

Our Ref: LJO

Mrs Faye Mesgian
Planning Dept
London Borough of Hillingdon
Civic Centre
High St
Uxbridge
UB8 1UW



8 July 2019

Dear Mrs Mesgian

**Deeds of Variation for Panorama 66 High Street and Waterloo Wharf
Uxbridge**

Paradigm Charitable Housing Association is purchasing the affordable units at the above schemes and has requested Howarth Homes submit these DOVs to regularise the existing S106 agreements to fit with our needs for their delivery and to comply with the development agreements.

Both applications have S106s that include a mortgagee exclusion clause to ensure that mortgagees of the sites can sell units free from the occupation restrictions imposed on the affordable housing units in certain circumstances, the definition of Mortgagee is not wide enough to cover all parties who would pay, have security (i.e. mortgages) over affordable housing units. Housing Associations can secure funding from various parties and entities which will be entitled to enforce this security. The changes required to the definition of Mortgagee include additional lending entities within the exclusion clauses. The units will still be used as affordable housing, but, including the changes requested, Paradigm will be able to secure the best possible funding. For clarity, the changes do not alter the manner in which the units are to be utilised as agreed under the existing planning permission.

In addition, the variation is also required as there is reference in the original legal agreements to a 'mortgagee in possession'. Our mortgagee will never take possession of the affordable units, as such, this terminology will not be acceptable to our lenders. The variation replaces these words and furthermore, also includes reference to a 'housing administrator' which takes in recent changes in legislation which introduced this specific type of administrator.

Bearing in mind that none of these changes would alter the tenure or have any material planning implications, it is anticipated that this will be satisfactory. With regards to the units in 66 High St, the existing S106 further prescribes that these be 'Accessible' when our prospective tenants would rather they were finished with fittings as 'Adaptable'. Therefore, we are also seeking this change to the S106 in relation to this particular site alone. I am assured by Howarth Homes that the development would still deliver a policy compliant level of wheelchair units

Paradigm Housing Group

1 Glory Park Avenue, Wooburn Green, Buckinghamshire HP10 0DF Tel: 0300 303 1010 Fax: 0300 303 8041
Email: enquiries@paradigmhousing.co.uk Web: www.paradigmhousing.co.uk

Paradigm Housing Group Limited. Registered in England. Community Benefit Society No. 28844R. Registered Provider No. L4215.

Providing services to Paradigm Homes, Paradigm Commercial, Paradigm Development and Paradigm Maintenance

elsewhere in the development and as such the changes sought would not breach any condition of the original planning permission.

I hope you can appreciate that we are eager to provide these affordable flats to our prospective tenants as soon as possible so if we could have these applications determined without being presented to planning committee then this would be greatly welcomed.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'L. S Oakes'.

Lindsay Oakes
Development Manager
Paradigm Housing
Tel 01628 811728