

SCHEDULE OF CONDITIONS

H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
R1	Development proposals in or near areas deficient in recreational open space
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R3	Indoor sports, leisure and entertainment facilities
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG	Residential layouts and house design.
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
LPP 2.1	(2016) London in its global, European and United Kingdom context
LPP 2.13	(2016) Opportunity Areas and Intensification Areas
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.2	(2016) London and the wider metropolitan region
LPP 2.3	(2016) Growth Areas and Co-ordination Corridors
LPP 2.6	(2016) Outer London: vision and strategy
LPP 2.7	(2016) Outer London: Economy

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LPP 2.8	(2016) Outer London: Transport
LPP 3.10	(2016) Definition of affordable housing
LPP 3.11	(2016) Affordable housing targets
LPP 3.12	(2016) Negotiating affordable housing on individual private residential and mixed-use schemes
LPP 3.13	(2016) Affordable housing thresholds
LPP 3.15	(2016) Co-Ordination of Housing Development and Investment
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.19	(2016) Sports Facilities
LPP 3.2	(2016) Improving health and addressing health inequalities
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.6	(2016) Children and young people's play and informal recreation facilities
LPP 3.7	(2016) Large residential developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 4.1	(2016) Developing London's economy
LPP 4.2	(2016) Offices
LPP 4.3	(2016) Mixed use development and offices
LPP 4.4	(2016) Managing Industrial Land and Premises
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 4.9	(2016) Small Shops
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.17	(2016) Waste capacity
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.1	(2016) Strategic Approach
LPP 6.10	(2016) Walking
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion

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LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.3	(2016) Designing out crime
LPP 7.30	(2016) London's canals and other rivers and waterspaces
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.7	(2016) Location and design of tall and large buildings
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

- 3 . The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage

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guidelines. Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.

- 4 . Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).
- 5 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above.
- 6 . For compliance with the DDA please refer to the following guidance: -
 - The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
 - Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
 - Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
 - Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.
- 7 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.'
D. No bonfires that create dark smoke or nuisance to local residents.
You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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- 8 . The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot -Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU Tel. 01895 277505 / 506).
- 9 . You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).
- 10 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 11 . All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).
- 12 . You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of any existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 13 . A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW
- 14 . You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

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- 15 . The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to maximise accessibility to, around, and within the buildings of this proposed development.

- 16 . The applicant/developer is advised to review the Canal & River Trust's "Code of Practice for Works affecting the Canal & River Trust and contact the Trust's Works Engineer (toby.pearce@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works are compliant. (<https://canalrivertrust.org.uk/business-andtrade/undertaking-works-on-ourpropertyandour-code-of-practice>)".

The applicant/developer is advised that surface water discharge to the Grand Union Canal will require prior consent from the Canal & River Trust and should contact Liz Murdoch in the Canal & River Trust's Utilities team regarding such an agreement (liz.murdoch@canalrivertrust.org.uk).

The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust (Bernadette.McNicholas@Canalrivertrust.org.uk) regarding the required access agreement.

- 17 . Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:
- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
 - (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
 - (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
 - (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street,

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Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

- 18 . If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land.

It is recommended that soakaways/attenuation tanks should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

Children's play areas, open spaces and amenity areas must be protected by a secure fence along the boundary of one of the following kinds, concrete post and panel, iron railing, steel palisade or such other fence approved by the Local Planning Authority acting in consultation with the railway undertaker to a minimum height of 2 metres and the fence should be not able to be climbed.

The developer should adhere to Network Rail's advice guide on acceptable tree/plant species.

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

- 19 . Stands of trees with the potential to provide canopy's for bird species such as Rooks, Crows should be planted at 4 metre centres or greater.

Tree species such as Oak (*Quercus* sp.), Scots Pine (*Pinus Sylvestris*), and Beech (*Fagus Sylvatica*) should be excluded from the planting scheme.

Large quantities of berry bearing species should be avoided. If they are essential to the integrity of the proposed planting scheme, low numbers of berry bearing plants may be dispersed amongst other non berry species to reduce the total food supply for birds. In this location, berry bearing species should be kept below 5% of the total planting palette.

- 20 . The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may

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be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

- 21 . The developer to supply copies to the LPA of electrical and other test certificates, where appropriate, and the operation and maintenance manuals for the drainage system prior to adoption.

The developer is obliged to maintain the drainage system in accordance with the approved design prior to adoption.

Any defects are rectified prior to handover of the drainage system by the developer. All works which are intended to be offered for handover shall be subject to the following, once the developer has sought written approval from the LPA to the works being satisfactorily completed; a 12 month functioning period where the developer is responsible during this period for a rainfall event to occur where the system functions as approved.

- 22 . Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 23 . On this decision notice, policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions
- 24 . Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 25 . In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied

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the presumption in favour of sustainable development. Accordingly, the planning application has been recommended for approval.

- 26 . 26.Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Act and other related legislation. In particular, you should ensure that the following are complied with:
- Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
 - Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.
 - No bonfires that create dark smoke or nuisance to local residents.
- 27 . You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 28 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.
- 29 . The Masterplan and Heritage Architects should be retained for the duration of the development and discharge of conditions, until such time that it is fully constructed and has received the requisite completion certificates in order, to ensure the design integrity is carried from conception through to completion in order to safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area.
- 30 . DEFINITIONS:
- JOINT CONDITIONS: Details must be submitted to and approved for all land within the red line boundary.
- RESIDENTIAL CONDITIONS: Details must be submitted to and approved for all land within the residential phase of the development (land to the west of the site) site.
- INDUSTRIAL CONDITIONS: Details must be submitted to and approved for all land within the industrial phase of the development (land to the east of the site) site.

END OF SCHEDULE

Application Ref: 1331/APP/2017/1883

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Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

DRAFT

GRANT OF PLANNING PERMISSION

Application Ref.No.: 1331/APP/2017/1883

SCHEDULE OF PLANS

DM 4 12 P1 Block F2: Second Floor Plan - received 18 May 2017
DM 4 13 P1 Block F2: Third Floor Plan - received 18 May 2017
DM 4 20 P1 Block F3 & F4: Ground Floor Plan - received 18 May 2017
DM 4 21 P1 Block F3 & F4: First Floor Plan - received 18 May 2017
DM 4 22 P1 Block F3 & F4: Second Floor Plan - received 18 May 2017
DM 4 23 P1 Block F3 & F4: Third Floor Plan - received 18 May 2017
DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth) - received 18 May 2017
MS 0 01 P1 Block U1, U2, U3 & U4: Employment Location Plan - received 18 May 2017
MS 0 02 P1 Block U1, U2, U3 & U4: Constraints Plan - received 18 May 2017
MS 0 03 P1 Block U1, U2, U3 & U4: Demolition Plan - received 18 May 2017
MS 1 00 P1 Block U1, U2, U3 & U4: Illustrative Site Layout Plan - received 18 May 2017
DM 4 24 P1 Block F3 & F4: Fourth Floor Plan - received 18 May 2017
MS 1 01 P1 Block U1, U2, U3 & U4: Site Layout Plan - received 18 May 2017
Economic Statement (Barton Willmore) - received 18 May 2017
Equalities Impact Assessment (Barton Willmore) - received 18 May 2017
Energy Statements (BBS) - received 18 May 2017
Floor Risk/Drainage Assessments (Hydrock) - received 18 May 2017
Health Impact Assessment (Barton Willmore) - received 18 May 2017
Heritage Assessment (Turleys) - received 18 May 2017
Land Contamination Assessments (Hydrock) - received 18 May 2017
Lighting and CCTV Reports (WPP) - received 18 May 2017
Noise and Vibration Reports (PBA) dated June 2017 - received 18 May 2017
Site Waste Management Plan (Pace) - received 18 May 2017
MA 6 13 P2 Block B: Bay Study (3) - received 13 Oct 2017
MA 6 16 P2 Block B: Bay Study Elevations - received 13 Oct 2017
Access Officer Response (David Bonnett Associates) - received 24 Oct 2017
Waste and Recycling Response Note (AECOM) - received 24 Oct 2017
Accommodation Schedule - received 30 Nov 2017
MP 5 99 P2 Masterplan: Affordable Units - received 30 Nov 2017

MP 6 00 P2 Masterplan: Affordable Units - Ground Floor Plan - received 30 Nov 2017

MP 6 01 P2 Masterplan: Affordable Units - First Floor Plan - received 30 Nov 2017

MP 6 02 P2 Masterplan: Affordable Units - Second Floor Plan - received 30 Nov 2017

MP 6 03 P1 Masterplan: Affordable Units - Third Floor Plan - received 30 Nov 2017

MP 6 04 P2 Masterplan: Affordable Units - Fourth Floor Plan - received 30 Nov 2017

MP 6 05 P2 Masterplan: Affordable Units - Fifth Floor Plan - received 30 Nov 2017

MP 6 06 P2 Masterplan: Affordable Units - Sixth Floor Plan - received 30 Nov 2017

MP 6 07 P2 Masterplan: Affordable Units - Seventh Floor Plan - received 30 Nov 2017

MP 6 08 P2 Masterplan: Affordable Units - Eight Floor Plan - received 30 Nov 2017

MP 6 09 P2 Masterplan: Affordable Units - Ninth Floor Plan - received 30 Nov 2017

MP 0 11 P1 Masterplan: Location Plan - received 18 May 2017

MP 0 51 P1 Masterplan: Block Plan Data Summary & Setting out - received 18 May 2017

MA 6 05 P1 Block B: Entrance Podium (1) - received 18 May 2017

MA 5 52 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

MA 5 53 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

MA 5 54 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

MA 6 12 P1 Block B: Bay Study (2) - received 18 May 2017

MA 6 03 P1 Block B: Entrance Lobby (3) - received 18 May 2017

MA 6 06 P1 Block B: Entrance Podium (2) - received 18 May 2017

MA 6 41 P1 Block B: Bin Storage - received 18 May 2017

MA 6 40 P1 Block B: Typical Bin Storage - received 18 May 2017

MA 6 37 P1 Block B: Balcony Type F2-F3 - received 18 May 2017

MA 6 35 P1 Block B: Balcony Type D3-E1 - received 18 May 2017

HB 0 00 P1 Overview Plan - received 18 May 2017

DM 5 21 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 22 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 23 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 24 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 25 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 26 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 30 P1 Unit Types - 3B Flats - received 18 May 2017

DM 5 31 P1 Unit Types - 3B Flats - received 18 May 2017

DM 5 32 P1 Unit Types - 3B Flats - received 18 May 2017
DM 5 33 P1 Unit Types - 3B Flats - received 18 May 2017
DM 3 00 P4 Section AA, BB & CC - received 20 Jun 2018
Secured By Design Principles (July 2017) - received 12 Jun 2018
Archaeological Desk Based Assessment (CgMS) - received 18 May 2017
Arboricultural Impact Assessments and Tree Survey (Tala) - received 18 May 2017
Affordable Housing Statement (Gerald Eve) - received 18 May 2017
Air Quality Assessment (PBA) - received 18 May 2017
Aviation Report (Osprey) - received 18 May 2017
Construction Management Plans (Pace) - received 18 May 2017
Daylight and Sunlight Assessment (Point2) - received 18 May 2017
Demolition Reports (Capita) - received 18 May 2017
Design and Access Statement (Makower Architects, Hawkins Brown, dMFK and Gillespies) - received 18 May 2017
Ecological Reports (Aspect and Richard Kilshaw Survey) - received 18 May 2017
MP 7 25 P2 Nestle Multi-Modal Transport Proposal - received 26 Oct 2017
30710/5501/SK003 Nestles Avenue, Hayes public transport proposals PBA suggested turning head layout - received 26 Oct 2017
MP 7 60 Rev. 04 Residential Phasing Plan - received 15 Jun 2018
MP 7 61 Rev. 01 Industrial Phasing Plan - received 15 Jun 2018
MP 7 62 Rev. 02 Residential Demolition Phasing Plan - received 15 Jun 2018
MP 7 63 Rev. 01 Industrial Demolition Phasing Plan - received 15 Jun 2018
LT 100 D2 Landscape Layout, Commercial Scheme - received 24 Oct 2017
DM 4 40 P3 Block G: Ground Floor Plan - received 24 Nov 2017
DM 4 16 P3 Block F2: Roof Floor Plan - received 24 Nov 2017
DM 4 15 P3 Block F2: Fifth Floor Plan - received 24 Nov 2017
DM 4 14 P3 Block F2: Fourth Floor Plan - received 24 Nov 2017
DM 4 05 P3 Block F1: Roof Floor Plan - received 24 Nov 2017
DM 4 04 P3 Block F1: Fourth Floor Plan - received 24 Nov 2017
DM 4 03 P3 Block F1: Third Floor Plan - received 24 Nov 2017
DM 2 03 P3 Block G: Elevations - received 24 Nov 2017
MP 0 60 P4 Masterplan: Amenity Diagram - received 30 Nov 2017
MP 1 00 P4 Masterplan: Ground Floor Plan - received 30 Nov 2017
MA 1 01 P4 Block B: Ground & First Floor Plan - received 30 Nov 2017
MA 1 02 P4 Block B: Second & Third Floor Plan - received 30 Nov 2017

MA 1 03 P4 Block B: Fourth & Fifth Floor Plan - received 30 Nov 2017
MA 1 04 P4 Block B: Sixth and Seventh Floor Plan - received 30 Nov 2017
MA 1 05 P4 Block B: Eighth and Ninth Floor Plan - received 30 Nov 2017
MA 1 06 P4 Block B: Tenth & Roof Floor Plan - received 30 Nov 2017
MA 2 01 P4 Block B: Elevations (1) - received 30 Nov 2017
MA 2 02 P4 Block B: Elevations (2) - received 30 Nov 2017
MA 2 03 P4 Block B: Perspective Elevations - received 30 Nov 2017
MA 3 01 P4 Block B: Sections - received 30 Nov 2017
HB 1 00 P2 Block C & D: Ground Floor Plan - received 30 Nov 2017
HB 1 01 P3 Block C & D: First Floor Plan - received 30 Nov 2017
HB 1 02 P3 Block C & D: Second Floor Plan - received 30 Nov 2017
HB 1 03 P3 Block C & D: Third Floor Plan - received 30 Nov 2017
HB 1 04 P2 Block C & D: Fourth Floor Plan - received 30 Nov 2017
HB 1 05 P2 Block C & D: Fifth Floor Plan - received 30 Nov 2017
HB 1 06 P2 Block C & D: Sixth Floor Plan - received 30 Nov 2017
HB 1 07 P2 Block C & D: Seventh Floor Plan - received 30 Nov 2017
HB 1 08 P2 Block C & D: Eighth Floor Plan - received 30 Nov 2017
DM 2 01 P4 Block F1, F2, F3 & F4: North & East Elevations - received 30 Nov 2017
DM 4 00 P4 Block F1: Ground Floor Plan - received 30 Nov 2017
DM 4 01 P4 Block F1: First Floor Plan - received 30 Nov 2017
DM 4 02 P4 Block F1: Second Floor Plan - received 30 Nov 2017
075666-CA-0-GF-DR-S-010-P05 Drainage Layout and External Levels 1 of 2 -
received 13 Jun 2018
075666-CA-0-GF-DR-S-011-P05 Drainage Layout and External Levels 2 of 2 -
received 13 Jun 2018
MS 2 06 P1 Block U4: Demolition Elevation - received 18 May 2017
MS 4 00 P1 Block U4: Section Through Retained Facade - received 18 May 2017
MS 4 01 P1 Block U1: Floor plans - received 18 May 2017
MS 4 02 P1 Block U2: Floor plans - received 18 May 2017
MS 4 03 P1 Block U3: Floor plans - received 18 May 2017
MS 4 04 P1 Block U4: Floor plans - received 18 May 2017
MS 5 00 P1 Block U4: Detailed Section - received 18 May 2017
LG 1 01 P1 Landscape Overview Masterplan [Parking - Day one] - received 18 May
2017
MS 2 05 P3 Elevations Unit 4 - received 24 Nov 2017

MS 2 04 P3 Elevations Unit 2 & 3 - received 24 Nov 2017
MS 2 03 P3 Elevations Unit 1 - received 24 Nov 2017
MS 2 02 P3 Illustrative Elevations Unit 4 - received 24 Nov 2017
MS 2 01 P3 Illustrative Elevations Unit 2 & 3 - received 24 Nov 2017
MS 2 00 P3 Illustrative Elevations Unit 1 - received 24 Nov 2017
MP 0 41 P3 Masterplan: Demolition - received 24 Nov 2017
DM 6 05 P3 Block G: Bay Study - received 24 Nov 2017
DM 6 02 P3 Block F2: Bay Study (Rear Facade) - received 24 Nov 2017
DM 6 01 P3 Block F2: Bay Study - received 24 Nov 2017
DM 6 00 P3 Block F1: Bay Study - received 24 Nov 2017
MA 6 14 P1 Block B: Bay Study (4) - received 18 May 2017
MA 6 15 P1 Block B: Bay Study (5) - received 18 May 2017
MA 6 20 P1 Block B: Details (1) - received 18 May 2017
MA 6 30 P1 Block B: Balconies - received 18 May 2017
MA 6 31 P1 Block B: Balcony Type A1-A2 - received 18 May 2017
MA 6 32 P1 Block B: Balcony Type A3-B1 - received 18 May 2017
MA 6 33 P1 Block B: Balcony Type B2-C1 - received 18 May 2017
MA 6 34 P1 Block B: Balcony Type D1-D2 - received 18 May 2017
HB 3 06 P1 Typical Unit Type - 3 Bed Duplex (1) - received 18 May 2017
HB 3 09 P1 Typical Unit Type - 1 Bed Accessible Flats - received 18 May 2017
HB 3 10 P1 Typical Unit Type - 2 Bed Accessible Flats - received 18 May 2017
HB 3 13 P1 Typical Unit Type - 3 Bed Duplex (2) - received 18 May 2017
HB 3 14 P1 Typical Unit Type - 2 Bed Flats (2) - received 18 May 2017
HB 3 12 P1 Typical Entrance Lobbies - received 18 May 2017
HB 5 04 P1 Bay Study - E1 Block - received 18 May 2017
HB 5 00 P1 Bay Study - Roof Extension - received 18 May 2017
HB 5 01 P1 Bay Study - Typical Block - received 18 May 2017
HB 5 03 P1 Bay Study - C3 Block - received 18 May 2017
DM 1 05 P1 Block F2, F3, F4: Second Floor Plan - received 18 May 2017
DM 1 07 P1 Block F2, F3, F4: Third Floor Plan - received 18 May 2017
DM 4 25 P1 Block F3 & F4: Fifth Floor Plan - received 18 May 2017
DM 4 26 P1 Block F3 & F4: Sixth Floor Plan - received 18 May 2017
DM 4 27 P1 Block F3 & F4: Seventh Floor Plan - received 18 May 2017
DM 4 28 P1 Block F3 & F4: Eighth Floor Plan - received 18 May 2017

DM 4 29 P1 Block F3 & F4: Ninth Floor Plan - received 18 May 2017

DM 4 30 P1 Block F3 & F4: Tenth Floor Plan - received 18 May 2017

DM 4 31 P1 Block F3 & F4: Roof Floor Plan - received 18 May 2017

DM 4 41 P1 Block G: First Floor Plan - received 18 May 2017

DM 4 42 P1 Block G: Second Floor Plan - received 18 May 2017

LG 1 02 P1 Landscape Overview Masterplan [Parking - Future provision] - received 18 May 2017

LG 1 04 P1 Landscape Masterplan GA | 01 of 04 - received 18 May 2017

LG 3 01 P1 Landscape sections | AA - BB - received 18 May 2017

LG 1 06 P1 Landscape Masterplan GA | 03 of 04 - received 18 May 2017

LG 1 07 P1 Landscape Masterplan GA | 04 of 04 - received 18 May 2017

LG 1 05 P1 Landscape Masterplan GA | 02 of 04 - received 18 May 2017

CS-075666-PE-16-121-R Rev. H Flood Risk Assessment and Drainage Strategy - received 18 Jun 2018

DM 4 50 P2 Block H & I: Ground Floor Plan - received 13 Oct 2017

DM 4 51 P2 Block H & I: First Floor Plan - received 13 Oct 2017

DM 4 52 P2 Block H & I: Second Floor Plan - received 13 Oct 2017

DM 4 53 P2 Block H & I: Third Floor Plan - received 13 Oct 2017

DM 4 54 P2 Block H & I: Fourth Floor Plan - received 13 Oct 2017

DM 4 55 P2 Block H & I: Fifth Floor Plan - received 13 Oct 2017

DM 4 56 P2 Block H & I: Roof Floor Plan - received 13 Oct 2017

DM 1 08 P3 Block F1, G, H & I Fourth Floor Plan - received 24 Nov 2017

DM 1 06 P3 Block F1, G, H & I Third Floor Plan - received 24 Nov 2017

DM 1 09 P3 Block F2, F3, F4 Fourth Floor Plan - received 24 Nov 2017

MS 9 08 P1 Secured By Design Strategy - received 12 Jun 2018

C151867/R-001 Drainage Strategy Statement - received 13 Jun 2018

C151867/R-002 Methodology for the Control of Surface Water During the Construction Phase - received 13 Jun 2018

C151867/C/111 P1 Ingress/Egress and Flood Water Flow Paths - received 13 Jun 2018

C151867/C/110 P1 Exceedance Flood Water Storage Locations - received 13 Jun 2018

C151867/C/109 P3 Sections - received 13 Jun 2018

C151867/C/104 P6 Proposed Drainage Catchment Areas to Canal - received 13 Jun 2018

C151867/C/102 P10 Proposed Surface Water Attenuation Locations - received 13 Jun 2018

C151867/C/101 P10 Proposed Drainage Catchment Areas to Thames Water Sewers
- received 13 Jun 2018

C151867/C/002 P6 Proposed Drainage Layout Sheet 2 - received 13 Jun 2018

C151867/C/001 P6 Proposed Drainage Strategy Sheet 1 - received 13 Jun 2018

HB 3 02 P1 Typical Unit Type - 1 Bed Flats - received 18 May 2017

HB 3 03 P1 Typical Unit Type - 2 Bed Flats - received 18 May 2017

HB 3 04 P1 Typical Unit Type - 2 Bed Duplexes - received 18 May 2017

HB 3 05 P1 Typical Unit Type - 3 Bed Flats - received 18 May 2017

DM 3 01 P1 Section DD, EE & FF - received 18 May 2017

DM 3 02 P1 Section GG & HH - received 18 May 2017

DM 4 10 P1 Block F2: Ground Floor Plan - received 18 May 2017

DM 4 11 P1 Block F2: First Floor Plan - received 18 May 2017

SuDS Flows and Volumes - LLFA Technical Assessment Proforma Rev. C (27 March
2018) - received 18 Jun 2018

MP 761_Rev 1 - received 14 Jun 2018

MP 760_Rev 04 - received 14 Jun 2018

C151867/C/104 P4 Proposed Drainage Catchment to Canal - received 26 Oct 2017

C151867/C/101 P8 Proposed Drainage Catchment to TW - received 26 Oct 2017

MP 1 13 P2 Masterplan: Roof PVs - received 13 Oct 2017

MP 7 11 P2 Masterplan: Accessible Units - received 13 Oct 2017

MP 7 12 P2 Masterplan: Accessible Units - received 13 Oct 2017

DM 6 03 P2 Block F3: Bay Study - received 13 Oct 2017

R/C151867/001.06 Flood Risk Assessment & Drainage Strategy (Residential Scheme)
- received 18 Jun 2018

MP 1 11 P4 Masterplan Roof Height - AOD - received 30 Nov 2017

MP 1 12 P4 Masterplan Roof Height - Storeys - received 30 Nov 2017

MP 1 14 P4 Masterplan Roof Height - Color Coded - received 30 Nov 2017

MP 2 01 P4 Masterplan Elevations (1) - received 30 Nov 2017

MP 2 02 P4 Masterplan Elevations (2) - received 30 Nov 2017

MP 2 03 P4 Masterplan Elevations (3) - received 30 Nov 2017

MP 3 01 P4 Masterplan Sections - received 30 Nov 2017

MP 3 02 P4 Masterplan Spaces - received 30 Nov 2017

HB 1 09 P2 Block C & D: Roof Floor Plan - received 30 Nov 2017

HB 1 10 P3 Block E: Ground & First Floor Plan - received 30 Nov 2017

HB 1 11 P2 Block E: Second & Third Floor Plan - received 30 Nov 2017

HB 1 12 P2 Block E: Fourth & Fifth Floor Plan - received 30 Nov 2017
 HB 1 13 P2 Block E: Sixth & Seventh Floor Plan - received 30 Nov 2017
 HB 1 14 P2 Block E: Eight & Ninth Floor Plan - received 30 Nov 2017
 HB 1 15 P2 Block E: Tenth & Roof Floor Plan - received 30 Nov 2017
 HB 1 16 P2 Block C & D: Ninth Floor Plan - received 30 Nov 2017
 HB 2 00 P3 Block C1: All Floor Plans - received 30 Nov 2017
 HB 2 01 P3 Block C2: All Floor Plans - received 30 Nov 2017
 HB 2 02 P2 Block C3: All Floor Plans - received 30 Nov 2017
 HB 2 03 P4 Block C4: All Floor Plans - received 30 Nov 2017
 HB 2 04 P3 Block C5: All Floor Plans - received 30 Nov 2017
 HB 2 05 P2 Block C6: All Floor Plans - received 30 Nov 2017
 HB 2 06 P4 Block D1, D4: All Floor Plans - received 30 Nov 2017
 HB 2 07 P3 Block D2, D3 All Floor Plans - received 30 Nov 2017
 HB 2 08 P1 Block D3_Ground, First & Second - received 30 Nov 2017
 HB 2 09 P4 Block E1: All Floor Plans - received 30 Nov 2017
 HB 2 10 P4 Block E2, E3: All Floor Plans - received 30 Nov 2017
 HB 4 01 P3 Elevation - Milk Street East - received 30 Nov 2017
 CS/075666 Drainage Strategy - Rev. E (27 March 2018) - received 15 Jun 2018
 MP 0 13 P2 Masterplan: Context Roof Plan - Illustrative Wider Area M'plan - received 13 Oct 2017
 MP 0 20 P2 Site Location Plan Existing - received 13 Oct 2017
 MP 0 21 P2 Site Block Plan Existing - received 13 Oct 2017
 MP 0 31 P2 Masterplan: Existing Survey Plan - received 13 Oct 2017
 MP 0 42 P2 Masterplan: Demolition - Site Photos - received 13 Oct 2017
 MP 7 21 P4 Masterplan: Cycle and Parking, Waste and Services - received 30 Nov 2017
 CS/075666 Justification of Cv used - received 13 Jun 2018
 CS075666 Technical Design Note (12 March 2018) - received 13 Jun 2018
 Drainage Calculations TW Letter (13 July 2016) - received 13 Jun 2018
 Capita letter to LBH (24 November 2017) - received 13 Jun 2018
 Comments from Hydrock Sergio Meeting (6 February 2018) with Hydrock Response (15 February 2018) - received 13 Jun 2018
 Nestle Hydrock Response (24 November 2017) - received 13 Jun 2018
 TW SW Correspondence (20 February 2018) - received 13 Jun 2018
 MA 5 21 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017

