

Agreement to pay fees and to sign Unilateral Undertaking for Affordable Housing and/or Carbon Offsetting small sites contributions

The form below must be completed, signed and submitted before planning applications proposing the creation of new residential units can be validated for determination.

Legal fees

“I agree to pay the council’s reasonable legal fees in connection with the preparation and completion of a Section 106 Unilateral Undertaking to make a contribution towards the provision of Affordable Housing and/or Carbon Offsetting.

“I understand that on average, legal fees amount to approximately £800. The Council will charge in accordance with the time incurred, so this figure could vary and in the event that one or more overseas companies are involved then this fee will increase to at least £1,000.”

Unilateral Undertaking under Section 106

“I also hereby acknowledge that a Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990 binding the application site will be submitted to the Local Planning Authority (LPA) in a form approved by the LPA and entered into by all parties with a legal interest in the land (including Mortgagees) of the Application site, securing the required off-site affordable housing and/or carbon offsetting contributions, before planning permission can be granted.”

Viability assessment fees

“If I believe the proposed development is unable to afford the full level of off-site affordable housing contribution set out in Islington’s Affordable Housing – Small Sites Contribution SPD (adopted October 2012), I have submitted a Viability Assessment with the application, and I agree to pay an independent assessor for an independent examination of the submitted viability assessment prior to determination of the application. I note that if the fee is not paid, it may prevent the Council from making a positive recommendation on the application.

I understand the standard fee for this viability assessment is £1,100 plus VAT. Payment details will be issued separately by the independent assessor.”



Site / applicant / agent details
Address of site for which planning application is submitted:
Your name [block capitals]:
Your signature:
Date of signature:
If signed by an agent, signed on behalf of the following applicant [block capitals]:
Address of applicant / agent:
Solicitor's details
Name of solicitor / firm [block capitals]:
Address of solicitor / firm: