

6. The Council shall not be obliged to open either the Leisure Facility or the Indoor Sports Hall until such time as the works of construction in the relevant Development Plot in which the facility is being provided have been Practically Completed.
7. The Council shall use all reasonable endeavours to ensure the Leisure Facility and Indoor Sports Hall shall provide the Minimum Level of Services and shall use all reasonable endeavours to ensure that the Leisure Facility and Indoor Sports Hall are open for the Minimum Opening Hours.
8. The Council shall apply any net annual operating revenue generated by the Leisure Facility and Indoor Sports Hall in the following order of priority:
 - (a) an amount necessary to repay the capital cost incurred by the Council in fitting out the Leisure Facility and the Indoor Sports Hall and cover the annual interest charges, as notified under paragraph 3, within a period of not less than twenty (20) years from the date of First Occupation of the Leisure Facility or Indoor Sports Hall provided that it is acknowledged by the Parties that such an amount may vary from year to year depending upon the terms upon which the capital sum has been borrowed;
 - (b) a sinking fund of a level certified by a qualified auditor as necessary to provide a prudent balance for major or long term refurbishment works to the Leisure Facility and the Indoor Sports Hall provided that the annual allocation to such a fund will be no less than five per cent (5%) and no more than ten per cent (10%) per cent of the total gross operating revenues and provided that such fund shall only be used for the stated purpose; and
 - (c) any residual net operating revenue to be deposited into the Carbon Fund.
9. The Council shall make available for the Developer's inspection the full financial records of the Leisure Facility and Indoor Sports Hall within a reasonable period of time following the end of each financial year.
10. The Council shall pay to the Developer an Estate Service Charge in respect of the Leisure Facility in each financial year which:
 - (a) in the first five (5) years does not exceed £10,000 Index Linked to Index (RPI), and
 - (b) thereafter does not exceed an amount per square metre which is thirty three per cent (33%) of the average estate service charge per square metre for the B1 offices within the Development south of the Regent's Canal.
11. There shall be no estate service charge for the Indoor Sports Hall.

MUGA

12. No more than 975 Residential Units (excluding Student Housing) shall be First Occupied or no more than 150,000 sq m GEA of B1 floorspace shall be First Occupied, whichever is the earlier, until the Developer has completed the MUGA to a specification agreed between the Council and the Developer.
13. The Developer shall construct and fit out the MUGA at roof level within Development Plot T1 and shall at all times thereafter:
 - (a) provide and maintain wheelchair lift access to the MUGA; and

- (b) maintain, manage, operate and secure the MUGA at its own cost.

14. The Developer shall be entitled to provide a temporary (interim) MUGA:

- (a) to an equivalent specification as the MUGA;
- (b) in an appropriate alternative location; and
- (c) otherwise in accordance with the requirement of paragraph 13 above

subject to the written approval of the location by the Council.

LAP and LEAP

15. The Developer shall complete before the Practical Completion of built development within Development Zones J and K:

- (a) a LEAP within the southern part of the Handyside Park; and
- (b) a LAP within the central part of the Handyside Park.

16. The Developer shall at all times be responsible at its own cost for the following in relation to the LEAP and the LAP:

- (a) operational management including general and disabled access arrangements;
- (b) management and maintenance; and
- (c) security.

SECTION M: HEALTH

DEFINITIONS

- "Guide"** The Primary Care Centres Guide for the Division of Building Costs into 3 Elements for Funding at Schedule M Part 3.
- "NHS"** National Health Service or its successor bodies.
- "Primary Care Trust Specification"** The specification for the design and construction of the Primary Health Care Centre and Primary Health Care Walk-In Centre respectively as agreed by the Developer and the Council pursuant to paragraph 2 and 7 such specification to have appropriate regard to:
- (i) the Guide;
 - (ii) relevant parts of the Valuation Office Agency Guidance Notes for Building Engineering Works for Primary Care Developments Issue 06/2005 (as amended from time to time);
 - (iii) relevant parts of the Department of Health's Primary and Social Care Premises Guidance held at the website www.primarycare.nhsestates.gov.uk;
 - (iv) relevant parts of the Department of Health's published Design and Briefing guidance on Infection Control in the Built Environment (2002) (as amended from time to time); and
 - (v) the provision of good access, natural light and ventilation, and apportionment of ground to first floor areas.
- "Primary Health Care Centre"** A centre to be constructed by the Developer in accordance with the Primary Care Trust Specification and (i) to (iii) below and consistent with the details in the *Schedule of Accommodation at Schedule M Part 1* comprising a centre available primarily for local residents to obtain health care in the form of a surgery clinic or primary health care centre for the provision of medical services under the NHS or any other ancillary primary community health and social care purposes:
- (i) Accommodation of not less than 1,250 sq m GIA (unless otherwise agreed in writing by the Council);
 - (ii) Sited within Plot T2 or such other location as may otherwise be agreed in writing by the Council;

- (iii) Fitted out to the Primary Care Trust Specification.