MA 5 20 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017
MA 5 23 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017
MA 5 10 P1 Block B: Unit Type - 1 Bed Flats - received 18 May 2017
MA 5 11 P1 Block B: Unit Type - 1 Bed Flats - received 18 May 2017
MA 5 12 P1 Block B: Unit Type - 1 Bed Flats - received 18 May 2017
MA 5 22 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017
HB 5 06 P1 Bay Study - E1 Bridge - received 18 May 2017
HB 5 12 P1 Bay Study - C6 Block - received 18 May 2017
HB 6 01 P1 Block C& D : Podium Deck and Accessible Roof Terraces - received 18 May 2017
HB 6 02 P1 Servicing Strategy - received 18 May 2017
HB 6 03 P1 Cycle Strategy - received 18 May 2017
DM 1 01 P1 Block F2, F3, F4: Ground Floor Plan - received 18 May 2017
DM 1 03 P1 Block F2, F3, F4: First Floor Plan - received 18 May 2017
DM 4 43 P1 Block G: Third Floor Plan - received 18 May 2017
DM 4 44 P1 Block G: Fourth Floor Plan - received 18 May 2017
DM 4 45 P1 Block G: Roof Floor Plan - received 18 May 2017
DM 5 10 P1 Unit Types - 1B Flats - received 18 May 2017
DM 5 11 P1 Unit Types - 1B Flats - received 18 May 2017
DM 5 12 P1 Unit Types - 1B Flats - received 18 May 2017
DM 5 13 P1 Unit Types - 1B Flats - received 18 May 2017
DM 5 14 P1 Unit Types - 1B Flats - received 18 May 2017
DM 5 15 P1 Unit Types - 1B Flats - received 18 May 2017
DM 5 20 P1 Unit Types - 2B Flats - received 18 May 2017
MA 1 00 P2 Block B: Basement Floor Plan - received 13 Oct 2017
MA 6 01 P2 Block B: Entrance Lobby (1) - received 13 Oct 2017
MA 6 02 P2 Block B: Entrance Lobby (2) - received 13 Oct 2017
MA 6 11 P2 Block B: Bay Study (1) - received 13 Oct 2017
MS 2 12 P2 Roof Plan Unit 4 - received 13 Oct 2017
MS 2 11 P2 Roof Plans Units 2 & 3 - received 13 Oct 2017
MS 2 10 P2 Roof Plan Unit 1 - received 13 Oct 2017
LG 1 03 P2 Illustrative Landscape Masterplan - received 24 Nov 2017
MA 6 39 P2 Block B: Waste & Cycle Diagrams - received 13 Oct 2017
MA 6 42 P2 Block B: Cycle Storage - received 13 Oct 2017

HB 4 07 P2 Section - Podium Garden South - received 13 Oct 2017
HB 4 08 P2 Section - Podium Garden North/East - received 13 Oct 2017
HB 5 02 P2 Bay Study - Entrance - received 13 Oct 2017
HB 5 07 P2 Bay Study - 2 Bed Standard - received 13 Oct 2017
HB 5 08 P2 Bay Study - Energy Centre - received 13 Oct 2017
MA 6 36 P2 Block B: Balcony Type F1 - received 13 Oct 2017
HB 5 13 P2 Bay Study - Sandow Square - E3 Block - received 13 Oct 2017
DM 2 02 P2 Block F3 & F4: North & South Elevations - received 13 Oct 2017
DM 2 04 P2 Block H & I: Elevations - received 13 Oct 2017
Nestle CO2 Summary - Submitted Scheme - received 22 Sep 2017
Nestle CO2 Summary - 20% Renewables - received 22 Sep 2017
Energy Strategy (Industrial Scheme) Planning Submission Issue 7 - received 22 Sep 2017
Energy Statement (BSS) ESC54738 Issue 4 - received 22 Oct 2017
HB 4 02 P3 Elevation - Nestles Avenue South - received 30 Nov 2017
HB 4 03 P3 Elevation - Milk Street West - received 30 Nov 2017
HB 4 04 P3 Elevation - Sandow Square North - received 30 Nov 2017
HB 4 05 P3 Elevation - Canal Street East - received 30 Nov 2017
HB 4 06 P3 Elevation - Milk Yard West - received 30 Nov 2017
HB 4 09 P2 Elevation - Sandow Square South - received 30 Nov 2017
HB 4 10 P2 Elevation - E1 - received 30 Nov 2017
DM 1 00 P4 Block F1, G, H & I Ground Floor Plan - received 30 Nov 2017
DM 1 02 P4 Block F1, G, H & I First Floor Plan - received 30 Nov 2017
DM 1 04 P4 Block F1, G, H & I Second Floor Plan - received 30 Nov 2017
MA 5 42 P1 Block B: Unit Type - 3 Bed Duplexes - received 18 May 2017
MA 5 51 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017
MA 5 41 P1 Block B: Unit Type - 3 Bed Duplexes - received 18 May 2017
MA 5 40 P1 Block B: Unit Type - 3 Bed Duplexes - received 18 May 2017
MA 5 32 P1 Block B: Unit Type - 3 Bed Flats - received 18 May 2017
MA 5 31 P1 Block B: Unit Type - 3 Bed Flats - received 18 May 2017
MA 5 30 P1 Block B: Unit Type - 3 Bed Flats - received 18 May 2017
MA 5 24 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017
MA 5 25 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017
MA 5 50 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

DM 6 07 P1 Block I: Bay Study - received 18 May 2017
DM 6 09 Block F2: Entrance Study - received 18 May 2017
DM 6 10 Block F1: Entrance Study - received 18 May 2017
DM 5 40 P1 Unit Types - M4.3 Adaptable Flats - received 18 May 2017
DM 5 41 P1 Unit Types - M4.3 Adaptable Flats - received 18 May 2017
DM 5 42 P1 Unit Types - M4.3 Adaptable Flats - received 18 May 2017
DM 6 04 P1 Block F4: Bay Study - received 18 May 2017
DM 6 06 P1 Block H: Bay Study - received 18 May 2017
DM 6 11 Block F2: Entrance Study (Rear) - received 18 May 2017
DM 6 12 Block F3 & F4: Entrance Study - received 18 May 2017
DM 6 13 Block G: Entrance Study - received 18 May 2017
DM 6 14 Block H: Entrance Study - received 18 May 2017
DM 6 15 D5 Balcony Study: Type 1 (1500mm Depth) - received 18 May 2017
DM 6 16 D5 Balcony Study: Type 2 (1750mm Depth) - received 18 May 2017
DM 6 17 D5 Balcony Study: Type 3 (2000mm Depth) - received 18 May 2017
LG 3 02 P1 Landscape sections | CC - DD - received 18 May 2017
LG 3 03 P1 Landscape sections | EE - FF - received 18 May 2017
LG 3 04 P1 Landscape sections | GG - HH - received 18 May 2017
DM 2 00 P3 Block F1, F2, F3 & F4 South & West Elevations - received 24 Nov 2017
DM 1 18 P3 Block F2, F3, F4 Roof Floor Plan - received 24 Nov 2017
DM 1 17 P3 Block F2, F3, F4 Tenth Floor Plan - received 24 Nov 2017
DM 1 16 P3 Block F2, F3, F4 Ninth Floor Plan - received 24 Nov 2017
DM 1 15 P3 Block F2, F3, F4 Eighth Floor Plan - received 24 Nov 2017
DM 1 14 P3 Block F2, F3, F4 Seventh Floor Plan - received 24 Nov 2017
DM 1 13 P3 Block F2, F3, F4 Sixth Floor Plan - received 24 Nov 2017
DM 1 12 P3 Block F1, G, H & I Roof Floor Plan - received 24 Nov 2017
DM 1 11 P3 Block F2, F3, F4 Fifth Floor Plan - received 24 Nov 2017
DM 1 10 P3 Block F1, G, H & I Fifth Floor Plan - received 24 Nov 2017
Statement of Community Involvement (HardHat) - received 18 May 2017
Sustainability Statements (including Overheating Reports) (WPP) - received 18 May 2017
Structural Survey and Conditions Report (Elliot Wood) - received 18 May 2017
Townscape and Visual Impact Assessment (Barton Willmore) - received 18 May 2017
Travel Plans (PBA and Markides Associates) - received 18 May 2017

Utilities Assessments (WPP and Whitecode) - received 18 May 2017

Ventilation & Extraction Report (WPP and Whitecode) - received 18 May 2017

Wind Assessment (RWDI) - received 18 May 2017

Environmental Impact Assessment (Barton Willmore, Markides Associates, PBA, Capita, Hydrock and Turleys) - received 18 May 2017

MP 0 12 P2 Masterplan: Context Roof Plan - Application - received 13 Oct 2017

SCHEDULE 2

Covenants by the Council

1. To issue the Planning Permission within five Working Days of completion of this Deed.
2. To register this Deed in the Register of Local Land Charges
3. To apply each of the Contributions solely towards the purpose for which it has been paid to the Council or as may otherwise be agreed pursuant to the provisions of this Deed or otherwise
4. In the event of receipt to pay to Transport for London as soon as reasonably practicable following receipt the Bulls Bridge Contribution the Residential Land Additional Bus Capacity Contribution and the Industrial Land Additional Bus Capacity Contribution
5. In the event that all or any part of any of the Contributions remains unspent ten years after the date of receipt of such Contribution by the Council then the Council shall within one month of any written request for repayment repay the relevant unspent sum to the person who paid the Contribution together with interest thereon (at the rate received by the Council for that sum for the whole of the period since the relevant Contribution was paid to the Council)
6. To confirm in writing that any relevant covenants, obligations and undertakings have been satisfied upon any of the Residential Owner's or Industrial Owner's (as applicable) covenants and undertakings herein being satisfied and upon receipt of a written request from the Residential Owner or the Industrial Owner
7. To observe and perform the obligations on the part of the Council set out in this Deed
8. In the event of receipt to place the Residential Travel Plan Default Contribution into an account with its own unique reference number and hold such contribution for the Residential Travel Plan Monitoring Period on the following terms:-
 - 8.1 to only drawdown any of the Residential Travel Plan Default Contribution in the event of default by the Residential Owner to submit one or more monitoring surveys and/or monitoring reports in accordance with Schedule 9 and the Council shall only be entitled to drawdown such amount of the Residential Travel Plan Default Contribution as is necessary in order to cover the cost the Council reasonably incurs in carrying out such surveys or reports and implementing measures to ensure compliance with the aims of the Residential Travel Plan, to include implementing measures to achieve the targets; and
 - 8.2 the Residential Travel Plan Default Contribution or such part of it shall be returned to the Residential Owner with accrued interest immediately upon the expiry of the Residential Travel Plan Monitoring Period
9. In the event of receipt to place the Framework Workplace Travel Plan Default Contribution into an account with its own unique reference number and hold such contribution for the Travel Plan Monitoring Period on the following terms:-
 - 9.1 to only drawdown any of the Framework Workplace Travel Plan Default Contribution in the event of default by the Industrial Owner to submit one or more monitoring surveys and/or monitoring reports in accordance with Schedule 20 and the Council shall only be entitled to drawdown such amount of the Framework Workplace Travel Plan Default Contribution as is necessary in order to cover the cost the Council reasonably incurs in carrying out such surveys or

reports and implementing measures to ensure compliance with the aims of the Framework Workplace Travel Plan, to include implementing measures to achieve the targets; and

- 9.2 the Framework Workplace Travel Plan Default Contribution or such part of it shall be returned to the Industrial Owner with accrued interest immediately upon the expiry of the Travel Plan Monitoring Period
10. To pay the Industrial Land Canal Improvement Contribution and the Residential Land Canal Improvement Contribution to the Canal Owner within 14 Working Days of receipt

RESIDENTIAL LAND PLANNING OBLIGATIONS

SCHEDULE 3

Transport and Highways

Part 1

- 1. Highways Agreements and Offsite Highway Works**
- 1.1 The Residential Owner covenants with the Council as follows:-
 - 1.1.1 Not to permit Occupation of more than fifty (50) Residential Units until a Highways Agreement has been entered into with the Council and/or TfL as applicable in respect of the Offsite Highway Works;
 - 1.1.2 Not to permit Occupation of more than seven hundred and thirty (730) Residential Units until the Offsite Highway Works are carried out and completed; and
 - 1.1.3 To be responsible for the full costs of the Offsite Highway Works (and any Highway Agreements), including any traffic orders the Council seeks to make which are necessary to implement the Offsite Highway Works, whether or not such orders are successfully made PROVIDED ALWAYS THAT the restrictions on Occupation in this paragraph 1 shall not be applicable where the failure to enter into the Highways Agreement or carry out the Offsite Highway Works is not as a result of the default of the Residential Owner
- 2. Parking Management Scheme**
- 2.1 The Residential Owner covenants with the Council prior to first Occupation of a Residential Unit within the Residential Development to pay to the Council the Parking Management Scheme Amendment Contribution
- 3. Parking Permit Restriction**
- 3.1 The Residential Owner shall ensure that prior to Occupying any Residential Unit each new resident of the Residential Development is informed by the Residential Owner by way of sales literature that they shall not be entitled to be granted a Parking Permit to park a vehicle in a Parking Management Scheme zone currently operating (or operating in the future) in the vicinity of the Residential Land (unless the Occupant is a holder of a disabled badge pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970) and to acknowledge for itself and any successor in title to the Residential Land that this provision will remain permanently in place
- 3.2 The Residential Owner shall not permit any person to Occupy a Residential Unit unless and until such person has waived all rights and entitlement to a Parking Permit issued by the Council to park a vehicle in a Parking Management Scheme zone or otherwise to apply to park (unless the Occupier concerned becomes entitled to a Disabled Person's Badge), and where such person has been notified by the Residential Owner in accordance with paragraph 3.1 above that person shall thereby be taken as having waived all rights and entitlements to a Parking Permit or otherwise to apply to park as required by this paragraph 3.2
- 3.3 That in respect of every freehold transfer or lease granted assigned transferred or otherwise provided in respect of any Residential Unit on the Residential Land the following covenant shall be imposed (or a covenant of substantially the same nature in respect of any tenancy agreement licence or other instrument entitling Occupation of the Residential Unit)

- 3.4 "the transferee/lessee for himself and his successors in title being the owner or owners for the time being [of the terms of years hereby granted] hereby covenant with the transferor/lessor and separately with the London Borough of Hillingdon ("the Council") not to apply for nor knowingly permit an application to be made by any person residing in the premises to the London Borough of Hillingdon for a resident's parking permit (save for a disabled person's "blue badge" issued pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970) in respect of such premises and if such a permit is issued then it shall be surrendered within 7 days of written request to do so from the Council and this covenant shall also be enforceable by the Council under the Contracts (Rights of Third Parties) Act 1999, section 1"
- 3.5 If a Parking Permit is issued in respect of a Residential Unit it shall be surrendered to the Council within seven (7) days of written demand
- 3.6 Where the Residential Owner has notified a resident of a Residential Unit of the restriction pursuant to paragraph 3.1 the Residential Owner's obligation shall be discharged and if such resident has applied or obtained a permit the Council may only be entitled to take action against that resident and not against the Residential Owner
- 4. Bulls Bridge Contribution**
- 4.1 The Residential Owner shall pay to the Council the Bulls Bridge Contribution as follows:
- 4.1.1 One hundred thousand pounds (£100,000) before Commencement of Development on the Residential Land;
- 4.1.2 Five hundred thousand pounds (£500,000) before Occupation of 500 Residential Units; and
- 4.1.3 Four hundred thousand pounds (£400,000) before Occupation of 1000 Residential Units
5. The Residential Owner shall not Occupy more than 500 Residential Units until the payment in 4.1.2 above is paid in full to the Council
6. The Residential Owner shall not Occupy more than 1000 Residential Units until the payment in 4.1.3 above is paid in full to the Council
- 7. Residential Land Additional Bus Capacity Contribution**
- 7.1 The Residential Owner shall prior to the date that is twelve (12) months after Commencement of Development on the Residential Land pay to the Council the Residential Land Additional Bus Capacity Contribution
- 7.2 The Residential Owner shall not permit Occupation of the Residential Development until the Residential Land Additional Bus Capacity Contribution is paid to the Council
- 8. Residential Land Legible London Contribution**
- 8.1 The Residential Owner shall:
- 8.1.1 prior to Commencement of Development on the Residential Land pay to the Council 50% of the Residential Land Legible London Contribution; and
- 8.1.2 prior to Occupation of the first Open Market Housing Unit pay to the Council the remaining 50% of the Residential Land Legible London Contribution

SCHEDULE 4

Proposed MMT Scheme

Part 1

1. The Residential Owner covenants:-
 - 1.1 Save as set out in Paragraph 1.4 below not to construct or permit construction of any buildings of a permanent nature on the Proposed MMT Scheme Safeguarded Land within the Residential Land for a period of 15 (fifteen) years from the Commencement of the Development on the Residential Land save that such covenant shall not apply to the following works:-
 - 1.1.1 all works forming part of the Residential Development as authorised by the Planning Permission;
 - 1.1.2 any landscaping works; and
 - 1.1.3 all works of repair maintenance or other works (temporary or otherwise) required from time to time to the Residential Development
 - 1.2 In the event the Council decides to bring forward the Proposed MMT Scheme the Council shall consult with the Residential Owner on the outline design for the Proposed MMT Scheme to minimise its impact on the Residential Development (including as to the location of bus stops and other highway infrastructure along Nestles Avenue and the proposed boundary treatment between the Proposed MMT Scheme and the Residential Development) and shall take the Residential Owner's comments into account in finalising its detailed design for the Proposed MMT Scheme
 - 1.3 In the event the Council serves the Proposed MMT Scheme Rights (Residential Land) Notice on the Residential Owner the Residential Owner shall:-
 - 1.3.1 within a reasonable period agreed with the Council, transfer or grant such rights of access or interests in the Proposed MMT Scheme Safeguarded Land forming part of the Residential Land to the Council as are reasonably necessary to facilitate the construction and delivery of the Proposed MMT Scheme on reasonable terms at no cost to the Council BUT FOR THE AVOIDANCE OF DOUBT:-
 - 1.3.1.1 the Residential Owner shall not be responsible for any costs claims or losses or damage whatsoever associated with or arising from (without limitation) the construction, use, repair or maintenance of the Proposed MMT Scheme or any third party claim made in relation thereto and the Council shall indemnify the Residential Owner against all such costs claims or losses or damage in this paragraph 1.3.1.1 including any costs claims or losses or damage to the Residential Land associated with or arising from the construction, use, repair or maintenance of the Proposed MMT Scheme
 - 1.3.1.2 the transfer or grant of such rights of access or interests shall not prejudice the access, use and operation of the Residential Development or the supply of existing or new service media between Nestles Avenue and the Residential Development across the Proposed MMT Scheme Safeguarded Land

- 1.3.1.3. the Council shall observe the Residential Owner's reasonable estate covenants in respect of the Residential Development and for health and safety purposes
 - 1.3.1.4. the Council shall commence construction of the Proposed MMT Scheme on the Proposed MMT Scheme Safeguarded Land within the Residential Land in accordance with the Necessary Consents (Proposed MMT Scheme) as soon as reasonably practicable following the grant or transfer of such rights or interests and in any event shall complete the Proposed MMT Scheme on the Proposed MMT Scheme Safeguarded Land within the Residential Land no later than five years from Practical Completion of the Residential Development
 - 1.3.1.5. within a reasonable period agreed with the Council, dedicate such part of the Proposed MMT Scheme Safeguarded Land within the Residential Land required for the Proposed MMT Scheme as highway maintainable at the public expense
- 1.4 In the event that the Residential Owner is notified that the Proposed MMT Scheme will not be implemented the covenants in Part 1 of this Schedule shall immediately cease to have effect.

Part 2

2. The Residential Owner shall pay the Residential Land Proposed MMT Scheme Contribution to the Council as follows:-
- 2.1 either on the date that is one (1) year following legal completion of the grant of rights to the Council to deliver the Proposed MMT Scheme pursuant to paragraph 1.3 of Part 1 of this Schedule; or
 - 2.2 such earlier date (at the Residential Owner's absolute discretion) which shall be no earlier than 1 January 2019 and not later than 1 January 2024

SCHEDULE 5

Affordable Housing

Part 1 - Affordable Housing Delivery

1. The Residential Owner covenants that:-
 - 1.1 Unless otherwise agreed by the Council in writing not to Occupy more than 191 of the Open Market Housing Units unless and until:-
 - 1.1.1 124 of Affordable Housing Units have been constructed and Practically Completed; and
 - 1.1.2 a freehold interest or leasehold interest in each of the 124 Affordable Housing Units have been granted to the Approved Housing Provider free from all encumbrances (other than those on the title of the Residential Land at the date of this Deed)
 - 1.2 Unless otherwise agreed by the Council in writing not to Occupy more than 445 of the Open Market Housing Units unless and until:-
 - 1.2.1 239 of Affordable Housing Units have been constructed and Practically Completed; and
 - 1.2.2 a freehold interest or leasehold interest in each of the 239 Affordable Housing Units have been granted to the Approved Housing Provider free from all encumbrances (other than those on the title of the Residential Land at the date of this Deed)
 - 1.3 Unless otherwise agreed by the Council in writing not to Occupy more than 754 of the Open Market Housing Units unless and until:-
 - 1.3.1 370 of Affordable Housing Units have been constructed and Practically Completed; and
 - 1.3.2 a freehold interest or leasehold interest in each of the 370 Affordable Housing Units have been granted to the Approved Housing Provider free from all encumbrances (other than those on the title of the Residential Land at the date of this Deed)
 - 1.4 Unless otherwise agreed by the Council in writing not to Occupy more than 905 of the Open Market Housing Units unless and until:-
 - 1.4.1 475 of Affordable Housing Units have been constructed and Practically Completed; and
 - 1.4.2 a freehold interest or leasehold interest in each of the 475 Affordable Housing Units have been granted to the Approved Housing Provider free from all encumbrances (other than those on the title of the Residential Land at the date of this Deed)
 - 1.5 The Residential Owner shall procure that the Affordable Housing Units shall be built in accordance with the standards in the London Housing Design Guide

2. The Affordable Rented Housing Units

2.1 The Affordable Rented Housing Units shall be provided by the Residential Owner in accordance with the following unit size mix and rent:

Unit Size	Number of Units	Weekly rent on first letting (exclusive of Service Charge)
1 bed	62	£144.26
2 bed	36	£152.73
3 bed	38	£161.22

2.2 The rents for the first and any subsequent lettings of any Affordable Rented Housing Units shall not exceed the relevant amounts set out in the table at paragraph 2.1, subject to an annual increase or decrease of 1 per cent (or such other rate of annual increase or decrease as may be required or permitted by statute from time to time) calculated from the date of first Occupation

2.3 Subject to clause 13 of this Deed and paragraph 5 of this Schedule the Residential Owner shall not Occupy the Affordable Rented Housing Units for any purpose other than for Affordable Rented Housing for the lifetime of the Development

3. Shared Ownership Units

3.1 The Shared Ownership Housing Units shall be provided by the Residential Owner in accordance with the following unit size mix:

Unit Size	Number of Units
studio	35
1 bed	144
2 bed	138
3 bed	22

3.2 The Shared Ownership Housing Units shall not be sold to any purchaser other than an Eligible Purchaser except where Staircasing applies and where the Shared Ownership Lessee has Staircased to 100 per cent equity

3.3 Subject to clause 13 of this Deed and paragraph 5 of this Schedule the Residential Owner shall not Occupy the Shared Ownership Housing Units for any purpose other than for Shared Ownership Housing Units for the lifetime of the Residential Development, save where a Shared Ownership Lessee has Staircased to 100 per cent equity in respect of a particular Shared Ownership Housing Unit

4. **Service Charges**

4.1 The Residential Owner covenants to procure that service charges applied in respect of the Affordable Housing Units shall be a fair and reasonable proportion of total housing costs payable by the Occupant of each Affordable Housing Unit

5. **Mortgagee Exclusion**

** to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator*

5.1 It is hereby agreed that the provisions of this Deed shall not bind a bona fide mortgagee or chargee or any receiver (including an administrator or administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any such security documentation (each a Receiver) and persons or bodies deriving title through such mortgagee, chargee or Receiver provided that:-

5.1.1 the mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing Units and shall have used reasonable endeavours over a period of 3 months from the date of the written notice to complete a disposal of the Affordable Housing Units to another Residential Housing Provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued ~~principal~~ monies interest and costs and expenses; and

5.1.2 If such disposal has not completed within the 3 month period the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing Units free from the provisions of this Deed which provisions shall determine absolutely insofar as they bind any mortgagee or chargee or Receiver of an Affordable Housing Unit

Part 2 - Viability Reassessment

1. **Viability Reassessment**

1.1 **Viability Review Trigger**

1.1.1 Where Substantial Implementation has not occurred on or before the Review Date the Residential Owner will carry out and submit a Viability Review within 20 Working Days of the date on which Substantial Implementation has occurred in accordance with the provisions of this Part 2

1.1.2 The Residential Owner shall notify the Council in writing of Substantial Implementation and such notice shall be accompanied by full documentary evidence on an open book basis to enable the Council to independently assess whether Substantial Implementation has occurred and, if so, when Substantial Implementation occurred

1.2 For the avoidance of doubt in the event that Substantial Implementation has occurred on or before the Review Date then the Residential Owner shall not be required to comply with the obligations contained within paragraphs 2 to 5 of this Part 2 and the Residential Owner shall have no obligation to provide Additional Affordable Housing and/or a financial contribution towards off-site Affordable Housing in the Council's area

1.3 Following notification of Substantial Implementation pursuant to paragraph 1.1.2 above the Residential Owner shall afford the Council (and its agent) access to the Residential Land to inspect and assess whether or not the work which has been undertaken amounts to Substantial Implementation provided always that:-

- 1.3.1 the Council shall provide the Residential Owner with reasonable written notice of its intention to carry out such an inspection;
 - 1.3.2 the Council, and its agent shall comply fully with the Residential Owner's site rules and regulations applicable as at the time of access throughout the duration of such inspection and with health and safety legislation, policy and best practice; and
 - 1.3.3 the Council and its agents shall at all times be accompanied by the Residential Owner or its agent
- 1.4 The Council shall inspect the Residential Land within 10 Working Days of receiving notice pursuant to paragraph 1.1.2 unless otherwise agreed in writing, and thereafter provide written confirmation to the Residential Owner within 10 Working Days of the inspection date as to whether or not the Council considers (with its reasoned justification) that the works undertaken amount to Substantial Implementation
- 1.5 In the event that the Council fails to provide written confirmation to the Residential Owner as to whether or not the works undertaken amount to Substantial Implementation within 20 Working Days of the inspection date then Substantial Implementation shall be deemed to have occurred
2. **Submission of Development Viability Information**
- 2.1 If a Viability Review is triggered pursuant to paragraph 1.1.1, the Residential Owner shall submit the Development Viability Information required pursuant to paragraph 3 on an open book basis to the Council within 20 Working Days of the date that Substantial Implementation occurs
3. **Proposals for Additional Affordable Housing or Affordable Housing Contribution or Affordable Housing Contribution**
- 3.1 In the case of the Viability Review the Residential Owner shall submit to the Council together with any applicable Development Viability Information:-
 - 3.1.1 a written statement that applies the applicable Development Viability Information to Formula 1A and Formula 2 thereby confirming whether in the Residential Owner's view any Additional Affordable Housing can be provided;
 - 3.1.2 where such written statement confirms that Additional Affordable Housing can be provided, an Additional Affordable Housing Scheme; and
 - 3.1.3 the sum of £10,000 to cover the Council's costs of assessing the Development Viability Information
4. **Assessment of Development Viability Information**
- 4.1 In the case of a Viability Review, the Council shall assess any submitted Development Viability Information and assess whether in its view Additional Affordable Housing is required to be delivered in accordance with Formula 1A and Formula 2
- 4.2 If the Council's assessment pursuant to paragraph 4.1 above concludes that:-
 - 4.2.1 a surplus arises following the application of Formula 1A but such surplus is insufficient to provide any units of Additional Affordable Housing pursuant to Formula 2; or

4.2.2 a surplus arises following the application of Formula 1A but such surplus cannot deliver a complete number of units of Additional Affordable Housing pursuant to Formula 2

then in either scenario any such surplus attributable to any incomplete units of Additional Affordable Housing shall be payable to the Council as a financial contribution towards offsite Affordable Housing within the Council's area

4.3 The Residential Owner will give the Council not less than 20 Working Days advance written notice of the date on which any Development Viability Information is intended to be submitted

4.4 The Council may appoint an External Consultant to assess any Development Viability Information it receives

4.5 In the event that the Council or any External Consultant reasonably requires further Development Viability Information or supporting evidence of the same then the Residential Owner shall provide any reasonably required information to the Council, or any External Consultant (as applicable and with copy to the other parties) within 10 Working Days of receiving the relevant request

4.6 The Council will notify the Residential Owner in writing of its decision as to whether any Additional Affordable Housing is required and/or a financial contribution towards offsite Affordable Housing within 56 days of the date on which it received the Development Viability Information

4.7 Where the Council's assessment concludes that Additional Affordable Housing is required but the Residential Owner's initial submission concluded otherwise, the Residential Owner shall provide an Additional Affordable Housing Scheme to the Council for approval (such approval not to be unreasonably withheld or delayed) within 20 Working Days of the date on which it receives the Council's notice pursuant to paragraph 4.6

4.8 The Residential Owner shall not complete the sale of more than 475 Open Market Housing Units until any Additional Affordable Housing Scheme has been agreed pursuant to paragraph 3.1 or 4.7 above

5. Delivery of Additional Affordable Housing

5.1 Where it is determined pursuant to paragraph 4.6 or by an Expert pursuant to Clause 11 that Additional Affordable Housing is required pursuant to the Viability Review the Residential Owner shall:-

5.1.1 Practically Complete any Additional Affordable Housing in accordance with the Additional Affordable Housing Scheme and make them available for Occupation;

5.1.2 dispose of the Additional Affordable Housing to an Approved Housing Provider by way of freehold sale or grant of a lease of not less than 125 years

5.1.3 pay any financial contribution identified in the Additional Affordable Housing Scheme that was not capable of providing one or more complete units of Additional Affordable Housing to the Council towards the delivery of off-site Affordable Housing provision within the Council's area

in accordance with the timescales agreed in the approved Additional Affordable Housing Scheme.

