	SSP approved. (SSP 19-02)
	Not yet triggered (conditional)	CPZ Contribution (2)	£ 50,000	within 20 days of a positive referendum	£ -	£ -	£ -	£ -	TBC	to be used towards the cost of the consultation and implementation of a CPZ in the surrounding area of the Site	
	Received	Education (1)	£ 1,950,000	prior to commencement	£ 2,013,040.33	£ -	£ 2,013,040.33	£ -	31.03.29	to be used towards the refurbishment and expansion of primary schools within 1.7km of the Site or secondary schools within 1.7km of the Site to address the demand arising from the development for education services	
	Not yet triggered	Education (2)	£ 1,950,000	prior to occupation of the 400th unit	£ 2,163,912.10	£ -	£ 2,163,912.10	£ -	30.09.31	to be used towards the refurbishment and expansion of primary schools within 1.7km of the Site or secondary schools within 1.7km of the Site to address the demand arising from the development for education services	

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Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
	Not yet triggered (conditional)	Design Monitoring Contribution	£ 50,000	Conditional	£ -	£ -	£ -	£ -	-	If at any point the Architect is not retained to oversee the delivery of the design quality of the Development (including but not limited to the making of the applications referred to in paragraph 1.1 above and overseeing the construction of the Development) the Owner shall forthwith: a. notify the OPDC of such non-retention; and b. pay to the OPDC within 10 Working Days of demand the Design Monitoring Costs and it is agreed that: (i) such costs may relate either to staff employed directly by the OPDC or third party consultants retained by the OPDC; (ii) the demand for the Design Monitoring Costs is accompanied by evidence that such costs are reasonable costs incurred in monitoring the design quality of the Development; (iii) the OPDC may make more than one demand for payment of Design Monitoring Costs; PROVIDED THAT the total amount payable to the OPDC in Design Monitoring Costs shall not exceed £50,000 (Index Linked)	
18/0053/FUMOPDC DOV: 21/0114/106OPDC 19 Abbey Road, Park Royal, London S106 Date: 08/10/2018 DOV Date 10/08/2021 Borough: Brent Map Ref: 5	Received	Affordable Housing Contribution (1)	£ 146,295	Prior to commencement	£ 158,655.03	£ -	£ 158,655.03	£ -	17.09.31	OPDC covenants with the Owner: (a) to use the Affordable Housing Contribution towards the delivery of additional Affordable Housing and associated infrastructure in OPDC's administrative area; or (b) where the Affordable Housing Contribution has not been committed by OPDC to the delivery of additional Affordable Housing in its' administrative area after a period of two years following Commencement of the Development to make the Affordable Housing Contribution available to the Borough to deliver additional Affordable Housing on a Committed Development in the Borough's administrative area PROVIDED THAT in order for the Borough to use the Affordable Housing Contribution OPDC and the Borough must have first agreed in writing the details of the Committee Development to which the Affordable Housing Contribution is to be spent and the timings for its use and events which would cause the Affordable Housing Contribution to be transferred back from the Borough to OPDC.	
