

### Appendix 3

#### 1-2 HEPSCOTT ROAD – HEADS OF TERMS – highlighting the obligations that have been amended by the DOVs.

1. **Affordable Housing** - 7 of the residential units originally to be provided as Affordable Housing at the Development shall be provided as Affordable Housing in accordance with the Monier Road Agreement forming part of the Monier Road Development. Required to be provided prior to any occupation of the residential units on site. There shall be no viability review.
2. **PRS** – The residential units shall be provided as PRS housing in accordance with a management scheme for a minimum period of 15 years. The management scheme shall require: that there must be on-site management with a prompt issue resolution system; establishment of a complaints procedure for residents; membership of a designated professional body; advertise the availability of units on a recognised internet lettings listing or portal; be offered in accordance with the current Vive Living PRS Tenancy Agreement which shall include as a minimum: tenancy periods of three years or more; a break clause for tenants and landlords with a months notice any time after the first six months; and certainty before a tenancy is signed of the rent and service charge (including any annual increases) for the period of the tenancy. An application may be made to release any of the units from the PRS restriction and whether this shall be granted shall be at the discretion of LLDC.
3. **Footpath Improvements** - A section 278 agreement is required to be entered into to secure the necessary footpath improvements to the surrounding streets.
4. **Restriction on On-Street Parking Permits** - Owners and occupiers are restricted from applying or obtaining an on-street parking permit.
5. **Travel Plan** - A travel plan is required for approval by the LPA which appoints a travel plan monitoring officer who shall implement the travel plan during the lifetime of the development.
6. **Workspace** - A workspace strategy to provide how the workspace will be marketed to local businesses.
7. **Local Labour and Local Business** – Reasonable endeavours shall be used to secure local labour and local business.
8. **District Heating Network** - Reasonable endeavours shall be used to: connect all buildings to the District Energy Network; or where this is not possible the Local CHP Plant; or where both are not possible make a financial contribution towards offset solutions.
9. **Reduction of Energy Demand** - Reasonable endeavours shall be used to encourage occupiers to reduce their energy usage.
10. **Design Monitoring** – Design monitoring costs of £50,000 shall be paid in the event that the architect is not retained.
11. **Construction** - The development shall be constructed in accordance with the National Considerate Constructors Scheme.
12. **Heritage Contribution** - The developer shall pay the heritage contribution (£142,000) which shall be used to improve and/or enhance non-designated heritage assets within the Hackney Wick Central Masterplan Area.