

EXECUTED as a DEED by)
DENBURY HOMES LIMITED)

in the presence of:

Attorney's signature



PAUL SEWZE

Designated Member of Birketts LLP as attorney for Denbury Homes Limited

Witness Signature:



Witness Name ... N. DOOLE

Witness Address: Birketts LLP

141 - 145 Princes Street

Ipswich IP1 1QJ

APPENDIX A

LOCAL CONNECTION CASCADE

1. Affordable Dwellings for Rent

- 1.1 The Affordable Dwellings for Rent are to be allocated to a person nominated by the Council in line with its Allocation Policy who is considered by them to be in need of such accommodation and unable to compete in the normal open market for property. Before nominating an applicant the Council will be satisfied that the applicant
- (a) has continuously lived in Eyke for the preceding 5 years; OR
 - (b) has continuously had a principal place of work in Eyke for the preceding 5 years; OR
 - (c) has parents or close family (i.e mother, father, son or daughter) who are over 18 and who have lived in Eyke for the preceding 5 years;
- 1.2 If there are no persons who qualify under paragraph 1.1 above the Affordable Dwelling shall be allocated to person nominated by the Council who
- (a) has continuously lived in the neighbouring parishes of Bromeswell, Capel St Andrew, Melton, Pettistree, Rendlesham, Sutton, Sutton Common, Ufford, Wantisden for the preceding 5 years; OR
 - (b) has continuously had a principal place of work within in the neighbouring parishes of Bromeswell, Capel St Andrew, Melton, Pettistree, Rendlesham, Sutton, Sutton Common, Ufford, Wantisden for the preceding 5 years OR
 - (c) has parents or close family (i.e. mother, father, son or daughter) who are over 18 and who have lived in the neighbouring parishes of [Bromeswell, Capel St Andrew, Melton, Pettistree, Rendlesham, Sutton, Sutton Common, Ufford, Wantisden] for the preceding 5 years
- 1.3 If there are no persons who qualify under paragraph 1.1 and 1.2 above the Affordable Dwelling shall be re-advertised to the district of East Suffolk and where after re-advertising there are no persons who qualify under the paragraphs above the Affordable Dwelling shall be allocated to a person nominated by the Council and who is unable to compete in the normal open market for property in East Suffolk

- 1.4 Where there is a mutual exchange the Registered Provider may let the Affordable Dwelling to any incoming tenant who satisfies the local connection criteria at paragraphs 1.1 to 1.3 above

2. Shared Ownership Dwellings and First Homes

- 2.1 On advertising each and every sale of a Shared Ownership Dwelling or First Home the Dwelling shall be marketed for sale for the first 3 months to persons who:

(a) has continuously lived in Eyke for the preceding 5 years; OR

(b) has continuously had a principal place of work in Eyke for the preceding 5 years;
OR

(c) has parents or close family (i.e mother, father, son or daughter) who are over 18 and who have lived in Eyke for the preceding 5 years;

PROVIDING THAT if after 2 months of marketing no offer has been received from persons who comply with 2.1 a-c the dwelling may be sold to persons who comply with 2.2 a-c.

- 2.2 On advertising subsequent Disposals of a Shared Ownership Dwelling or First Home it shall be marketed for sale for the first 3 months to persons who:

a. Have continuously lived within the East Suffolk District for the preceding 5 years, OR

b. Have continuously had a principal place of work within the East Suffolk District for the preceding 5 years OR

c. Have parents or close family (i.e. mother, father, son or daughter) who are over 18 and who have lived within the East Suffolk District for the preceding 5 years,

- 2.3 If there are no persons who qualify under paragraphs 2.1 and 2.2 within 3 months of marketing the Affordable Dwelling then they may be sold free of the Local Connections restrictions.