	Not yet triggered	Affordable Housing Contribution (2)	£ 146,295	Prior to commencement of floor 3	£ -	£ -	£ -	£ -	-		
	Not yet triggered	Affordable Housing Contribution (3)	£ 146,295	Prior to commencement of floor 7	£ -	£ -	£ -	£ -	-		
	Not yet triggered	Affordable Housing Contribution (4)	£ 146,295	Prior to commencement of floor 10	£ -	£ -	£ -	£ -	-		
	Not yet triggered	Affordable Housing Contribution (5)	£ 146,295	Prior to commencement of floor 13	£ -	£ -	£ -	£ -	-		
	Not yet triggered	Affordable Housing Contribution (6)	£ 146,295	Prior to occupation	£ -	£ -	£ -	£ -	-		
	Received	AH Contribution Monitoring Fee (1)	£ 1,000	Prior to commencement	£ 1,000.00	£ 1,000.00	£ -	£ -	-	In respect of OPDC's monitoring costs.	Open Approval (to be drawn down)
	Not yet triggered	AH Contribution Monitoring Fee (2)	£ 1,000	Prior to commencement of floor 3	£ -	£ -	£ -	£ -	-		
	Not yet triggered	AH Contribution Monitoring Fee (3)	£ 1,000	Prior to commencement of floor 7	£ -	£ -	£ -	£ -	-		
	Not yet triggered	AH Contribution Monitoring Fee (4)	£ 1,000	Prior to commencement of floor 10	£ -	£ -	£ -	£ -	-		
	Not yet triggered	AH Contribution Monitoring Fee (5)	£ 1,000	Prior to commencement of floor 13	£ -	£ -	£ -	£ -	-		
	Not yet triggered	AH Contribution Monitoring Fee (6)	£ 1,000	Prior to occupation	£ -	£ -	£ -	£ -	-		
	Not yet triggered	Transport Contribution	£ 250,000	Prior to occupation	£ -	£ -	£ -	£ -	-	to be used towards public realm, walking and cycling improvements in Park Royal Centre	
	Not yet triggered	Hotel Travel Plan Monitoring Fee	£ 3,000	Prior to first, third and fifth anniversary of first occupation	£ -	£ -	£ -	£ -	-	to be used towards the OPDC's costs involved in monitoring compliance with the Hotel Travel Plan and to be paid in accordance with paragraph 2 of Schedule 4;	
17/0055/FUMOPDC (S73:19/0104/VAROPD) Mitre Yard 104-108, Scrubs Lane S106 Date: 31/01/2018 DOV Date: 31/01/2020	Received	Environmental Improvements	£ 260,000.00	Prior to Commencement	£ 288,752.68	£ -	£ 288,752.68	£ -	10.12.31	to be used towards improving the accessibility of the Site including walking, cycling and public realm improvements in the vicinity of the site;	
	Not yet triggered (conditional)	Affordable Housing Contribution	£ -	Conditional	£ -	£ -	£ -	£ -	-	means a financial contribution for the provision of Affordable Housing in OPDC's area or Relevant Infrastructure payable in accordance with the provisions of Schedule 5.	
	Not yet triggered (conditional)	Carbon Offset	£ -	Conditional	£ -	£ -	£ -	£ -	-	a contribution equivalent to £1,800 per tonne of carbon shortfall in carbon emission savings (if any) as identified by the CO2 Audit;	
	Not yet triggered (conditional)	Clawback Payment	£ -	Conditional	£ -	£ -	£ -	£ -	-	to be used for the provision of Affordable Housing in OPDCs area payable in accordance with the provisions of paragraph 2 of Schedule 3 in the event that the Private Residential Units are not retained as private rented accommodation under single management.	

