

ST EDWARD HOMES LIMITED

HOMEBASE BRENTFORD

DRAFT S106 HEADS OF TERMS

	Homebase Brentford
Retail store	<ul style="list-style-type: none"> • Approved retail store cannot commence trading until trading has ceased on the existing Tesco Osterley store
Affordable Housing	<ul style="list-style-type: none"> • Delivery of 38% affordable housing by habitable room • Tenure split of affordable homes comprising of 100% London Affordable Rent • Total of 164 affordable homes comprising 63 x 1-bed, 56 x 2-bed, 40 x 3-bed and 5 x 4-bed.
Affordable rented homes	<ul style="list-style-type: none"> • Controls on delivery through a Registered Provider and restrictions on rental level and details of nominations procedure
Intermediate affordable homes	<ul style="list-style-type: none"> • n/a
Early Stage Viability Review Mechanism	<ul style="list-style-type: none"> • Viability assessment to be reviewed if substantial implementation has not commenced within two years.
Affordable Housing Delivery	<ul style="list-style-type: none"> • Plans identifying location of affordable homes
Phasing Plan	<ul style="list-style-type: none"> • Phasing Plan
Construction Training	<ul style="list-style-type: none"> • Details of St Edward initiatives
Employment Initiatives	<ul style="list-style-type: none"> • Details of St Edward initiatives
Highway works	<ul style="list-style-type: none"> • To secure delivery of highway works including: • Segregated cycle way along the Great West Road • Introduction of a two-way right hand turn from the Great West Road to Syon Lane south • Removal and relocation of bus stop to further east down the Great West Road • Junction signal realignment

	<ul style="list-style-type: none"> • Highway works to Great West Road junction • Landscaping works around the site
Additional Pedestrian Crossing	<ul style="list-style-type: none"> • Requirement to submit a feasibility design and associated assessment of an alternative staggered pedestrian crossing across the southern arm of the Great West Road junction
Bus Service Contribution	<ul style="list-style-type: none"> • Payment of contribution towards improvements to bus services.
Car Club	<ul style="list-style-type: none"> • Identifying and committing to delivery and retention of 2 car club spaces • Membership of car club for first occupants
Delivery and Servicing Management Plan	<ul style="list-style-type: none"> • Plan for managing deliveries and servicing arrangements
Car Park Management Plan	<ul style="list-style-type: none"> • Plan for managing allocation of spaces and access arrangements within the car parks
Travel Plan	<ul style="list-style-type: none"> • Agreement of travel plan to promote sustainable travel
Sustainability Voucher	<ul style="list-style-type: none"> • £100 voucher paid to occupiers to encourage green travel modes
Carbon Offset Contribution	<ul style="list-style-type: none"> • Identified amount based on energy strategy calculation
Public Realm Plan	n/a
Public Realm Works	<ul style="list-style-type: none"> • Delivery of a scheme of public realm improvements between site and Tesco Osterley site
Play Space Contribution	<ul style="list-style-type: none"> • Identified amount based on 243 sqm of shortfall of 12+ play space
Legal and Monitoring Fees	<ul style="list-style-type: none"> • Standard contribution

CMS Cameron McKenna Nabarro Olswang LLP

19 January 2021