APPENDIX B

DRAFT NOMINATIONS AGREEMENT

DATED

201

(name) (1)

and

EAST SUFFOLK COUNCIL (2)

NOMINATION AGREEMENT

Relating to Affordable Dwelling(s) for Rent

At

(name of scheme)

THIS NOMINATION AGREEMENT is made the day of 20

BETWEEN:

1)of registered in England by the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014 (Register Number XXX) (the Registered provider) [or such other Registered Provider as may be approved by East Suffolk Council]

and

2) **EAST SUFFOLK COUNCIL** of East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge, IP12 1RT ('the Council')

1. Definitions

In this Deed:

"Affordable Dwelling(s) for Rent" means Dwellings on the Development to be made available as Affordable Housing let at a monthly or weekly rental figure that does not exceed:-

(a) 80% of the local market rent inclusive of service charges; or

(b) (if lower) the local housing allowance rate; or

(c) with rent increases during the term of any individual tenancy being limited to increases in the Consumer Price Index from the date of this Nomination Agreement plus 1% or any subsequent relevant limit placed upon Registered Providers by the Regulator or Central Government;

"Affordable Housing" means subsidised housing that will be available to persons who cannot afford to rent or buy housing generally available on the open market

"Allocation Policy" means the policy and procedure that the Council has adopted to determine eligibility and priority for Affordable Dwellings for Rent

"Chargee" means any mortgagee or charge of a Registered Provider or any receiver or manager (including an administrative receiver) appointed pursuant to the Law of Property Act 1925 by such mortgagee or chargee or any other person appointed by a mortgagee or chargee under its security documentation for the purpose of enforcing its mortgage or charge or any administrator (howsoever appointed) including a housing administrator

"Choice Based Lettings" - means the process used to advertise Affordable Dwellings for Rent in the Council area or any system that replaces it.

"Development" means the Development as defined in the Section 106 Agreement to which this Nominations Agreement is appended

"Effective Date" means the date that the application form is received by the Partner Organisation (PO), except in the following situations:

- i. When an applicant is moved from one band to a higher band, their new effective date will be the date that their circumstances changed or when the PO is advised of this;
- ii. Where an applicant receives priority on medical or welfare grounds, their effective date will be the date that they the application for the award is received by the PO;
- iii. Where an applicant has been accepted as homeless their effective date will be the date that they applied as homeless unless they already qualify for Band B with an earlier date;
- iv. Where a woman is pregnant and the baby will make her eligible for a larger property, her effective date for the larger property will be the date that the baby is born

"Initial Let" means the first tenancy or lease of a newly constructed and previously unoccupied Affordable Dwelling(s) for Rent in accordance with Section 199 of the Housing Act 1996 as amended by Section 315 of the Housing and Regeneration Act 2008

"Landlord(s)" means a person or persons who are required to use the Council's Choice Based Lettings process

"Nominee" or "Nominees" means a person named in the Shortlist nominated by the Council to the Registered Provider who qualify for a tenancy in accordance with the Registered Provider's letting criteria (details of which have been provided to the Council prior to the date of such nominations) to be the tenant of an Affordable Dwelling(s) for Rent.

"Partner Organisation" or "PO" means each of the eight District and Borough Councils participating in the current Choice Based Lettings scheme

"Property" means the land [] shown edged red on the plan attached hereto

"Registered Provider" or "RP" means a Registered Provider of social housing within the meaning of Section 80(1) of the Housing and Regeneration Act 2008 and listed in the register kept by the Regulator under Chapter 3 of that Act

"Regulator" – Homes England (formerly the Homes and Communities Agency) or any body that replaces its role as regulator of Registered Providers

"Section 106 Agreement" means the Section 106 Agreement to which this Nominations Agreement is appended

"Shortlist" means the list of applicants (as may be updated from time to time) to be supplied by the Council in line with the Allocation Policy and procedures giving the names of person(s) who the Council considers to be eligible for this size of property and have a local connection as set out in the Section 106 Agreement.

"Tenancy Agreement" means an introductory/probationary tenancy, assured shorthold, assured or secure tenancy agreement in a form prepared by the Registered Provider and in line with an approved policy that meets the requirements of the Regulator.

"Vacancy Notice" means a written notice given by the Registered Provider to the Council the function of such notice being the notification to the Council by the Registered Provider that the construction and fitting out of the Affordable Dwelling(s) for Rent is completed and the Affordable Dwelling(s) for Rent is ready to be advertised through choice based letting or let through any subsequent agreed letting procedure. The notice shall be in a form agreed by the parties.

"Void" means an Affordable Dwelling(s) for Rent which is vacant otherwise than as a result of the tenant having

(a) Moved to other accommodation either by transfer or decant provided by the Registered Provider; or

(b) Moved to other accommodation under a reciprocal arrangement provided by another Registered Provider registered with the Regulator under the Housing Act 1996 or Housing and Regeneration Act 2008

"Void Notice" means a written notice given by the Registered Provider to the Council the function of such notice being the notification to the Council by the Registered Provider that the Affordable Dwelling(s) for Rent is available to be advertised through Choice Based Lettings or let through any subsequent agreed letting procedure. The notice shall be in a form agreed by the parties.