Scheme Details	Status	Head of Terms	Amount in Agreement	Trigger	Amount Received	Amount Committed	Amount not Committed	Amount Spent	Expiry Date	Conditions	Notes
Borough: Hammersmith and Fulham Map Ref: 3	Not yet triggered (conditional)	Design Monitoring Costs	£ -	Conditional	£ -	£ -	£ -	£ -	-	any monies paid in accordance with paragraph 2 of Schedule 14 to meet the OPDC's reasonable costs incurred in monitoring the design quality of the Development as detailed drawings are prepared and to ensure that all such drawings are completed to a satisfactory quality and are consistent with the Approved Drawings;	
	Received	Education Contribution	£ 400,911.00	Prior to Commencement	£ 448,372.36	£ -	£ 448,372.36	£ -	10.12.31	to be used towards improvement works to any primary or secondary school which could reasonably be considered to accommodate demand arising from the Development for education services.;	
	Received	Health Contribution	£ 369,485.00	Prior to Commencement	£ 412,083.91	£ -	£ 412,083.91	£ -	10.12.31	to be used towards expanding the primary care facility at the Hammersmith Centre for Health, Hammersmith Hospital or alternative health care facilities, that could reasonably address the demand arising from the Development for healthcare services;	
	Received	Open Space	£ 80,000.00	Prior to Commencement	£ 87,369.36	£ -	£ 87,369.36	£ -	10.12.31	means the sum of £80,000 (Index Linked) to be used towards the refurbishment of Mary Seacole Memorial Gardens and the Grand Union Canal;	
	Not yet triggered	Environmental Improvements	£ -	Prior to first Occupation	£ -	£ -	£ -	£ -	-	"Street Tree Contribution" means the sum confirmed by LBHF as being required to implement the Street Tree Plan	
	Received	Bus Improvement Contribution	£ 303,359.00	Prior to Commencement	£ 338,168.81	£ -	£ 338,168.81	£ -	10.12.31	to be used towards increasing the capacity of the local bus network;	
	Not yet triggered	Travel Plan Monitoring	£ 3,000.00	Prior to first, third and fifth anniversary of first occupation	£ -	£ -	£ -	£ -	10.12.31	The Owners shall pay £1000 on the first, third and fifth anniversaries of first Occupation of the Residential Units within the Development as contributions towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan.	

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Schedule of Section 106 Contributions (Non-Implemented Schemes) | December 2021

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes	
20/0037/FUMOPDC	Carbon Offset Contribution	£ -	Conditional	None	the sum of £2,850 per tonne of annual remaining carbon emissions (being £95 per tonne of carbon per annum over 30 years) calculated at reserved matters stage in accordance with the methodology used in the Energy Strategy. Owners shall: (a) pay the Carbon Offset Contribution to the OPDC prior to first Occupation of each Phase of the Development; and (b) not Occupy or permit or suffer Occupation of that Phase of the Development until the Carbon Offset Contribution for that Phase has been paid in full to the OPDC	Submission of reserved matters application for data centre scheme submitted in May.	
Land at Bashley Road, Park Royal, NW10 6SN S106 Date: 04/09/2020 Borough: Ealing Map Ref: 7	Healthy Streets Contribution	£ 500,000	Prior to Commencement	None	to be used by OPDC towards projects to encourage walking and cycling within a 1 kilometre radius of the Site		
	Monitoring Contribution	£ 10,000	Prior to Commencement	None	towards OPDC's monitoring costs relating to this Agreement		
	Training and Skills Contribution	£ 694,192	£250K prior to first occupation; £250K prior to third anniversary of first occupation; £194,192 prior to fifth anniversary of first occupation.	None	towards training and skills in the Park Royal Area		
	Training and Skills Offset Contribution	£ -	Conditional	None	In the event that the Development following Practical Completion generates less than 500 FTE on-site jobs, the Owners shall pay the Training and Skills Offset Contribution to the OPDC prior to the fifth anniversary of Full Occupation. To be used by OPDC for training and skills in the Park Royal area to be calculated according to the following formula: £3,000 x (500 – actual number of jobs generated by the completed Development) and capped at £1 million.		
	Workspace Travel Plan Monitoring Contribution	£ 3,000	Prior to first, third and fifth anniversary of first occupation	None	three separate payments of £1,000 to be used by OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of each Phase of the Development.		
	Total in Agreement	£ 1,207,192					
19/0006/FUMOPDC	A40 Subway Contribution	£ 50,000	Prior to Commencement	Five years following commencement.	to be used by OPDC towards improvements to the pedestrian/cycle A40 subway which links the Site to Park Royal London Underground Station;	Granted on appeal in November 2020. No indication of implementation.	
628 Western Avenue, Park Royal, London S106 Date: 13/11/2020 Borough: Ealing Map Ref: 8	Carbon Offset Contribution	£ -	Conditional	-	the sum of £1,800 per tonne of carbon (being £60 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit to be paid to OPDC;		
	Design Monitoring Contribution	£ -	Conditional	-	the monies paid by the Owner to OPDC in accordance with Schedule 2 (up to a maximum of £50,000) in the event that the architect is not retained by the Owners, to oversee the delivery of the design quality of the Development, and used by OPDC to fund an officer to undertake this role.		