"Primary Health Care Walk-In Centre" A centre to be constructed by the Developer in accordance with the Primary Care Trust Specification and (i) to (iii) below and consistent with the details in the Schedule of Accommodation at Schedule M Part 2 comprising a centre available primarily to obtain improved access to and convenience of primary care providing nurse-led care for minor injuries and illnesses and general health advice:

- (i) Accommodation of not less than 750 sq m GIA (unless otherwise agreed in writing by the Council);
- (ii) Sited within Zone E or such other location as may otherwise be agreed in writing by the Council;
- (iii) Fitted out to the Primary Care Trust Specification.

"Primary Care Trust" Camden Primary Care Trust or any other body nominated by the Council whose function is the provision of NHS primary health care services.

"Primary Health Care Centre Lease" A lease of the Primary Health Care Centre to be granted by the Developer to the Primary Care Trust in accordance with the heads of terms annexed at Schedule 2.

"Primary Health Care Walk-In Centre Lease" A lease of the Primary Health Care Walk-in Centre to be granted by the Developer to the Primary Care Trust in accordance with the heads of terms annexed at Schedule 2.

SECTION M : HEALTH

OBLIGATIONS

The Primary Health Care Centre

1. No later than three (3) months following Practical Completion of the Primary Health Care Walk-In Centre the Developer shall grant to the Primary Care Trust the Primary Health Care Walk-in Centre Lease.
2. Prior to serving any Lease Offer, the Developer shall ask the Primary Care Trust to provide a draft Primary Care Trust Specification. Following receipt of such draft specification a detailed specification will be developed and the Developer and the Council shall both use reasonable endeavours to agree the Primary Care Trust Specification in respect of the Primary Health Care Centre.
3. Subject to Clause 21 of Part 1 and the Primary Care Trust having served a Lease Acceptance the Developer shall not First Occupy more than 975 Residential Units (excluding Student Accommodation) within the Development unless the Primary Health Care Centre has been Practically Completed in accordance with the Primary Care Trust Specification.
4. Any items required by the agreed Primary Care Trust Specification that are identified within List Columns A and B of the Guide shall be funded by and reflected within the rent payable for the Primary Health Care Centre.
5. Any items required by the agreed Primary Care Trust Specification that are identified within List Column C of the Guide shall be provided by and at the cost of the Primary Care Trust.
6. No later than three (3) months following Practical Completion of the Primary Health Care Centre the Developer shall grant to the Primary Care Trust the Primary Health Care Centre Lease.

The Primary Health Care Walk-In Centre

7. Prior to serving any Lease Offer, the Developer shall ask the Primary Care Trust to provide a draft Primary Care Trust Specification. Following receipt of such draft specification a detailed specification will be developed and the Developer and the Council shall both use reasonable endeavours to agree the Primary Care Trust Specification in respect of the Primary Health Care Walk-In Centre.
8. Subject to Clause 21 of Part 1 and the Primary Care Trust having served a Lease Acceptance no more than 50,000 sq m GEA of buildings within Development Zones A - F shall be First Occupied unless the Primary Health Care Walk-In Centre has been Practically Completed in accordance with the Primary Care Trust Specification.
9. Any items required by the agreed Primary Care Trust Specification that are identified within List Columns A and B of the Guide shall be funded by and reflected within the rent payable for the Primary Health Care Walk-In Centre.
10. Any items required by the agreed Primary Care Trust Specification that are identified within List Column C of the Guide shall be provided by and at the cost of the Primary Care Trust.

11. If the Guide is amended from time to time the Developer shall use reasonable endeavours to agree with the Council and the Primary Care Trust appropriate amendments to the provisions of this Section M having regard to the relevant amendments to the Guide.

