

Section C: Social housing relief (Mandatory)

Supporting Information for Social Housing Relief (mandatory)

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

11 x London affordable rent units
24 x intermediate housing units

Does your organisation operate separate management accounts for public service and commercial activities? Please supply evidence.

n/a

Declaration - Mandatory Social Housing Relief

I wish to claim social housing relief on the chargeable development.

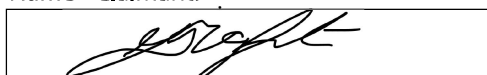
I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I have assumed liability to pay the CIL charge on this chargeable development; **and**
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to social housing relief; **and**
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; **and**

I understand:

- That my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision;
- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person.
- *(If my CIL Liability Notice or revised CIL Liability Notice was issued prior to 1 September 2019)* That my claim for relief will lapse if I fail to provide the Collecting Authority with a Commencement Notice prior to the commencement of the chargeable development to which this application applies; **or**
- *(If my CIL Liability Notice or revised CIL Liability Notice was issued on or after 1 September 2019)* That a surcharge equal to 20% of the notional chargeable amount or £2,500, whichever is the lower amount, will be payable if I fail to provide the Collecting Authority with a Commencement Notice prior to commencement of the chargeable development to which this application applies

Name - Claimant:



Date (DD/MM/YYYY):

05 April 2023

Or name - Agent:



Date (DD/MM/YYYY):



It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Section D: Social housing relief (Discretionary)

Supporting Information for Social Housing Relief (discretionary)

Please indicate the type of social housing you intend to build and where on the site this will be located. A site map indicating the intended location of the social housing in the chargeable development **MUST** be attached. Please note that this must include any qualifying communal areas

Is this development in receipt of any other public subsidy? (for example, funding from the Homes and Communities Agency, or contributions from the local authority towards the provision of affordable housing). If yes, please provide an estimate of how much the subsidy is worth. (This information is required in order to assess the State Aid implications of any discretionary relief that can be offered).

Declaration - Discretionary Social Housing Relief

I wish to claim social housing relief on the chargeable development.

I declare that all the below points apply:

- I am an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date of planning permission first permits the chargeable development; **and**
- I have assumed liability to pay the CIL charge on this chargeable development; **and**
- This chargeable development will include qualifying dwellings as described in the CIL regulations relating to discretionary social housing relief; **and**
- The degree to which this chargeable development consists of qualifying dwellings is as specified in the relief assessment and I will submit a revised relief assessment with supporting evidence where this changes prior to commencement of development; **and**

I understand:

- That my claim for relief will lapse where development commences on this chargeable development prior to the collecting authority informing me of its decision;
- The meaning of a "disqualifying event" for CIL social housing relief and that where a disqualifying event occurs, I must inform the collecting authority within 14 days and will be liable to pay some or all of the relief I have claimed.
- That where there is a disposal of any of the land on which these qualifying dwellings will be situated to another person, I must inform the collecting authority as soon as practicable after this occurs.
- That my claim for relief will lapse where my assumption of liability is withdrawn or otherwise ceases to have effect, or is transferred to another person
- *(If my CIL Liability Notice or revised CIL Liability Notice was issued prior to 1 September 2019)* That my claim for relief will lapse if I fail to provide the Collecting Authority with a Commencement Notice prior to the commencement of the chargeable development to which this application applies; **or**
- *(If my CIL Liability Notice or revised CIL Liability Notice was issued on or after 1 September 2019)* That a surcharge equal to 20% of the notional chargeable amount or £2,500, whichever is the lower amount, will be payable if I fail to provide the Collecting Authority with a Commencement Notice prior to commencement of the chargeable development to which this application applies.

Name - Claimant:

Date (DD/MM/YYYY):

Or Name- Agent:

Date (DD/MM/YYYY):

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

ANNEX A: APPORTIONMENT ASSESSMENT

Please complete the table below, including the assessment of the percentage of the value of the interest in the relevant land owned by the claimant:

Name of Owner	Type of Interest	Value of Interest (%)
TOTAL VALUE OF ALL MATERIAL INTERESTS (MUST EQUAL 100%):		

This information will be used to calculate the amount of CIL relief that may be granted on this development. The collecting authority may choose to carry out its own assessment for these purposes.

ANNEX B: RELIEF ASSESSMENT (SOCIAL HOUSING)

Gross internal area of chargeable development including relevant communal development (sq m):

9988.55

Gross internal area of relevant communal development (sq m):

2044.00

Gross internal area of qualifying dwellings to which the relevant communal development relates (sq m):

3123.99

Gross internal floorspace on relevant land in continuous lawful use for 6 of the last 36 months that is:

a) To be demolished (sq m):

1154

b) Subject to change of use as part of the development (sq m)

0

Please attach a site plan indicating the position of qualifying dwellings and qualifying communal development.

Please note that the collecting authority may choose to accept the above assessment or carry out its own assessment to determine the relief to be granted.