	Monitoring Contribution	£ 10,000	Prior to Commencement	-	towards OPDC's monitoring costs relating to this Agreement.		
	Public Art Contribution	£ 15,000	Prior to Commencement	-	towards the provision of off-site public art within the Park Royal Opportunity Area.		
	Training and Skills Contribution	£ 75,000	50% prior to commencement 50% prior to occupation	-	to be used by OPDC towards training and skills in the Park Royal area.		
	Wayfinding Strategy Contribution	£ 15,000	Prior to Commencement	-	to be used by OPDC to improve the wayfinding and legibility of connections to the Development in the Park Royal/Hangar Lane area.		
	Workplace Travel Plan Monitoring Fee	£ 3,000	Prior to first, third and fifth anniversary of first occupation	-	to be used by OPDC towards the monitoring of the Hotel Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.		
	Total in Agreement	£ 168,000					
16/0119/FULOPDC	Carbon Offset	£ -	Conditional	10 years from date of payment	A contribution equivalent to £2,850 per tonne of carbon (being £95 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit;		
115-129A Scrubs Lane, North Kensington Gate (South) S106 Date: 01/07/2021 Borough: Hammersmith and Fulham Map Ref: 2	Education Contribution	£ 195,000	Prior to Commencement (unless OPDC opts to defer)	15 years from date of payment*	the sum of £195,000 (Index Linked) to be used (subject to clause 20.3) towards improvement works to the refurbishment and expansion of secondary schools in the vicinity of the site to address the demand arising from the Development for education services; The OPDC covenants and the Owners agree that in the event that any part or all of any of the Education Contribution has not been allocated or used for the purpose specified within this Deed within fifteen years from the date of payment to use the same for public realm improvements. Where the OPDC elects to defer receipt of the Education Contribution the Owners shall pay the Education Contribution on or by the earlier of: (a) the date being 28 days of receipt by the Owners of a written demand from OPDC requiring payment of the Education Contribution; and (b) the date on which 50% of the Residential Units have been Occupied		
	Employment and Skills Contribution	£ 184,300	Prior to Commencement	10 years from date of payment	to be paid to the OPDC in accordance with paragraph 1 of Schedule 10 towards the OPDC's employment and skills hub;		
	Healthcare Contribution	£ 250,019	Prior to Commencement	10 years from date of payment	to be used to address the demand arising from the Development for healthcare services;		
	Transport Contribution (1)	£ 114,000	Prior to Commencement	10 years from date of payment	to be used towards increasing the accessibility of the Site which in consultation with Transport for London as follows: £114,000 towards increasing the capacity of the local bus network		

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
	Transport Contribution (2)	£ 312,142	Prior to Commencement	10 years from date of payment	to be used towards increasing the accessibility of the Site which in consultation with Transport for London as follows: £312,142 towards improvement measures for walking, cycling and public realm improvements in the vicinity of the development.	
	Travel Plan Monitoring	£ 3,000	Prior to first, second, third, fourth and fifth anniversary of first occupation	10 years from date of payment	The Owners shall pay £1000 on the first, second, third, fourth and fifth anniversaries of first Occupation of the Residential Units within the Development as contributions towards the OPDC's costs involved in monitoring compliance with the Framework Travel Plan.	
	Design Monitoring Costs	£ -	Conditional	10 years from date of payment	If at any point the Architect is not retained to either prepare or oversee any design work required in relation to the applications set out at paragraph 1.1 above in order to ensure the design quality of the Development the Owners shall forthwith: (a) notify the OPDC of such non-retention; and (b) subject to receipt from the OPDC of an invoice setting out a full breakdown of the relevant monitoring work, pay to the OPDC within ten Working Days of demand the Design Monitoring Costs and it is agreed that: (i) such costs (or part thereof) may relate either to staff employed directly by the OPDC or third party consultants retained by the OPDC; and (ii) the OPDC may make more than one demand for payment of Design Monitoring Costs, PROVIDED THAT the total amount payable to the OPDC in Design Monitoring Costs shall not exceed [£50,000 (Index Linked)].	
