

## **CHANGE IN MONITORING FEES FOR CODE OF PRACTICE FOR CONSTRUCTION SITES FROM 14 DECEMBER 2020**

All developments in Islington are required to take all possible measures to minimise negative impacts of construction on the environment. The standards of construction practice in the borough are set out in the Code of Practice for Construction Sites (CoPCS). To ensure that all requirements are met, the Council closely monitors compliance with the code and liaises with the communities and developers, which in return incurs costs on the resources.

The current Developer Obligations (Section 106) SPD 2016 specifies the indicative costs for CoPCS monitoring, first introduced in 2009. The current construction monitoring fees are set out below:

- £100 per residential unit and per 100sqm of commercial floorspace
- £50 per student housing hotel/hostel bedroom

After careful consideration, a decision has been made to review the CoPCS monitoring fees, as the charges introduced in 2009 no longer cover the increased costs of monitoring the impacts of construction across the borough. Our research shows that the current fees rates will cover just over 43% of incurred annual monitoring costs in the coming years.

The increase of CoPCS monitoring fees will ensure that the Council continues to deliver essential services to both developers and local communities. Construction Impact Monitoring Officers oversee and address a number of issues that arise from the developments, including:

- Prior approval of demolition and construction methods to ensure best practice is used at all times
- Construction traffic and haulage routes, including the management of holding areas (particularly during deliveries or muck away)
- Dust control, mitigation and monitoring
- Health and safety
- Noise and vibration affecting properties bordering the site or on sensitive haulage routes
- Pests
- Security & hoardings
- Signage
- Noisy work outside permitted hours
- Air quality impacts & Non Road Mobile Machinery emissions enforcement
- Lighting.

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## Updated Charging Schedule

As of 14 December 2020, all new planning applications (received after this date) will be subject to updated CoPCS monitoring fees. The requirements set out in Planning Obligations (Section 106) SPD 2016 will remain in full effect, however a new formula for Construction Practice Monitoring Costs will apply, as set out below:

### Formula - Construction Practice Monitoring Costs

£200 per residential unit and per 100 sq m commercial floorspace (additional and/or replacement).

£100 per student housing, hotel and hostel bedroom.