2 Enabling Provisions

This Agreement is made pursuant to Section 111 of the Local Government Act 1972 Section 33 (1) (b) of the Local Government (Miscellaneous Provisions) Act 1982 and Section 1 of the Localism Act 2011 and all other enabling powers

3 Procedure

The parties agree that the Registered Provider shall give the Council nomination rights for each and every Initial Let and Void and the following procedure shall apply to the nomination of persons in respect of the Affordable Dwellings(s) for Rent.

3.1 Initial lets

3.1.1 The Registered Provider shall give the Council not less than 4 months' written notice of the date when the Affordable Dwelling(s) for Rent will be ready for Occupation

3.1.2 The Registered Provider shall serve a Vacancy Notice on the Choice Based Lettings system detailing the date available for Occupation in respect of the Affordable Dwelling(s) for Rent at the point when it wishes the Affordable Dwelling(s) for Rent to be advertised. This will be in line with agreed advertising cycles which form part of the Allocation Policy.

3.1.3 The Council shall arrange for the Affordable Dwelling(s) for Rent to be advertised. Within 2 Working Days of the bidding cycle closing the Council shall serve upon the Registered Provider a Shortlist. The Nominees will be prioritised in line with their housing need and banding priority and effective date. The Council may agree to delegate the shortlisting to the Registered Provider and as required, verification of relevant applicant information.

3.1.4 The Shortlist to be served by the Council under clause 3.1.3 shall:

- i. Specify the appropriate category of Affordable Dwelling(s) for Rent, and
- ii. Indicate the priority for the housing of the persons named and any other relevant information using a standard pro-forma document via a generic e-mail address to the Council's Choice Based Lettings scheme

3.1.5 Upon the properties being ready to let the Registered Provider shall within five (5) Working Days of the date of receipt of the Shortlist select a Nominee from the Shortlist taking into account the priority in the order given for housing indicated by the Council and shall use its reasonable endeavours to arrange a viewing of the Affordable Dwelling(s) for Rent and offer a Tenancy Agreement to such selected Nominee subject

to any final checks as agreed in line with the Council's Allocation Policy and the Registered Provider's letting criteria

- 3.1.6 If the selected Nominee fails to accept the offer of a tenancy within one (1) Working Day of receipt of the Registered Provider's offer such selected Nominee shall be deemed to have rejected the Registered Provider's offer and the Registered Provider shall select and make an offer to another Nominee by repeating the procedure set out in clause 3.1.5
- 3.1.7 If the second selected Nominee fails to enter into a Tenancy Agreement within one (1) Working Day of receipt of the Registered Provider's offer then such second selected Nominee shall be deemed to have rejected the Registered Provider's offer and the Registered Provider shall select and make an offer to a third Nominee by repeating the procedure set out in clause 3.1.5
- 3.1.8 If such third selected Nominee fails to enter into a Tenancy Agreement within one (1) Working Day of receipt of the Registered Provider's offer then the Registered Provider will request a further Shortlist from the District Council and the District Council will supply this within three (3) Working Days.
- 3.1.9 If the District Council is unable to supply any further Nominees the Registered Provider will request that the Affordable Dwelling(s) for Rent is re-advertised and the procedures set out in 3.1.3 – 3.1.8 are complied with

4. Voids

- 4.1 Should an Affordable Dwelling(s) for Rent become a Void after the Initial Let or the Registered Provider has reasonable cause to believe it will become a Void then and in each case the procedures set out in 3.1.2 – 3.1.9 shall apply except 3.1.2 which shall refer to Void Notice rather than Vacancy Notice in addition to 4.1.1:
- 4.1.1 The Registered Provider shall give the Council not less than 1 months written notice of the date when the Affordable Dwelling(s) for Rent will be ready for Occupation

5. Provision of information and alteration of lists

- 5.1 The Registered Provider shall give notification to the Council of the following events within (2) Working Days of their occurrence:
- i. a Nominee failing to view an Affordable Dwelling(s) for Rent when a viewing has been arranged

- ii. a Nominee failing to accept the offer of a Tenancy Agreement within the time limit prescribed by this Nomination Agreement
- iii. a Nominee accepting an offer of a Tenancy Agreement
- iv. Registered Provider rejecting a Nominee in accordance with Clause 5.3

5.2 Arrangements for notification to the Council will be set out in the Council's approved Allocation Policy

5.3 The Registered Provider shall have the right to interview and make enquiries of each Nominee and by serving written notice upon the Council to that effect to reject any Nominee if in the opinion of the Registered Provider the grant of an assured tenancy to such Nominee would be in contravention of the Registered Provider's registered rules or its letting criteria. The Registered Provider is required to make decisions without influence from third parties.