	Late Stage Review Contribution	£ -	Conditional	10 years from date of payment	a financial contribution for the provision of off-site Affordable Housing in the OPDC's administrative area the precise value of which shall be calculated in accordance with Formula 3 and which shall be subject to the Late Stage Review Cap	
	Total in Agreement	£ 1,058,461				
21/0013/OUTOPDC	Monitoring Contribution	£ 10,000	Prior to Commencement	-	towards OPDC's monitoring costs	Pre-App discussions ongoing on RSM applicaton for first phase of development.
Chandos Road Trading Estate, Chandos Road, Park Royal S106 Date: 07/09/2021 Borough: Ealing Map Ref: 9	Public Realm, Highways and Transport Contribution	£ 360,000	Prior to Commencement	-	to be used by the OPDC towards Healthy Streets Projects to encourage walking and cycling, improvements to the public realm along Chandos Road and Bashley Road and improvements to open space, amenity space and the Bashley Road Travellers Site within 1km radius of the Site;	
	Training and Skills Contribution	TBC	50% prior to commencement of each phase, 50% prior to occupation of each phase	-	the sum to be calculated by reference to the scale of development, with particular regard to jobs lost or generated through construction phases and end use in line with the formula in Appendix 1 to be used by the OPDC towards training and skills and business development/economic development activity in the Park Royal area	
	Workspace Travel Plan Monitoring Contribution	£ 3,000	first, third and fifth anniversaries of the first Occupation	-	three separate payments of £1,000 to be used by the OPDC towards the monitoring of the Workspace Travel Plan to be paid on the first, third and fifth anniversaries of the first Occupation of the Development.	
	Carbon Offset Contribution	TBC	Prior to occupation	-	the sum of £2,850 per tonne of carbon (being £95 per tonne of carbon over 30 years) shortfall in carbon emission savings as identified by the CO2 Audit to be paid to the OPDC	
	Total in Agreement	£ 373,000				
P/2015/0095	Education Contribution	£ 629,430	Prior to Commencement	None	towards expansion of West Acton Primary School or such other project as agreed between the Council and the Owners	Application submitted for revised proposal in December 2021 which, if permitted, will supercede provisions of this S106 agreement.
Carphone Warehouse 1 Portal Way Acton W3 6RT S106 Date: 12/12/2018 Borough: Ealing (Delegated) Map Ref: E4	Employment and Training	£ 400,000	Prior to Commencement	None	to be expended by the Council upon the funding of local projects to prepare local people to apply for vacancies	
	Healthcare Contribution	£ 557,193	Prior to Commencement	None	to be expended by the Council upon the redevelopment of the Acton Healthcare site in Church Road W3 or such other project reasonably related to the Development agreed between the Council and the Owners	
	Open Space Contribution	£ 900,000	Prior to Commencement	None	to be expended by the Council -towards the improvement of the following local parks and public open space within the vicinity of the Property 1. Gypsy corner; 2. North Acton playing fields; ,and 3. Acton Cemetery or such other project reasonably related to the Development as agreed between the Council and the Owners	
	Tree Planting Contribution	£ 139,947	Prior to Commencement	None	to be expended by the Council towards the provision of replacement trees within the vicinity of the Development	
	Total in Agreement	£ 2,626,570				
173467OPDFUL	Road Safety	£ 30,000	TBC	TBC	£30,000 towards road safety and pedestrian improvements	
