

**NEW CITY COURT**  
**DRAFT HEADS OF TERMS**  
**SEPTEMBER 2021**



Contribution	Description	Total (£)	Notes
Archaeology Contribution	A contribution towards the cost of providing technical archaeological support. Calculated as £11,171 for 10,000 and more sqm of development.	11,171	-
Carbon Offset Payment	Where schemes do not meet the development plan target for reducing carbon dioxide emissions, the shortfall in CO2 reduction will be charged at £95/tonne of CO2 over 30 years.	870,981	Based on latest Energy Statement calculations.
St Thomas Street Healthy Streets Contribution	A contribution to the St Thomas Street Healthy Streets scheme. The contribution is requested by TfL on the five major planning proposals in the St Thomas Street area (Bermondsey Snowsfield, Vinegar Yard, Becket House, Capital House and New City Court).	TBC	Principle of contribution agreed. Amount to be discussed with TfL.
Cycle Hire Docking Station Contribution	Contribution to provision of a TfL cycle hire docking station.	TBC	Requested amount (£400k) not agreed. To be discussed further with TfL.
Legible London Contribution	Contribution to a local Legible London sign expansion/refresh.	22,000	Requested by TfL. Amount agreed.
Travel Plan	Preparation of a travel plan for future occupants.	N/A	Agreed. Scope and requirements of plan to be agreed with TfL / LBS.
Affordable Workspace Provision	Provision of 10% of total office floorspace delivered on-site as affordable workspace.	N/A	-

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Affordable Workspace Marketing Strategy	Requirement to submit a marketing strategy to LBS for approval.	N/A	-
Affordable Workspace Management Plan	Requirement to submit a management plan to LBS for approval.	N/A	-
Highways Works	Delivery of any proposed improvements to the public highway secured under Section 278 of the 1990 Act.	N/A	-
Public Garden Management Plan	Management plan addressing access, maintenance and opening hours of the proposed public garden.	N/A	In-kind contribution.
Employment and Enterprise during Construction	One job lasting a minimum 26 weeks for an unemployed Southwark resident per 500sqm GEA, one Southwark resident trained in pre-or post-employment short courses per 500sqm GEA, and one new apprenticeship start or in work NVQ per 2,000sqm. Where the target number of sustained jobs, short courses or apprenticeships cannot be provided, a contribution will be sought to be used by Southwark, calculated as £4,300 for shortfall against target number of jobs lasting minimum 26 weeks, £150 for shortfall against target number of Southwark residents trained in short courses, and £1,500 for shortfall against target number of apprenticeship starts.	N/A	Assumed in-kind contribution.

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Employment and Enterprise in Operational Development	Requirement to provide jobs lasting a minimum of 26 weeks for unemployed Southwark residents calculated at 10% (for office floorspace) or 20% (for retail floorspace) of the estimated Full Time Employee (FTE) employment on site according to Homes and Community Agency (HCA) employment densities or an alternative measure agreed by the council. An employment and training contribution will be sought, to be set at the target number of jobs lasting a minimum of 26 weeks for unemployed Southwark residents multiplied by £4,300.	N/A	Assumed in-kind contribution.
Delivery of Public Realm, including management	Provision of public realm improvements, including proposed public square and new pedestrian routes, and associated surface treatment, tree planting, street furniture and outdoor lighting. Associated management plan for public spaces	N/A	In-kind contribution.
Delivery of new station entrance	The proposed provision of a new entrance to London Bridge Underground Station.	N/A	In-kind contribution.
Administration charge	An administration charge of 2%, which excludes all legal costs associated with the preparation of an actual section 106 agreement.	TBC	2% of total.