SECTION M : HEALTH

SCHEDULE M

Part 1

SCHEDULE OF ACCOMMODATION FOR THE PRIMARY HEALTH CARE CENTRE

Room description	Room	Area sq m	Total sq m
Public Zone			
Lobby	1	15	15
Waiting area	1	60	60
Reception/Records	1	50	50
Tea making facilities at reception	1	4	4
Secure Interview Room	3	12	36
Counselling room	1	12	12
Patient toilets	3	3	9
Disabled toilets	1	6	6
Baby Change/breastfeeding	1	6	6
Multi purpose meeting room	1	40	40
Education room	1	30	30
1 sessional room	1	15	15
Clinical Zone			
Consult/exam rooms	7	14	98
Trainee consulting room	2	18	36
1 sessional consulting room	2	14	28
Treatment room including minor surgery procedures	2	18	36
Recovery room	1	10	10
Clean Utility room	1	20	20
Dirty utility room	2	10	20
Specimen WC	1	6	6
Staff toilet	2	3	6
Staff only areas			
Comms room	1	15	15
Practice Manager	1	15	15
Deputy Practice Manager office	1	15	15
Administration office	1	30	30
Photocopier, etc	1	15	15
Staff rest room and kitchenette	1	50	50
Library	1	30	30
Resource Room	1	15	15
meeting room	1	40	40
small meeting room	1	15	15
Staff toilets	2	6	12
Disabled staff toilet	1	6	6
Bulk store	2	20	40
Plant	1	20	20
Social Services tbc		50	50
Community Nursing offices tbc		50	50
Sub total		758	961

Circulation space @ 30%
Total

288.6
1249.6

SECTION M : HEALTH

Schedule M

Part 2

SCHEDULE OF ACCOMMODATION FOR THE PRIMARY HEALTH CARE WALK-IN CENTRE

Room Description	Room	Area sq m	Area sq m
Public Zone			
Lobby		15	15
Waiting		40	40
Reception/Records		50	50
Secure Interview Room	3	12	36
Patients Toilets	2	3	6
Disabled Toilet		6	6
Baby Change / Breastfeeding		6	6
Subtotal			159
Clinical Zone			
Consult / Exam	6	14	84
Treatment Room	2	18	36
Recovery Room		10	10
Specimen WC	1	6	6
Physiotherapy Room	2	18	36
Dirty Utility		6	6
Clean Utility		15	15
Staff Toilet	1	3	3
Subtotal			196
Staff Only Areas			
Space for IT Server		15	15
Practice Manager Office		15	15
Admin Office		30	30
Photocopier, etc.		15	15
Staff Rest Room		25	25
Library		30	30
Staff Toilets	2	3	6
Disabled Toilet		6	6
Bulk Store		15	15
Plant		20	20
Pharmacy Consult		14	14
Pharmacy Store		20	20
Pharmacy Office		12	12
Social Services	2	20	40
Subtotal			229
Circulation			
Total			750m²

SECTION M : HEALTH

SCHEDULE M

PART 3

PRIMARY CARE CENTRES: GUIDE FOR THE DIVISION OF BUILDING COSTS INTO 3 ELEMENTS FOR FUNDING

COLUMNS A & B: FUNDED VIA THE RENT
COLUMN C: FUNDED VIA A SEPARATE SOURCE OF FINANCE

No.	Item	A	B	C
1	Telephone system/console	No	No	Yes
2	Telephone/data cabling-category 5/6 including patch panel	Yes	No	
3	Automatic/powerd entrance door(s)double glazed sliding	Yes	No	
4	Security fencing if essential	No	Yes	
5	Security shutters to ground floor if essential	No	Yes	
6	Window blinds	Yes	No	Yes
7	Examination lamps	Yes	No	
8	Wiring to examination lamps	Yes	No	
9	Notice boards/pinboards	Yes, minor	No	
10	Internal directional signs	Yes	No	
11	Internal doctors name signs	Yes	No	
12	Main external surgery sign at car park entrance or on building	Yes	No	
13	Illuminated sign fixed to building	No	No	Yes
14	External security lighting if essential	No	Yes	
15	Intruder alarm system with zoning capabilities	Yes	No	
16	"Redcare" provision	No	No	Yes
17	Separate independent panic button system + CDC alarm	Yes	No	
18	Patient call system, visual + audible	Yes	No	
19	Roller shutter between reception and records	No	Yes	
20	Curtain tracks around doctors couches	Yes	No	
21	Curtains around doctors couches	No	No	Yes
22	Records storage	No	No	Yes
23	Doctors couches	No	No	Yes
24	Waiting room loose seating	No	No	Yes
25	Waiting room fixed seating	No	No	Yes
26	Fire proof letter box if essential	No	Yes	No
27	Fire fighting equipment to meet fire officers requirements	No	No	Yes

