

## Construction and Demolition Management Plans: Implementation Support Contribution levels

In April 2016 a charge was introduced to support the review and approval of Construction Management Plans (CMPs) and the ongoing monitoring of approved CMPs and this has been applied to many developments in the last 5 years. This Implementation Support Contribution is secured as part of Section 106 agreements and applies to all development schemes that are required to provide a CMP which is set out in section 5.5 of the Camden Planning Guidance (CPG) on Amenity.

Also the CPG on Developer Contributions sets out at in para 6.15 that separate fees may be negotiated through section 106 agreements where they are:

*considered necessary in planning terms and directly related to development where further costs of technical verification, inspection and ongoing supervision are likely to be incurred as a direct result of a particular development. Examples of obligations which may necessitate a contribution for implementation include construction management plans and basement construction plans.*

Standard charges for different types of development are set out in the table below which will normally be sought from most developments. However where additional work is required to mitigate impacts due to the specific circumstances of a development or the constraints of a site this will be charged at **£130 per hour of the officer time (including VAT).**

### Implementation Support Contribution: indicative charging rates from April 2023

Scale/type of construction	Indicative charge
<b><i>Low impact sites / small developments</i></b> <ul style="list-style-type: none"> <li>Under 10 homes or 2,000 sqm other uses</li> <li>Up to 16 weeks of construction</li> </ul>	£4,194.00
<b><i>Medium impact sites/ medium size developments</i></b> <ul style="list-style-type: none"> <li>Basements/ 10-50 homes, 2000-4999sqm other use</li> <li>From 16 - 50 weeks of construction</li> </ul>	£10,116.00
<b><i>High impact sites / large developments</i></b> <ul style="list-style-type: none"> <li>50-499 homes/ 5,000-9,999sqm other uses</li> <li>50 weeks plus of construction</li> </ul>	£30,513.00

In determining whether a bespoke fee will be needed (as opposed to the indicative charging rates above), the following factors will be considered:

- Potential cumulative impacts
- Particularly large sites involving greater levels of construction
- Schemes that include basements and other significant excavation
- Proximity to sensitive receptors (e.g. residents, schools)
- Highly constrained sites (e.g. access)

**April 2023**

- Whether a development involved significant amounts of demolition
- Likely complaints follow up requirements based on opposition to the scheme during the planning process
- Likelihood of complaints due to building method e.g. piling.

### **Application of Implementation Support Contribution**

Where a proposed scheme includes demolition, Construction Management Plans are required to address the proposed approach to demolition as well as construction works. Where a two-stage process is specified in the S106 (a Demolition Management Plan to be followed by a Construction Management Plan), a single support contribution will be sought, covering the overall costs involved in supporting the implementation of these obligations.

The CMP Implementation Support Contribution will be used to fund the specific technical inputs and sign off that are required to ensure that the obligation is complied with and ensure that the planning objectives we are seeking to secure are actually achieved.

### **Considerate Constructors - Construction Logistics and Community Safety**

While Camden uses the CMP process to ensure that the impacts of construction are addressed in terms of transport and environmental health, the wider road safety impacts of construction also need to be considered. Construction Logistics and Community Safety (CLOCS) is an initiative that brings the construction logistics industry together to revolutionise the management of work related road risk and ensure a road safety culture is embedded across the industry.

As a CLOCS champion, Camden will expect developers to sign up for enhanced CCS registration to include CLOCS monitoring in addition to Camden's CMP Implementation Support Contribution.

More information on CLOCS and enhanced CCS registration is available via [this link](#).

## Construction Management Plans – Construction Impact Bonds

### Introduction

Construction activity can cause disruption to daily activities, however a well-run site that responds to the concerns of residents can greatly improve the situation. While most sites deal quickly and robustly with complaints from residents, and reinforce the requirements of the Construction Management Plan with site operatives, there can be situations where this does not occur and officers in the Council are required to take action.

Camden Planning Guidance (Developer Contributions) states that *“In respect of developments raising particularly complex construction or management issues where the Council will have to allocate resources to monitor and support delivery of obligations the Council may require payment of an upfront financial bond which the Council can draw upon if needs be.”*

The securing of a bond has received significant support, it fosters a confidence with residents that there is a clear incentive for contractors to abide by the CMP. The bond will be fully refundable on completion of works, with a charge only being taken where contractors fail take reasonable actions to remediate issues upon notice by the Council. A measure of success will be the Council not requiring to draw down from the bond; the funding of the CMP process more generally will continue to be funded via the CMP Implementation Fee.

### Amounts

Development Typology	Indicative bond level
Low impact /small developments – contentious sites – for example below 10 residential units / 2,000m2/ work programme <16 weeks.	£8,000
Medium impact/medium developments - Sites identified likely to cause conflicts with neighbouring properties and complex access arrangements - for example sites with Basements/10-50 residential units / 2000-4999m2 /work programme 16 - 50 weeks	£16,000
High impact sites/large developments – Controversial sites with clearly identified issues - for example sites of >50 residential units / >5,000m2 / work programme >50 weeks	£32,000

If a site is considered uncontentious then a bond may not be sought.

### How it will work?

As part of the drafting of any S106 legal agreement requiring a Construction Management Plan, a Construction Impact Bond will be calculated using the levels highlighted, depending on the site this may be on a pro-rata basis (i.e. site of 100 units = 2 x the high impact level = £60,000). The bond is payable on commencement of the site and will be held by the Council.

The Council will take a standard minimum ‘charge’ of £267 per action from the bond, under the following circumstances:

- A breach of the CMP which has occurred without reasoned justification;
- Failure to take appropriate action following a breach of the CMP;
- Failure to submit a CMP before any works start on site

The total sum taken by the Council for any breach will cover its reasonable and proper costs in connection with and/or arising from the carrying out of actions required under the Construction Management Plan.

### Refunding of the Construction Impact Bond

Once the Council is notified that the site has been completed (through a Certificate of Practical Completion) and that the completed development has been occupied, the Council will repay the site owner the balance of any unspent amount from the bond (typically within 28 days).

**Questions – if you have any questions on Construction Impact Bonds please contact [planningobligations@camden.gov.uk](mailto:planningobligations@camden.gov.uk).**