**Appendix 9 – Confirmation email –
Social Housing Relief
acknowledgement by LBH's CIL team
(dated 6 April 2023)**

Georgia Crowley

From: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Sent: 06 April 2023 16:06
To: Jennie Baker
Cc: CIL; Georgia Crowley; Paddy Hynes; Lucretia Foster; John McRory; Philip Elliott; Ben Kelway
Subject: CIL Notices - HGY/2019/0108 Ashley House
Attachments: CIL Liability Notice - Ashley House, Ashley Road, N17 - SHR 06.04.23.pdf; CIL Liability Notice - Ashley House, Ashley Road, N17 - Reissue Revised Cal 06.04.23.pdf; CIL - Social Housing Relief Claim Decision Notice -06.04.2023.pdf

CAUTION: This email originated from an external source.
Jennie

Please find attached the following CIL notices in relation to planning reference HGY/2019/0108:

- Revised Liability Notice which is based on the floorspaces provided in your email on 06 April 2023 at 11:36am and 12:48pm
- Liability Notice Social Housing Relief
- Social Housing Relief - acknowledgement

As per the email from Lucretia yesterday, we acknowledge the receipt of CIL Form 2 Assuming Liability. Please submit CIL Form 6 Commencement Notice prior to work starting on site.

I will progress with the notices for planning reference HGY/2016/4165.

Regards

Minnie Ngaluafe
Principal S106 CIL Infrastructure Planning Officer
Placemaking & Housing
Haringey Council
River Park House, 225 High Road, London N22 8HQ
E: Minnie.Ngaluafe@haringey.gov.uk



From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Thursday, April 6, 2023 12:48 PM
To: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; John McRory <John.McRory@haringey.gov.uk>; Philip Elliott <Philip.Elliott@haringey.gov.uk>; Ben Kelway

<ben.kelway@lichfields.uk>

Subject: RE: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

Hi Minnie,

I have reviewed the CIL additional information form.

In respect of the Ashley Park planning permission HGY/2019/0108, the information not included in my email below is the detailed information on existing in-use buildings. The existing building on site, Ashley House north/south block, is 1154sqm, as set out below.

We are advised by NHG that Ashley House north/south block was last occupied for its lawful use on 30 August 2022.

In respect of the Ashley House Cannon Factory planning permission HGY/2016/4165, again, the information not included in my email below is the detailed information on existing in-use buildings. The existing building on site, Ashley House east/west block is 1486sqm and Cannon Factory is 1748sqm, totalling 3234sqm, as set out below.

We are advised by NHG that Ashley House east/west block was last occupied for its lawful use on 30 August 2022 and that Cannon Factory was last occupied for its lawful use on 30 September 2022.

Could you please confirm that you have sufficient information to process the CIL liability notices for both sites and the social housing relief in respect of Ashley Park?

Thank you,

Kind regards

Jennie

Jennie Baker
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: Jennie Baker

Sent: 06 April 2023 11:36

To: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Cc: CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>

Subject: RE: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

Hi Minnie,

Thank you for your message.

Next week, the demolition phase of planning permission HGY/2016/4165 is due to commence, as is the Ashley Park planning permission.

Therefore, the most pressing matter is the social housing relief application for Ashley Park, submitted yesterday and we would be very grateful if you could review that first please.

With regard to your email below, we need liability notices for each phase of this development to be issued as soon as possible, please. The CIL liability notice dated 28 June 2022 treats the whole site as the chargeable development, whereas this is a phased planning permission.

Accordingly, in the thread below we requested:

1. Review the Ashley Park CIL liability notice issued 1 August 2022 for accuracy, in light of the information provided below
2. Issue CIL liability notices for Phases 0, 1, 2 and 3 of the Ashley House Cannon Factory scheme - addressed to Yvonne Wright at Notting Hill Genesis at the email address above and within the attached Assumption of Liability Notice. Please also send copies of the liability notices to all addressees of this email. Please do not refer to Lichfields on the CIL liability notices, as we are not a liable party.

I have pasted into this message the information sent yesterday, which should be sufficient alongside the attached social housing relief form for:

1. Providing CIL liability notices for all phases – in order that we can submit commencement notices
2. Issuing the social housing relief.

I will have a look at the CIL additional information forms, but in the interests of time it might be swifter to provide any other additional information you require via email.

Planning permission 1 HGY/2019/0108

Unphased permission, Ashley Park (Block 2B), ref. HGY/2019/0108

Development Inputs - Ashley Park (Unphased) (Block 2B)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	9819.3	169.3
G	GIA of development	9988.55	9988.55
E	In-use buildings (demolition)	1154.0	1154.0
KR	In-use buildings (retained)	0	0

Planning permission 1 HGY/2016/4165

Phase 0: Demolition of in-use buildings.

In-use floorspace to be demolished	
Ashley House (East/West Block)	1486
Cannon Factory	1748
Total	3234

Phase 1, Cannon Factory (block 3), ref. HGY/2016/4165

Development Inputs - Cannon Factory Phase 1 (Block 3)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	14934.66	2559.48
G	GIA of development	17494.14	17494.14
E	In-use buildings (demolition)	3234.0	3234.0
KR	In-use buildings (retained)	0	0

Phase 2, Ashley House (block 2), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 2 (Block 2)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	1326.45	359.21
G	GIA of development	1685.66	1685.66
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Phase 3, Ashley House (block 2A), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 3 (Block 2A)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	7727.73	268.56
G	GIA of development	7996.29	7996.29
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Thank you,

Kind regards

Jennie

Jennie Baker
Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>

Sent: 06 April 2023 10:48

To: Jennie Baker <jennie.baker@lichfields.uk>

Cc: CIL <CIL@haringey.gov.uk>

Subject: RE: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Jennie

Thank you for your e-mail. With regard to planning application HGY/2016/4165 (Cannon Factory & Ashley House, Ashley Rd, N17) – Phased development, the CIL Form 1 we have is dated from Dec. 2016. Can you please re-submit an updated CIL Form 1 at your earliest convenience. The chargeable amount on the issued Liability Notice (Reg 65) dated 27 June 2022 is likely to be incorrect, therefore a revised Liability Notice may need to be re-issued.