247 Acton Lane, Park Royal, London NW10 7NR S106 Date: 24/01/2020 Borough: Ealing (Delegated) Map Ref: E8	Disabed Bays	£ 6,000	TBC	TBC	£6000 towards the installation for 2 disabled bays off-site	
	Travel Plan Monitoring	£ 3,000	TBC	TBC	£3000 towards the monitoring of the Travel Plan required pursuant to condition 6 of the Planning Permission	
	Air Quality Contribution	£ 32,550	TBC	TBC	£32,550 towards the Council's air quality action plan measures	
	Tree Planting Contribution	£ 5,000	TBC	TBC	£5000 towards the planting of new trees in the vicinity of the Developments	
	Carbon Offset	£ 29,547	TBC	TBC	£29,547 towards off-setting annual residual carbon emissions (towards offsetting the annual residual carbon emissions of 16.42 tonnes of the development payable on commencement of the development as set out in the approved Draft Energy and Sustainability Addendum Rev 2 (20 November 2017) and additional information submitted in 26 October 2017 prepared by Twin&Earth Ltd)	
	Environmental Monitoring	£ 3,738	TBC	TBC	£3738 towards the three year post-construction monitoring of renewable/low carbon technologies	
	Total in Agreement	£ 109,835				

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
178974OPDFUL Express at Holiday Inn S106 Date: 12/12/2018 Borough: Ealing (Delegated) Map Ref: E9	Coach Parking	£ 5,000	TBC	TBC	for the purpose of coach parking in the immediate vicinity of the Development;	
	Transport	£ 26,100	TBC	TBC	towards physical station and public realm improvements at North Acton Station within the vicinity of the Development;	
	Environmental Monitoring	£ 4,891	TBC	TBC	towards Renewable and Low Carbon Energy Monitoring of the Development over three year from Occupation;	
	Travel Plan Monitoring	£ 3,000	TBC	TBC	towards monitoring the Travel Plan for the Development;	
	Total in Agreement	£ 38,991				
192003OPDFUL 3 Sunbeam Rd S106 Date: 03/04/2020 Borough: Ealing (Delegated) Map Ref: E10	Energy Monitoring (1)	£ 1,836	TBC	TBC	towards the automated energy monitoring web platform and associated officer and consultant time	
	Energy Monitoring (2)	£ 398	TBC	TBC	towards the cost of the energy monitoring equipment	
	Total in Agreement	£ 2,234				
179054OPDS 57 Gorst Road, Park Royal NW10 6LS S106 Date: 31/01/2019 Borough: Ealing (Delegated) Map Ref: E11	Air Quality Contribution	£ 15,810	TBC	TBC	Air Quality Contribution £15,810 for the purpose of air quality monitoring and reduction of pollution in the London Borough of Ealing.	
	Highways Contribution	£ 5,000	TBC	TBC	Highways Contribution £5,000 towards the provision of a new disabled car parking bay within the direct vicinity of the Development	
	Renewable Energy Monitoring Contribution	£ 1,638	TBC	TBC	Renewable Energy Monitoring Contribution £1,638 RPI Index-Linked towards the cost of monitoring the performance of the renewable/low carbon technology including solar photovoltaic (PV) and Combined Heat and Power (CHP) monitoring service provided by the Council's service provider Emergence Ltd	
	Total in Agreement	£ 22,448				
181062OPDFUL The Perfume Factory 140 Wales Farm Road Acton S106 Date 10/08/2021 Borough: Ealing (Delegated) Map Ref: E12	Carbon Dioxide Offsetting Contribution	TBC	Conditional	None	contribution towards the Council's Carbon Offset Fund to offset residual carbon emissions (in tonnes CO2 per year) to be paid by the Developer to the Council in the event that the Development cannot fully met the Actual Carbon Dioxide Emissions Target onsite and calculated at £95 per tonne for each tonnage difference between the overall regulated carbon dioxide savings and the target savings as set out in Energy Planning - GLA guidance on preparing energy assessments (April 2019) over 30 years.	