5.2 For the avoidance of doubt:-

5.2.1 the Additional Affordable Housing Scheme and Additional Affordable Housing referred to in this Part 2 shall be the Additional Affordable Housing Scheme and Additional Affordable Housing approved by the Council or Expert pursuant to the Viability Review; and

5.2.2 the total sum of the Affordable Housing Units and any Additional Affordable Housing required pursuant to this Part 2 and this Deed shall not exceed the Affordable Housing Cap

Part 3 - Availability of Grant Funding

1. The Residential Owner shall use reasonable endeavours to procure that the Registered Provider secures Grant Funding to deliver additional Intermediate Housing on the Residential Land the details and delivery of which shall be agreed with the Council

ANNEX TO SCHEDULE 5

Formula 1A

Surplus profit available for additional on-site affordable housing:

$$\text{"Surplus profit"} = ((A - B) - (D - E)) - P$$

Where:

A = Estimated GDV for private residential component of the residential development as determined at the time of review (£)

B = $A \div (C + 1)$ Assumed application stage GDV for private residential component at the date of planning permission (£)

C = Percentage change in value for the private residential component of the development from grant of planning permission to review date (Land Registry House Price Index ("HPI") for Hillingdon) (%)

Calculated by $(\text{HPI at review} - \text{HPI at grant of permission})$ divided by HPI at grant of permission as a percentage.

Example –If HPI is 345 at date of review and HPI was 275 at date of permission, $C = 345 - 275 = 70; 70 / 275 = 25.45\%$

D = Estimated Build Costs as determined at the time of review (£)

E = $D \div (F + 1)$ Assumed application stage build costs at the date of planning permission (£)

F = Percentage change in build costs from grant of planning permission to review (by reference to BCIS All-in Tender Index ("BCIS TPI") (%))

Calculated by $(\text{BCIS TPI at review} - \text{BCIS TPI at grant of permission})$ divided by BCIS TPI at grant of permission as a percentage.

Example –If BCIS TPI is 345 at date of review and TPI was 275 at date of permission, $F = 345 - 275 = 70; 70 / 275 = 25.45\%$

$P = (A - B) \times Y$ Residential Owner profit on change in GDV of private residential component (£)

$Y = 20\%$ Residential Owner profit as a percentage of GDV for the private residential component as determined as part of the review (%)

Notes:

$(A - B) =$ Change in GDV of the private residential component of development from the date of planning permission to the date of review (£)

$(D - E) =$ Change in build costs from the date of planning permission to the date of review (£)

Formula 2

To determine the amount of floorspace which can be converted into Additional Affordable Housing of which:

$X =$ Additional Intermediate Housing requirement (habitable rooms)

$X = ((E \times F) + (A - B)) + D$

$Y =$ Additional Affordable Rented Housing requirement (habitable rooms)

$Y = ((E \times G) + (A - C)) + D$

Where:

$A =$ Average value of market housing per m^2 (£)

$B =$ Average value of Intermediate Housing per m^2 (£)

$C =$ Average value of Affordable Rented Housing per m^2 (£)

and in the case of B and C the average values are to be based on the gross receipts due to the Residential Owner on the disposal of the Affordable Housing Units adopting the contracted purchase prices of the Intermediate Housing and the Affordable Rented Housing and in respect of any Affordable Housing Units that have not been disposed of and are not subject to a contract for sale, adopting the Market Value for the units at the date of the Review which shall include the sums payable under any building contract for the Affordable Housing Units between the Residential Owner and the purchaser of such units.

$D =$ Average habitable room size for scheme (m^2)

$E =$ Surplus profit available for additional affordable housing (as determined in Formula 1a (£))

$F = 70\%$

$G = 30\%$

SCHEDULE 6

Residential Land Employment and Training Strategy

1. The Residential Owner hereby covenants with the Council to procure that the Residential Land Employment and Training Strategy (or such alternative strategy as may be agreed with the Council in writing) is observed and performed for the duration of the Construction Period of the Residential Development.
2. The Residential Owner covenants with the Council to pay the Residential Land Employment and Training Contribution to the Council in accordance with the Residential Land Employment and Training Strategy

SCHEDULE 7

Canteen Building and Canoe Store

Part 1 - Canteen Building

1. The Residential Owner hereby covenants with the Council as follows:
 - 1.1 Within six (6) months of the completion of this Agreement (or such other period agreed in writing with the Council) the Residential Owner will submit a Condition Survey to the Council and obtain the written approval of the Council to a reasonable programme of works to ensure that the Canteen Building remains secure and both temporarily weather tight and water tight in the event that the Canteen Building is transferred to the Council (for the avoidance of doubt the costs of such Condition Survey and required works to the Canteen Building to ensure it remains both secure and both temporarily weather tight and water tight shall be the responsibility of the Residential Owner)
 - 1.2 Subject to paragraph 2 the Residential Owner shall serve the Canteen Building Transfer Notice on the Council within three (3) months of Commencement of the Residential Development unless otherwise agreed with the Council
 - 1.3 The Residential Owner shall allow the Council not less than two (2) years from the date of the Canteen Building Transfer Notice to complete the Canteen Building Transfer
 - 1.4 The Canteen Building Transfer shall:-
 - 1.4.1 include all necessary rights and easements over the retained Residential Land reasonably required for the Canteen Building;
 - 1.4.2 reserve all necessary rights of access drainage and services across the Canteen Building to the Residential Owner accompanied by full title guarantee;
 - 1.4.3 provide vacant possession free from any leases, tenancies or other occupational rights to be completed free from all options, charges, mortgages and other financial matters;
 - 1.4.4 include the following Rentcharge regime whereby:-
 - 1.4.4.1 the Council GRANTS the Rentcharges to the Residential Owner to be forever charged upon and issuing out of the Canteen Building and the Council COVENANTS with the Residential Owner to pay the Rentcharges at the time and in the manner required and will perform and observe the covenants set out in the Canteen Building Transfer PROVIDED ALWAYS THAT the Council shall remain liable to perform the covenants on its part contained in the Canteen Building Transfer so long as it shall remain the owner of the Rentcharges but on transferring the Rentcharges the Council shall cease to be liable for the said covenants;
 - 1.4.4.2 the Council COVENANTS with the Residential Owner that it will not transfer the Rentcharges except by a transfer containing a covenant by the transferee to observe and perform the covenants in the part of the Council herein contained (including this covenant);

- 1.4.4.3. before the commencement of each Rentcharge Year to which it relates the Council will pay to the Residential Owner an interim payment for the Rentcharge as requested by the Residential Owner in advance on the first day of April in each Rentcharge Year PROVIDED THAT in respect of the Rentcharge Year current the Council shall following transfer of the Canteen Building pay to the Residential Owner the sum being the proportion of the Rentcharge for the period between the date of the Canteen Building Transfer and the expiry of the Rentcharge Year;
- 1.4.4.4. within twenty one days following the service on the Council by the Residential Owner of the audit certificate for the Rentcharge Year in question the Council shall pay to the Residential Owner the balance by which the interim payment of the Rentcharge falls short of the Variable Rentcharge actually payable as certified by the said certificate and any overpayment by the Council shall be credited against future payments of Variable Rentcharge becoming due;
- 1.4.5 include the following further covenants on the Council to:-
- 1.4.5.1. insure (where insurance cover is available at reasonable cost) any risks for which the Council may be liable for material and third party liability and for the liability of the directors and officers of any management company and as an employer of persons working or engaged in business on the Canteen Building or as the owner of the Canteen Building or any part thereof in such amount as the Council shall reasonably think fit;
- 1.4.5.2. employ a qualified accountant for the purpose of auditing the accounts in respect of the Rentcharges and certifying the total amount thereof for the period to which the account relates;
- 1.4.5.3. carry out or procure the carrying out of health and safety risk assessments at such times as may be required under statute or otherwise;
- 1.4.5.4. keep the Canteen Building generally in good and substantial repair and tending renewing managing and maintaining any lawns flower beds hedges shrubs and trees forming part thereof as necessary and repairing;
- 1.4.5.5. maintain inspect as necessary reinstate renew or improve any hard landscaping steps boundary walls hedges gates or fences (if any) on or otherwise enclosing the Canteen Building;
- 1.4.5.6. repair maintain inspect as necessary reinstate renew or improve the service conduits or installations within the Canteen Building which are not the responsibility of or adopted by any of the mains utility providers;
- 1.4.5.7. provide and pay such persons as may be necessary in connection with the upkeep and maintenance of the Canteen Building;
- 1.4.5.8. pay all rates taxes duties charges assessments and outgoings whatsoever (whether parliamentary parochial local or of any other

- description) assessed charged or imposed upon or payable in respect of the Canteen Building or any part thereof;
- 1.4.5.9. pay any value added tax chargeable in respect of any of the matters referred to in this Schedule;
- 1.4.5.10. abate any nuisance and execute such works as may be necessary for complying with any notice served by a local authority in connection with the Canteen Building or any part thereof;
- 1.4.5.11. prepare and supply to the lessee or user of the Canteen Building copies of any relevant Residential Land wide regulations;
- 1.4.5.12. generally manage and administer the Canteen Building and protect the amenities thereof for the purpose of:-
- the running and management of the Canteen Building and the collection of the reserved Rentcharges and in the enforcement of the covenants and conditions and regulations contained in the Canteen Building Transfer and any Residential Land wide regulations; and
 - making such applications and representations and taking such action as the Council shall reasonably think necessary in respect of any notice or order or proposal for a notice or order served under any statute order regulation or bye-law on the owner of Canteen Building
- 1.4.5.13. value the Canteen Building as often as the Council thinks is necessary;
- 1.4.5.14. prepare for audit of the accounts in respect of the Rentcharge;
- 1.4.5.15. enforce or attempt to enforce the observance of the covenants in the Canteen Building Transfer;
- 1.4.5.16. comply with the requirements and directions of any competent authority and with the provisions of all statutes and all regulations orders and bye-laws made thereunder relating to the Canteen Building;
- 1.4.5.17. provide inspect maintain repair reinstate and renew any other equipment and provide any other service or facility which in the opinion of the Council it is reasonable to provide;
- 1.4.5.18. operate maintain and (if necessary) renew any lighting power and water supply apparatus for the Canteen Building and provide such additional lighting water or power supply apparatus as the Council may reasonably think fit;
- 1.4.5.19. comply with the terms of the Planning Permission and the S106 Agreement insofar as the same relates to the redevelopment and refurbishment, use, operation, maintenance and/or management of the Canteen Building unless otherwise agreed with the Residential Owner (such consent not to be unreasonably withheld or delayed);

- 1.4.5.20. bear any irrecoverable VAT incurred in respect of any item under this Schedule;
 - 1.4.5.21. pay the reasonable and proper fees of any managing agents or other professionals engaged by the Council from time to time relating to its management of the Canteen Building;
 - 1.4.5.22. meet all other reasonable expenses (if any) properly incurred by the Council and about the maintenance and proper and convenient management and running of the Canteen Building including in particular but without prejudice to the generality of the foregoing any expenses incurred in rectifying or making good any inherent structural defect in the Canteen Building (except in so far as the cost thereof is recoverable under any insurance policy for the time being in force or from a third party who is or who may be liable therefor) and which occurs following the completion of the Transfer (for the avoidance of doubt any inherent defect occurring prior to completion of the Transfer shall be the responsibility of the Residential Owner and shall be put rectified or made good at their own expense within a reasonable period of time) any interest paid on any money borrowed by the Council to defray any expenses incurred by it and specified in this Schedule any legal or other costs reasonably and properly incurred by the Council and otherwise not recovered in taking or defending proceedings (including any arbitration) arising out of any transfer or lease of any part of the Canteen Building or any claim by or against any transferee or lessee;
 - 1.4.5.23. use reasonable endeavours to adopt a sustainable energy strategy that minimises Co2 emissions and co-operate with the Residential Owner to calculate the relevant Co2 emissions relating to the Canteen Building; and
 - 1.4.5.24. co-operate with the Residential Owner to enable the Residential Owner to implement the Drainage Management and Maintenance Plan as it relates to the Canteen Building
- 1.5 On or before legal completion of Canteen Building Transfer to deliver to the Council all necessary completed deeds of release which are required for the registration of the Canteen Building Transfer at the Land Registry free from any options, charges, mortgages and other financial matters
- 1.6 At no cost to the Council to use reasonable endeavours promptly to satisfy all requisitions and enquiries which may be raised by the Land Registry in the application for registration of the Canteen Building Transfer
- 1.7 In the event that the Canteen Building is transferred to the Council and the Canteen Building has not been developed and Occupied pursuant to the Planning Permission within 3 (three) years from the date of legal completion of the Canteen Building Transfer then following written notice from the Residential Owner the Canteen Building shall be transferred back to the Residential Owner for the same consideration as when it was transferred to the Council (at the Council's cost including any SDLT or any other associated costs) and any restrictions on the development of the Canteen Building shall no longer apply and the Residential Owner shall be free to develop the Canteen Building as it sees fit subject to any requisite consents

- 1.8 In the event that the Council confirms in writing that it no longer requires the Canteen Building or fails to complete the Canteen Building Transfer within two (2) years from the date of the Canteen Building Transfer Notice then the provisions of this Schedule 7 shall no longer apply.

Part 2 – Canoe Store

2. The Residential Owner shall use reasonable endeavours for a period of not less than four years from the date of Commencement to make the Canoe Store available for lease at a peppercorn rent unless otherwise agreed with the Council

SCHEDULE 8

Part 1 – Air Quality Mitigation

1. The Residential Owner shall pay to the Council the Air Quality Contribution as follows:-
 - 1.1 £206,069.00 (TWO HUNDRED AND SIX THOUSAND AND SIXTY NINE POUNDS) prior to first Occupation of Residential Phase 1;
 - 1.2 £76,623.00 (SEVENTY SIX THOUSAND AND SIX HUNDRED AND TWENTY THREE THOUSAND POUNDS) prior to first Occupation of Residential Phase 2;
 - 1.3 £103,905.00 (ONE HUNDRED AND THREE THOUSAND AND NINE HUNDRED AND FIVE POUNDS) prior to first Occupation of Residential Phase 3;
 - 1.4 £284,434.00 (TWO HUNDRED AND EIGHTY FOUR THOUSAND AND FOUR HUNDRED AND THIRTY FOUR POUNDS) prior to first Occupation of Residential Phase 4;
 - 1.5 £123,061.00 (ONE HUNDRED AND TWENTY THREE THOUSAND AND SIXTY ONE POUNDS) prior to first Occupation of Residential Phase 5; and
 - 1.6 £10,449.00 (TEN THOUSAND FOUR HUNDRED AND NINETY NINE POUNDS) prior to first Occupation of Residential Phase 6.
2. The Residential Owner shall not Occupy each respective Phase of the Residential Development until the Air Quality Contribution for such Phase is paid in full to the Council

Part 2 – Carbon Offset Fund

3. The Residential Owner shall within three (3) months of Commencement of each Residential Phase of the Development submit an Energy Strategy to the Council for that Residential Phase
4. In the event that the Energy Strategy demonstrates that a 100% reduction (zero carbon) in CO₂ emissions cannot be achieved for a relevant Residential Phase the Residential Owner shall pay to the Council the Zero Carbon Contribution for that Residential Phase prior to Occupation of the relevant Residential Phase PROVIDED ALWAYS that the Zero Carbon Contributions shall not exceed (in total across all Residential Phases) the sum of £1,494,594.00 (ONE MILLION FOUR HUNDRED AND NINETY FOUR THOUSAND FIVE HUNDRED AND NINETY FOUR POUNDS)

SCHEDULE 9

Residential Travel Plan

1. The Residential Owner shall not permit Occupation of the first Open Housing Market Unit until the Residential Travel Plan Monitoring Contribution is paid to the Council
2. The Residential Owner shall not permit Occupation of the Residential Development until the Residential Travel Plan Default Contribution is paid to the Council which shall be available to the Council subject to the provisions of Schedule 2 to this Deed
3. The Residential Owner covenants with the Council as follows:
 - 3.1 The Residential Development will not be Occupied until the Residential Travel Plan has been submitted to and approved in writing by the Council;
 - 3.2 The Residential Development will not be Occupied until the Residential Owner has appointed a Residential Travel Plan Co-ordinator at its own expense and shall provide the Council with details of his/her name office address email address and telephone number; and
 - 3.3 The terms of Residential Travel Plan shall remain in place for not less than the Residential Travel Plan Monitoring Period and shall promote sustainable travel plan objectives for Occupiers of the Residential Development
4. The Residential Owner shall be responsible for the entire cost of implementation and monitoring of the Residential Travel Plan
5. The Residential Travel Plan shall include as a minimum the making available of information regarding:-
 - 5.1 The main objectives of the Residential Travel Plan and why these are required;
 - 5.2 Specific, measurable, achievable, realistic and time bound targets in order to assess whether the targets for all modes against which success of the Residential Travel Plan can be measured have been met;
 - 5.3 Measures to ensure car dependency is limited in line with the allocated car parking spaces at the Residential Development;
 - 5.4 The proposed mechanism for Residential Travel Plan monitoring;
 - 5.5 How the use of public transport walking and cycling will be increased;
 - 5.6 How road safety and personal security will be increased; and
 - 5.7 Evidence of consultation of the targets and objectives contained within the Residential Travel Plan
6. Evidence of demand for the Car Club Scheme to be provided to the Council upon Occupation of 50% of Residential Units and 80% of Residential Units in order to identify whether there is sufficient demand to require the provision of a further five (5) car club spaces within the Residential Development in addition to the five (5) car club spaces already provided within the Residential Development

7. Upon approval of the Residential Travel Plan those parts that are identified as being capable of implementation following Occupation of the Residential Development (or any part) shall be implemented in accordance with the approved timetable
8. The Residential Owner shall procure that the Residential Travel Plan Co-ordinator shall monitor and review the Residential Travel Plan and shall undertake the following:-
 - 8.1 Within 28 days of first Occupation of any part of the Residential Development to provide written details of the Residential Travel Plan to all new Occupiers/Residents;
 - 8.2 Use reasonable endeavours to ensure that Occupiers of the Residential Development comply with the Residential Travel Plan targets and objectives;
 - 8.3 A baseline monitoring survey within 6 months of Occupation of 100 Residential Units to identify travel patterns and behaviour at that date; and
 - 8.4 Further monitoring surveys on within 6 months of Occupation of 750 Residential Units and 12 months after final Occupation of the Residential Units
9. To make available to the Council as soon as reasonably practicable after each monitoring survey the following:-
 - 9.1 monitoring reports which shall be based on surveys using the TRAVL methodology;
 - 9.2 statistical summaries of the modes of transport used by Occupiers of the Residential Development;
 - 9.3 identifiable excesses in car ratio when measured against the Residential Travel Plan targets;
 - 9.4 results of any consultation that have taken place with Occupiers of the Residential Development;
 - 9.5 reports produced in iTRACE approved format; and
 - 9.6 any other reasonable information as agreed in writing by the Council
10. The Residential Owner shall procure that the Residential Travel Plan Co-ordinator performs his duties as referred to in paragraph 8 above

SCHEDULE 10

Canal Improvements

1. The Residential Owner hereby covenants with the Council not to permit Occupation of any Residential Units in Residential Phase 1C until the Residential Land Canal Improvement Contribution is paid to the Council
2. Prior to Occupation of any Residential Units in Phase 1C the Residential Owner shall use reasonable endeavours to:-
 - 2.1 at its cost install a capped off 25 mm water, foul and 12kva single phase electricity supply to the Residential Land Canal boundary;
 - 2.2 at its cost provide suitable mooring fixing points (rings/bollards) to a specification to be agreed in writing by the Canal Owner for the purposes of securing a wide beam vessel in the Canal to the boundary of the Residential Land;
 - 2.3 grant to the Canal Owner the necessary rights to enable the Canal Owner, subject to receipt of the Residential Land Canal Improvement Contribution from the Council at its cost to provide if considered necessary by the Canal Owner (and thereafter maintain in good condition);
 - 2.3.1 one pontoon with one mooring for either a commercial or leisure use as agreed in writing between the Residential Owner and the Canal Owner along the Residential Development frontage;
 - 2.3.2 water and electricity metering to serve the one mooring and its future users; and
 - 2.3.3 necessary mooring infrastructure (including access ramps, handrails, gates, pontoon support brackets, utility distribution boards/kiosks where applicable) in support of the canalside mooring and refuse facilities in support of the mooring subject to approval of the details by the Residential Owner
 - 2.4 to grant the following rights at nil cost to the Canal Owner:
 - 2.4.1 a right of way (a safe passage) at all times over the pedestrian routes (following Practical Completion of the Residential Development) to the Residential Land Canal frontage to obtain pedestrian access and egress from the mooring;
 - 2.4.2 the right to allow the Canal Owner to enter upon the Residential Land over the identified pedestrian routes, subject to any reasonable agreed provisos agreed in writing between the Residential Owner and the Canal Owner, with or without workman and any necessary materials, plant, machinery, equipment and apparatus for the purposes of inspecting, cleaning, repairing, maintaining and renewing the mooring infrastructure and service media where the works concerned cannot otherwise reasonably be done without such access;
 - 2.4.3 the right, following construction of the mooring by the Canal Owner for persons authorised by them to moor at the mooring one leisure or commercial craft, narrow boat or other form of water based craft of a type specified by the Canal Owner and as agreed with the Residential Owner;
 - 2.4.4 the right following construction of the mooring for the Canal Owner and all persons authorised by them and their servants, agents and customers at any

time to enter the Canalside area along the Residential Land immediately adjoining the mooring in order to gain access and egress from the mooring; and

2.4.5 the right for free and uninterrupted passage of running water, electricity and foul drainage.

3. If the Residential Land is sold to another party, these rights are to remain.
4. For the avoidance of doubt, any income derived from boat licences and mooring is payable in full to the Canal Owner.

SCHEDULE 11

Drainage Mitigation

The Residential Owner hereby covenants with the Council as follows:-

1. The Residential Owner shall prior to the first Occupation of the Residential Development submit a Drainage Management and Maintenance Plan
2. Not to allow Occupation or cause or allow or permit to be Occupied any part of the Residential Development until the Drainage Management and Maintenance Plan is approved by the Council in writing and is implemented by the Residential Owner
3. The Residential Owner will have regard to any reasonable recommendations made by the Council as to further requirements that should be included in the Drainage Management and Maintenance Plan
4. To observe and perform the requirements, objectives, recommendations and principles of the Drainage Management and Maintenance Plan for the lifetime of the Residential Development

SCHEDULE 12

Proposed Bridge Safeguarded Land

1. Save as set out in Paragraph 4 below the Residential Owner covenants not to construct or permit construction of any buildings of a permanent nature on the Proposed Bridge Safeguarded Land for a period of 15 (fifteen) years from the Commencement of Development of the Residential Development
2. In the event the Council decides to bring forward the Proposed Bridge the Council shall consult with the Residential Owner on the outline design for the Proposed Bridge to minimise its impact on the Residential Development and shall take the Residential Owner's comments into account in finalising its detailed design for the Proposed Bridge
3. Subject to paragraph 1 in the event the Council serves the Proposed Bridge Rights Notice on the Residential Owner the Residential Owner shall within a reasonable period transfer or grant such rights of access or interests in the Proposed Bridge Safeguarded Land and the Proposed Bridge Access Corridor to the Council as are reasonably necessary to facilitate the construction and future use of the Proposed Bridge AND FOR THE AVOIDANCE OF DOUBT:-
 - 3.1 the Residential Owner shall not be responsible for any costs claims or losses or damage whatsoever associated with or arising from (without limitation) the construction, repair or maintenance of the Proposed Bridge or any third party claim made in relation thereto and the Council shall indemnify the Residential Owner against all such costs claims or losses or damage in this paragraph 3.1 including any costs claims or losses or damage to the Residential Land associated with or arising from the construction, repair or maintenance of the Proposed Bridge;
 - 3.2 the transfer or grant of such rights of access or interests shall not prejudice the access, use and operation of the Residential Development or the supply of existing or new service media that may serve the Residential Development;
 - 3.3 the Council shall observe the Residential Owner's reasonable estate covenants in respect of the Residential Development and for health and safety purposes; and
 - 3.4 the Council shall construct and complete the Proposed Bridge on the Proposed Bridge Safeguarded Land in accordance with the Necessary Consents (Proposed Bridge) as soon as reasonably practicable following the grant or transfer of such rights or interests and in any event shall complete the Proposed Bridge on the Proposed Bridge Safeguarded Land no later than five years from the date of grant or transfer of such rights or interests
4. The covenant in Paragraph 1 shall not apply to any of the following:-
 - 4.1 all works forming part of the Residential Development as authorised by the Planning Permission;
 - 4.2 any landscaping works;
 - 4.3 any works required to the adjoining Canal; and
 - 4.4 all works of repair maintenance or other works (temporary or otherwise) required from time to time to the Canal and/or the Residential Development and/or the Residential Land Public Open Space

5. In the event that the Council or the Residential Owner are notified at any time that the Proposed Bridge will not be constructed or will be constructed elsewhere the covenants in this Schedule shall automatically cease to have effect.