If you have any questions, please contact us.

Regards

Minnie Ngaluafe

Principal S106 CIL Infrastructure Planning Officer
Placemaking & Housing
Haringey Council
River Park House, 225 High Road, London N22 8HQ
E: Minnie.Ngaluafe@haringey.gov.uk



From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 5:16 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: Ashley Park CIL: Social Housing Relief [LICH-DMS.FID395662]

Dear Lucretia and Minnie,

Please find attached the social housing relief application for Ashley Park HGY/2019/0108, on behalf of the claimant, our client, NHG.

Please let me know if you cannot read the information entered onto this form.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 05 April 2023 16:53
To: Jennie Baker <jennie.baker@lichfields.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: RE: Ashley Road and Ashley Park CIL: Assumption of liability [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Hi Jennie,

I confirm that the two forms are not blank.

Regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 4:36 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: RE: Ashley Road and Ashley Park CIL: Assumption of liability [LICH-DMS.FID395662]

Hi Lucretia and Minnie,

The form was are not blank, so it must be the incompatibility issue referred to at the top of the form. Apologies.

I have now attached:

1. Assumption of Liability Notice for Ashley Park HGY/2019/0108
2. Assumption of Liability Notice for Ashley House Cannon Factory HGY/2016/4165

We have saved the files differently, so hopefully you can see the information now. I would be grateful if you could please confirm receipt and that you can see the information, as soon as possible.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk

This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.
Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 05 April 2023 15:50
To: Jennie Baker <jennie.baker@lichfields.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Subject: RE: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

CAUTION: This email originated from an external source.

Hi Jennie,

Just looked at your email again and can see that the Assumption of Liability form submitted is blank. Could you please re-send.

Thanks

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Lucretia Foster
Sent: Wednesday, April 5, 2023 3:41 PM
To: Jennie Baker <jennie.baker@lichfields.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Subject: RE: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

Hi Jenny,

I acknowledge receipt of the attached Assumption of Liability Form.

My colleague Minnie Ngaluafe will contact you if she requires any further information.

Regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Wednesday, April 5, 2023 12:03 PM
To: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Cc: Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Ben Kelway <ben.kelway@lichfields.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; Yvonne Wright <Yvonne.Wright@nhg.org.uk>
Subject: Ashley Road and Ashley Park CIL [LICH-DMS.FID395662]

Hi Lucretia,

Thank you very much for your time yesterday.

Further to our meeting and as mentioned, please disregard the tables in the email sent yesterday, which have changed slightly.

I have pasted the up to date tables within this email.

Please could you:

1. Review the Ashley Park CIL liability notice issued 1 August 2022 for accuracy, in light of the information provided below
2. Issue CIL liability notices for Phases 0, 1, 2 and 3 of the Ashley House Cannon Factory scheme - addressed to Yvonne Wright at Notting Hill Genesis at the email address above and within the attached Assumption of Liability Notice. Please also send copies of the liability notices to all

addressees of this email. Please do not refer to Lichfields on the CIL liability notices, as we are not a liable party.

3. Acknowledge receipt of the attached Assumption of Liability Notice. Assumption of Liability Notice for Ashley Park to follow.

Our client will submit a social housing relief application in respect of the Ashley Park scheme very shortly.

Planning permission 1 HGY/2019/0108

Unphased permission, Ashley Park (Block 2B), ref. HGY/2019/0108

Development Inputs - Ashley Park (Unphased) (Block 2B)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	9819.3	169.3
G	GIA of development	9988.55	9988.55
E	In-use buildings (demolition)	1154.0	1154.0
KR	In-use buildings (retained)	0	0

Planning permission 1 HGY/2016/4165

Phase 0: Demolition of in-use buildings.

In-use floorspace to be demolished	
Ashley House (East/West Block)	1486
Cannon Factory	1748
Total	3234

Phase 1, Cannon Factory (block 3), ref. HGY/2016/4165

Development Inputs - Cannon Factory Phase 1 (Block 3)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	14934.66	2559.48
G	GIA of development	17494.14	17494.14
E	In-use buildings (demolition)	3234.0	3234.0
KR	In-use buildings (retained)	0	0

Phase 2, Ashley House (block 2), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 2 (Block 2)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	1326.45	359.21
G	GIA of development	1685.66	1685.66
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

Phase 3, Ashley House (block 2A), ref. HGY/2016/4165

Development Inputs - Ashley House Phase 3 (Block 2A)			
		Residential GIA floorspace schedule by BPTW	Commercial GIA floorspace schedule by BPTW
GR	GIA of development relating to a specific rate	7727.73	268.56
G	GIA of development	7996.29	7996.29
E	In-use buildings (demolition)	0.0	0.0
KR	In-use buildings (retained)	0	0

If you have any queries, please call Paddy, Georgia or me.