	Additional Carbon Dioxide Offsetting Contribution	TBC	Conditional	None	additional contribution towards the Council's Carbon Offset Fund to offset additional residual carbon emissions (in tonnes CO2 per year) to be paid by the Developer to the Council in the event that the Development cannot fully met the Actual Carbon Dioxide Emissions Target onsite and calculated at £95 per tonne for each tonnage difference between the overall regulated carbon dioxide savings and the target savings as set out in Energy Planning - GLA guidance on preparing energy assessments (April 2019) over 30 years.	
	Education Contribution	£ 506,254	25% prior to commencement 25% 12 months after the date of first payment 50% prior to first occupation.	TBC (within five years of date of payment)	to be used towards the provision of education facilities and services within the London Borough of Ealing.	
	Employment and Training Contribution	£ 75,000		TBC (within five years of date of payment)	to be used towards the provision of outreach engagement, pre-employment training and employment training and employment support for borough residents living in and around the Property and adjacent wards.	
	Health Contribution	£ 500,000		TBC (within five years of date of payment)	towards the provision of public health facilities and services in Acton.	
	Highways Contribution	£ 403,000		TBC (within five years of date of payment)	to be used as a contribution towards highway works in the London Borough of Ealing.	
	Public Open Space Contribution	£ 425,000		TBC (within five years of date of payment)	towards improvements to North Action Playing Fields and Acton Cemetery.	
	TfL Contribution	£ 413,600		TBC (within five years of date of payment)	to be used by Transport for London as a contribution towards Phase 1 of the North Acton Station improvement works.	
	Tree Contribution	£ 125,000		TBC (within five years of date of payment)	To be paid to TfL within 28 working days following written request from TfL. to be used as a contribution towards replacement street tree planting in the vicinity of the Development.	

Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
	Renewable and Low Carbon Energy Monitoring Contribution (1)	£ 7,104	Within 20 working days of agreement	None	towards post-construction energy monitoring of renewable and low carbon energy technologies incorporated into the Development by Emergence Ltd for a period of three (3) years commencing on Occupation of the Development.	
	Renewable and Low Carbon Energy Monitoring Contribution (2)	£ 3,870	Within 20 work days of commencement	None	towards post-construction energy monitoring of renewable and low carbon energy technologies incorporated into the Development by Emergence Ltd for a period of three (3) years commencing on Occupation of the Development.	
	Total in Agreement	£ 2,458,828				
191854OPDFUL 4 Portal Way, North Acton S106 Date 13/08/2021 Borough: Ealing (Delegated) Map Ref: E13	Commuted Sum Contribution (Affordable Housing)	£ 6,150,000	50% 12 months prior to expected occupation 50% prior to occupation	TBC (within ten years of date of payment)	Housing contribution	
	Employment Contribution	£ 525,000	250K prior to commencement 275K upon practical completion	TBC (within ten years of date of payment)	to be used by the Council towards WEST (Work, Education, Support and Training) project or another education and employment training provider for provision of outreach, engagement, pre-employment training and employment support for borough residents living in and around the vicinity of the Development.	
	Education Contribution	£ 525,000	150K prior to occupation 150K prior to occupation of 30% of scheme 225K upon occupation of last residential unit	TBC (within ten years of date of payment)	to be spent by the Council towards the provision of, supplying equipment for, or improvement of local primary and secondary education infrastructure within 3km radius of the Development.	
	Energy Monitoring Contribution	£ 20,884	Prior to commencement	TBC (within ten years of date of payment)	to be paid to the Council for the purposes of monitoring and reporting the performance of the low and zero carbon technologies comprised in the Development;	
	Air Quality Contribution	£ 100,000	50% prior to commencement 50% prior to occupation	TBC (within ten years of date of payment)	towards the installation of equipment for continuing air quality monitoring in the vicinity of the Development upon Practical Completion of the Development.	
