

Developer Questionnaire Response

Id	1
Name of Organisation	Manor Oak Homes
How do you find the Section 106 process at North Herts Council?	We have complete 2 106 agreement and still working on another over the last 3 years. Generally like all Councils it was slow especially when a 106 agreement could be (generally) a standard agreement for example no need to change definitions. We practically wish to point that all agreement should have an affordable, sensible mortgagee in procession clause and flexibility regarding maintenance of POS and BNG.
Do you have any suggestion for improvements from a developer perspective and reasons for this?	Have a standardised 106 agreement - template
How do dealings with North Herts District Council compare to other local authorities?	Generally on power with out authorities.