Thank you,

Kind regards,

Jennie

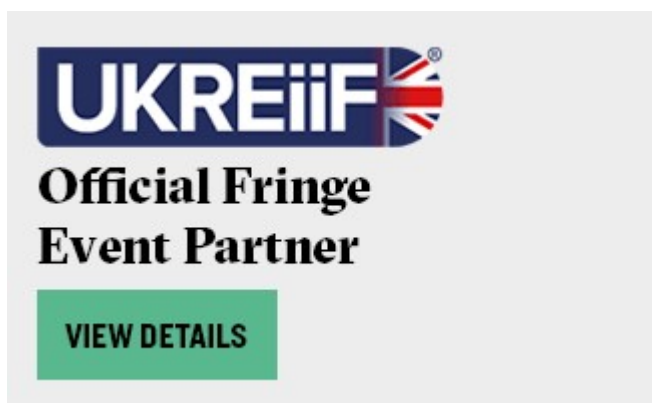
Jennie Baker

Associate Director

Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG

T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

lichfields.uk  



This email is for the use of the addressee. It may contain information which is confidential and exempt from disclosure. If you are not the intended recipient you must not copy, distribute or disseminate this email or attachments to anyone other than the addressee. If you receive this communication in error please advise us by telephone as soon as possible.

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116, registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG.

This email and any files transmitted with it are confidential, may be subject to legal privilege and are intended only for the person(s) or organisation(s) to whom this email is addressed. Any unauthorised use, retention, distribution, copying or disclosure is strictly prohibited. If you have received this email in error, please notify the system administrator at Haringey Council immediately and delete this e-mail from your system. Although this e-mail and any attachments are believed to be free of any virus or other defect which might affect any computer or system into

which they are received and opened, it is the responsibility of the recipient to ensure they are virus free and no responsibility is accepted for any loss or damage from receipt or use thereof. All communications sent to or from external third party organisations may be subject to recording and/or monitoring in accordance with relevant legislation.

Appendix 10 - Social Housing Relief Claim Decision Notice (dated 6 April 2023)

Ms Yvonne Wright
Notting Hill Home Ownership
Senior Project Manager
Bruce Kenrick House
2 Killick Street
London
N1 9FL

Your Ref :
Our Ref : **HGY/2019/0108**
Contact : **Minnie Ngaluafe**
Direct Line : **020 8489 5216**
E-mail : minnie.ngaluafe@haringey.gov.uk
Date : **06 April 2023**

Dear Ms Wright,

**Community Infrastructure Levy (CIL) Regulations 2010 (as amended) – Social Housing Relief
Claim Decision Notice – Regulations 49 to 54 and Schedule 1**

Thank you for your claim for social housing relief from liability to pay the Mayoral and Borough
Community Infrastructure Levy (CIL) in respect of the chargeable development listed below.

Site Address: Ashley House Ashley Road N17 9LJ

Planning Application No: HGY/2019/0108

**Description of Development: Demolition of existing buildings and erection of a part 6,
part 8 storey building to provide 97 residential units (Class C3), 170 sqm of
commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and
associated works**

Regulation 49 of the Community Infrastructure Levy Regulations (as amended) sets out the
conditions that must be satisfied to allow social housing relief to be exempt from liability to pay
CIL. We have now assessed your claim and have decided that it is **eligible** for an exemption
from liability to pay.

This is because the Council considers that pursuant to Regulation 49, the qualifying dwelling
satisfies at least one of the conditions.

State Aid

State Aid means aid within the meaning of Article 107(1) of the Treaty of the Functioning of the
European Union. The UK Government considers that the provision of social housing is a Service
of a General Economic Interest. Social Housing Relief has been designed so that it complies
with the requirements of the EU Block Exemption for Services of a General Economic Interest.

The European Commission recognises the importance of State support for social housing, which
is deemed to be 'a service of general economic interest' meaning that relief from a tax or levy
can be granted without breaching the State Aid rules. Social housing is a well established
example of a Service of a General Economic Interest and the beneficiaries of the social housing
should be the community at large and not a specific sector or industry. However, to fit within the

River Park House
Level 6
225 High Road
London N22 8HQ

exemption, any housing benefitting from the State Aid (relief) must meet three criteria, which the claimant should be aware of:

- Entrustment – there must be legislative provision, a contract or other legally binding method to ensure the housing is used in a certain way.
- The housing must be for those people whose needs are not met by the market – “disadvantaged citizens or socially less advantaged groups, who due to solvency constraints are unable to obtain housing at market conditions”. The State Aid may compensate the undertaking for the costs of performing this public service obligation, allowing for a reasonable profit.
- The total aid must not exceed the cost of providing the social housing. It cannot however overcompensate for these costs and where it does, arrangements must exist for the repayment of this overcompensation.

The Service of a General Economic Interest Block Exemption is applied automatically as part of Social Housing Relief. The relief procedures and documentation have been designed to comply with this block exemption.

Under European Commission Regulation 1998/2006 (De Minimis Regulation), this award constitutes de minimis funding. There is a ceiling of €200,000 for all de minimis funding provided to any single recipient undertaking over a rolling, three, fiscal year period. De minimis funding awarded to you under this offer letter will be relevant if you wish to apply, or have applied, for any other de minimis funding. You must retain this letter for 10 years from the date on this letter and produce it on any request by the UK public authorities or the European Commission.

Next Steps

The Council will serve a revised Liability Notice to the person(s) who has assumed liability to pay CIL for the chargeable development. The Liability Notice will state the total CIL chargeable amount due.

You must notify the Council of the intended commencement date of the chargeable development by submitting a **Commencement Notice** to the Council no later than the day before the day on which the chargeable development is to commence.

The chargeable development will cease to be eligible for Social Housing Relief if, before the chargeable development is commenced:

- A Commencement Notice is not submitted to the Council;
- The claimant's Assumption of Liability is withdrawn or otherwise ceases to have effect; or
- The claimant transfers liability to another person in accordance with Regulation 32.

