

ST EDWARD HOMES LIMITED

TESCO OSTERLEY

DRAFT S106 HEADS OF TERMS

	Tesco Osterley
Retail store	<ul style="list-style-type: none"> <li>Demolition of the Existing Tesco store cannot commence until trading commences at the replacement store on the Homebase Brentford development</li> </ul>
Affordable Housing	<ul style="list-style-type: none"> <li>Delivery of 35% affordable housing by habitable room</li> <li>Tenure split of affordable homes to result in no less than 50% London Affordable Rent by habitable room cumulatively across both Tesco Osterley and Homebase Brentford developments</li> <li>Percentages to be applied to reserved matters</li> </ul>
Affordable rented homes	<ul style="list-style-type: none"> <li>Controls on delivery through a Registered Provider and restrictions on rental level and details of nominations procedure</li> </ul>
Intermediate affordable homes	<ul style="list-style-type: none"> <li>Controls on eligibility criteria and income thresholds</li> </ul>
Early Stage Viability Review Mechanism	<ul style="list-style-type: none"> <li>Viability assessment to be reviewed if substantial implementation of the Homebase Brentford development has not commenced within two years</li> </ul>
Affordable Housing Delivery	<ul style="list-style-type: none"> <li>Phased delivery of affordable homes across the phases</li> <li>Submission and agreement of an affordable housing phasing plan</li> <li>Each phase of development (as identified on affordable phasing plan) to include a minimum of 25% affordable and a maximum of 45% affordable</li> </ul>
Phasing Plan	<ul style="list-style-type: none"> <li>Phasing Plan</li> </ul>
Construction Training	<ul style="list-style-type: none"> <li>Details of St Edward initiatives</li> </ul>
Employment Initiatives	<ul style="list-style-type: none"> <li>Details of St Edward initiatives</li> </ul>
Highway works	<ul style="list-style-type: none"> <li>To secure delivery of highway works including:</li> <li>Amendments to cycle route along Syon Lane</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Delivery of pedestrian crossings on Grant Way and Syon Lane</b></li> <li>• <b>Delivery of bus stops</b></li> </ul>
<b>Additional Pedestrian Crossing</b>	<ul style="list-style-type: none"> <li>• Requirement to submit a feasibility design and associated assessment of a staggered pedestrian crossing across the <b>northern</b> arm of the Great West Road junction</li> </ul>
<b>Bus Service Contribution</b>	<ul style="list-style-type: none"> <li>• Payment of contribution towards improvements to bus services with <b>contribution to be phased with delivery of homes.</b></li> </ul>
<b>Car Club</b>	<ul style="list-style-type: none"> <li>• Identifying and committing to delivery and retention of 10 car club spaces</li> <li>• Membership of car club for first occupants</li> </ul>
<b>Delivery and Servicing Management Plan</b>	<ul style="list-style-type: none"> <li>• Plan for managing deliveries and servicing arrangements</li> </ul>
<b>Car Park Management Plan</b>	<ul style="list-style-type: none"> <li>• Plan for managing allocation of spaces and access arrangements within the car parks</li> </ul>
<b>Travel Plan</b>	<ul style="list-style-type: none"> <li>• Agreement of travel plan to promote sustainable travel</li> </ul>
<b>Sustainability Voucher</b>	<ul style="list-style-type: none"> <li>• £100 voucher paid to occupiers to encourage green travel modes</li> </ul>
<b>Carbon Offset Contribution</b>	<ul style="list-style-type: none"> <li>• <b>Payment of offset contribution by phase</b> based on detailed energy strategy submitted with reserved matters application</li> </ul>
<b>Public Realm Plan</b>	<ul style="list-style-type: none"> <li>• <b>Identifying publicly accessible land and routes, details of delivery and commitment to maintain public access</b></li> </ul>
<b>Play Space Contribution</b>	<ul style="list-style-type: none"> <li>• <b>Submission and agreement of an analysis of playspace provision within the reserved matters detailed design and payment of a contribution in the event there is a shortfall in provision against the target measured in the GLA Population Yield Calculator (v3.2)</b></li> </ul>
<b>Legal and Monitoring Fees</b>	<ul style="list-style-type: none"> <li>• Standard contribution</li> </ul>

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19 January 2021