	Air Quality Monitoring Contribution	£ 2,000	Prior to commencement	TBC (within ten years of date of payment)	means the sum of £2,000 (two thousand pounds) towards the continuing monitoring of air quality in the vicinity of the Development upon Practical Completion of the Development;	
	Parks and Leisure Contribution	£ 600,000	200K prior to occupation 200K prior to occupation of 30% of scheme 200K upon occupation of last residential unit	TBC (within ten years of date of payment)	to be spent by the Council for delivery of Parks and Leisure, for the purpose of providing the following: (a) Open Space - £250,000 (b) Trees - £50,000 (c) Active Ealing - £250,000 (d) Play Space - £50,000;	
	Transport and Highways Contributions a) (Controlled Parking Zone)	£ 30,000	Prior to occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (a) Controlled Parking Zone	
	Transport and Highways Contributions b) Pedestrian and Cycle related improvements	£ 100,000	12 months prior to estimated date of occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (b) Pedestrian and Cycle related improvements	
	Transport and Highways Contributions c) North Acton Gyratory Cycle Lane Safety Improvements	£ 280,000	12 months prior to estimated date of occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (c) North Acton Gyratory Cycle Lane Safety Improvements	
	Transport and Highways Contributions d) Upgrades to North Acton Station or other transport related improvements at the station	£ 945,540	10% on completion of RIBA stage 3 20% on completion of RIBA stage 4 70% at commencement of construction of the upgrades to North Acton Station	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following d) Upgrades to North Acton Station or other transport related improvements at the station	
	Transport and Highways Contributions e) Foot and Cycle Bridge	£ 1,000,000	50% 6 months prior to first residential occupation 50% on first residential occupation	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (e) Foot and Cycle Bridge £1,000,000	
	Transport and Highways Contributions f) Public Realm Works	£ 200,000	Upon request of council	TBC (within ten years of date of payment)	towards the provision of Transport and Highways measures for the purposes of delivering the following (f) Public Realm Works £200,000 The Council will request payment of the said sum from the Owner once it has ownership or control of the remaining land and upon such request the Owner shall pay the sum of £50,000 within 30 Working Days (or within such other period as agreed by the parties)	
	Carbon Offsetting Contribution (1)	£ 577,206	Prior to occupation	TBC (within ten years of date of payment)	to offset the residual carbon emissions of the Development and payable towards the Council's Carbon Offset Fund to offset carbon emissions.	
	Carbon Offsetting Contribution (2)	£ 64,134	Conditional	TBC (within ten years of date of payment)	Upon the Occupation of the last Residential Unit the Council and Owner shall agree the environmental performance of the Development assessed against the Agreed Carbon Targets and having agreed the same, the Owner shall notify the Council whether the remaining 10% of the Carbon Offsetting Contibution is assessed to be payable.	
	CCG Contribution	£ 525,000	150K prior to occupation 150K prior to occupation of 30% of scheme 225K upon occupation of last residential unit	TBC (within ten years of date of payment)	towards the provision of the NHS' Clinical Commissioners Group or such successor or similar body	

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Planning Reference	Head of Terms	Amount in Agreement	Trigger	Expiry	Conditions	Notes
	CPZ Monitoring Contribution	£ 30,000	Prior to first occupation	TBC (within ten years of date of payment)	for the purpose of monitoring and implementing the CPZ	
	Additional Carbon Offset Contribution (1)	TBC	Conditional	TBC (within ten years of date of payment)	a one-off payment of £60 per tonne for each tonnage (tCO2/yr) difference between the Actual Carbon Dioxide Emissions and the Agreed Carbon Targets; the Owner shall also notify the Council of the details of any proposed Additional Carbon Offsetting Contribution based on an assessment of the environmental performance of the Development (assessed using the "As Built" Part L calculations) against the Agreed Carbon Targets.	
Total in Agreement		£ 11,674,764				
Total (OPDC)		£ 2,806,653				
Total (Delegated)		£ 16,933,670				
Total Overall		£ 19,740,323				