If a disqualifying event occurs before the end of the clawback period (seven years, beginning with the day on which a chargeable development is commenced), the relevant person benefitting from Social Housing Relief must notify the Council in writing of a disqualifying event before the end of the period of 14 days beginning with the day on which it occurs.

The Council may impose a surcharge where a person who is required to notify the Council of a disqualifying event fails to do so before the end of the period of 14 days beginning with the day on which the disqualifying event occurs.

Where a person is liable to pay an amount as a result of a disqualifying event, payment of that amount is due in full:

- At the end of the period of seven days beginning with the day on which a Demand Notice requiring payment of the amount is issued, if the Council receives notification of the disqualifying event; or
- Immediately, if the Council does not receive notification of the disqualifying event.

Further information, guidance, forms and notices are available at www.haringey.gov.uk/cil.

Yours sincerely,

A handwritten signature in black ink, reading "L. Foster" in a cursive script.

Lucretia Foster
S106/CIL Infrastructure Planning Officer

Appendix 11 - Liability Notice (dated 6 April 2023)

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Community Infrastructure Levy

Liability Notice

Regulation 65 Community Infrastructure Levy Regulations 2010 (as amended)

Planning, Regeneration & Economy

Level 6, River Park House, 225 High Road, Wood Green, London, N22 8HQ

06/04/2023

Ms Yvonne Wright
Notting Hill Home Ownership
Senior Project Manager
Bruce Kenrick House
2 Killick Street
London
N1 9FL

For other recipients, see end of notice

Community Infrastructure Levy Liability

This notifies you that you will be liable to pay the amount of Community Infrastructure Levy to the Collection Authority on commencement of development as set out below:

Amount of Community Infrastructure Levy (£ sterling):	Haringey	Mayoral	Total
	£164,587.67	£530,073.00	£694,660.67
Application Reference Number:	HGY/2019/0108		
Site Address:	Ashley House Ashley Road N17 9LJ		
Description of chargeable development:	Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works		

This charge has been levied under the Mayor of London's CIL Charging Schedule, s211 of the Planning Act 2008 and the London Borough of Haringey CIL Charging Schedule – Adopted July 2014.

How the CIL was calculated

The figure was calculated based on S211 of the Planning Act 2008 and the CIL Regulations 2010 (as amended). The relevant CIL Charging Schedules are summarised below but please note this does not include indexation for inflation. More information is available at www.haringey.gov.uk/cil

Use	CIL Rate LB Haringey			Mayoral CIL 1 (MCIL1)	Mayoral CIL 2 (MCIL2)
	Western	Central	Eastern		
Residential	£265	£165	£15	£35	£60
Student Accommodation	£265	£165	£15	£35	£60
Supermarkets	£95			£35	£60
Retail Warehousing	£25			£35	£60
Office, Industrial, Warehousing, Small Scale Retail (Use Class A1-5)	Nil Rate			£35	£60
Health, School & Higher Education	Nil Rate			Nil Rate	Nil Rate
All Other Uses	Nil Rate			£35	£60

Exemptions/Relief

If you are a charity, intend to use the development for social housing, undertaking a self build or residential annexe or extension, you may be eligible for a reduction (partial or entire) in this CIL liability.

You should also complete the relevant **Claiming Exemption or Relief Form** to request any exemptions or relief from CIL **before commencement of the development**. Application forms and guidance are available via the Planning Portal website at: <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

When will the CIL amount be due for payment?

Payment of the CIL chargeable amount is due within 60 days from the date of commencement, unless greater than £500,000 in which case see the instalments section below. The applicant is required to notify the Planning Service before development commences of:

- Who will pay the amount, by assuming liability using the “**Assumption of Liability Form**” (unless not previously assumed);
- The date on which you intend to commence development, by submitting a **valid Commencement Notice**.

A blank **Commencement Notice** for you to complete is enclosed with this Notice. This Notice must be submitted to the Planning Service no later than the day before the day on which the chargeable development is to be commenced.

Following submission of a valid **Commencement Notice**, the Planning Service will issue a **Demand Notice** displaying details of the chargeable development and ways to make payment.

If this procedure is not followed, payment of the CIL amount will be due in full on the day that development commences. If a valid Commencement Notice has not been submitted before development commences, payment of the CIL amount will be due in full on the day that the Planning Service believes the development to have commenced.

Instalments

Where the payable amount is more than £100,000, you have the option to pay two instalment payments:

- The greater of £100,000 or half the value of the total payable amount 60 days after commencement, and
- The remainder 240 days after commencement

Consequences of non payment

If you fail to follow the payment procedure described above, the Planning Service may impose surcharges on this liability. Persistent failure to pay CIL liabilities may result in the Planning Service imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due.

The amount of CIL liability in this notice is a Local Land Charge

This CIL liability has been registered as a Local Land Charge against the land affected by the planning permission in this Notice. This charge will be cancelled on full payment of this liability.

The Local Land Charge for the amount of any relief granted will be cancelled either within three or seven years after commencement of development, or where a disqualifying event has occurred, on full payment of the amounts due.

New Liability Notices may be issued

Any change in the details contained in this Notice (including calculation of the chargeable amount or amount of relief granted) will lead to the Planning Service issuing a new liability notice.

Do you think we have made a mistake in our calculations?

You can ask us to review them. If you are unhappy with the calculation following this review, you can appeal to the Valuation Office Agency. Please see the Planning Portal website or Valuation Office Agency for more information on how to appeal.