No.	Item	A	B	C
28	Security locks to external doors	Yes	No	
29	Restriction stays to all ground floor windows	Yes	No	
30	Lockable windows	Yes	No	
31	Reception counter to meet security requirements and Disability Discrimination Act	Yes	No	
32	Panic button to disabled wc	Yes	No	
34	Soft landscaping	Yes	No	
35	Shelving in consulting rooms	No	Yes, minor	
36	Low surface temperature radiators in all public areas	Yes	No	
37	Grilles to first floor windows if essential	No	Yes	
38	Work surfaces within reception area as required by reception staff	No	No	Yes
39	Re-location costs	No	No	Yes
40	Baby changing provision	Yes	No	
41	General shelving	No	Yes, minor	
42	Electric instant shower/ cubicle	Yes	No	
43	Simple security gate to car park if essential	No	Yes	
44	Lockable swing barrier to car park with padlock	No	No	Yes
45	External lighting to car park	Yes	No	
46	Car park marking	Yes	No	
47	Public telephone in surgery	No	No	Yes
48	TV/video in reception area	No	No	Yes
49	Wiring to public telephone	Yes - conduits	Yes - cabling	
50	Wiring to tv/video	Yes - conduits	Yes - cabling	
51	Childs play area equipment	No	No	Yes
52	Statutory signage	Yes	No	
53	Close circuit television/wiring (external & internal) if essential	No	Yes	
54	Toilet roll holders	Yes	No	
55	Paper towel holders	No	No	Yes
56	Fitted furniture to consulting rooms incl locks to cupboards	No	Yes	Yes
57	Comfort cooling/air conditioning	No	Yes	
58	Ceiling fixed examination lamp to treatment rooms	Yes	No	
59	Computer installation/networking	No	No	Yes
60	Unfixed furniture generally - i.e. filing cabinets desks and tables	No	No	Yes
61	Essential supply & extract system to internal rooms	No	Yes	
62	Doctors professional fees	No	No	Yes
63	Drs solicitors/accountants costs	No	No	Yes
64	Clinical hand wash basin in	Yes	No	

No.	Item	A	B	C
	CRs, treatment room, clean & dirty utility and examination room and slop hopper to DU			
	Treatment & dirty utility rooms to have an additional clinical sink and drainer			
65	Elbow lever taps to clinical hand wash basins	Yes		
66	Security glazing windows (i.e. laminate where essential)	No	Yes	
67	Grilles to protect staff behind Reception counter	No	Yes	
68	Security provisions to rainwater downpipes	No	Yes	
69	Electric hand driers to wcs	No	No	Yes (lease)
70	Electric independent water heater/lphw system to consulting rooms	Yes	No	
71	Letter boxes to consulting rooms	No	No	Yes
72	Bicycle locking facility	Yes	No	
73	Coloured surface or paint to differentiate between patient and doctors parking plus signed DDA spaces	Yes	No	
74	Induction loop for the hard of hearing	No	Yes	
75	Lockable cupboard in dispensary	No	Yes	
76	Fire alarm system	Yes	No	
77	Lockable posts to car park entrance	No	No	
78	Lockable bin containment	Yes	No	
79	External shed/tool store within the rear secure area	Yes	No	
80	External tap for gardening etc	Yes	No	
81	Internal DDA compliant digital or card proximity reader security door locks	Yes	No	
82	Mirrors to wcs	Yes	No	
83	Switch to operate front electric doors from reception	No	Yes	
84	Intercom system connected to the front door and reception	No	Yes	
85	Front door bell	Yes	No	
86	Carpet floor finish plus non-slip vinyl where appropriate with coved skirtings	Yes	No	
87	Safety flooring to play area	Yes	No	
88	Measures within mechanical	Yes	No	

No.	Item	A	B	C
	installation to protect against Legionnaires			
89	Lightning protection	No	Yes	
90	Water standby holding tanks	No	Yes	
91	Blackout blinds	No	Yes	
92	Work in connection with section 106 agreement	No	Yes	
93	Medical equipment i.e. defibrillators etc	No	No	Yes
94	White goods i.e. microwaves, fridges, cookers etc	No	No	Yes
95	Pigeon holes for records	No	No	Yes
96	Office equipment	No	No	Yes
97	Retaining walls	No	Yes	
98	Filling cellars etc	No	Yes	
99	Demolition of existing buildings on the site	No	Yes	
100	Removal of asbestos	No	Yes	
101	Removal of contaminated spoil to licensed tip	No	Yes	
102	Abnormal foundations e.g. piling etc	No	Yes	
103	Special planning requirements	No	Yes	