SCHEDULE 13

Car Club

1. Prior to first Occupation of the Residential Development the Residential Owner shall submit to the Council for approval details of an agreement with a Car Club Operator providing for Car Club Membership and a Car Club Voucher ("the Car Club Scheme")
2. The Residential Development shall not be Occupied unless and until the Car Club Scheme has been approved in writing by the Council and implemented by the Residential Owner
3. The Residential Owner shall procure the establishment and promotion of a Car Club on the Residential Land in accordance with the Car Club Scheme and the Residential Development shall not be first Occupied unless and until a Car Club Scheme has been established with at least two car parking spaces reserved for use of the Car Club Scheme.
4. The Residential Owner shall secure that a further three car parking spaces are reserved for the use of the Car Club Scheme at the Residential Development before Occupation of 750 Residential Units and shall provide and shall thereafter retain the five car parking spaces for a minimum period of three years from the date of first provision of each space
5. In the event that the evidence submitted to the Council pursuant to paragraph 6 of Schedule 9 is reasonably sufficient to justify the need to provide up to a further five car parking spaces in total on the Residential Land then the Residential Owner shall agree the location and number of those car parking spaces with the Council and make available the agreed number of additional car parking spaces reserved for use of the Car Club Scheme prior to Occupation of 90% of the Residential Units and shall provide and thereafter retain those additional car parking spaces for a minimum period of three years from the date of first provision of each space
6. If after three years from the date of first provision one or more car club spaces are no longer utilised by a Car Club Operator despite the Residential Owner using its reasonable endeavours to secure such use then the Residential Owner may use such spaces for an alternative use with the prior written approval from the Council

SCHEDULE 14

Residential Land Public Open Space

Part 1

1. The Residential Owner covenants not to permit Occupation of each Residential Phase of the Residential Development until the following is completed:
 - 1.1 To lay out the Residential Land Public Open Space within that Residential Phase substantially in the position shown on the Residential Land Public Open Space Plan in accordance with details approved in the Planning Permission for the purpose of accommodating the Residential Land Public Open Space;
2. The Residential Owner covenants with the Council as follows:
 - 2.1 To allow public access to the Residential Land Public Open Space within each Residential Phase from the date of Occupation of the final Residential Unit within that Residential Phase PROVIDED ALWAYS that the Residential Owner may close and/or prevent public use or access to the Residential Land Public Open Space in the case of:
 - 2.1.1 fire, flooding, emergency or other disaster or circumstances making continued public access unsafe or otherwise inappropriate, or for reasons of security or public safety, except that such closure shall not continue for more than is reasonably necessary;
 - 2.1.2 a requirement to carry out maintenance, repairs, cleaning, renewal to the open space and public realm and any adjoining buildings or service media serving such adjoining buildings that is necessary or required provided that any works shall be undertaken in such a way as to cause minimum disruption to the public; and
 - 2.1.3 for the avoidance of doubt it is intended that those parts of the Residential Land Public Open Space shall remain private and shall not become or be designated as public highway, public footpath or public open space as a result of this Schedule and the Residential Owner shall be permitted to take such steps as are necessary to ensure that this is the case, including without limitation, erecting appropriate signage and/or closing public routes to the public for up to two days per annum so that the permissive nature of the public's access to the Residential Land Public Open Space is clear FURTHER PROVIDED THAT the Residential Owner shall stagger the closure of the Residential Land Public Open Space to ensure that public access to the whole of the Residential Land Public Open Space is not prevented at any one time
3. Prior to first Occupation of each Residential Phase the Residential Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the Council for that Residential Phase
4. To maintain the Residential Land Public Open Space at the Residential Owner's cost to a reasonable standard in accordance with the Residential Landscape Management and Maintenance Plan for each Residential Phase
5. In the event that the Council constructs that part of the Proposed MMT Scheme on any land identified as Residential Land Public Open Space as shown on the Residential Land Public Open Space Plan pursuant to Schedule 4 of this Deed then the provisions of this Schedule 14 shall no longer apply to that part of the Residential Land Public Open Space.

-
6. The Residential Owner covenants that it shall not install gates to prevent public access to the Residential Land Public Open Space

Part 2

7. Prior to Commencement of the Residential Development the Residential Owner shall pay the Cranford Park Improvement Contribution to the Council.

SCHEDULE 15

Residential Land Public Art and Heritage Provision

Part 1 – Onsite Provision

1. The Residential Owner covenants not to permit Occupation of a Residential Phase of the Development until the Residential Owner has obtained from the Council its written approval of the Residential Land Public Art and Heritage Provision for that Residential Phase
2. The Residential Land Public Art and Heritage Provision shall be prepared by the Residential Owner in accordance with the Public Art and Heritage Strategy unless otherwise agreed with the Council in writing
3. In the event that the Council has not approved the Residential Land Public Art and Heritage Provision for a Residential Phase within 30 Working Days of its submission to the Council and the provision complies with the Public Art and Heritage Strategy the Residential Land Public Art and Heritage Provision for that Residential Phase shall be deemed to be approved
4. The Residential Owner shall procure and install the Residential Land Public Art and Heritage Provision at the locations shown on the Residential Land Public Art and Heritage Provision Location Plan within the relevant Residential Phases prior to Occupation of the last Residential Unit within each relevant Residential Phase unless otherwise agreed in writing with the Council
5. The Residential Owner shall maintain the Residential Land Public Art and Heritage Provision installed on the Residential Land for the lifetime of the Residential Development

Part 2 – War Memorial

The Residential Owner hereby covenants with the Council as follows:-

6. Prior to Occupation of any Residential Unit in Residential Phase 1 to restore the Nestle War Memorial to its original position within the retained foyer of Block F1 in the main factory building retained entrance as shown on plan 11 annexed at Appendix 2 to this Deed
7. To allow public access for 11 days from 09:00 to 19:00 prior to 11th November each year and by appointment any other time of the year subject to visitors prior agreement to comply with the Residential Owner's health and safety requirements and other reasonable access arrangements
8. To maintain the Nestle War Memorial for the lifetime of the Residential Development

SCHEDULE 16

Residential Development Monitoring Sum

The Residential Owner hereby covenants with the Council as follows:

1. Upon Commencement of the following Residential Phases of the Residential Development to pay to the Council the Residential Development Monitoring Sum in six equal instalments as follows:-

Phase	Amount of Residential Development Monitoring Sum to be paid
Phase 1a	1/6 of the Residential Development Monitoring Sum
Phase 2	1/6 of the Residential Development Monitoring Sum
Phase 3	1/6 of the Residential Development Monitoring Sum
Phase 4	1/6 of the Residential Development Monitoring Sum
Phase 5	1/6 of the Residential Development Monitoring Sum
Phase 6a	1/6 of the Residential Development Monitoring Sum

INDUSTRIAL LAND PLANNING OBLIGATIONS

SCHEDULE 17

Transport and Highways

1. Industrial Land Additional Bus Capacity Contribution
 - 1.1 Not to permit Occupation of the Development on the Industrial Land until the Industrial Owner has paid to the Council the Industrial Land Additional Bus Capacity Contribution
2. Parking Permit Restriction
 - 2.1 The Industrial Owner shall procure that prior to Occupying any Industrial Unit tenant and/or employee is informed that they shall not be entitled to be granted a Parking Permit to park a vehicle in a Parking Management Scheme zone currently operating (or operating in the future) in the vicinity of the Industrial Land (unless the Occupant is a holder of a disabled badge pursuant to section 21 of the Chronically Sick and Disabled Persons Act 1970) and to acknowledge for itself and any successor in title to the Industrial Land that this provision will remain permanently in place
 - 2.2 The Industrial Owner shall not permit Occupation of an Industrial Unit unless and until such tenant and/or employee has waived all rights and entitlement to a Parking Permit issued by the Council to park a vehicle in a Parking Management Scheme zone or otherwise to apply to park (unless the Occupier concerned becomes entitled to a Disabled Person's Badge), and where such person has been notified by the Industrial Owner in accordance with paragraph 2.1 above that person shall thereby be taken as having waived all rights and entitlements to a Parking Permit or otherwise to apply to park as required by this paragraph 2.2
 - 2.3 If a Parking Permit is issued in respect of an Industrial Unit it shall be surrendered to the Council within seven (7) days of written demand
 - 2.4 Where the Industrial Owner has notified a tenant and/or employee of an Industrial Unit of the restriction pursuant to paragraph 2.1 the Industrial Owner's obligation shall be discharged and if such tenant and/or employee has applied or obtained a permit the Council may only be entitled to take action against that tenant and/or employee and not against the Industrial Owner
3. Industrial Land Legible London Contribution
 - 3.1 The Industrial Owner covenants:-
 - 3.1.1 prior to Commencement of Development on the Industrial Land to pay to the Council 50% of the Industrial Land Legible London Contribution; and
 - 3.1.2 prior to Occupation of the Industrial Development to pay to the Council the remaining 50% of the Industrial Land Legible London Contribution

SCHEDULE 18

Proposed MMT Scheme

Part 1

- 1. The Industrial Owner covenants**
- 1.1 Save as set out in Paragraph 1.4 of this Part 1 below not to construct or permit construction of any buildings of a permanent nature on the Proposed MMT Scheme Safeguarded Land within the Industrial Land for a period of 15 (fifteen) years from the Commencement of the Development on the Industrial Land save that such covenant shall not apply to the following works:-**
 - 1.1.1 all works forming part of the Industrial Development as authorised by the Planning Permission;**
 - 1.1.2 any landscaping works; and**
 - 1.1.3 all works of repair maintenance or other works (temporary or otherwise) required from time to time to the Industrial Development.**
- 1.2 In the event the Council decides to bring forward the Proposed MMT Scheme the Council shall consult with the Industrial Owner on the outline design for the Proposed MMT Scheme to minimise its impact on the Industrial Development (including as to the location of bus stops and other highway infrastructure along Nestles Avenue and the proposed boundary treatment between the Proposed MMT Scheme and the Industrial Development) and shall take the Industrial Owner's comments into account in finalising its detailed design for the Proposed MMT Scheme**
- 1.3 In the event the Council serves the Proposed MMT Scheme Rights Notice on the Industrial Owner the Industrial Owner shall:-**
 - 1.3.1 Within a reasonable period agreed with the Council, transfer or grant such rights of access or interests in the Proposed MMT Scheme Safeguarded Land forming part of the Industrial Land to the Council as are reasonably necessary to facilitate the construction and delivery of the Proposed MMT Scheme on reasonable terms at no cost to the Council BUT FOR THE AVOIDANCE OF DOUBT:-**
 - 1.3.1.1 the Industrial Owner shall not be responsible for any costs claims or losses or damage whatsoever associated with or arising from (without limitation) the construction, use, repair or maintenance of the Proposed MMT Scheme or any third party claim made in relation thereto and the Council shall indemnify the Industrial Owner against all such costs claims or losses or damage in this paragraph 1.3.1.1 including any costs claims or losses or damage to the Industrial Land associated with or arising from the construction, use, repair or maintenance of the Proposed MMT Scheme;**
 - 1.3.1.2 the transfer or grant of such rights of access or interests shall not prejudice the access, use and operation of the Industrial Development or the supply of existing or new service media between Nestles Avenue and the Industrial Development across the Proposed MMT Scheme Safeguarded Land**

- 1.3.1.3. the Council shall observe the Industrial Owner's reasonable estate covenants in respect of the Industrial Development and for health and safety purposes
- 1.3.1.4. the Council shall commence construction of the Proposed MMT Scheme on the Proposed MMT Scheme Safeguarded Land within the Industrial Land in accordance with the Necessary Consents (Proposed MMT Scheme) as soon as reasonably practicable following the grant or transfer of such rights or interests and in any event shall complete the Proposed MMT Scheme on the Proposed MMT Scheme Safeguarded Land within the Industrial Land no later than three years from the date of grant or transfer of such rights or interests; and
- 1.3.1.5. within a reasonable period agreed with the Council, dedicate such part of the Proposed MMT Scheme Safeguarded Land within the Industrial Land required for the Proposed MMT Scheme as highway maintainable at the public expense

- 1.4 In the event that the Industrial Owner is notified that the Proposed MMT Scheme will not be implemented the covenants in Part 1 of this Schedule shall immediately cease to have effect

Part 2

- 2. The Industrial Owner shall pay the Industrial Land Proposed MMT Scheme Contribution to the Council as follows:-
 - 2.1 Either on the date that is one (1) year following legal completion of the grant of rights to the Council to deliver the Proposed MMT Scheme pursuant to Paragraph 1.3 of Part 1 of this Schedule; or
 - 2.2 Such earlier date (at the Industrial Owner's absolute discretion) which shall be no earlier than 1 January 2019 and not later than 1 January 2024

SCHEDULE 19

Industrial Land Employment and Training Strategy

1. The Industrial Owner covenants with the Council to procure that the Industrial Land Employment and Training Strategy (or such alternative strategy as may be agreed with the Council in writing) is observed and performed for the duration of the Construction Period of the Industrial Development
2. The Industrial Owner covenants with the Council to pay the Industrial Land Employment and Training Contribution to the Council in accordance with the Industrial Land Employment and Training Strategy

SCHEDULE 20

Workplace Travel Plan

1. The Industrial Owner shall prior to Occupation of the Industrial Development pay to the Council the Framework Workplace Travel Plan Monitoring Contribution
2. Prior to Occupation of the Industrial Development the Industrial Owner shall pay to the Council the Framework Travel Plan Default Contribution which shall be available to the Council subject to the provisions of Schedule 2 to this Deed
3. The Industrial Owner covenants with the Council as follows:-
 - 3.1 Procure compliance with the Framework Workplace Travel Plan as soon as reasonably practicable;
 - 3.2 The Industrial Development will not be Occupied until an Travel Plan Co-ordinator has been appointed in respect of the Industrial Development; and
 - 3.3 The terms of the Framework Workplace Travel Plan shall remain in place for not less than the Travel Plan Monitoring Period
4. The Industrial Owner shall procure that individual tenants of each Industrial Unit within the Industrial Development shall within three months of first Occupation of the relevant unit submit to the Council for approval individual Travel Plans and confirm the identity of the individual tenant Travel Plan Co-ordinator
5. The Industrial Owner shall procure that individual tenants of each Industrial Unit shall following approval by the Council of each individual Travel Plan implement the approved Travel Plan as soon as reasonably practicable and in any event no later than 6 months from first Occupation of each Industrial Unit and comply with it for the Travel Plan Monitoring Period
6. The Industrial Owner shall procure that each tenant Travel Plan Co-ordinator shall monitor and review each Travel Plan and shall undertake the following:-
 - 6.1 An initial Travel Plan Monitoring survey no later than 3 months from first Occupation of the Industrial Development;
 - 6.2 Further Travel Plan monitoring surveys on the third and fifth anniversaries of the first monitoring survey;
 - 6.3 To make available to the Council as soon as reasonably practicable after each Travel Plan monitoring survey the following:-
 - 6.3.1 Travel Plan monitoring reports which shall be based on surveys using the TRAVL methodology;
 - 6.3.2 statistical summaries of the modes of transport used by Occupiers of each Industrial Unit;
 - 6.3.3 identifiable excesses in car ratio when measured against the Travel Plan targets;
 - 6.3.4 results of any consultation that have taken place with Occupiers of each Industrial Unit where applicable;

6.3.5 reports produced in iTRACE approved format; and

6.3.6 any other information as agreed in writing by the Council

SCHEDULE 21

Canal Improvements

1. Prior to Occupation of the Industrial Development the Industrial Owner shall pay to the Council the Industrial Land Canal Improvement Contribution
2. Prior to Occupation of the Industrial Development the Industrial Owner shall use reasonable endeavours to:-
 - 2.1 at its cost install a capped off 25mm water, foul and 18kva three phase electricity supply to the Industrial Land Canal boundary;
 - 2.2 at its cost provide an adequate refuse area for the use by 6 (six) leisure craft moored adjacent to the Industrial Land;
 - 2.3 grant to the Canal Owner the necessary rights to enable the Canal Owner, subject to receipt of the Industrial Land Canal Improvement Contribution from the Council at its cost to provide if considered necessary by the Canal Owner (and thereafter maintain in good condition):-
 - 2.3.1 two pontoons for a total of six moorings along the Industrial Development frontage for leisure use only
 - 2.3.2 water and electricity metering to serve the six moorings and their future users
 - 2.3.3 necessary mooring infrastructure (including access ramps, handrails, gates, pontoon support brackets, utility distribution boards/kiosks where applicable) and refuse facilities in support of the moorings subject to approval of the details by the Industrial Owner.
 - 2.4 grant the following rights at nil cost to the Canal Owner:
 - 2.4.1 a right of way (a safe passage) at all times over the pedestrian routes (following Practical Completion of the Industrial Development) to the Industrial Land Canal frontage to obtain pedestrian access and egress from the moorings
 - 2.4.2 the right to allow the Canal Owner to enter upon the Industrial Land over the identified pedestrian routes, subject to any reasonable agreed provisos agreed in writing between the Industrial Owner and the Canal Owner, with or without workman and any necessary materials, plant, machinery, equipment and apparatus for the purposes of inspecting, cleaning, repairing, maintaining and renewing the moorings infrastructure refuse area and service media where the works concerned cannot otherwise reasonably be done without such access
 - 2.4.3 the right to provide suitable uninhibited vehicular access to a short term service bay or similar car parking space for the use of the Canal Owner and/or its contractors visiting the moorings
 - 2.4.4 the right, following construction of the moorings by the Canal Owner for persons licensed by the Canal Owner to moor at the moorings up to six leisure craft (including without limitation craft, narrow boats and other form of water based craft of a type specified by the Canal Owner) PROVIDED THAT these are for leisure mooring use only

-
- 2.4.5 the right following construction of the moorings for the Canal Owner and all persons authorised by them and their servants, agents and customers at any time to enter the Canalside area along the Industrial Land immediately adjoining the moorings in order to gain access and egress from the mooring
 - 2.4.6 the right for free and uninterrupted passage of running water, electricity and foul drainage
 3. If the Industrial Land is sold to another party, the rights in this Schedule are to remain.
 4. For the avoidance of doubt, any income derived from boat licences and mooring is payable in full to the Canal Owner.

SCHEDULE 22

Industrial Land Public Open Space

1. Prior to first Occupation of the Industrial Development the Industrial Owner hereby covenants with the Council as follows:-
 - 1.1 To lay out the Industrial Land Public Open Space within the Industrial Land substantially in the position shown on the Industrial Land Public Open Space Plan in accordance with details approved in the Planning Permission for the purpose of accommodating the Industrial Land Public Open Space
2. The Industrial Owner covenants with the Council as follows:-
 - 2.1 To allow public access to the Industrial Land Public Open Space from the date of first Occupation of the Industrial Development PROVIDED ALWAYS that the Industrial Owner may close and/or prevent public use or access to the Industrial Land Public Open Space in the case of:-
 - 2.1.1 fire, flooding, emergency or other disaster or circumstances making continued public access unsafe or otherwise inappropriate, or for reasons of security or public safety, except that such closure shall not continue for more than is reasonably necessary;
 - 2.1.2 a requirement to carry out maintenance, repairs, cleaning, renewal to the open space and public realm and any adjoining buildings or service media serving such adjoining buildings that is necessary or required provided that any works shall be undertaken in such a way as to cause minimum disruption to the public; and
 - 2.1.3 for the avoidance of doubt it is intended that those parts of the Industrial Land Public Open Space shall remain private and shall not become or be designated as public highway, public footpath or public open space as a result of this Schedule and the Industrial Owner shall be permitted to take such steps as are necessary to ensure that this is the case, including without limitation, erecting appropriate signage and/or closing public routes to the public for up to two days per annum so that the permissive nature of the public's access to the Industrial Land Public Open Space is clear
3. Prior to first Occupation of the Industrial Development the Industrial Landscape Management and Maintenance Plan shall be submitted to and approved in writing by the Council
4. To maintain the Industrial Land Public Open Space at the Industrial Owner's cost to a reasonable standard in accordance with the Industrial Landscape Management and Maintenance Plan
5. In the event that the Council constructs that part of the Proposed MMT Scheme on any land identified as Industrial Land Public Open Space as shown on the Industrial Land Public Open Space Plan pursuant to Schedule 18 of this Deed then the provisions of this Schedule 22 shall no longer apply to that part of the Industrial Land Public Open Space
6. The Industrial Owner covenants that it shall not install gates to prevent public access to the Industrial Land Public Open Space

SCHEDULE 23

Industrial Land Public Art and Heritage Provision

1. The Industrial Owner covenants not to permit Occupation of the Industrial Development until the Industrial Owner has obtained from the Council its written approval of the Industrial Land Public Art and Heritage Provision
2. The Industrial Land Public Art and Heritage Provision shall be prepared by the Industrial Owner in accordance with the Public Art and Heritage Strategy unless otherwise agreed with the Council in writing
3. In the event that the Council has not approved the Industrial Land Public Art and Heritage Provision within 15 Working Days of its submission to the Council and the provision complies with the Public Art and Heritage Strategy the Industrial Land Public Art and Heritage Provision shall be deemed to be approved.
4. The Industrial Owner covenants to procure and install the Industrial Land Public Art and Heritage Provision within the area shown on the Industrial Land Public Art and Heritage Provision Location Plan prior to Occupation of the Industrial Development unless otherwise agreed with the Council
5. The Industrial Owner shall maintain the Industrial Land Public Art and Heritage Provision installed on the Industrial Land for the lifetime of the Industrial Development

SCHEDULE 24

Monitoring Sum

The Industrial Owner hereby covenants with the Council as follows:-

1. On Commencement of Development on the Industrial Land to pay to the Council the Industrial Development Monitoring Sum

SCHEDULE 25

Drainage Mitigation

The Industrial Owner hereby covenants with the Council as follows:-

1. The Industrial Owner shall prior to the first Occupation of the Industrial Development submit a Drainage Management and Maintenance Plan
2. Not to allow Occupation or cause or allow or permit to be Occupied any part of the Industrial Development until the Drainage Management and Maintenance Plan is approved by the Council in writing and is implemented by the Industrial Owner
3. The Industrial Owner will have regard to any reasonable recommendations made by the Council as to further requirements that should be included in the Drainage Management and Maintenance Plan
4. To observe and perform the requirements, objectives, recommendations and principles of the Drainage Management and Maintenance Plan for the lifetime of the Industrial Development

APPENDIX 1

Public Art and Heritage Strategy

- 1. Public art and heritage proposals shall relate in a legible way to themes of:-**
 - 1.1 coffee and chocolate - nature, manufacture, trade, and domestic life;**
 - 1.2 the site - the Nestle factory; the conservation area; its contents, history, buildings, its people, its memories;**
 - 1.3 Eugene Sandow - health and fitness;**
 - 1.4 context and community - road, rail and canal, Hayes and Harlington's wider narratives; local and international**

- 2. Public art and heritage proposals may comprise:-**
 - 2.1 a newly commissioned piece of public artwork including sculptures and statues;**
 - 2.2 a reclaimed/found object from the former Nestle Factory building;**
 - 2.3 a mural or painting displayed on the façade or wall (or part) of a building;**
 - 2.4 historic building and site interpretation panels; and**
 - 2.5 provision of other relevant material and information in relation to the site such as historic archive material to be displayed on site**

APPENDIX 2

S106 Plans

- Plan 1 : The Property**
- Plans 2a – 2j : Affordable Housing Location Plans**
- Plan 3 : Canteen Building Plan**
- Plan 4 : Industrial Land Public Art and Heritage Location Plan**
- Plan 5 : Industrial Land Public Access Plan**
- Plan 6 : Offsite Highways Plan 1**
- Plan 7 : Offsite Highways Plan 2**
- Plan 8 : Offsite Highways Plan 3**
- Plan 9 : Proposed Bridge Safeguarded Land Plan**
- Plan 10 : Proposed MMT Scheme Safeguarded Land Plan**
- Plan 11 : Residential Land Public Art and Heritage Location Plan**
- Plan 12 : Residential Land Public Open Space Plan**
- Plan 13 : Residential Phasing Plan**



MEMBER OF THE COUNCIL
 AUTHORISED OFFICER
Sir Charles
Director

MEMBER OF THE COUNCIL
C. Chapman
AUTHORISED OFFICER
R. Kelly



BARRATT
 Group
SEGRO

— Boundary red line (Residential Land)
 [Color key: Light blue for Shared Ownership, Dark blue for Affordable Rent]
 Shared Ownership Affordable Rent

NORTH
 SCALE: 1:1000
 DATE: 10/11/14

MAKOWER FORMER NESTLE FACTORY, HAYES
 AFFORDABLE HOUSING LOCATION PLAN
 ANCHORS ARCHITECTS
 0412 880 880
 1/1
 Plan 42a use 01



MAKOWER FORMER NESTLÉ FACTORY, HAYES
 AFFORDABLE HOUSING LOCATION PLANS
 MP 40
 ARCHITECTS
 WINDHAM & PARTNERS
 54-55 Park Street, London W1P 1PL



Shared Ownership
 Affordable Housing

Boundary red line (Matters of Land)

BARRATT
 SEGRO

Chopra
 MEMBER OF
 THE COUNCIL
 AUTHORIZED
 OFFICER
20/10/17

J.P.P.



Handwritten notes and signatures in the top left corner, including what appears to be 'D. 11.6.12' and a signature.

Handwritten signature: M. Chapman
 MEMBER OF THE COUNCIL
 AUTHORIZED OFFICER
Handwritten signature: B. Jolley



Legend:
 [Blue box] Shared Ownership
 [Red box] Affordable Rented

--- Boundary not the Ownership Limit



Handwritten notes:
 1.10.17
 A

MEMBER OF THE COUNCIL
Signature
 CHAIRMAN

AUTHORISED OFFICER
Signature
 J. Waller

MAKOWER FORMER NESTLE FACTORY, HAYES
 ARCHITECTS AFFORDABLE HOUSING LOCATION PLANS NP 603
 10/10/17
 Plan 02d 01



Shared Ownership
 Affordable Rental

Boundary red line (Residential Land)

BARRATT
 — London —
SEGRO



MEMBER OF THE COUNCIL
 Chris Chapman
 AUTHORIZED OFFICER
 Kelly

MAKOWER FORMER NESTLE FACTORY, HAVES
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 www.makower.com
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DAIP

MEMBER OF THE COUNCIL
Chapman
 AUTHORISED OFFICER
B. Walker

Boundary and the Residential Land

Stand Ownership
Affordable Rented



Alan Chapman MEMBER OF THE COUNCIL
Blakely AUTHORISED OFFICER

D. M. P.



Handwritten notes and signatures:
 D.M.P.
 [Signature]

Handwritten notes:
 MEMBER OF THE COUNCIL
 [Signature]
 S. Kelly
 AUTHORIZED OFFICER

MAKOWER FORMER NESTLE FACTORY, HAYES
 AFFORDABLE HOUSING LOCATION PLANS
 ARCHITECTS
 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Shared Ownership
 Affordable Rent

Boundary red line (Residential Land)

BARRATT
 — LONDON —
SEGRO



D.P.P.F.
11/11

Chapman
MEMBER OF
THE COUNCIL

B. Bradley
AUTHORISED
OFFICER

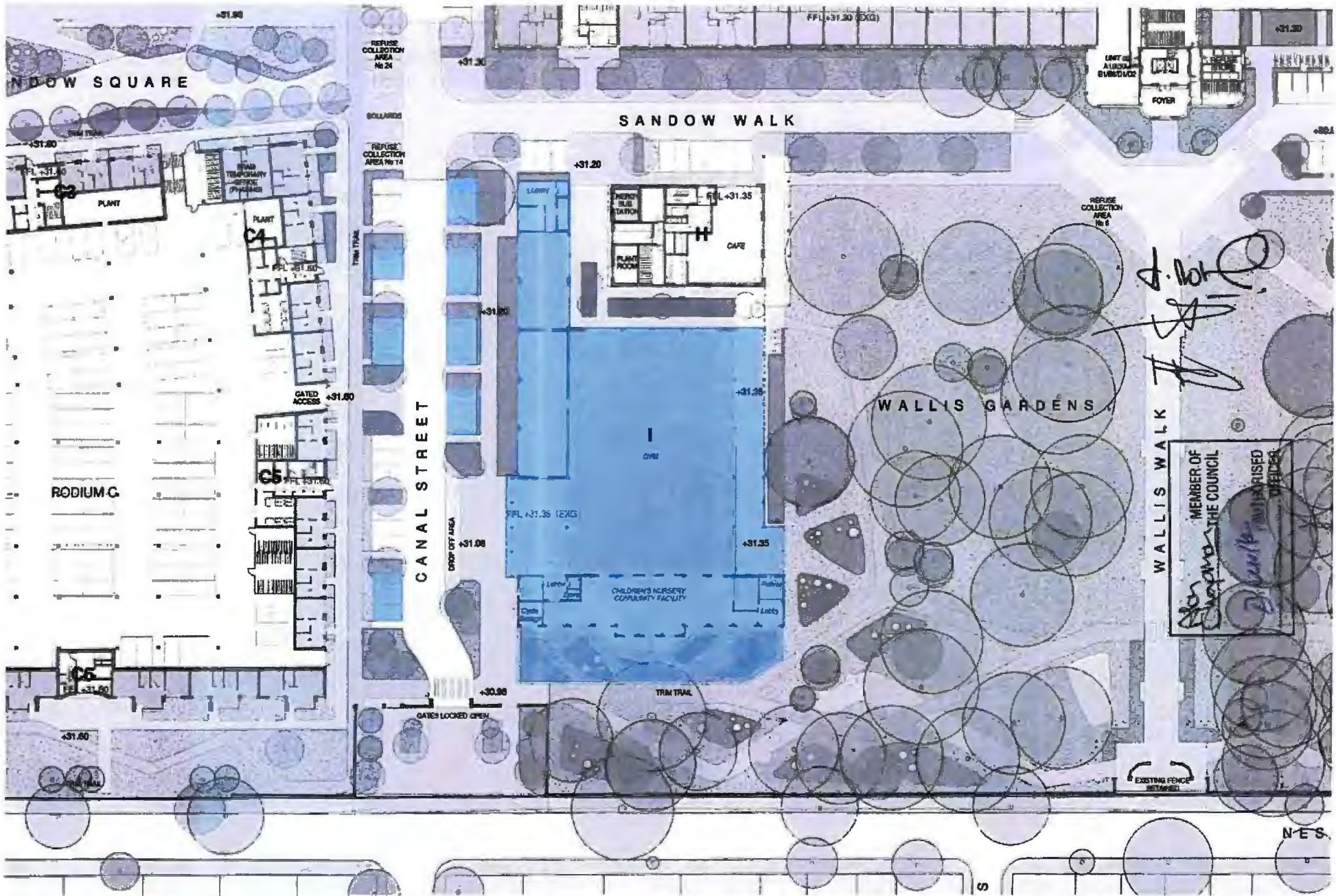


MEMBER OF THE COUNCIL
Chris Chapman
 CHAIRMAN

AUTHORISED OFFICER
David

4.11.18

AP



J. Holt
[Signature]

MEMBER OF THE COUNCIL
 UNAPPROVED
 UNAPPROVED
 UNAPPROVED

Canteen building including 20 ancillary car parking spaces and public open space

NO.	DATE	DESCRIPTION	BY	CHECKED
1	12/11/10	ISSUED FOR PERMIT	JM	AM
2	12/11/10	ISSUED FOR PERMIT	JM	AM
3	12/11/10	ISSUED FOR PERMIT	JM	AM
4	12/11/10	ISSUED FOR PERMIT	JM	AM
5	12/11/10	ISSUED FOR PERMIT	JM	AM

MAKOWER ARCHITECTS **FORMER NESTLE FACTORY, HAYES**
 CANTENEN BUILDING PLAN
 MP 710
 www.makower.com
 12/11/10
 Plan 03 out of 03

BARRATT LONDON
SEGRO



A. Chapra
[Signature]

Alex Chapman MEMBER OF THE COUNCIL
B. [Signature] AUTHORISED OFFICER

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

SEGRO

108 WESTLES AVENUE, HAYES
 SECTION 108 - PLAN 4

DATE: 2014

DATE	SCALE	BY
2014	1:1000	AS
2014	1:1000	AS

30840-LE-0048



NOTES:
 1. All dimensions are in meters.
 2. All dimensions are to the center of the line.
 3. All dimensions are to the center of the wall.
 4. All dimensions are to the center of the column.
 5. All dimensions are to the center of the beam.
 6. All dimensions are to the center of the slab.
 7. All dimensions are to the center of the floor.
 8. All dimensions are to the center of the ceiling.
 9. All dimensions are to the center of the roof.
 10. All dimensions are to the center of the ground level.