Other recipients of this Notice who are jointly liable to pay CIL or have jointly assumed liability to pay CIL

Name and address of other recipient(s) of this notice	Category of recipient
[Name and address of other recipient of this notice]	[Can be one of: • 'Owner of the relevant land'; • Leaseholder of the relevant land (7 or more years) • 'Party has assumed liability to pay CIL due'; • 'Party has submitted a notice of chargeable development'; • Party who has received deemed Notice of Chargeable Development • 'Party has applied for further approval in line with a conditional grant of planning permission'; • 'Party applied for planning permission']

Contact Information

Email: planningcustomercare@haringey.gov.uk

Address: Planning Service, Haringey Council, Level 6, River Park House, 225 High Road, Wood Green, London, N22 8HQ

Telephone: 020 8489 5504

Website: www.haringey.gov.uk/cil

Appendix 12 – Commencement Notice submitted on behalf of NHHO to the Council via email on 6 April 2023

Community Infrastructure Levy (CIL) - Form 6: Commencement Notice

This notice must be received by the Collecting Authority prior to commencing your development.
Failure to do so may result in you losing the ability to pay the levy in instalments and you may also incur a surcharge.

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Please note the following if you have obtained, or intend to obtain, an exemption or relief from the levy

If your CIL liability notice, or revised CIL liability notice, was issued prior to 1 September 2019:

If you have received an exemption or relief from the levy, failure to submit this form, and for it to be received by the collecting authority, prior to commencing your development will nullify that exemption or relief and make you liable for the levy.

If your CIL liability notice, or revised CIL liability notice, was issued on or after 1 September 2019:

If you have received an exemption or relief from the levy, failure to submit this form, and for it to be received by the collecting authority, prior to commencing your development will result in a surcharge being applied by the collecting authority equal to 20% of the notional chargeable amount or £2,500, whichever is the lower amount (or, if you received exceptional circumstances relief from the levy, may result in the surcharge being applied).

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including "what is a Commencement Notice and when it is issued".

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent user of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any subsequent information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

Details of Development

A: Planning Application reference /
Notice of Chargeable Development:

HGY/2019/0108

B: Development Commencement Date:

13 April 2023

C: Liability Notice reference:

HGY/2019/0108 (liability notice issued 6 April 2023 - £288,301.61)

Development permitted by A will commence on B. This will trigger the levy liability described in C.

Site address:

Ashley House, Ashley Road, London, N17 9LJ

Description of development:

Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170 sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works

Details of person sending this notice

Title:	Ms	First name:	Yvonne
Last name:	Wright		
Address 1:	Notting Hill Home Ownership		
Address 2:	Bruce Kenrick House		
Address 3:	2 Killick Street		
Town:			
County:	London		
Country:			
Postcode:	N1 9FL		
Telephone number			
Country code:	National number:	Extension number:	
44	7540123051		
Email address (optional):	yvonne.wright@nhg.org.uk		
Please state your interest in the site:			
☐ Liable Party	☒ Landowner	☐ Applicant	☐ Agent
Other (please give details)			

Details of collecting authority to whom the notice is being sent

Title:	Ms	First name:	Lucretia
Last name:	Foster		
Address 1:	London Borough of Haringey Planning		
Address 2:	Level 6, River Park House		
Address 3:	225 High Road		
Town:	Wood Green		
County:	London		
Country:	England		
Postcode:	N22 8HQ		
Telephone number			
Country code:	National number:	Extension number:	
Email address (optional):	lucretia.foster@haringey.gov.uk		

Declaration

By signing this declaration:

- I acknowledge that if the intended date of commencement changes, failure to notify the CIL collecting authority before development commences of this date with a new commencement notice will result in the CIL amount being due for payment in full on the date of commencement.
- I also acknowledge that failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date will result in the CIL collecting authority imposing a surcharge of 20% of the amount of CIL due for payment, up to a maximum of £2,500 (the surcharge is discretionary in respect of exceptional circumstances relief).
- I also confirm my understanding that:
 - If my Liability or Revised Liability Notice for CIL was issued before 1 September 2019; **and**
 - If I have either been granted an exemption or relief from the levy, or will be seeking an exemption or relief from the levy (which I understand must be granted prior to commencement of the development)

That failure to notify the CIL collecting authority of the intended date of commencement by submitting a commencement notice in advance of this date will nullify any exemption or relief I have previously obtained, and make me liable for the levy (except in respect of exceptional circumstances relief), and that a surcharge may also be applied.

- I confirm that a copy of this notice has been served on all persons known to me as an owner of the land on which the chargeable development will be built.

For the purpose of CIL, an owner is an owner of a freehold interest in the relevant land or a leasehold interest in the relevant land of 7 years or more from the date planning permission first permits the chargeable development.

Signed:



Date (DD/MM/YYYY):

06/04/2023

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a charging or collecting authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/ 948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

Appendix 13 – Commencement date acknowledgment email from LBH's CIL team

Georgia Crowley

From: Lucretia Foster <Lucretia.Foster@haringey.gov.uk>
Sent: 11 April 2023 11:52
To: Jennie Baker; Minnie Ngaluafe
Cc: Yvonne Wright; Debs Strawbridge; Georgia Crowley; Paddy Hynes; John McRory; Philip Elliott; Ben Kelway
Subject: RE: CIL Demand Notice - HGY/2019/0108 Ashley House [LICH-DMS.FID395662]
Attachments: CIL - Demand Notice - Ashley House, Ashley Rd, N17 - 11.4.23.pdf

CAUTION: This email originated from an external source.