5.4 The Council shall notify the Registered Provider in writing of any Nominee that is withdrawn from the Shortlist

5.5 The Registered Provider must ensure that they handle all information in line with the current Data Protection Act 1998 and future general data protection regulations and procedures and the requirements of the Councils' Allocation Policy

5.6 The Council and the Registered Provider agree that the nominations rights contained in this Nomination Agreement may be varied from time to time by agreement in writing by the parties

6. Notices

Any notice required to be served hereunder shall be sufficiently served on the parties at the address indicated above or such other address notified by one party to the other and any notice shall be deemed to have been served 2 Working Days after posting

7. Chargee

Provisions

The provisions in this Agreement shall not be binding on a Chargee PROVIDED THAT:

- a) The Chargee shall first give written notice to the Council of its intention to dispose of the Affordable Dwelling(s) for Rent ("the RP Notice"); and
- b) if the Council provides written notice to the Chargee within four weeks of receipt of the RP Notice that acceptable arrangements can be made for the transfer of the

Affordable Dwelling(s) for Rent to either the Council or another Registered Provider within three calendar months of the date of the RP Notice the Chargee shall use reasonable endeavours over that period to complete a disposal of the Affordable Dwelling(s) for Rent to another Registered Provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies interest and costs and expenses

- c) if the Council does not serve the notice referred to in paragraph b) within the four week period referred to or if such disposal has not completed within the three month period the Chargee shall be entitled to dispose of the Affordable Dwelling(s) for Rent free of the restrictions set out in this Nomination Agreement

PROVIDED THAT at all times the rights and obligations in this clause shall not require the Chargee to act contrary to its duties under the charge or mortgage and that the Council shall give full consideration to protecting the interest of the Chargee in respect of monies outstanding under the charge or mortgage.

8. Transfer to other Registered Providers

8.1 The Registered Provider shall provide notice to the Council within five (5) Working Days of any transfer of the Affordable Dwelling(s) for Rent to a Registered Provider

8.2 The Registered Provider shall use its reasonable endeavours to procure that any Registered Provider to which the Affordable Dwelling(s) for Rent erected thereon are transferred otherwise than by direction of the Regulator under its statutory powers shall enter into a similar agreement mutatis mutandis with the Council simultaneously on completing the transfer of the Property

9. Disputes

Where any matters fail to be agreed between the parties or any dispute or difference occurs the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties or in default of agreement to be nominated by or on behalf of the President for the time being of the Chartered Institute of Housing on the application of either party

10. Costs

The Registered Provider agrees with the Council to pay the reasonable legal costs which the Council incurs in preparing and entering into this Nomination Agreement and the Council's reasonable costs to cover the nominations procedure. Any changes to current charges will be negotiated with all landlords who are required to let their properties in line with the District Council's allocation and letting policy and procedures

11. Agreements and Declarations

11.1 Nothing in this Nomination Agreement fetters or restricts the exercise by the District Council of any of its powers

11.2 The obligations contained in this Nomination Agreement are covenants for the purpose of the Local Government (Miscellaneous Provisions) Act 1982 section 33

12 Third Party Rights

No provisions of this Nomination Agreement shall be enforceable under the Contracts (Rights of Third Parties) Act 1999

In witness whereof the parties have executed this Nomination Agreement on the day and year first before written

THE COMMON SEAL of

was affixed in the presence of:-

Director

Secretary

**THE COMMON SEAL of EAST SUFFOLK
COUNCIL**

was affixed

In the presence of:-

Authorised signatory

DRAFT

APPENDIX C

EDUCATION LAND SPECIFICATION

Appendix 1: Education Land Site Specification

(Defined Terms to be interpreted in accordance with the preceding agreement)

The Education Land shall be...