KEY:
 PUBLIC ACCESS AREAS
 (SEE SECTION 100)

A. Chapman
B. Udley

A. Chapman MEMBER OF THE COUNCIL
B. Udley AUTHORISED OFFICER

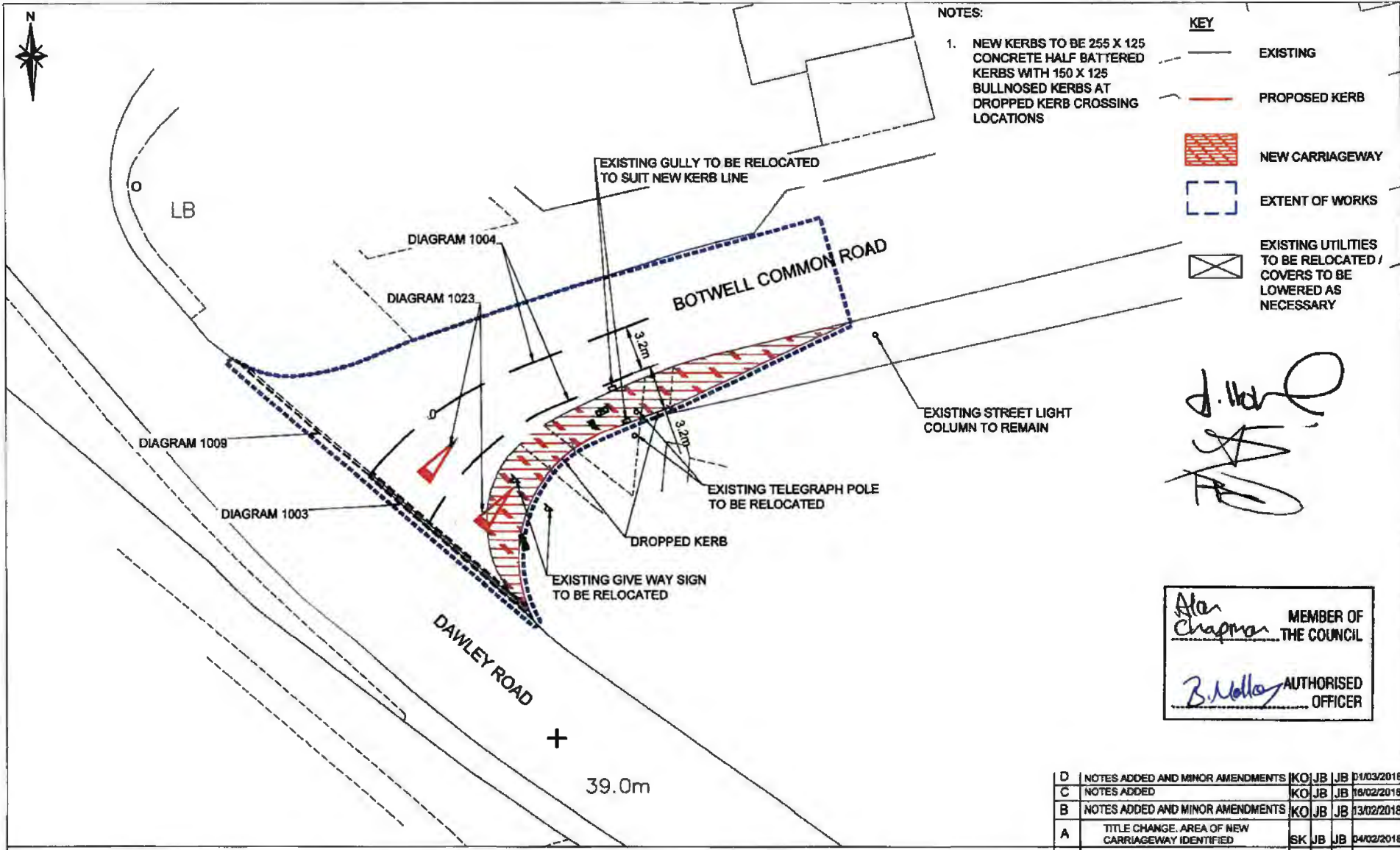
1	REVISIONS	DATE	BY
2	ISSUED FOR PERMIT	10/10/10	SGRO
3	ISSUED FOR PERMIT	10/10/10	SGRO
4	ISSUED FOR PERMIT	10/10/10	SGRO

SEGRO

SEGRO
 100 NESTLES AVENUE, HAYES
 SECTION 100 - PLAN 5

DATE: 10/10/10
 DRAWN: SGRO
 CHECKED: SGRO
 APPROVED: SGRO

PROJECT NO: 30882-LS-0028



- NOTES:**
- NEW KERBS TO BE 255 X 125 CONCRETE HALF BATTERED KERBS WITH 150 X 125 BULLNOSED KERBS AT DROPPED KERB CROSSING LOCATIONS
- KEY**
- EXISTING
 - PROPOSED KERB
 - NEW CARRIAGEWAY
 - EXTENT OF WORKS
 - EXISTING UTILITIES TO BE RELOCATED / COVERS TO BE LOWERED AS NECESSARY

Alan Chapman
B. Nolley

Alan Chapman MEMBER OF THE COUNCIL
B. Nolley AUTHORISED OFFICER

D	NOTES ADDED AND MINOR AMENDMENTS	KO	JB	JB	11/03/2018
C	NOTES ADDED	KO	JB	JB	16/02/2018
B	NOTES ADDED AND MINOR AMENDMENTS	KO	JB	JB	13/02/2018
A	TITLE CHANGE, AREA OF NEW CARRIAGEWAY IDENTIFIED	SK	JB	JB	04/02/2018
Rev	Amendments	Drn	Chk	App	Date

Scale	1:250 @ A3	Date	FEB'17	Designed	DCP
Drawn	DCP	Checked	JB	Approved	JB
Job No	16018-01	Drawing No	16018-01-016	Rev	D

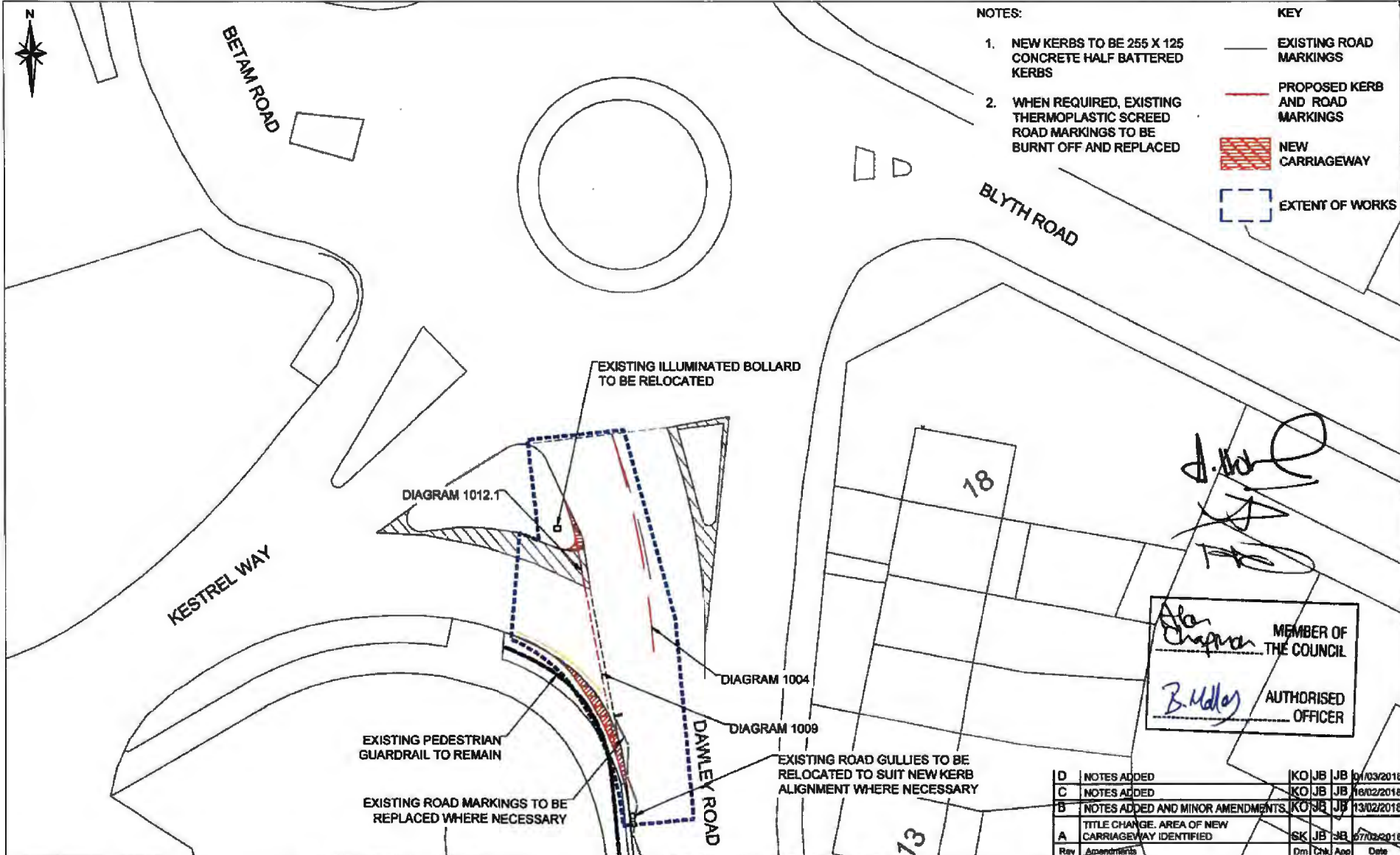
5th Floor,
The Tower Buildings,
York Road,
London
SE1 7YX

Telephone: 0207 442 2225
 E: enquiries@markidesassociates.co.uk
 W: www.markidesassociates.co.uk

Job Title
FORMER NESTLE FACTORY, HAYES

Drawing Title
**OFFSITE HIGHWAYS PLAN 1
 DAWLEY ROAD/ BOTWELL COMMON ROAD PRIORITY JUNCTION
 JUNCTION CAPACITY AND ROAD SAFETY IMPROVEMENTS**

Client
BARRATT LONDON



A. Chapman
MEMBER OF THE COUNCIL

B. Udley
AUTHORISED OFFICER

D	NOTES ADDED	KO	JB	JB	16/03/2018
C	NOTES ADDED	KO	JB	JB	16/02/2018
B	NOTES ADDED AND MINOR AMENDMENTS	KO	JB	JB	13/02/2018
A	TITLE CHANGE. AREA OF NEW CARRIAGEWAY IDENTIFIED	SK	JB	JB	07/02/2018
Rev	Amendments	Drn	Chk	App	Date

5th Floor,
The Tower Building,
York Road
London
SE1 7NS

Telephone: 0207 442 2228

E: enquiries@markidesassociates.co.uk
W: www.markidesassociates.co.uk

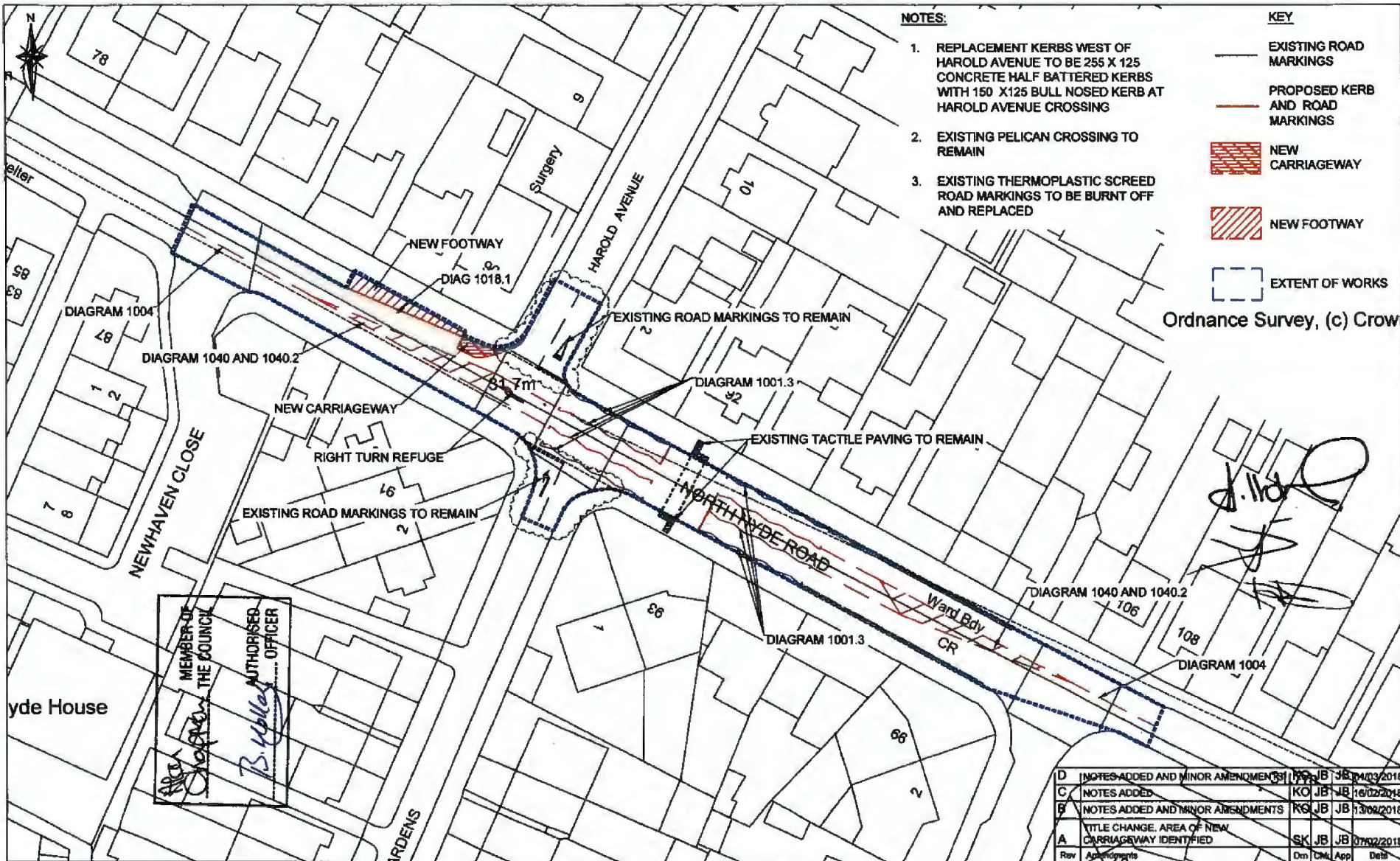
Job Title **FORMER NESTLE FACTORY, HAYES**

Drawing Title **OFFSITE HIGHWAYS PLAN 2**

DAWLEY ROAD / KESTREL WAY / BETAM ROAD / BLYTH ROAD ROUNDABOUT JUNCTION CAPACITY AND ROAD SAFETY IMPROVEMENT

Client **BARRATT LONDON**

Scale	Date	Designed
1:250 @ A3	FEB'17	DCP
Drawn	Checked	Approved
DCP	JB	JB
Job No	Drawing No	Rev
16018-01	16018-01-015	D



NOTES:

1. REPLACEMENT KERBS WEST OF HAROLD AVENUE TO BE 255 X 125 CONCRETE HALF BATTERED KERBS WITH 150 X125 BULL NOSED KERB AT HAROLD AVENUE CROSSING
2. EXISTING PELICAN CROSSING TO REMAIN
3. EXISTING THERMOPLASTIC SCREED ROAD MARKINGS TO BE BURNT OFF AND REPLACED

KEY

- EXISTING ROAD MARKINGS
- PROPOSED KERB AND ROAD MARKINGS
- ▨ NEW CARRIAGEWAY
- ▨ NEW FOOTWAY
- ▭ EXTENT OF WORKS

Ordnance Survey, (c) Crown

MEMBER OF THE COUNCIL
 AUTHORIZED OFFICER
B. Hallett

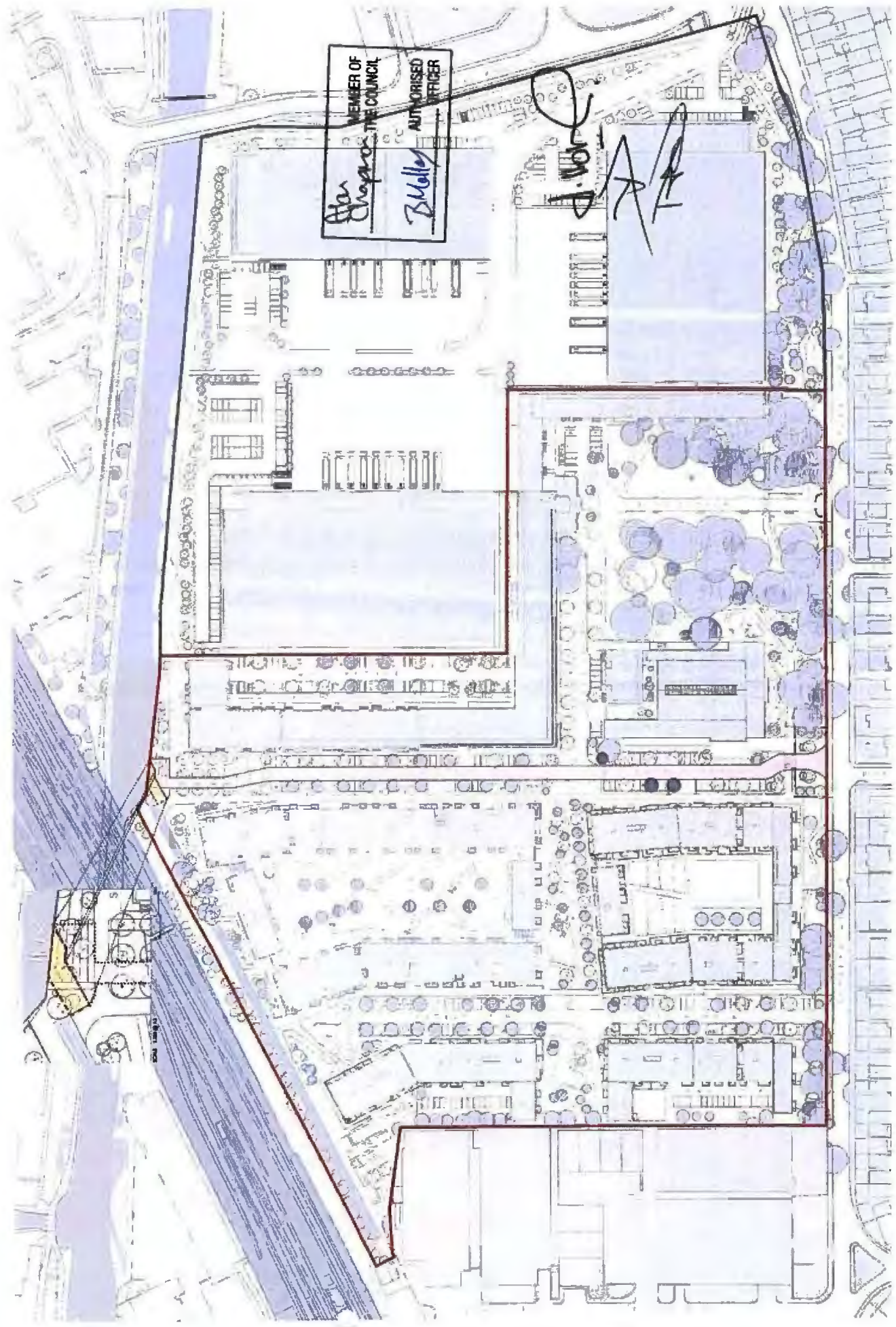
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C	NOTES ADDED	KO	JB	JB	16/02/2018
B	NOTES ADDED AND MINOR AMENDMENTS	KG	JB	JB	13/08/2018
A	TITLE CHANGE, AREA OF NEW CARRIAGEWAY IDENTIFIED	SK	JB	JB	07/02/2018
Rev	Amendments	Drn	CM	App	Date

Scale	1:500 @ A3	Date	NOV '18	Designed	FD
Drawn	FD	Checked	JB	Approved	JB
Job No	16018-01	Drawing No	16018-01-004	Rev	D

9th Floor,
 The Tower Building,
 York Road
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 Telephone: 0207 442 2228
 E: enquiries@markidesassociates.co.uk
 W: www.markidesassociates.co.uk

Job Title **FORMER NESTLE FACTORY, HAYES**
 Drawing Title **OFFSITE HIGHWAYS PLAN 3**
HAROLD AVENUE / NORTH HYDE ROAD PRIORITY JUNCTION
INTRODUCTION OF RIGHT TURN REFUGE IN THE CENTRE OF NORTH HYDE ROAD

Clerk **BARRATT LONDON**



MEMBER OF THE COUNCIL
 AUTHORIZED OFFICER

A. W. C.
B. M. O.

J.W.C.
A.A.



