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**DISCHARGE OF CONDITION 39 AND SHADOW S106 OBLIGATION CLAUSE 4.16.1  
IN RESPECT OF PLANNING PERMISSION REF. 2012/6338/P**

**a) Introduction**

Pursuant to condition 39 and Clause 4.16.1 of the Shadow Section 106 Agreement we have been instructed by London Borough of Camden Housing Department and Arcadis to submit the following Phasing Plan. The following information has been produced in conjunction with the contractor, Rydon.

**b) Identification of the construction and handover programme**

In line with condition 39 and clause 2.43 of the Shadow Section 106 Agreement, the information below provides details for Phase 1, Phase 2 and Phase 3 of the development including details of unit numbers, tenure and the anticipated timing of construction and hand over of each of the residential blocks forming part of the relevant phase of the development.

Phase 1					
Block	No. of residential units	No. of units in each block as a % of the no. of units in that phase	Tenure of units	Indicative construction commencement timescales	Indicative handover timescales
A	22	33	Social	May 2014	3 August 2015
B1	22	33	Social	May 2014	23 November 2015
B2	2	3	Social	May 2014	Late 2016
C	21	31	Market	June 2014	Late 2016



Phase 2					
Block	No. of residential units	No. of units in each block as a % of the no. of units in that phase	Tenure of unit	Indicative construction timescales	Indicative handover timescales
E2	21	15	Social	TBC – Jan 2017	TBC
E1	19	14	Social	TBC – Jan 2017	TBC
E3	21	15	Social	TBC - Jan 2017	TBC
EH&M	10	7	Intermediate	TBC - Jan 2017	TBC
EH&M	5	4	Market	TBC - Jan2017	TBC
D2	31	22	Market	TBC - Jan2017	TBC
D1	33	24	Market	TBC - Jan2017	TBC

Phase 3					
Block	No. of residential units	No. of units in each block as a % of the no. of units in that phase	Tenure of units	Indicative construction timescales	Indicative handover timescales
FH&M & F3	23	26	Market	TBC - Jan2017	TBC
F2/3	21	24	Market	TBC - Jan2017	TBC
F4	19	22	Market	TBC - Jan2017	TBC
F1	24	28	Market	TBC - Jan2017	TBC

**c) Balance of Housing Tenure Delivery**

As the table above illustrates, no more than 25% of the market housing units in each phase shall be occupied before the affordable housing units are ready for occupation. This is in line with part b) of paragraph 2.43 of the Shadow Section 106 Agreement.

No more than 25% of the market housing in the next phase will be occupied until all of the affordable housing in the previous phase are ready for occupation in line with part c) of paragraph 2.43 of the Shadow Section 106 Agreement.

**d) Mechanism for Council Review**

As works progress on each phase and during the monthly Project meetings the contractor will advise and update the Council on progress of pending handovers to each block.

Yours faithfully,



Poppy Carmody-Morgan  
**Senior Planner**