Dear Jennie,

Thank you for your email with attached Commencement Notice.

Please see attached CIL Demand Notice for the planning permission above for the CIL liable amount of £288,301.61.

Please let me know when the first instalment payment has been paid.

Kind regards

Lucretia Foster
Section 106/CIL Infrastructure Planning Officer
020 8489 5216

From: Jennie Baker <jennie.baker@lichfields.uk>
Sent: Thursday, April 6, 2023 7:07 PM
To: Minnie Ngaluafe <Minnie.Ngaluafe@haringey.gov.uk>
Cc: Yvonne Wright <Yvonne.Wright@nhg.org.uk>; Debs Strawbridge <Debs.Strawbridge@nhg.org.uk>; CIL <CIL@haringey.gov.uk>; Georgia Crowley <georgia.crowley@lichfields.uk>; Paddy Hynes <Paddy.Hynes@Lichfields.uk>; Lucretia Foster <Lucretia.Foster@haringey.gov.uk>; John McRory <John.McRory@haringey.gov.uk>; Philip Elliott <Philip.Elliott@haringey.gov.uk>; Ben Kelway <ben.kelway@lichfields.uk>
Subject: RE: CIL Notices - HGY/2019/0108 Ashley House [LICH-DMS.FID395662]

Dear Minnie,

On behalf of our client, NHG, please find attached the Commencement Notice for Ashley Park HGY/2019/0108 (CIL liability after social housing relief £288,301.61).

We have copied our client contacts, Yvonne Wright and Debs Strawbridge, and I would be grateful if you could please include them in all future correspondence.

Thank you,

Kind regards,

Jennie

Jennie Baker
Associate Director
Lichfields, The Minster Building, 21 Mincing Lane, London, EC3R 7AG
T 020 7837 4477 / M 07741266079 / E jennie.baker@lichfields.uk

Appendix 14 - Demand Notice (dated 11 April 2023)

Ms Yvonne Wright
Senior Project Manager
Notting Hill Home Ownership
Bruce Kenrick House
2 Killick Street
London
N1 9FL

Your Ref :
Our Ref : HGY/2019/0108
Contact : Lucretia Foster
Direct Line : 020 8489 5216
E-mail : Lucretia.foster@haringey.gov.uk
Date : 11th April 2023

Community Infrastructure Levy (CIL) Community Infrastructure Levy (CIL) Regulations 2010 (as amended) - Demand Notice – Regulation 69

CIL Collecting Authority: London Borough of Haringey

Details of chargeable development to which this Demand Notice relates:

Planning Permission Reference	HGY/2019/0108
Site Address	Ashley House, Ashley Road, N17 9LJ
Description of Development	Demolition of existing buildings and erection of a part 6, part 8 storey building to provide 97 residential units (Class C3), 170sqm of commercial floorspace (Class A1/A3/B1), new public realm, car and cycle parking and associated works.
Date of Commencement	13 th April 2023
Reason for Demand Notice	A Commencement Notice has been received

The amount of CIL payable that this Demand Notice relates to:

Haringey CIL	£68,308.01
Mayoral CIL	£219,993.60
TOTAL	£288,301.61

The Council calculated these figures in accordance with the CIL Regulations 2010 (as amended).

Payment Due Date

The CIL liable amount is due for payment before the 12th June 2023.

River Park House
Level 6
225 High Road
London N22 8HQ

www.haringey.gov.uk

As the CIL liable amount is over £100,001, you can choose to pay the amount in instalments. If you choose to take up this option, the liable amount will be payable as follows:

- First instalment of £144,150.80 payable prior to the 12th June 2023
- Second instalment of £144,150.81 payable prior to the 9th December 2023.

Please let me know which payment terms you will be pursuing.

Method and receipt of payment

The payment outlined above must be made by electronic transfer to:

Bank: Barclays Bank
Sort Code: 20-98-47
Account No: 73294617
Reference: V33205/72088 - CIL

Please provide written confirmation marked for my attention via email quoting reference "CIL Payment – Ref: HGY/2019/0108" confirming that the CIL payment has been paid to the Council.

The Council will confirm receipt for this payment once received.

Consequences of non-payment

If you fail to follow the payment procedure described above, the Planning Service may impose surcharges on this liability. Persistent failure to pay CIL liabilities may result in the Planning Service imposing surcharges, serving a CIL stop notice prohibiting further development on the site and/or taking action to recover the debt due.

Land Charges

This CIL liability has been registered as a Local Land Charge against the land affected by the planning permission in this Notice. This charge will be cancelled on full payment of this liability.

The Local Land Charge for the amount of any relief granted will be cancelled either within three or seven years after commencement of development, or where a disqualifying event has occurred, on full payment of the amounts due.

Further information

Further information, guidance, forms and notices are available at www.haringey.gov.uk/cil.