Red line showing the Property Boundary line between Residential Land and Industrial Land

Proposed MHRT scheme safeguarded land (Residential Land)

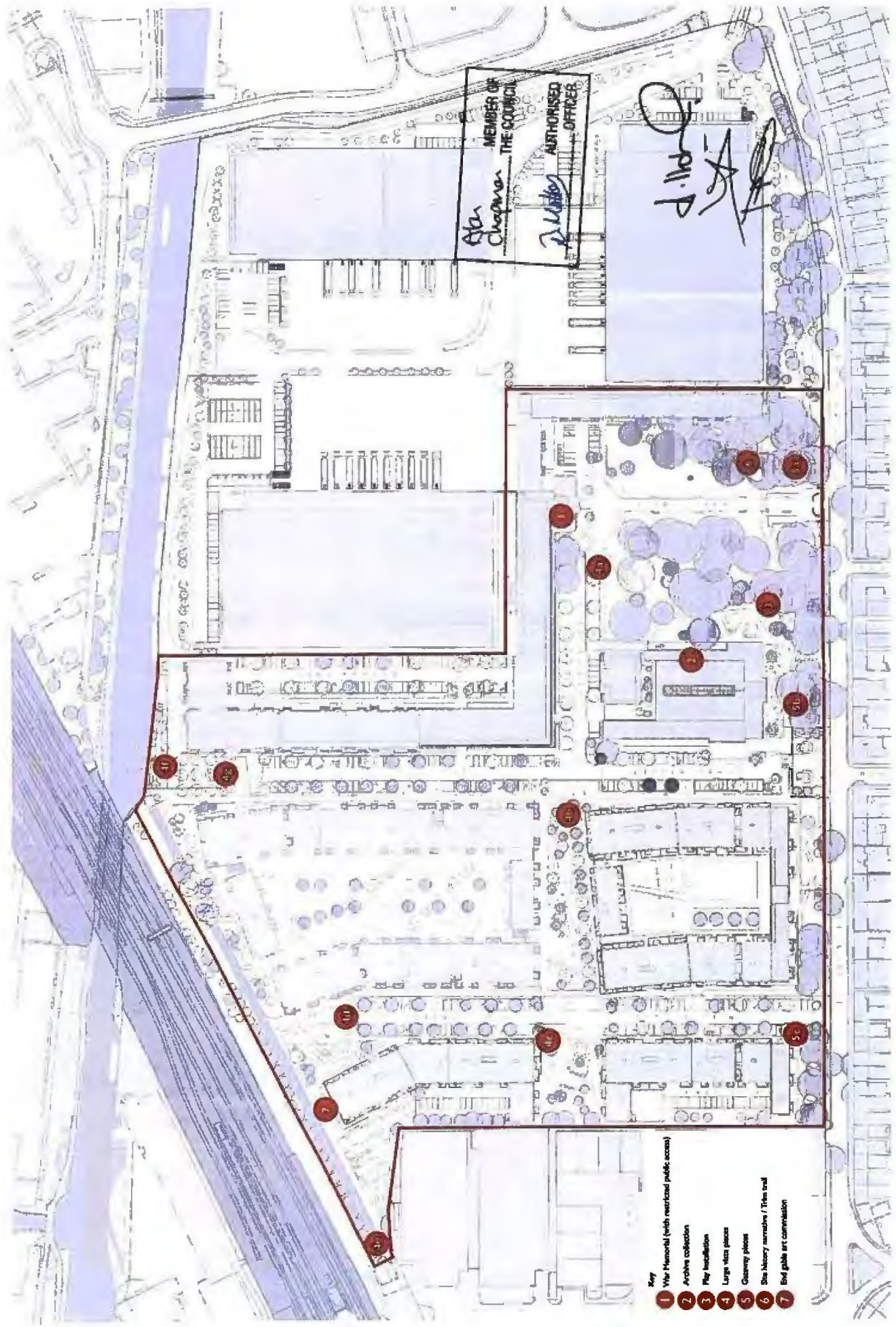
Proposed MHRT scheme safeguarded land (Industrial Land)

Permanent residential vehicular/pedestrian access

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LONDON

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MAKOWER FORMER NESTLE FACTORY, HAYES
ARCHITECTS
PROPOSED MHRT SCHEME SAFEGUARDED
RFP 730
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in Plan 10 of 01



Alan Chapman
 MEMBER OF THE COUNCIL

P. Vinty
 AUTHORISED OFFICER

D. Hill
 [Signature]

- Key**
- 1 View Memorial (with restricted public access)
 - 2 Archive collection
 - 3 Play installation
 - 4 Large vista plaza
 - 5 Cassegrain planet
 - 6 Site history narrative / Tim trail
 - 7 End gate art conversation

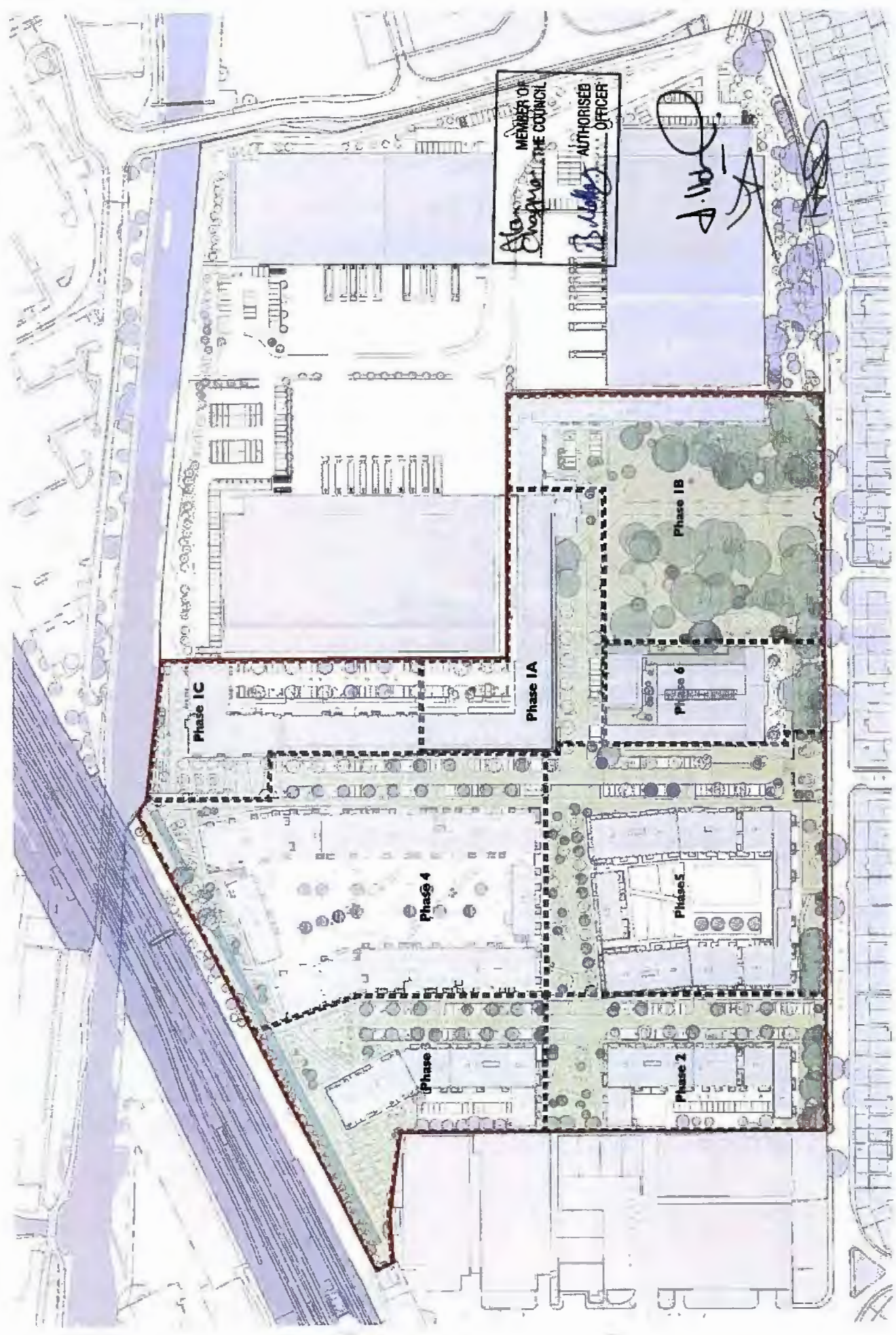
— Boundary red line (Residential Land)

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MAKOWER FORMER NESTLÉ FACTORY, HAYES
 RESIDENTIAL LAND PUBLIC ART AND HERITAGE PMP 740
 ARCHITECTS
 www.makower.com
 Tel: 0181 871 1111

Plan 11 of 01



MEMBER OF THE COUNCIL
 AUTHORIZED OFFICER

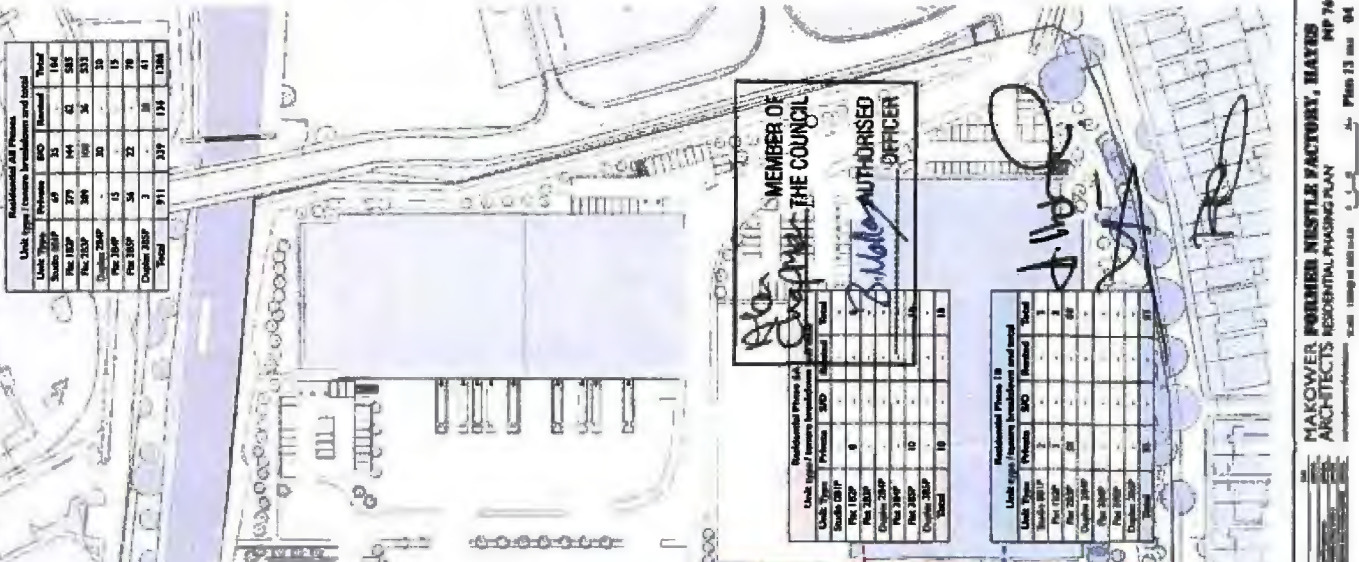
Alon Elmaghrabi
B. Moly

D. P. P.
A.



Phase areas
 Public open space

Boundary of the (Residential Land)



Residential All Phases

Unit Type	Phases	SDO	Removal	Total
South SBP	1A, 1B, 1C, 2, 3, 4, 5, 6A, 6B	16	17	33
Ph. 1BSP	1A, 1B, 1C, 2, 3, 4, 5, 6A, 6B	14	13	27
Ph. 1ASP	1A, 1B, 1C, 2, 3, 4, 5, 6A, 6B	64	62	126
Ph. 2BSP	2, 3, 4, 5, 6A, 6B	100	98	198
Ph. 2ASP	2, 3, 4, 5, 6A, 6B	40	39	79
Ph. 3ASP	3, 4, 5, 6A, 6B	22	21	43
Ph. 4ASP	4, 5, 6A, 6B	33	32	65
Ph. 5ASP	5, 6A, 6B	19	18	37
Ph. 6ASP	6A, 6B	19	18	37
Other 2BSP	2, 3, 4, 5, 6A, 6B	22	21	43
Other 3ASP	3, 4, 5, 6A, 6B	33	32	65
Other 4ASP	4, 5, 6A, 6B	19	18	37
Other 5ASP	5, 6A, 6B	19	18	37
Other 6ASP	6A, 6B	19	18	37
Total		311	307	618

Residential Phase 1C

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	17	16	33
Ph. 1BSP	14	13	27
Ph. 1ASP	76	74	150
Other 2BSP	22	21	43
Other 3ASP	33	32	65
Other 4ASP	19	18	37
Other 5ASP	19	18	37
Other 6ASP	19	18	37
Total	170	168	338

Residential Phase 1A

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	3	3	6
Ph. 2BSP	48	46	94
Ph. 2ASP	5	5	10
Other 3ASP	1	1	2
Other 4ASP	1	1	2
Other 5ASP	1	1	2
Other 6ASP	1	1	2
Total	130	127	257

Residential Phase 6A

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	6	6	12
Ph. 1BSP	14	13	27
Ph. 1ASP	64	62	126
Ph. 2BSP	100	98	198
Ph. 2ASP	40	39	79
Ph. 3ASP	22	21	43
Ph. 4ASP	33	32	65
Ph. 5ASP	19	18	37
Ph. 6ASP	19	18	37
Other 2BSP	22	21	43
Other 3ASP	33	32	65
Other 4ASP	19	18	37
Other 5ASP	19	18	37
Other 6ASP	19	18	37
Total	18	18	36

Residential Phase 1B

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	1	1	2
Ph. 2BSP	48	46	94
Ph. 2ASP	5	5	10
Other 3ASP	1	1	2
Other 4ASP	1	1	2
Other 5ASP	1	1	2
Other 6ASP	1	1	2
Total	58	56	114

Residential Phase 4

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	3	3	6
Ph. 1BSP	14	13	27
Ph. 1ASP	64	62	126
Ph. 2BSP	100	98	198
Ph. 2ASP	40	39	79
Ph. 3ASP	22	21	43
Ph. 4ASP	33	32	65
Ph. 5ASP	19	18	37
Ph. 6ASP	19	18	37
Other 2BSP	22	21	43
Other 3ASP	33	32	65
Other 4ASP	19	18	37
Other 5ASP	19	18	37
Other 6ASP	19	18	37
Total	367	363	730

Residential Phase 4
490 Units

Residential Phase 2

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	10	10	20
Ph. 1BSP	31	30	61
Ph. 1ASP	29	28	57
Ph. 2BSP	29	28	57
Ph. 2ASP	10	10	20
Ph. 3ASP	6	6	12
Ph. 4ASP	3	3	6
Ph. 5ASP	3	3	6
Ph. 6ASP	3	3	6
Total	72	70	142

Residential Phase 3

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	9	9	18
Ph. 1BSP	30	29	59
Ph. 1ASP	27	26	53
Ph. 2BSP	11	10	21
Ph. 2ASP	7	7	14
Ph. 3ASP	1	1	2
Ph. 4ASP	1	1	2
Ph. 5ASP	3	3	6
Ph. 6ASP	3	3	6
Total	64	62	126

Residential Phase 5

Unit Type / Feature breakdown and total	SDO	Removal	Total
South SBP	21	21	42
Ph. 1BSP	25	24	49
Ph. 1ASP	45	44	89
Ph. 2BSP	13	12	25
Ph. 2ASP	19	18	37
Ph. 3ASP	11	11	22
Ph. 4ASP	11	11	22
Ph. 5ASP	11	11	22
Ph. 6ASP	11	11	22
Other 2BSP	64	62	126
Other 3ASP	64	62	126
Other 4ASP	64	62	126
Other 5ASP	64	62	126
Other 6ASP	64	62	126
Total	477	471	948

Residential Phase 5
212 Units

Residential Phase 6A
18 Units

Residential Phase 6B
Community

Residential Phase 1B
55 Units

Residential Phase 1A
130 Units

Residential Phase 1C
170 Units

MEMBER OF THE COUNCIL

Authorised Officer

APPENDIX 3

Affordable Housing Accommodation Schedule

Nestle Affordable Block Summary (35% AH)

	Phase	S/O	A/R	Total
D1	2	3	70	73
D2	2	44	0	44
D3	2	7	2	9
D4	2	6	0	6
E1	3	54	2	56
E2	3	42	1	43
E3	3	8	0	8
B1	4	0	4	4
B2	4	0	3	3
B3	4	0	4	4
B5	4	33	4	37
B6	4	37	3	40
B7	4	43	0	43
B8	4	24	3	27
B9	4	23	0	23
C1	5	3	29	32
C2	5	4	1	5
C3	5	0	3	3
C4	5	4	1	5
C5	5	4	0	4
C6	5	0	6	6
Total		339	136	475
Habitable Rooms		825	384	1209
%		68%	32%	

FORMER NESTLE FACTORY, HAYES
MAKOWER ARCHITECTS / HAWKINS BROWN / dMPK Accommodation Schedule
 27/11/2017

Actual NSA

	Flat No.	Level	Block	Type	Beds	Hab Rms	SQ M	SQ FT	Tenure
B1	B1.00.01	Level 0-1	B1	Duplex	3	4	93.92	1,011	Rented
	B1.00.02	Level 0-1	B1	Duplex	3	4	93.89	1,011	Rented
	B1.00.03	Level 0-1	B1	Duplex	3	4	93.91	1,011	Rented
	B1.00.04	Level 0-1	B1	Duplex	3	4	107.43	1,156	Rented
B2	B1.00.01	Level 0	B2	Duplex	3	4	93.91	1,011	Rented
	B1.00.02	Level 0	B2	Duplex	3	4	93.89	1,011	Rented
	B1.00.03	Level 0	B2	Duplex	3	4	93.92	1,011	Rented
B3	B3.00.02	Level 0-1	B3	Duplex	3	4	93.63	1,010	Rented
	B3.00.03	Level 0-1	B3	Duplex	3	4	93.87	1,010	Rented
	B3.00.04	Level 0-1	B3	Duplex	3	4	93.87	1,010	Rented
	B3.00.05	Level 0-1	B3	Duplex	3	4	93.92	1,011	Rented
	B5.00.02	Level 0-1	B5	Duplex	3	4	93.80	1,010	Rented
B5	B5.00.03	Level 0-1	B5	Duplex	3	4	93.87	1,010	Rented
	B5.00.04	Level 0-1	B5	Duplex	3	4	93.87	1,010	Rented
	B5.00.05	Level 0-1	B5	Duplex	3	4	91.59	986	Rented
	B5.01.06	Level 1	B5	Flat	2	3	75.79	816	S/O
	B5.02.07	Level 2	B5	Flat	1	2	50.78	547	S/O
	B5.02.08	Level 2	B5	Flat	1	2	50.10	539	S/O
	B5.02.09	Level 2	B5	Flat	2	3	69.14	744	S/O
	B5.02.10	Level 2	B5	Flat	2	3	68.67	739	S/O
	B5.02.11	Level 2	B5	Flat	1	2	51.00	549	S/O
	B5.02.12	Level 2	B5	Flat	2	3	68.81	741	S/O
	B5.02.13	Level 2	B5	Flat	1	2	50.66	545	S/O
	B5.02.14	Level 2	B5	Flat	1	2	50.78	547	S/O
	B5.03.15	Level 3	B5	Flat	1	2	50.78	547	S/O
	B5.03.16	Level 3	B5	Flat	1	2	50.10	539	S/O
	B5.03.17	Level 3	B5	Flat	2	3	69.14	744	S/O
	B5.03.18	Level 3	B5	Flat	2	3	68.67	739	S/O
	B5.03.19	Level 3	B5	Flat	1	2	51.00	549	S/O
	B5.03.20	Level 3	B5	Flat	1	2	63.81	687	S/O
	B5.03.21	Level 3	B5	Flat	1	2	55.66	599	S/O
	B5.03.22	Level 3	B5	Flat	1	2	50.78	547	S/O
	B5.04.23	Level 4	B5	Flat	1	2	50.78	547	S/O
	B5.04.24	Level 4	B5	Flat	1	2	50.10	539	S/O
	B5.04.25	Level 4	B5	Flat	2	3	69.14	744	S/O
	B5.04.26	Level 4	B5	Flat	2	3	68.67	739	S/O
	B5.04.27	Level 4	B5	Flat	1	2	51.00	549	S/O
	B5.04.28	Level 4	B5	Flat	1	2	63.81	687	S/O
	B5.04.29	Level 4	B5	Flat	1	2	55.66	599	S/O
	B5.04.30	Level 4	B5	Flat	1	2	50.78	547	S/O
	B5.05.31	Level 5	B5	Flat	1	2	50.78	547	S/O
	B5.05.32	Level 5	B5	Flat	1	2	50.10	539	S/O
	B5.05.33	Level 5	B5	Flat	2	3	69.14	744	S/O
	B5.05.34	Level 5	B5	Flat	2	3	68.67	739	S/O
	B5.05.35	Level 5	B5	Flat	1	2	51.00	549	S/O
	B5.05.36	Level 5	B5	Flat	1	2	63.81	687	S/O
	B5.05.37	Level 5	B5	Flat	1	2	55.66	599	S/O
B5.05.38	Level 5	B5	Flat	1	2	50.78	547	S/O	
B6	B6.00.01	Level 0-1	B6	Duplex	3	4	93.92	1,011	Rented
	B6.00.02	Level 0-1	B6	Duplex	3	4	93.87	1,010	Rented
	B6.00.03	Level 0-1	B6	Duplex	3	4	93.87	1,010	Rented
	B6.01.04	Level 1	B6	Flat	2	3	68.41	736	S/O
	B6.01.05	Level 1	B6	Flat	2	3	74.63	803	S/O
	B6.02.06	Level 2	B6	Flat	1	2	50.78	547	S/O
	B6.02.07	Level 2	B6	Flat	1	2	50.58	544	S/O
	B6.02.08	Level 2	B6	Flat	2	3	64.54	695	S/O
	B6.02.09	Level 2	B6	Flat	2	3	68.67	739	S/O
	B6.02.10	Level 2	B6	Flat	1	2	51.00	549	S/O
	B6.02.11	Level 2	B6	Flat	2	3	69.14	744	S/O
	B6.02.12	Level 2	B6	Flat	1	2	50.76	546	S/O
	B6.02.13	Level 2	B6	Flat	1	2	50.78	547	S/O
	B6.03.14	Level 3	B6	Flat	1	2	50.78	547	S/O
	B6.03.15	Level 3	B6	Flat	2	3	74.57	803	S/O
	B6.03.16	Level 3	B6	Flat	2	3	77.33	832	S/O
	B6.03.17	Level 3	B6	Flat	0	1	39.45	425	S/O
	B6.03.18	Level 3	B6	Flat	1	2	51.00	549	S/O
	B6.03.19	Level 3	B6	Flat	1	2	51.00	549	S/O
	B6.03.20	Level 3	B6	Flat	2	3	69.14	744	S/O
	B6.03.21	Level 3	B6	Flat	1	2	50.76	546	S/O
	B6.03.22	Level 3	B6	Flat	1	2	50.78	547	S/O
	B6.04.23	Level 4	B6	Flat	1	2	50.78	547	S/O
	B6.04.24	Level 4	B6	Flat	2	3	74.58	803	S/O
	B6.04.25	Level 4	B6	Flat	2	3	77.33	832	S/O
	B6.04.26	Level 4	B6	Flat	0	1	39.45	425	S/O
	B6.04.27	Level 4	B6	Flat	1	2	51.00	549	S/O
	B6.04.28	Level 4	B6	Flat	1	2	51.00	549	S/O
	B6.04.29	Level 4	B6	Flat	2	3	69.14	744	S/O
	B6.04.30	Level 4	B6	Flat	1	2	50.76	546	S/O
	B6.04.31	Level 4	B6	Flat	1	2	50.78	547	S/O
	B6.05.32	Level 5	B6	Flat	1	2	50.78	547	S/O
	B6.05.33	Level 5	B6	Flat	2	3	74.58	803	S/O

FORMER NESTLE FACTORY, HAYES

MAKOWER ARCHITECTS / HAWKINS BROWN / dMFK Accommodation Schedule

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Actual NSA

Flat No.	Level	Block	Type	Beds	Hab Rms	SQ M	SQ FT	Tenure
B6.05.34	Level 5	B6	Flat	2	3	77.33	832	S/O
B6.05.35	Level 5	B6	Flat	0	1	39.45	425	S/O
B6.05.36	Level 5	B6	Flat	1	2	51.00	549	S/O
B6.05.37	Level 5	B6	Flat	1	2	51.00	549	S/O
B6.05.38	Level 5	B6	Flat	2	3	69.14	744	S/O
B6.05.39	Level 5	B6	Flat	1	2	50.76	546	S/O
B6.05.40	Level 5	B6	Flat	1	2	50.76	547	S/O
B7.00.01	Level 0	B7	Flat	0	1	38.04	409	S/O
B7.00.02	Level 0	B7	Flat	2	3	72.00	775	S/O
B7.00.03	Level 0	B7	Flat	0	1	37.00	398	S/O
B7.01.04	Level 1	B7	Flat	0	1	37.27	401	S/O
B7.01.05	Level 1	B7	Flat	3	4	79.15	852	S/O
B7.01.06	Level 1	B7	Flat	3	4	83.73	901	S/O
B7.01.07	Level 1	B7	Flat	0	1	38.37	413	S/O
B7.01.08	Level 1	B7	Flat	2	3	74.96	807	S/O
B7.01.09	Level 1	B7	Flat	2	3	68.59	738	S/O
B7.01.10	Level 1	B7	Flat	2	3	74.76	805	S/O
B7.02.11	Level 2	B7	Flat	0	1	37.27	401	S/O
B7.02.12	Level 2	B7	Flat	3	4	79.16	852	S/O
B7.02.13	Level 2	B7	Flat	3	4	83.94	904	S/O
B7.02.14	Level 2	B7	Flat	0	1	38.37	413	S/O
B7.02.15	Level 2	B7	Flat	1	2	51.16	551	S/O
B7.02.16	Level 2	B7	Flat	1	2	51.16	551	S/O
B7.02.17	Level 2	B7	Flat	2	3	68.96	742	S/O
B7.02.18	Level 2	B7	Flat	2	3	67.43	726	S/O
B7.02.19	Level 2	B7	Flat	0	1	37.27	401	S/O
B7.03.20	Level 3	B7	Flat	0	1	37.27	401	S/O
B7.03.21	Level 3	B7	Flat	2	3	67.52	727	S/O
B7.03.22	Level 3	B7	Flat	2	3	68.98	743	S/O
B7.03.23	Level 3	B7	Flat	1	2	51.16	551	S/O
B7.03.24	Level 3	B7	Flat	1	2	51.16	551	S/O
B7.03.25	Level 3	B7	Flat	2	3	68.96	742	S/O
B7.03.26	Level 3	B7	Flat	2	3	67.43	726	S/O
B7.03.27	Level 3	B7	Flat	0	1	37.27	401	S/O
B7.04.28	Level 4	B7	Flat	0	1	37.27	401	S/O
B7.04.29	Level 4	B7	Flat	2	3	67.52	727	S/O
B7.04.30	Level 4	B7	Flat	2	3	68.98	743	S/O
B7.04.31	Level 4	B7	Flat	1	2	51.16	551	S/O
B7.04.32	Level 4	B7	Flat	1	2	51.16	551	S/O
B7.04.33	Level 4	B7	Flat	2	3	68.96	742	S/O
B7.04.34	Level 4	B7	Flat	2	3	67.43	726	S/O
B7.04.35	Level 4	B7	Flat	0	1	37.27	401	S/O
B7.05.36	Level 5	B7	Flat	0	1	37.27	401	S/O
B7.05.37	Level 5	B7	Flat	2	3	67.52	727	S/O
B7.05.38	Level 5	B7	Flat	2	3	68.98	743	S/O
B7.05.39	Level 5	B7	Flat	1	2	51.16	551	S/O
B7.05.40	Level 5	B7	Flat	1	2	51.16	551	S/O
B7.05.41	Level 5	B7	Flat	2	3	68.96	742	S/O
B7.05.42	Level 5	B7	Flat	2	3	67.43	726	S/O
B7.05.43	Level 5	B7	Flat	0	1	37.27	401	S/O
B8.00.01	Level 0	B8	Flat	1	2	50.41	543	S/O
B8.00.02	Level 0	B8	Flat	0	1	37.13	400	S/O
B8.00.03	Level 0-1	B8	Duplex	3	4	93.55	1,007	Rented
B8.00.04	Level 0-1	B8	Duplex	3	4	93.55	1,007	Rented
B8.00.05	Level 0-1	B8	Duplex	3	4	93.55	1,007	Rented
B8.01.06	Level 1	B8	Flat	2	3	75.59	814	S/O
B8.01.07	Level 1	B8	Flat	1	2	50.54	544	S/O
B8.02.08	Level 2	B8	Flat	2	3	75.76	815	S/O
B8.02.09	Level 2	B8	Flat	3	4	75.52	813	S/O
B8.02.10	Level 2	B8	Flat	1	2	50.76	546	S/O
B8.02.11	Level 2	B8	Flat	2	3	75.81	816	S/O
B8.03.12	Level 3	B8	Flat	2	3	75.81	816	S/O
B8.03.13	Level 3	B8	Flat	3	4	75.52	813	S/O
B8.03.14	Level 3	B8	Flat	1	2	50.76	546	S/O
B8.03.15	Level 3	B8	Flat	2	3	75.81	816	S/O
B8.04.16	Level 4	B8	Flat	2	3	75.81	816	S/O
B8.04.17	Level 4	B8	Flat	3	4	75.52	813	S/O
B8.04.18	Level 4	B8	Flat	1	2	50.76	546	S/O
B8.04.19	Level 4	B8	Flat	2	3	75.81	816	S/O
B8.05.20	Level 5	B8	Flat	2	3	75.81	816	S/O
B8.05.21	Level 5	B8	Flat	3	4	75.52	813	S/O
B8.05.22	Level 5	B8	Flat	1	2	50.76	546	S/O
B8.05.23	Level 5	B8	Flat	2	3	75.81	816	S/O
B8.06.24	Level 6	B8	Flat	2	3	75.76	815	S/O
B8.06.25	Level 6	B8	Flat	3	4	75.52	813	S/O
B8.06.26	Level 6	B8	Flat	1	2	50.71	546	S/O
B8.06.27	Level 6	B8	Flat	2	3	75.81	816	S/O
B9.00.01	Level 0	B9	Flat	1	2	50.37	542	S/O
B9.00.02	Level 0	B9	Flat	2	3	68.31	735	S/O
B9.00.03	Level 0	B9	Flat	2	3	65.39	704	S/O
B9.01.04	Level 1	B9	Flat	0	1	37.24	401	S/O