- reasonably level and seeded
- contamination free and covered with at least 30cm of clean free draining topsoil
- outside the cordon sanitaire of any sewage plant
- boundary fenced with 2.4m weld mesh fence as per the School Output Specification: Technical annex 2B: external spaces and grounds.

The Education Land shall be free of/from...

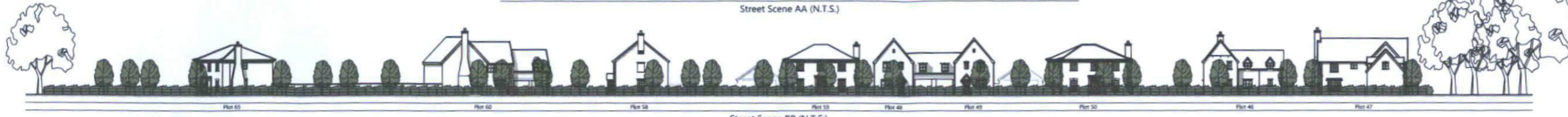
- encumbrances
- protected species or habitats of special interest
- soil and water table contamination
- radiation or potential sources thereof
- invasive plants such as Japanese Knotweed
- buildings and other surface structures
- pipes, conduits, chambers and or cables (including any high pressure pipes or high voltage cables within ten meters of the Education Land or Additional Education Land) subject to those services that are required to serve the Education Land.
- ponds, ditches or water courses
- foundations, fuel tanks and other buried structures
- spoil and fly tipping
- void spaces including wells, sumps and pits
- any material that could negatively impact on the playing fields, the Primary School buildings and or their occupants

The Education Land shall not be crossed or affected by

- public rights of way or access wayleaves
- power-lines (save for those disclosed by the Owner or Developer prior to the date of the preceding agreement)
- gas mains
- water or sewage pipes
- ground gasses and or vapours
- light pollution



Street Scene AA (N.T.S.)



Street Scene BB (N.T.S.)



KEY (storey heights)

[Light Brown Box]	Single Storey
[Orange Box]	1.5 Storey
[Dark Orange Box]	2 Storey

Open Market			Affordable Rent		
House type Description	Sq.Ft	No.	House type Description	Sq.Ft	No.
755 2 Bed house (2 storey)	755	5	● 631 1 Bed house (2 storey)	631	8
800 2 Bed bungalow (1 storey)	800	1	● 859 2 Bed house (2 storey)	859	1
882 2 Bed house (2 storey)	882	3	● 1009 3 Bed house (2 storey)	1009	2
999 2 Bed house (2 storey)	999	2			
999sp1 3 Bed house (2 storey)	1111	3			
999sp2 3 Bed house (2 storey)	1254	1			
1021 3 Bed house (2 storey)	1021	6			
● 1197 3 Bed bungalow (1 storey)	1197	2			
● 1317 4 Bed house (2 storey)	1317	6			
● 1550 4 Bed house (2 storey)	1550	5			
1687 4 Bed house (2 storey)	1687	3			
1764 4 Bed house (2 storey)	1764	2			
2048 4 Bed house (2 storey)	2048	2			
2774 5 Bed house (2 storey)	2774	3			
	TOTAL 44 PLOTS				

Shared Ownership		
House type Description	Sq.Ft	No.
● 788 2 Bed bungalow (1 storey)	788	1
● 859 2 Bed house (2 storey)	859	2
● 1009 3 Bed house (2 storey)	1009	2
	TOTAL 5 PLOTS	

First Homes		
House type Description	Sq.Ft	No.
● 859 2 Bed house (2 storey)	859	4
● 878 2 Bed house (2 storey)	878	1
	TOTAL 5 PLOTS	

● Purple Dots indicate M4(2) house types
 ● Plots featuring solar panels

Notes:
 Do not scale from this drawing to ascertain dimensions.
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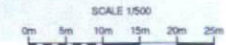
Rev.	Date	Details
A	09-05-23	Revised following consultee comments & meeting with the planning officer. Car Park Extension increased in size.
B	20-07-23	Revised following case officer comments.
C	06-10-23	Revised following case officer comments.
D	12-02-24	Drainage basin added.
E	19-03-24	Revised basin design. Plot 23-25 moved to accommodate revised build off to substation.