Yours sincerely



Lucretia Foster
S106/CIL Infrastructure Planning Officer
Planning Service

Appendix 15 – Relevant S106 definitions

For the purposes of the S106, demolition and various initial works are 'carved out' of the commencement/implementation of the scheme as follows:

Ashley Park:

"the Implementation Date"	the date of implementation of the Planning Permission by the carrying out of a material operation as defined in Section 56 of the Act but not including any Excluded Works pursuant to the Planning Permission and references to "Implementation" and "Implement" shall be construed accordingly.
---------------------------	---

Excluded works	Means: (a) archaeological investigation, (b) remediation works associated with decontamination, (c) exploratory boreholes, (d) site or soil investigations, (e) demolition, (f) site clearance, (g) excavation and/or site preparation, (h) site reclamation and site remediation works, (i) installation of trunk services to serve the Development, (j) temporary construction works and piling, (k) temporary diversion of highways, (l) pegging out, (m) the erection of temporary fencing and hoardings or other measures to secure the Property,
	(n) the construction of temporary access and service roads, (o) construction and laying of temporary services and drainage, (p) the diversion laying construction enlargement repair maintenance cleaning connection to and use of services to serve the Development, (q) preparatory engineering works designed to lay foundations, (r) below ground infrastructure and services, (s) works otherwise permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015; (t) ecological surveys; (u) decommissioning; (v) provision of temporary construction and security site accommodation, and (w) the erection of an acoustic barrier and noise attenuation works.

Appendix 16 – Time and date stamped photos of demolition works



14 Apr 2023 at 15:00:51
Ashley House, Ashley Road
London
England
N17 9LJ
United Kingdom



14 Apr 2023 at 15:01:34
Ashley House, Ashley Road
London
England
N17 9LJ
United Kingdom

Appendix 17 – Contracts between NHHO and contractors relating to undertaking demolition works

Agreement

This Agreement is made the 30th of March 20 23

Between

The Employer Notting Hill Home Ownership Limited

(Company IP No. IP230664-TBC)⁽¹⁾ and Industrial and Provident Society

whose registered office is at Bruce Kenrick House, 2 Killick Street, London, N1 9FL

And

The Contractor ~~Hill Partnership Limited~~

Hill Partnerships LTD

(Company No. 02599073)⁽¹⁾

whose registered office is at The Power House Gunpowder Mill, Powdermill Lane, Waltham Abbey, Essex, EN9 1BN

Recitals

Whereas

First the Employer wishes to have the following work carried out^[2]:

Implementation and enabling works comprising soft strip and asbestos removal, demolition of existing structures, land remediation, installation of new below ground drainage serving the proposed residential/mixed-use buildings and other associated works to satisfy commencement of the works for GLA grant funding purposes, as described in the Schedule of Works

at

Canon Factory (Site 1) and Ashley House (Site 2), Ashley Road, London ('the Works')

and has had drawings and bills of quantities or a specification or work schedules prepared which show and describe the work to be done;

Second the drawings are listed in the Schedule of Works (Rev. 4 dated 30-03-2023) annexed to this Contract ('the Contract Drawings')

and have for identification been signed or initialled by or on behalf of each Party^[3];

Third the Employer has supplied to the Contractor:

~~the Bills of Quantities^[4]~~

~~the Specification^[4]~~

~~the Work Schedules^[4]~~

~~particulars of the Intermediate Named Sub-Contract Tender & Agreement ICSub/NAM (comprising a certified copy of the tender for work included in the Bills of Quantities, Specification or Work Schedules for pricing by the Contractor and for which the Contractor is required under clause 3-7 to employ a named person, together with the Intermediate Named Sub-Contract Invitation to Tender and Tender (ICSub/NAM/IT and ICSub/NAM/T) as completed and the Tender Documents referred to in them)^[5];~~

Fourth the Contractor has:

(A) priced the ~~Bills of Quantities/Specification/Work Schedules^[4]~~ (as priced, 'the Priced Document'), the total of such pricing being the Contract Sum stated in Article 2 ('Pricing Option A'); ~~or~~

~~(B) stated the sum he will require for carrying out the Works shown on the Contract Drawings and described in the Specification, that sum being the Contract Sum stated in Article 2, and has supplied to the Employer a Contract Sum Analysis in accordance with the stated requirements of the Employer or a Schedule of Rates on which that sum is based ('the Priced Document') ('Pricing Option B');~~

and has provided the Employer with the priced schedule of activities annexed to this Contract ('the Activity Schedule')^[6];

^[2] State nature and location of intended works.

^[3] State the identifying numbers of the Contract Drawings or identify the schedule of drawings or other document listing them, which should be annexed to this Contract, and make the appropriate deletions. The drawings themselves should be signed or initialled by or on behalf of each Party.

^[4] Delete as appropriate.

^[5] Delete if no items specifying a Named Sub-Contractor are included in the documents. See the Intermediate Building Contract Guide.

^[6] Delete these lines if a priced Activity Schedule is not provided.

In the Activity Schedule, each activity should be priced, so that the sum of those prices equals the Contract Sum excluding Provisional Sums and the value of work for which Approximate Quantities are included in the priced Bills of Quantities.

*Execution as a Deed***Executed as a Deed by the Employer**namely ¹ Notting Hill Home Ownership Limited(B) by affixing hereto the common seal of the company/other body corporate ^{2,4}

in the presence of

M. Connolly-Tyler
Authorised Signatory
Signature Director

[Signature]
Signature of Witness
Secretary/Director

Full Name J. DENT-RIMMER

Address 2 KILICK ST
LONDON
N1 9FL

Occupation ADMINISTRATOR

[Common seal of company]

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

*Execution as a Deed***Executed as a Deed by the Contractor**namely ¹ Hill Partnership Limited(A) acting by a Director and ~~the Company Secretary~~ ^{ATTORNEY} two Directors of the company ^{2,3}MS WILLIAMS
(Print name of signatory)[Signature]
Signature Director

and

STEVE KANE
(Print name of signatory)[Signature]
Signature Company Secretary/Director

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.