FORMER NESTLE FACTORY, HAYES

MAKOWER ARCHITECTS / HAWKINS BROWN / dMFK Accommodation Schedule
27/11/2017

Actual NSA

	Flat No.	Level	Block	Type	Beds	Hab Rms	SQ M	SQ FT	Tenure	
B9	B9.01.05	Level 1	B9	Flat	2	3	76.01	818	S/O	
	B9.01.06	Level 1	B9	Flat	2	3	68.48	737	S/O	
	B9.01.07	Level 1	B9	Flat	1	2	50.84	547	S/O	
	B9.01.08	Level 1	B9	Flat	2	3	68.45	737	S/O	
	B9.01.09	Level 1	B9	Flat	2	3	65.73	708	S/O	
	B9.02.10	Level 2	B9	Flat	3	4	75.16	809	S/O	
	B9.02.11	Level 2	B9	Flat	2	3	67.97	732	S/O	
	B9.02.12	Level 2	B9	Flat	2	3	68.63	739	S/O	
	B9.02.13	Level 2	B9	Flat	1	2	50.82	547	S/O	
	B9.02.14	Level 2	B9	Flat	1	2	50.82	547	S/O	
	B9.02.15	Level 2	B9	Flat	2	3	68.48	737	S/O	
	B9.02.16	Level 2	B9	Flat	2	3	65.76	708	S/O	
	B9.03.17	Level 3	B9	Flat	3	4	75.16	809	S/O	
	B9.03.18	Level 3	B9	Flat	2	3	67.97	732	S/O	
	B9.03.19	Level 3	B9	Flat	2	3	68.63	739	S/O	
	B9.03.20	Level 3	B9	Flat	1	2	50.82	547	S/O	
	B9.03.21	Level 3	B9	Flat	1	2	50.82	547	S/O	
	B9.03.22	Level 3	B9	Flat	2	3	68.59	738	S/O	
	B9.03.23	Level 3	B9	Flat	2	3	65.76	708	S/O	
	C1	C1.00.01	Level 0-1	C1	Duplex	2	3	86.40	930	S/O
		C1.00.02	Level 0-1	C1	Duplex	2	3	86.40	930	S/O
		C1.00.03	Level 0-1	C1	Duplex	2	3	86.40	930	S/O
		C1.01.04	Level 1	C1	Flat	1	2	56.60	609	Rented
C1.01.05		Level 1	C1	Flat	1	2	63.60	685	Rented	
C1.01.06		Level 1	C1	Flat	1	2	51.20	551	Rented	
C1.01.07		Level 1	C1	Flat	1	2	51.20	551	Rented	
C1.01.08		Level 1	C1	Flat	1	2	51.30	552	Rented	
C1.02.09		Level 2	C1	Flat	2	3	68.90	742	Rented	
C1.02.10		Level 2	C1	Flat	1	2	51.20	551	Rented	
C1.02.11		Level 2	C1	Flat	1	2	51.20	551	Rented	
C1.02.12		Level 2	C1	Flat	2	3	72.20	777	Rented	
C1.02.13		Level 2	C1	Flat	1	2	50.20	540	Rented	
C1.02.14		Level 2	C1	Flat	1	2	58.10	625	Rented	
C1.02.15		Level 2	C1	Flat	1	2	63.60	685	Rented	
C1.02.16		Level 2	C1	Flat	1	2	51.30	552	Rented	
C1.03.17		Level 3	C1	Flat	2	3	68.90	742	Rented	
C1.03.18		Level 3	C1	Flat	1	2	51.20	551	Rented	
C1.03.19		Level 3	C1	Flat	1	2	51.20	551	Rented	
C1.03.20		Level 3	C1	Flat	2	3	72.20	777	Rented	
C1.03.21		Level 3	C1	Flat	1	2	50.20	540	Rented	
C1.03.22		Level 3	C1	Flat	1	2	58.10	625	Rented	
C1.03.23		Level 3	C1	Flat	1	2	63.60	685	Rented	
C1.03.24		Level 3	C1	Flat	1	2	51.30	552	Rented	
C1.04.25		Level 4	C1	Flat	1	2	51.30	552	Rented	
C1.04.26		Level 4	C1	Flat	2	3	69.80	751	Rented	
C1.04.27		Level 4	C1	Flat	1	2	63.60	685	Rented	
C1.04.28		Level 4	C1	Flat	1	2	56.90	612	Rented	
C1.05.29		Level 5	C1	Flat	1	2	51.30	552	Rented	
C1.05.30		Level 5	C1	Flat	2	3	69.80	751	Rented	
C1.05.31		Level 5	C1	Flat	1	2	63.60	685	Rented	
C1.05.32		Level 5	C1	Flat	1	2	56.90	612	Rented	
C2		C2.00.01	Level 0-1	C2	Duplex	3	4	95.40	1,027	Rented
	C2.00.02	Level 0-1	C2	Duplex	2	3	82.20	885	S/O	
	C2.00.03	Level 0	C2	Flat	1	2	55.60	598	S/O	
	C2.00.04	Level 0-1	C2	Duplex	2	3	84.20	906	S/O	
	C2.00.05	Level 0-1	C2	Duplex	2	3	85.60	921	S/O	
C3	C3.00.01	Level 0-1	C3	Duplex	3	4	99.20	1,068	Rented	
	C3.00.02	Level 0-1	C3	Duplex	3	4	99.20	1,068	Rented	
	C3.00.03	Level 0-1	C3	Duplex	3	4	99.20	1,068	Rented	
C4	C4.00.01	Level 0-1	C4	Duplex	2	3	82.20	885	S/O	
	C4.00.02	Level 0-1	C4	Duplex	2	3	84.20	906	S/O	
	C4.00.03	Level 0-1	C4	Duplex	3	4	95.40	1,027	Rented	
	C4.00.04	Level 0	C4	Flat	1	2	55.60	598	S/O	
	C4.00.05	Level 0-1	C4	Duplex	2	3	85.60	921	S/O	
C5	C5.00.01	Level 0-1	C5	Duplex	2	3	87.20	939	S/O	
	C5.00.02	Level 0-1	C5	Duplex	2	3	86.40	930	S/O	
	C5.00.03	Level 0-1	C5	Duplex	2	3	86.40	930	S/O	
	C5.00.04	Level 0-1	C5	Duplex	2	3	85.90	925	S/O	
C6	C6.00.01	Level 0	C6	Duplex	3	4	113.10	1,217	Rented	
	C6.00.02	Level 0	C6	Duplex	3	4	113.10	1,217	Rented	
	C6.00.03	Level 0	C6	Duplex	3	4	111.70	1,202	Rented	
	C6.00.04	Level 0	C6	Duplex	3	4	111.70	1,202	Rented	
	C6.00.05	Level 0	C6	Duplex	3	4	107.20	1,154	Rented	
	C6.00.06	Level 0	C6	Duplex	3	4	107.20	1,154	Rented	
D1	D1.00.01	Level 0-1	D1	Duplex	2	3	84.20	906	S/O	
	D1.00.02	Level 0-1	D1	Duplex	2	3	85.60	921	S/O	
	D1.00.03	Level 0-1	D1	Duplex	2	3	84.20	906	S/O	
	D1.00.04	Level 0	D1	Flat	1	2	55.60	598	Rented	
	D1.00.05	Level 0-1	D1	Duplex	3	4	94.00	1,012	Rented	

FORMER NESTLE FACTORY, HAYES

MAKOWER ARCHITECTS / HAWKINS BROWN / dMPK Accommodation Schedule

27/11/2017

Actual NSA

Flat No.	Level	Block	Type	Beds	Hab Rms	SQ M	SQ FT	Tenure
D1.01.06	Level 1	D1	Flat	1	2	51.20	551	Rented
D1.01.07	Level 1	D1	Flat	1	2	51.20	551	Rented
D1.01.08	Level 1	D1	Flat	1	2	65.00	700	Rented
D1.01.09	Level 1	D1	Flat	2	3	78.10	841	Rented
D1.02.10	Level 2	D1	Flat	2	3	68.90	742	Rented
D1.02.11	Level 2	D1	Flat	1	2	51.20	551	Rented
D1.02.12	Level 2	D1	Flat	1	2	51.20	551	Rented
D1.02.13	Level 2	D1	Flat	1	2	55.10	593	Rented
D1.02.14	Level 2	D1	Flat	2	3	70.10	755	Rented
D1.02.15	Level 2	D1	Flat	2	3	66.50	716	Rented
D1.02.16	Level 2	D1	Flat	1	2	50.00	538	Rented
D1.02.17	Level 2	D1	Flat	1	2	52.40	564	Rented
D1.03.18	Level 3	D1	Flat	2	3	68.90	742	Rented
D1.03.19	Level 3	D1	Flat	1	2	51.20	551	Rented
D1.03.20	Level 3	D1	Flat	1	2	51.20	551	Rented
D1.03.21	Level 3	D1	Flat	1	2	55.10	593	Rented
D1.03.22	Level 3	D1	Flat	2	3	70.10	755	Rented
D1.03.23	Level 3	D1	Flat	2	3	66.50	716	Rented
D1.03.24	Level 3	D1	Flat	1	2	50.00	538	Rented
D1.03.25	Level 3	D1	Flat	1	2	52.40	564	Rented
D1.04.26	Level 4	D1	Flat	2	3	68.90	742	Rented
D1.04.27	Level 4	D1	Flat	1	2	51.20	551	Rented
D1.04.28	Level 4	D1	Flat	1	2	51.20	551	Rented
D1.04.29	Level 4	D1	Flat	1	2	55.10	593	Rented
D1.04.30	Level 4	D1	Flat	2	3	70.10	755	Rented
D1.04.31	Level 4	D1	Flat	2	3	66.50	716	Rented
D1.04.32	Level 4	D1	Flat	1	2	50.00	538	Rented
D1.04.33	Level 4	D1	Flat	1	2	52.40	564	Rented
D1.05.34	Level 5	D1	Flat	2	3	68.90	742	Rented
D1.05.35	Level 5	D1	Flat	1	2	51.20	551	Rented
D1.05.36	Level 5	D1	Flat	1	2	51.20	551	Rented
D1.05.37	Level 5	D1	Flat	2	3	68.90	742	Rented
D1.05.38	Level 5	D1	Flat	2	3	70.10	755	Rented
D1.05.39	Level 5	D1	Flat	2	3	66.50	716	Rented
D1.05.40	Level 5	D1	Flat	1	2	50.00	538	Rented
D1.05.41	Level 5	D1	Flat	1	2	52.40	564	Rented
D1.06.42	Level 6	D1	Flat	2	3	68.90	742	Rented
D1.06.43	Level 6	D1	Flat	1	2	51.20	551	Rented
D1.06.44	Level 6	D1	Flat	1	2	51.20	551	Rented
D1.06.45	Level 6	D1	Flat	2	3	68.90	742	Rented
D1.06.46	Level 6	D1	Flat	2	3	70.10	755	Rented
D1.06.47	Level 6	D1	Flat	2	3	66.50	716	Rented
D1.06.48	Level 6	D1	Flat	1	2	50.00	538	Rented
D1.06.49	Level 6	D1	Flat	1	2	52.40	564	Rented
D1.07.50	Level 7	D1	Flat	2	3	68.90	742	Rented
D1.07.51	Level 7	D1	Flat	1	2	51.20	551	Rented
D1.07.52	Level 7	D1	Flat	1	2	51.20	551	Rented
D1.07.53	Level 7	D1	Flat	2	3	68.90	742	Rented
D1.07.54	Level 7	D1	Flat	2	3	70.10	755	Rented
D1.07.55	Level 7	D1	Flat	2	3	66.50	716	Rented
D1.07.56	Level 7	D1	Flat	1	2	50.00	538	Rented
D1.07.57	Level 7	D1	Flat	1	2	52.40	564	Rented
D1.08.58	Level 8	D1	Flat	2	3	68.90	742	Rented
D1.08.59	Level 8	D1	Flat	1	2	51.20	551	Rented
D1.08.60	Level 8	D1	Flat	1	2	51.20	551	Rented
D1.08.61	Level 8	D1	Flat	2	3	68.90	742	Rented
D1.08.62	Level 8	D1	Flat	2	3	70.10	755	Rented
D1.08.63	Level 8	D1	Flat	2	3	66.50	716	Rented
D1.08.64	Level 8	D1	Flat	1	2	50.00	538	Rented
D1.08.65	Level 8	D1	Flat	1	2	52.40	564	Rented
D1.09.66	Level 9	D1	Flat	2	3	68.90	742	Rented
D1.09.67	Level 9	D1	Flat	1	2	51.20	551	Rented
D1.09.68	Level 9	D1	Flat	1	2	51.20	551	Rented
D1.09.69	Level 9	D1	Flat	2	3	68.90	742	Rented
D1.09.70	Level 9	D1	Flat	2	3	70.10	755	Rented
D1.09.71	Level 9	D1	Flat	2	3	66.50	716	Rented
D1.09.72	Level 9	D1	Flat	1	2	50.00	538	Rented
D1.09.73	Level 9	D1	Flat	1	2	52.40	564	Rented
D2.00.01	Level 0-1	D2	Duplex	2	3	86.40	930	S/O
D2.00.02	Level 0-1	D2	Duplex	2	3	84.20	906	S/O
D2.00.03	Level 0-1	D2	Duplex	2	3	86.50	931	S/O
D2.01.04	Level 1	D2	Flat	1	2	51.20	551	S/O
D2.01.05	Level 1	D2	Flat	1	2	51.20	551	S/O
D2.01.06	Level 1	D2	Flat	0	1	38.50	414	S/O
D2.01.07	Level 1	D2	Flat	1	2	51.20	551	S/O
D2.01.08	Level 1	D2	Flat	2	3	78.10	841	S/O
D2.02.09	Level 2	D2	Flat	1	2	51.20	551	S/O
D2.02.10	Level 2	D2	Flat	1	2	55.40	596	S/O
D2.02.11	Level 2	D2	Flat	2	3	68.90	742	S/O
D2.02.12	Level 2	D2	Flat	1	2	51.20	551	S/O
D2.02.13	Level 2	D2	Flat	1	2	51.20	551	S/O

D1

FORMER NESTLE FACTORY, HAYES
MAKOWER ARCHITECTS / HAWKINS BROWN / dMFK Accommodation Schedule
 27/11/2017

Actual NSA

	Flat No.	Level	Block	Type	Beds	Hab Rms	SQ M	SQ FT	Tenure
D2	D2.02.14	Level 2	D2	Flat	1	2	61.70	664	S/O
	D2.02.15	Level 2	D2	Flat	0	1	38.50	414	S/O
	D2.02.16	Level 2	D2	Flat	1	2	50.20	540	S/O
	D2.03.17	Level 3	D2	Flat	1	2	51.20	551	S/O
	D2.03.18	Level 3	D2	Flat	1	2	55.40	596	S/O
	D2.03.19	Level 3	D2	Flat	2	3	68.90	742	S/O
	D2.03.20	Level 3	D2	Flat	1	2	51.20	551	S/O
	D2.03.21	Level 3	D2	Flat	1	2	51.20	551	S/O
	D2.03.22	Level 3	D2	Flat	1	2	61.70	664	S/O
	D2.03.23	Level 3	D2	Flat	0	1	38.50	414	S/O
	D2.03.24	Level 3	D2	Flat	1	2	50.20	540	S/O
	D2.04.25	Level 4	D2	Flat	1	2	51.20	551	S/O
	D2.04.26	Level 4	D2	Flat	1	2	55.40	596	S/O
	D2.04.27	Level 4	D2	Flat	2	3	68.90	742	S/O
	D2.04.28	Level 4	D2	Flat	1	2	51.20	551	S/O
	D2.04.29	Level 4	D2	Flat	1	2	51.20	551	S/O
	D2.04.30	Level 4	D2	Flat	1	2	61.70	664	S/O
	D2.04.31	Level 4	D2	Flat	0	1	38.50	414	S/O
	D2.04.32	Level 4	D2	Flat	1	2	50.20	540	S/O
	D2.05.33	Level 5	D2	Flat	1	2	51.20	551	S/O
	D2.05.34	Level 5	D2	Flat	0	1	38.50	414	S/O
	D2.05.35	Level 5	D2	Flat	1	2	53.90	580	S/O
	D2.05.36	Level 5	D2	Flat	2	3	69.80	751	S/O
	D2.06.37	Level 6	D2	Flat	1	2	51.20	551	S/O
D2.06.38	Level 6	D2	Flat	0	1	38.50	414	S/O	
D2.06.39	Level 6	D2	Flat	1	2	53.90	580	S/O	
D2.06.40	Level 6	D2	Flat	2	3	69.80	751	S/O	
D2.07.41	Level 7	D2	Flat	1	2	51.20	551	S/O	
D2.07.42	Level 7	D2	Flat	0	1	38.50	414	S/O	
D2.07.43	Level 7	D2	Flat	1	2	53.90	580	S/O	
D2.07.44	Level 7	D2	Flat	2	3	69.80	751	S/O	
D3	D3.00.01	Level 0	D3	Duplex	2	3	85.40	919	S/O
	D3.00.02	Level 0	D3	Duplex	3	4	111.70	1,202	Rented
	D3.00.03	Level 0	D3	Duplex	3	4	113.10	1,217	Rented
	D3.02.04	Level 2	D3	Flat	0	1	38.60	415	S/O
	D3.02.05	Level 2	D3	Flat	2	3	74.80	805	S/O
	D3.02.06	Level 2	D3	Flat	2	3	65.80	708	S/O
	D3.03.07	Level 3	D3	Flat	0	1	38.60	415	S/O
	D3.03.08	Level 3	D3	Flat	2	3	74.80	805	S/O
	D3.03.09	Level 3	D3	Flat	2	3	65.80	708	S/O
D4	D4.02.01	Level 2	D4	Flat	1	2	51.40	553	S/O
	D4.02.02	Level 2	D4	Flat	3	4	91.10	981	S/O
	D4.03.03	Level 3	D4	Flat	1	2	51.40	553	S/O
	D4.03.04	Level 3	D4	Flat	3	4	91.10	981	S/O
	D4.04.05	Level 4	D4	Flat	1	2	51.40	553	S/O
	D4.04.06	Level 4	D4	Flat	3	4	91.10	981	S/O
E1	E1.00.01	Level 0-1	E1	Duplex	2	3	83.00	893	S/O
	E1.00.02	Level 0-1	E1	Duplex	2	3	74.40	801	S/O
	E1.00.03	Level 0-1	E1	Duplex	2	3	74.40	801	S/O
	E1.00.04	Level 0-1	E1	Duplex	2	3	86.60	932	S/O
	E1.00.05	Level 0-1	E1	Duplex	2	3	86.60	932	S/O
	E1.00.06	Level 0-1	E1	Duplex	2	3	83.00	893	S/O
	E1.00.07	Level 0-1	E1	Duplex	3	4	105.80	1,139	Rented
	E1.00.08	Level 0-1	E1	Duplex	3	4	128.80	1,386	Rented
	E1.02.09	Level 2	E1	Flat	1	2	50.00	536	S/O
	E1.02.10	Level 2	E1	Flat	1	2	50.00	536	S/O
	E1.02.11	Level 2	E1	Flat	2	3	72.20	777	S/O
	E1.02.12	Level 2	E1	Flat	2	3	68.90	742	S/O
	E1.02.13	Level 2	E1	Flat	1	2	51.20	551	S/O
	E1.02.14	Level 2	E1	Flat	1	2	51.20	551	S/O
	E1.02.15	Level 2	E1	Flat	0	1	37.70	406	S/O
	E1.02.16	Level 2	E1	Flat	2	3	64.00	689	S/O
	E1.02.17	Level 2	E1	Flat	0	1	38.80	418	S/O
	E1.02.18	Level 2	E1	Flat	1	2	53.40	575	S/O
	E1.02.19	Level 2	E1	Flat	2	3	70.80	762	S/O
	E1.02.20	Level 2	E1	Flat	3	4	86.80	934	S/O
	E1.03.21	Level 3	E1	Flat	1	2	50.00	536	S/O
	E1.03.22	Level 3	E1	Flat	1	2	50.00	536	S/O
	E1.03.23	Level 3	E1	Flat	2	3	72.20	777	S/O
	E1.03.24	Level 3	E1	Flat	2	3	68.90	742	S/O
	E1.03.25	Level 3	E1	Flat	1	2	51.20	551	S/O
	E1.03.26	Level 3	E1	Flat	1	2	51.20	551	S/O
	E1.03.27	Level 3	E1	Flat	0	1	37.70	406	S/O
	E1.03.28	Level 3	E1	Flat	2	3	64.00	689	S/O
	E1.03.29	Level 3	E1	Flat	0	1	38.80	418	S/O
	E1.03.30	Level 3	E1	Flat	1	2	53.40	575	S/O
	E1.03.31	Level 3	E1	Flat	2	3	70.80	762	S/O
	E1.03.32	Level 3	E1	Flat	3	4	86.80	934	S/O
	E1.04.33	Level 4	E1	Flat	1	2	50.00	536	S/O
	E1.04.34	Level 4	E1	Flat	1	2	50.00	536	S/O

FORMER NESTLE FACTORY, HAYES

MAKOWER ARCHITECTS / HAWKINS BROWN / dMFK Accommodation Schedule
27/11/2017

Actual NSA

Flat No.	Level	Block	Type	Beds	Hab Rms	SQ M	SQ FT	Tenure
E1.04.35	Level 4	E1	Flat	2	3	72.20	777	S/O
E1.04.36	Level 4	E1	Flat	2	3	68.90	742	S/O
E1.04.37	Level 4	E1	Flat	1	2	51.20	551	S/O
E1.04.38	Level 4	E1	Flat	1	2	51.20	551	S/O
E1.04.39	Level 4	E1	Flat	0	1	37.70	406	S/O
E1.04.40	Level 4	E1	Flat	2	3	64.00	689	S/O
E1.04.41	Level 4	E1	Flat	0	1	38.80	418	S/O
E1.04.42	Level 4	E1	Flat	1	2	53.40	575	S/O
E1.04.43	Level 4	E1	Flat	2	3	70.80	762	S/O
E1.04.44	Level 4	E1	Flat	3	4	86.80	934	S/O
E1.05.45	Level 5	E1	Flat	1	2	50.00	538	S/O
E1.05.46	Level 5	E1	Flat	1	2	50.00	538	S/O
E1.05.47	Level 5	E1	Flat	2	3	72.20	777	S/O
E1.05.48	Level 5	E1	Flat	2	3	68.90	742	S/O
E1.05.49	Level 5	E1	Flat	1	2	51.20	551	S/O
E1.05.50	Level 5	E1	Flat	1	2	51.20	551	S/O
E1.05.51	Level 5	E1	Flat	0	1	37.70	406	S/O
E1.05.52	Level 5	E1	Flat	2	3	64.00	689	S/O
E1.05.53	Level 5	E1	Flat	0	1	38.80	418	S/O
E1.05.54	Level 5	E1	Flat	1	2	53.40	575	S/O
E1.05.55	Level 5	E1	Flat	2	3	70.60	762	S/O
E1.05.56	Level 5	E1	Flat	3	4	86.80	934	S/O
E2.00.01	Level 0	E2	Duplex	2	3	84.20	906	S/O
E2.00.02	Level 0-1	E2	Duplex	2	3	87.20	939	S/O
E2.00.03	Level 0-1	E2	Duplex	2	3	92.20	992	S/O
E2.00.04	Level 0-1	E2	Duplex	2	3	84.20	906	S/O
E2.00.05	Level 0-1	E2	Duplex	3	4	94.00	1,012	Rented
E2.00.06	Level 0	E2	Flat	1	2	55.60	598	S/O
E2.01.07	Level 1	E2	Flat	1	2	51.20	551	S/O
E2.01.08	Level 1	E2	Flat	2	3	68.90	742	S/O
E2.01.09	Level 1	E2	Flat	1	2	51.20	551	S/O
E2.01.10	Level 1	E2	Flat	1	2	51.20	551	S/O
E2.01.11	Level 1	E2	Flat	1	2	65.00	700	S/O
E2.02.12	Level 2	E2	Flat	1	2	55.10	593	S/O
E2.02.13	Level 2	E2	Flat	2	3	66.50	716	S/O
E2.02.14	Level 2	E2	Flat	1	2	51.20	551	S/O
E2.02.15	Level 2	E2	Flat	1	2	51.20	551	S/O
E2.02.16	Level 2	E2	Flat	1	2	50.00	538	S/O
E2.02.17	Level 2	E2	Flat	1	2	52.40	564	S/O
E2.02.18	Level 2	E2	Flat	2	3	68.90	742	S/O
E2.02.19	Level 2	E2	Flat	2	3	70.10	755	S/O
E2.03.20	Level 3	E2	Flat	1	2	55.10	593	S/O
E2.03.21	Level 3	E2	Flat	2	3	66.50	716	S/O
E2.03.22	Level 3	E2	Flat	1	2	51.20	551	S/O
E2.03.23	Level 3	E2	Flat	1	2	51.20	551	S/O
E2.03.24	Level 3	E2	Flat	1	2	50.00	538	S/O
E2.03.25	Level 3	E2	Flat	1	2	52.40	564	S/O
E2.03.26	Level 3	E2	Flat	2	3	68.90	742	S/O
E2.03.27	Level 3	E2	Flat	2	3	70.10	755	S/O
E2.04.28	Level 4	E2	Flat	1	2	55.10	593	S/O
E2.04.29	Level 4	E2	Flat	2	3	66.50	716	S/O
E2.04.30	Level 4	E2	Flat	1	2	51.20	551	S/O
E2.04.31	Level 4	E2	Flat	1	2	51.20	551	S/O
E2.04.32	Level 4	E2	Flat	1	2	50.00	538	S/O
E2.04.33	Level 4	E2	Flat	1	2	52.40	564	S/O
E2.04.34	Level 4	E2	Flat	2	3	68.90	742	S/O
E2.04.35	Level 4	E2	Flat	2	3	70.10	755	S/O
E2.05.36	Level 5	E2	Flat	2	3	68.90	742	S/O
E2.05.37	Level 5	E2	Flat	2	3	68.90	742	S/O
E2.05.38	Level 5	E2	Flat	1	2	51.20	551	S/O
E2.05.39	Level 5	E2	Flat	1	2	51.20	551	S/O
E2.05.40	Level 5	E2	Flat	1	2	50.00	538	S/O
E2.05.41	Level 5	E2	Flat	1	2	52.40	564	S/O
E2.05.42	Level 5	E2	Flat	2	3	66.50	716	S/O
E2.05.43	Level 5	E2	Flat	2	3	70.10	755	S/O
E3.01.01	Level 1	E2	Flat	1	2	59.00	635	S/O
E3.01.02	Level 1	E2	Flat	3	4	91.10	981	S/O
E3.02.03	Level 2	E2	Flat	1	2	59.00	635	S/O
E3.02.04	Level 2	E2	Flat	3	4	91.10	981	S/O
E3.03.05	Level 3	E2	Flat	1	2	59.00	635	S/O
E3.03.08	Level 3	E2	Flat	3	4	91.10	981	S/O
E3.04.07	Level 4	E2	Flat	1	2	59.00	635	S/O
E3.04.08	Level 4	E2	Flat	3	4	91.10	981	S/O

734	1,209	30,374.46	326,951
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FORMER NESTLE FACTORY - AFFORDABLE UNITS SCHEDULE

Number	Person	Type	Shared Ownership		Average Area (m2)	Total Area (m2)	Mix
			HR Type	HR Total			
35	1P - Studios		1	35	38	1,333	10%
144	2P - 1 Bed Flats		2	288	52	7,520	42%
108	3P - 2 Bed Flats		3	324	70	7,576	
30	4P - 2 Bed Duplexes		3	90	85	2,541	41%
22	4P - 3 Bed Flats		4	88	84	1,839	
-	4P - 3 Bed Duplexes		4	-	-	-	6%
339				825		20,809	100%
Rented							
-	1P - Studios		1	-	-	-	0%
62	2P - 1 Bed Flats		2	124	53	3,295	46%
36	3P - 2 Bed Flats		3	108	69	2,488	
-	4P - 2 Bed Duplexes		3	-	-	-	26%
-	4P - 3 Bed Flats		4	-	-	-	
38	4P - 3 Bed Duplexes		4	152	100	3,782	28%
136				384		9,565	100%
Total Residential							
35	1P - Studios		1	35	38	1,333	7%
206	2P - 1 Bed Flats		2	412	53	10,815	43%
144	3P - 2 Bed Flats		3	432	70	10,065	
30	4P - 2 Bed Duplexes		3	90	85	2,541	37%
22	4P - 3 Bed Flats		4	88	84	1,839	
38	4P - 3 Bed Duplexes		4	152	100	3,782	13%
475			Total Residential	1,209		30,375	100%

APPENDIX 4
Residential Land Employment and Training Strategy

BARRATT
— LONDON —

**Employment, Training and Procurement Strategy
Nestle Development**



Rev 0 – December 2017
Rev A – March 2018
Rev B – March 2018
Rev C – April 2018
Rev D – May 2018

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- Apprentice and Workforce Schedule
- Equality Capturing

1. Introduction

This document sets out the Employment, Training and Procurement Strategy on behalf of Barratt London in relation to the construction of the Nestle Hayes development, to demonstrate the Section 106 compliance for the delivery of employment and business opportunities to the local community.