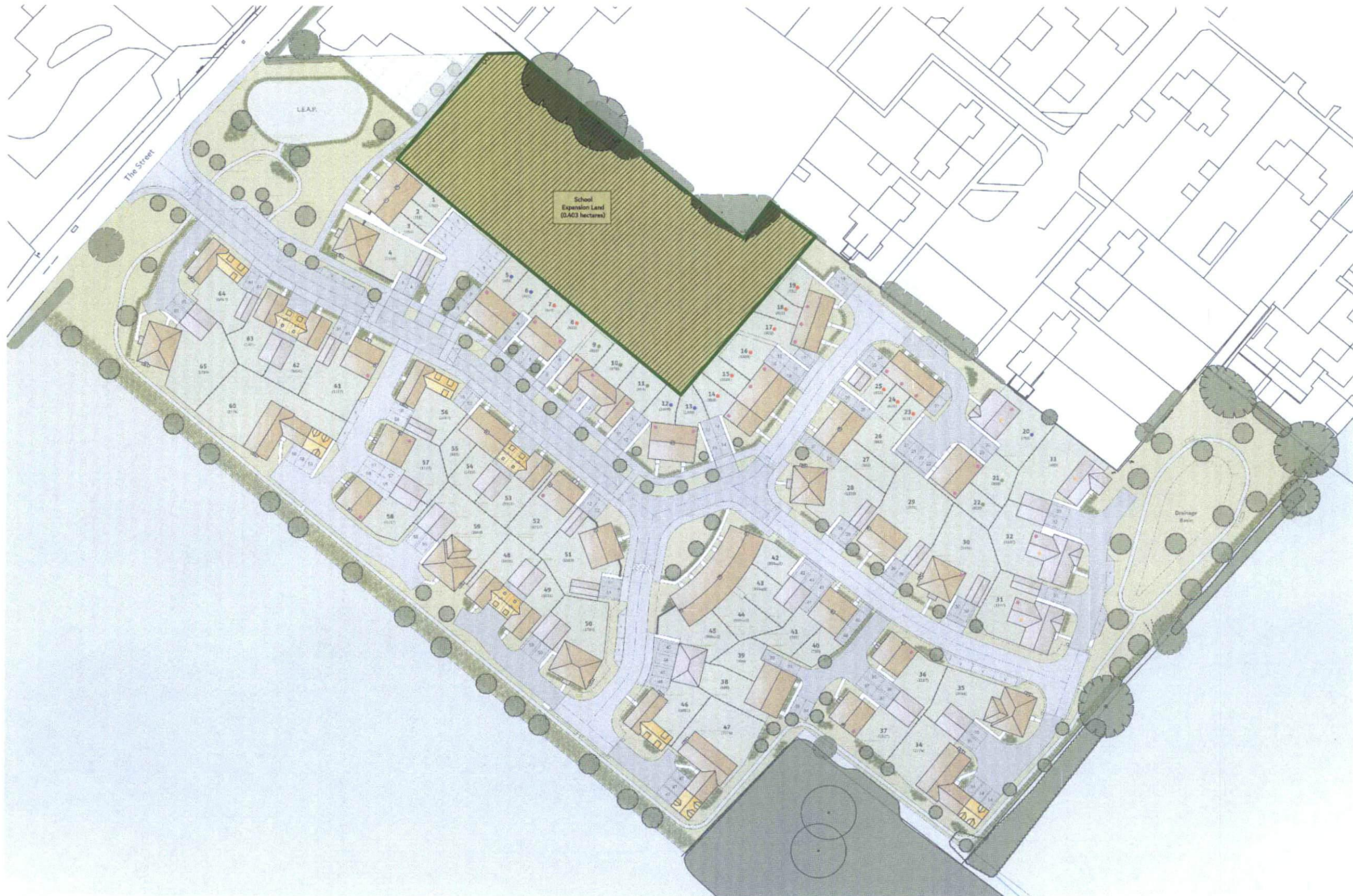


DENBURY HOMES

PLANNING

Project: The Street Eyke	Project no: EYK1 Dwg no: 002
Drawing: Planning Layout	Scale: 1:500 @ A1 Rev: E
Plot Numbers: 65	Drawn by: LS Project no: 09-03-22





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Rev.	Date	Details



DENBURY
HOMES

PLANNING

Project: The Street Eyke	Project no: EYK1 Dwg no: 002.1
Drawing: School Expansion Land	Scale: NTS @ A3 Rev: -
Plot Numbers: 65	Drawn by: LS Project no: 26-07-24

SCALE 1:500
0m 5m 10m 15m 20m 25m