It will outline an understanding of the requirement, explain the delivery strategy, and discuss partnering arrangements, advertising plans and management information /reporting methods.

2. Background

The Developer: Barratt London

Barratt London is a market-leading residential developer, with over 30 years' experience in the Capital, delivering over 2,000 new homes in London each year. Barratt London is committed to providing an unbeatable customer experience and developing exceptional homes for all Londoners. We have an extensive portfolio of residential developments and partnerships delivering homes across the Capital for all Londoners, from state-of-the-art penthouses in Westminster and riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon.

Barratt London is used to working collaboratively with partners from both the public and private sectors. Over the years we have worked with numerous Government agencies and Local Authorities across London, transforming derelict sites and providing new affordable homes and much needed community facilities. Within the private sector we are working in joint venture with British Land, Morgan Stanley, L&Q, and Hyde Group to deliver complex mixed-use developments.

Barratt London is part of Barratt Developments plc, the UK's largest housebuilder.

Barratt London is developing the site known as Nestle Hayes in the borough of Hillingdon. This strategy has been prepared in support of S106 obligations in relation to the commencement of work on the site, and the ongoing preparation and construction of the development.

The Development: Nestle, Hayes



The Nestle, Hayes development is located within the London Borough of Hillingdon (Map of the Borough is to the left) – the Borough is made up of the following postcode areas; HA4, HA6, UB1, UB3, UB4, UB5, UB6, UB7, UB8, UB9, UB10, UB11, UB12, UB13, UB14, UB15, UB16, UB17, UB18, UB19, UB20, UB21, UB22, UB23, UB24, UB25, UB26, UB27, UB28, UB29, UB30.

The development will involve the construction of 1386 dwellings. Office, retail, community and leisure uses, 22663sqm of commercial space, amenity and play space, landscaping, access, service requirements, car parking and associated engineering works.

At peak, the workforce numbers will reach 200-250 staff and operatives on site. The project is current planned to be completed over 7 Construction Phases. Although this is large development, as the works will be completed in 7 Construction Phases, this means the overall workforce numbers on site is at lower but more consistent level.

The timeframe for the development is currently to start demolition works in Summer 2018, with project completion aimed at late 2025.

The Team

During the duration of this development it is envisaged that several key individuals will remain part of the Barratt London team to ensure the successful delivery of the employment and skills initiative.

Each Barratt London development is led by the divisional directors and a team of senior managers, from each discipline within the business.

Phil Robinson will be the Project Director responsible for ensuring all disciplines are working together to deliver the scheme as programmed. Much of this work is pre construction and involves working with each discipline along with all other stake holders to prepare the way forward ahead of starting on site.

The onsite team will be led by the Project Manager, Mark Holt. Mark will be supported by the construction, technical, commercial and sales teams, each of which understand we have to fulfil our commitments under this S106 Initiative.

During the project, we will appoint a Site Manager who will act as the Section 106 Training and Labour Coordinator to oversee the delivery of this strategy throughout the lifespan of the development, reporting directly to Barratt London and the Hillingdon council.

3. The Vision

The Vision for this Employment, Training and Procurement Strategy is to ensure that throughout the pre-construction and construction phases of the site, local people have access to jobs, training opportunities and apprenticeships, and employers can access a suitably qualified, skilled and experienced workforce. Local SMEs will have access to supply chain opportunities, and contractors and sub-contractors will have access to appropriate local suppliers. The Strategy also aims to engage local schools and colleges, raising their knowledge and aspirations in terms of the opportunities and careers which are available.

To deliver this Vision we recognise the need to work with a range of stakeholders, including public and voluntary and community partners. We have already engaged with Qualify-Me, who provide the council's S106 Employment and Training Support Service

Barratt London will also engage with Potensis, who are one of our preferred labour and apprenticeship providers. Potensis are an Approved Training Agency (ATA) with the Department of Education.

4. Section 106 Strategic Objectives/Targets

A) To deliver this Vision and the S106 targets, the following Strategic Objectives have been developed:

We will use reasonable endeavours during the demolition and construction phases to ensure that we:

- Provide 5000 weeks of employment to local residents.
- Provide NVQ Training/Apprenticeship opportunities for local residents (equiv. 2,502 weeks). Please refer to the Apprentice and Workforce Schedule – Pg 11
- Provide Work Experience Placements for students(16 - 18) from local schools
- Provide 12 Curriculum support activities – individual engagement and education engagement
- Provide Hillingdon Council with the tender release schedule for each demolition and construction phase
- Support new entrants to the construction industry via opportunities on site through the use of on-site facilities.
- Both directly and via our labour provider, work with the local job centre to provide opportunities for local labour.
- Support initiatives to be carried out by Qualify Me including site visits, site facilities for training, talks to local schools, colleges and other relevant agencies.
- Submit a written report on delivery and outcomes as agreed with Hillingdon Council on a quarterly basis. Submit position report at the completion of each Construction Phase of the project.

B) S106 Payments:

- Payment of £30k contribution towards the Hard Hat Ready (HHR) scheme during the duration of the development.
- Payment of £30k contribution towards a position in Hillingdon Chamber of Commerce Supply Chain Initiative.

In order to deliver these commitments we will work closely with Qualify-Me, London Borough of Hillingdon and other relevant local agencies. In addition we will liaise closely with the sub-contractors at the pre tendering stage to ascertain how they will engage local contractors, and create opportunities for local employment, training and apprentices. In this way we will seek to ensure the obligations and responsibilities are shared throughout the supply chain.

5. Actions to deliver the Strategic Objectives

We have set out below a series of actions planned to deliver these objectives. These actions will be managed by the Barratt London's appointed representative with an iterative process of monitoring and evaluation taking place throughout the demolition and construction phases of the development. The following actions are planned:

- The early establishment of Partners:** Partners will comprise Barratt London, London Borough of Hillingdon, Qualify Me, Potensis and others as appropriate. This group will initially meet early in 2018, and will aim to meet quarterly or as required by events and activities on site. This will allow all parties to work together from an early stage so as to deliver benefits in terms of employment and training throughout the project which will work well from both the Council's and Barratt's perspective.
- Overall Coordination:** We will appoint a Site Manager to act as the S106 Training and Labour Co-ordinator to oversee the delivery of this strategy throughout the demolition and construction phases of the development, reporting directly to Barratt London and the Council. As the council's appointed agent, where the developer wishes to employ their own training co-ordinator, Qualify Me provides a monitoring and assurance role for the Council. For operational purposes the first point of contact with the Council will be via Qualify Me.

Local Employment

- Contract obligations:** We will include contract clauses within our demolition and construction contracts to ensure that the Section 106 targets are passed down through the supply chain, and we will work with contractor and sub-contractors to ensure delivery of these targets. We will also regularly update contractors on these activities, and oversee introductions to the brokerage at contract briefing and sub-contractor meetings. A requirement will also be placed upon all contractors and sub-contractors to submit monitoring information to an agreed timescale.
- Identification and notification of vacancies:** We will work across the supply chain to identify vacancies throughout the construction phase. At the earliest opportunity we will circulate vacancy notifications, using our job description template and will monitor the outcome of this process. This will include local jobcentres, training agencies, specialist S106 agencies and others as agreed. Monthly subcontractor meetings can be held, where the Council's brokerage, and any other relevant partners, can attend to promote current training opportunities and gain an understanding of current and future workforce requirements.

- e) **Training:** We will work with the Barratt Academy and others as appropriate to deliver a combination of professional training (on-site and in the classroom) and industry-recognised qualifications. We will work with the Council, Potensis and key stakeholders to identify and ensure delivery of appropriate training, achieving some form of industry recognised qualification.
- f) **Apprentices:** We will create opportunities for apprentices (including shared apprentices) across the development. We will work with a range of colleges and local agencies to meet our target. We will focus on delivering apprenticeships across a number of trades including:
- Bricklaying
 - Carpentry
 - Electrical
 - Plumbing
 - Painting and Decorating
 - Dry lining
 - Groundworks
 - Flooring
- g) **School interactions:** Working with the London Borough of Hillingdon and their partner, Qualify Me, we will promote the construction industry as a career option through work placements (16-18), site visits, careers fairs and school visits.

Local Supply Chains

- h) **Identification of supply chain opportunities:** Working with the Tender Event Schedule for the development, we will look to identify appropriate opportunities for local companies, and in particular local SMEs, and work with the Council to identify how these opportunities can best be promoted. This will also include consideration of sub-contracting arrangements, and of contract package size.
- i) **Promotion of contract opportunities:** We will work with the Council and others as appropriate to maximise opportunities for local SMEs to access the supply chain. Where possible we will advertise and promote contracts locally. We will also use reasonable endeavours to ensure all sub-contractors also advertise all opportunities locally. We will also attend meet the buyer events as appropriate and agreed.

With regards to all of the above we will:

Provide regular monitoring information to an agreed format on a quarterly basis. Regular feedback will be sought, and revised actions agreed to endeavour to address any shortcomings against agreed targets on an ongoing basis. Council required equality information for local residents being recruited direct on site will be captured through the induction process. This monitoring will include for example:

- number of employees in total employed on site
- number of local people employed on site
- number of local apprentices on site
- number of work placements

-
- number of curriculum engagements
 - contracts advertised
 - number of local SMEs sent tender enquiry or invitation
 - number of local SMEs successful, and value of contract
 - reason for lack of success of local SMEs

6. Process and Monitoring Document Examples

Contractor Obligations Agreement

BARRATT
— LONDON —

Development	
Contractor	
Site Section 106 Obligations	
Contractor Obligation Statement	
Contractor Individual Obligations Focussed Borough	

	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18
Expected time on site																								
Estimated workforce no.																								
Apprentice 1																								
Apprentice 2																								
Apprentice 3																								
Apprentice 4																								
Apprentice 5																								

How to recruit	
-----------------------	--

Monitoring	
-------------------	--

Barratt London Contact	
Council Contact	
Nominated agency (optional)	

Additional activities	Work Experience 16-18	Work Placement 18+
	Careers Fair attendance	School visits
	Other	

If ticked other please specify:	
--	--

This form has been completed by:

Name		Signature	
Date			

Job Description

Site:		BARRATT — LONDON —			
Vacancy type and number of vacancies					
Work Placement		Work Experience		Comments: (Deadline for applications)	
Apprenticeship		Traineeship (18 - 24)			
Vacancy		Graduate Job Start			
Employment Training Routeway (ETR)					
Vacancy Details					
Company Name					
Company Address					
Job Title					
Occupational Area					
Safety Cards/tickets required?					
Recruitment Contact					
Name					
Telephone Number					
Email					
Location of Job					
Address of Work Location (complete in full)					
Wage/Salary					
Comments: No agency					
Please confirm that all vacancies meet or exceed the NMW and will increase when the NMW rate is increased.					
Will the work include:		Evenings		Comments:	
		Nights			
Number of hours per week		Work Hours		Start	End
		Duration			
Is a job description attached?					
Job Description (key elements) include:					
<ul style="list-style-type: none"> • Main duties of the job • Essential skills, experience & qualifications • Desirable skills, experience & qualifications. • Equipment to be used • Any additional information e.g. training, company benefits 					
Any other information					
Tool's required?					
If you would like assistance in completing the vacancy form or would prefer to discuss your requirements in more detail please contact Barratt London, Bryn Parker 07824607111, bryn.parker@barrattlondon.com					
Contractor Signature:				Date:	

Apprentice and Workforce Schedule

Copy of Draft E and I plan Hours on 08/21/14 final

Page 1 of 1

Sheet1

Activity	Notes	Start month	Month 0 months	Month 1 months	Month 2 months	Month 3 months	Month 4 months	Month 5 months	Month 6 months	Month 7 months	Total months
Value in \$		100	100	75	53	32	20	13	8	5	500
% of project		16.67%	16.67%	12.50%	8.67%	5.33%	3.33%	2.17%	1.33%	0.83%	8.33%
Employment		30	44	21	9	17	10	6	3	2	300
Employment	Self security	30	44	21	9	17	10	6	3	2	300
Employment	Other Person/Traffic Marshall	0	0	0	0	0	0	0	0	0	0
Employment	Workers Person	0	0	0	0	0	0	0	0	0	0
Employment	Self person	0	0	0	0	0	0	0	0	0	0
Employment	Trainee/Supervisor	0	0	0	0	0	0	0	0	0	0
Employment	Other trade area	0	0	0	0	0	0	0	0	0	0
Employment - total		30	44	21	9	17	10	6	3	2	300
Employment - total	Trained into manager/OS	114	54	26	44	69	15	7	7	7	364
Employment - total	Trained Employee/Contractor	37	27	12	22	45	9	4	4	4	201
Employment - total	Document Control/Software	114	54	26	44	69	15	7	7	7	364
Employment - total	Site Engineer/Inspector	271	235	77	183	353	69	113	113	113	1500
Total for employment and											3000
Apprenticeship	Day Labor	30	41	11	11	11	11	11	11	11	300
Apprenticeship	Electrical Installation	164	76	34	63	122	25	19	19	19	130
Apprenticeship	Plumbing, Heating & Vent	158	59	34	63	122	25	19	19	19	130
Apprenticeship	Painting & Decorating	69	41	18	34	69	13	13	13	13	300
Apprenticeship	Masonry	27	27	11	22	45	9	4	4	4	122
Apprenticeship	Carpentry	69	69	17	34	69	13	13	13	13	300
Apprenticeship	Ironworking	11	49	17	34	69	13	13	13	13	300
Apprenticeship	Construction	27	27	11	22	45	9	4	4	4	122
Total											2502
Grand total Employment											3000
Apprenticeship											2502

Equality Capturing

Employee Declaration

(insert local council) want to ensure that as many of their local residents as possible get the opportunity to work in (insert borough). We require sites to work with us and report on numbers of local residents getting work. We would therefore be grateful if you could take a few moments to complete this form and return it to your supervisor. This information will only be shared with the local authorities and will be confidential under the terms of the Data Protection Act and other legislation.

Name		Surname	
Address			
Post Code		Borough	
Site		Employer	
Start date		Job Role	
Before coming to work on Nine Elms I was unemployed for: (please tick)			
1 - 7 days	7 days - 3 months	3 - 6 months	over 6 months
			already in employment
How did you hear about this opportunity:			
(insert local brokerage)		Word of Mouth / friend / family	
		Advert	
		Asked at site	
Local College		Open Day	
Other (please detail)		Job Centre	
<p>If you are interested in finding work after this position has finished, if you are a (insert local borough) resident you can contact (insert local brokerage). Local brokerages that can help you access opportunities across your borough.</p>			
Are you happy to be contacted by your local Brokerage?		Yes / No	
If yes, please supply your contact number.			
Signature Employee			Date
Signature Employer			Date

Thank-you for completing this form.

(insert boroughs) Monitoring

Various Group Statistics are important for monitoring discrimination and inequality and ensuring that all residents in the local area are benefitting from the opportunities on (insert site). We would appreciate it if you could complete the following 4 questions. Please note that all information will be kept secure and anonymous and will only be used for monitoring purposes.

1) Choose ONE section from A to G, then tick ONE box which best describes your ethnic group or background:

A) Asian

- Asian British
- Bangladeshi
- Chinese
- Indian
- Pakistani
- Any other Asian Background

B) Black

- Black African
- Black British
- Black Caribbean
- Any other Black background

C) Mixed Ethnic Groups

- Mixed White and Asian
- Mixed White and Black African
- Mixed White and Caribbean
- Any other Mixed Background

D) Arab

E) White

- Central / Eastern European
- Gypsy or Irish Traveller
- Irish
- White English / Welsh / Scottish / Northern Irish / British
- Any other white background

F) Other ethnic group - please write in

G) Prefer not to say

2) Gender

3) I am between: (please tick)

16 - 24 years old	<input type="checkbox"/>
25 - 35 years old	<input type="checkbox"/>
36 - 44 years old	<input type="checkbox"/>
45 - 55 years old	<input type="checkbox"/>
over 55 years	<input type="checkbox"/>

4) I consider myself to have a disability:

Yes	<input type="checkbox"/>
No	<input type="checkbox"/>

APPENDIX 5

Industrial Land Employment and Training Strategy

Former Nestle factory - Employment and Skills Initiative**1. Skills and Employment**

SEGRO is keen to work in partnership with LB Hillingdon to create an overarching training and employment initiative to help local residents access the jobs created as part of the construction and occupation of the industrial scheme. The initiative will be broken down into three core areas; construction, supply chain and end user employment.

1.1 Construction

SEGRO and its contractor will commit to the following:

- Advertise all construction vacancies through the Council's preferred employment partners
- Provide a number of non-trade employment opportunities on site for local unemployed residents, such as labouring and groundwork
- £5,000 funding to help 20 unemployed young people acquire their CSCS cards that will enable them to work on a construction site. Additional training will be provided such as H&S, First Aid,
- Enable six young people developing a career in the construction industry to gain valuable work experience on site under the supervision of an experienced professional. SEGRO will provide a fund of up to £5000 to cover salary and T&S expenses. Area of focus include:
 - Painting and decorating
 - Dry lining
 - Plumbing
 - Electrical
- Engagement with four local schools to provide a range of career talks and site visits for students and teachers to inspire the next generation of construction workers and developers.

1.2 SME Supply Chain Initiative

To enable Hillingdon SMEs in the construction sector to compete for supply chain opportunities, SEGRO will launch a supply chain initiative. The aim is to identify local businesses that can provide high quality and value for money services or materials to the construction site that are predominately within the local Borough and surrounding area (Ealing, Brent and Hounslow).

It is envisaged that the initiative will require the following services and materials in the following construction work packages:

- | | |
|------------------------|------------------------------------|
| 1. General site labour | 8. Scaffolding |
| 2. Cleaning | 9. Aggregate supply |
| 3. Site clearance | 10. Fencing |
| 4. Waste management | 11. Mastic works |
| 5. Muckaway | 12. Concrete supply |
| 6. Road sweeping | 13. Hiring of plant |
| 7. Decoration | 14. Purchase of building materials |

1.3 Supply Chain process

SEGRO will agree to provide a £40,000 contribution to Hillingdon Council and its partners to fund a resource (via Hillingdon Chamber of Commerce) that will help promote the schemes industrial supply chain opportunities to local SMEs.

SEGRO will also work with the Council and Hillingdon Chamber of Commerce to develop a communication campaign to promote the project and help design and develop a dedicated web page to promote the initiative.

Local SMEs interested in being placed on the pre selection register for works packages will be required to complete a 'Supplier Data Sheet'. The Supplier Data Sheet will enable a high level check to be made on the suitability of the Supplier to undertake works package. The key company information will include the supplier's Health and Safety record; financial viability, size of business, quality awards, (number of employees & approximate turnover) and evidence of relevant experience to demonstrate the suppliers' ability to undertake similar works.

The Supplier Data Sheet will be available to download from the SEGRO, Council and Chamber of Commerce websites. Successful SME's will be appointed by the Main Contractor, who will be responsible for management of the works and all payments. Should a local business not be successfully selected by the Main Contractor, the suppliers details shall be retained for consideration on future projects in the locality, however this does not guarantee work or payment.

1.4 Main Contractor obligations

The selected Main Contractor is to consider a minimum of at least one Local SME supplier registered on the SEGRO Local SME Supplier List when tendering each of the identified works packages. The Main Contractor is not obliged to appoint from the list, but the Main Contractor is obliged to assess the supplier's suitability and to obtain a quote from at least one of the local companies. The Main Contractor will be responsible for assessing the local SME's suitability in terms of the specific works package. The Main Contractor will be responsible for the formal appointment to undertake the works, the management of the works and all payments to the supplier.

2. End use employment

SEGRO is planning to speculatively deliver 230,000 sq. ft. of new industrial space on the site. However, at this time, SEGRO does not know which customers are likely to lease space at the former Nestle site. Whilst we can make assumptions on the sectors that the prospective occupiers for the larger units are likely to operate in, we do not know what particular recruitment requirements they will have. For example, they could be an existing Hillingdon business relocating from within the borough to take advantage of the new modern industrial space we will deliver. Therefore, SEGRO is committed to working with LB Hillingdon to create a job brokerage partnership.

2.1 The Partnership

SEGRO will provide £20,000 funding to create an integrated and free recruitment partnership, which is delivered by LB Hillingdon and its partners. This will be driven by the needs of the business. While LB Hillingdon will be the single point of contact for the customer, the wider partnership may include representation from the local college, Brunel University, training providers including those from the voluntary and community sector and Jobcentre Plus to enhance the training and recruitment provision.

2.2 The Process

SEGRO brokers the relationship between the new customers at the former Nestle site and LB Hillingdon. Contact details for recruiting managers and HR professionals are passed on to LB Hillingdon.

2.3 Understand the customer's requirements

- a) LB Hillingdon meets with the customer to identify which roles are required (analysing skill and competency needs, timeframe, job numbers, shift patterns, FT v PT, salary and benefits)
- b) The customer sends job descriptions and any other recruitment materials used by the business to LB Hillingdon (as agreed during the meeting).

2.4 Agree bespoke recruitment plan

Timeframes, bespoke recruitment process, number of candidates to be submitted to the customer for final selection, input from college/adult education service, and customer involvement at various stages are confirmed.

2.5 Market vacant roles and review responses

- a) LB Hillingdon markets vacancies to network of local partners.
- b) Skills and credentials check done by partner network to sift candidates and submit those who match requirements.
- c) LB Hillingdon undertakes a further screening of these candidates to ensure suitability and match with customer's needs. This includes: telephone interviews, brand awareness training, and, if required, role play exercises delivered by LB Hillingdon or their partners.
- d) Test assessments (e.g. literacy, numeracy, driving) delivered by education partners.

2.6. Final selection

Customer completes the selection process from the shortlist submitted by LB Hillingdon either by attending the group assessment stage, or conducting 1-1 interviews, or completing a separate selection process.

2.7 Post selection

- a) Job offers are made directly to candidates and LB Hillingdon is informed.
- b) Unsuccessful candidates are given feedback by the customer.
- c) Customer confirms job starts with LB Hillingdon.

2.8 Commitment from LB Hillingdon

- Single point of contact which provides access to a network of employment partners and residents in and around the borough.
- Service is efficient, effective and professional as it has to compete with private sector recruitment specialists.
- Recommended candidates are motivated, meet pre-qualifying criteria and want to work.
- Honest communication about risks to recruitment as they are identified.
- Post-placement support to reduce attrition due to candidate needs.

3.9 Commitment from end-user

- Willingness to work in partnership with LB Hillingdon to share local vacancies on an on-going basis.
- A guaranteed interview (to be agreed) for any resident that passes the pre-screen stages set by the company (this does not preclude the customer from having additional interview slots for external candidates).
- Provide constructive feedback to those who are unsuccessful.
- Provide written confirmation of job offers and job starts, and respond to LB Hillingdon requirement to provide information that confirms sustained job outcomes.

3.10 Commitment from SEGRO

- To help local residents compete for the jobs, SEGRO will provide funding to deliver a general employability course for up to 40 unemployed residents.
- This funding will be available once the scheme has been implemented.

4.0 S106 targets

SEGRO will use this plan to maximise the employment and economic benefits to the local community and wider borough, in particular:

- £5,000 fund to support 'Get Ready' construction (level 1 and Level 2) training and development for 20 young people.
- Provide a minimum of six 'paid' (£5,000 fund) work experience opportunities for local young people.
- Target 20% of net new construction jobs (specifically: net new on-site, project specific construction vacancies i.e. people to be recruited in the local labour market in order to deliver the project) to be filled by Hillingdon residents.
- £40,000 contribution to fund supply chain resource to boost local SME chances of winning contracts
- £10,000 contribution to fund an end user 'employability' course for 40 unemployed residents.
- £20,000 contribution to help establish Hillingdon Council create a new job brokerage service.

5.0 Review and monitoring

SEGRO and LB Hillingdon will agree a set of measures and monitoring package to assess the success of the former Nestle site Skills and Employment initiative. Once the principles of the Skills and Employment initiative are agreed, SEGRO and LB Hillingdon will arrange a workshop with local partners to finalise the detail of the project.

DRAFT

APPENDIX 6

FORM PO1

APPENDIX 1

PO1

TO: HEAD OF PLANNING AND ENFORCEMENT
RESIDENT SERVICES
LONDON BOROUGH OF HILLINGDON
CIVIC CENTRE ROOM A357
HIGH STREET UXBRIDGE
MIDDLESEX UB8 1UW

FORM

SECTION 106/278 LEGAL AGREEMENT

SITE ADDRESS: _____
PLANNING REFERENCE: _____
DESCRIPTION OF DEVELOPMENT: _____
DATE OF COMMITTEE AUTHORISATION: _____

SECTION 106 OBLIGATIONS:

DATE OF IMPLEMENTATION OF DEVELOPMENT: _____

SECTION 106/278 OBLIGATION:

(i) NOTIFIED TO THE COUNCIL: _____

(ii) SUBMITTED TO THE COUNCIL WITH THIS FORM: _____

NB: Please continue of separate sheet(s) if necessary.

TICK BOX IF THIS FORM IS TO CONSTITUTE THE "FIRST NOTICE"
UNDER THE SECTION 278 HIGHWAY AGREEMENT IF THIS IS THE
"FIRST NOTICE" PLEASE ATTACH THE "FIRST PAYMENT" AS
SPECIFIED IN THE AGREEMENT

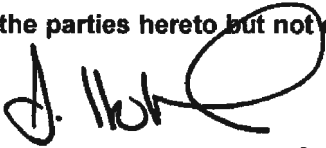
FOR COUNCIL USE

NB: IF THIS IS THE FIRST NOTICE PASS IMMEDIATELY TO HIGHWAYS ENGINEERS

COST CODE: _____
PLANNING COSTS: _____
LEGAL COSTS: _____
OTHER COSTS (IDENTIFY): _____
MAINTENANCE COSTS (COMMUTED SUM)
INTEREST BEARING ACCOUNT FOR BENEFIT OF OBLIGATIONS
YES/NO

EXECUTED AS A DEED by the parties hereto but not delivered until the day and year first above written

SIGNED by



a director and duly authorised signatory for

and on behalf of **SEGRO (HAYES) LIMITED**

Director

Name (in BLOCK CAPITALS) ALAN HOLLANDS

SIGNED AND DELIVERED as a Deed)

by)

BDW TRADING LIMITED)

acting by Paul Broadwood)

and SEAN)

being two persons authorised)

to sign on behalf of)

BDW TRADING LIMITED)

pursuant to a Power of Attorney)

dated [22/06/2018])

Witness signature Paul

Name PAUL FOREY

Address

Barratt London
Wallis House
Great West Road
Brentford
TW8 0HD

EXECUTED as a DEED by

THE LONDON BOROUGH OF

HILLINGDON acting by its duly authorised

Attorney in the presence of

Member of the Council



Authorised Officer

