

**PEABODY TRUST**

**-and-**

**Carney Sweeney Limited**

**AGREEMENT  
FOR THE PROVISION OF  
SERVICES**

Peabody  
45 Westminster Bridge Road, London, SE1 7JB



## Agreement for the purchase of Services from you

This Agreement sets out the terms upon which we, **Peabody Trust**, a community benefit society registered with number 7741 of **45 Westminster Bridge Road, London, SE1 7JB**, on behalf of itself and all other members of the Peabody Group, may purchase the services set out in the Schedule to this Agreement or such other services as you and we agree from time to time (together "Services") from you **Carney Sweeney Limited, Wey Court West, Union Road, Farnham, GU9 7PT**

For the purposes of this Agreement, "Peabody Group" means Peabody Trust and any successor body including any body corporate in which all or substantially all of Peabody Trust's business and assets is vested for the time being, and any subsidiary or associate of Peabody Trust for the time being (in each case as such terms are defined in s.271 of the Housing and Regeneration Act 2008).

## Agreement

1. In consideration of us paying you the amounts specified in this Agreement, you agree to be bound by the terms of this Agreement.
2. This Agreement supersedes all previous agreements between us relating to its subject matter and shall govern the contract between us to the exclusion of any other terms or conditions which you may purport to apply and you waive any right which you may have to rely on such terms or conditions.

## Appointment as a Service Provider

3. The duration of the Contract will not exceed **12 months** with an optional extension of **12 months** and will start on the 16/06/2025

## Services

4. You agree to provide such Services as stated in this Agreement which may be varied from time to time by mutual written agreement between the parties in accordance with clause 48. You may not subcontract any part of the Services without our prior written consent (not to be unreasonably withheld or delayed).
5. You agree to provide the Services:
  - 5.1 in accordance with our relevant policies and procedures from time to time [including but not limited to our Procurement and Purchasing Procedures and our Health and Safety Policy]. It is your sole responsibility to make yourself aware of our relevant procedures and we will provide you with copies of any relevant documentation upon request;
  - 5.2 in accordance with the Scope of Services set out in Schedule A and to a high standard;
  - 5.3 in accordance with good industry practice;
  - 5.4 in accordance with the terms of this Agreement; and
  - 5.5 in accordance with all applicable laws and regulations including without limitation in relation to equal opportunities, discrimination on grounds of sex, sexual orientation, age, disability and religious belief, health and safety and the protection of the environment.



6. You agree that you shall be bound by the ethical guidelines, regulatory requirements and any other standards or guidelines of any relevant professional or other institutions or regulatory bodies to which individuals or businesses providing services in the nature of the Services are routinely bound ("Professional Standards") and that you will act at all times in compliance with the Professional Standards.
- 6.1 You agree to notify Peabody's Health & Safety Managers if any of the Services as set out in the attached Schedule are subject to the Construction (Design and Management) Regulations 2015 ("CDM").
7. You acknowledge and agree that we will be relying upon your expertise as to the adequacy, appropriateness and quality of the Services and upon the provision of Services of a nature and at times requested by us from time to time.
8. Not Used
9. If we wish to cancel or postpone Services at any time we will endeavour to provide you with written notice of cancellation not less than 20 working days in advance of the anticipated date of provision of the Services in accordance with the Schedule (a working day being a day on which banks in the City of London are open for business). You shall not in any event be entitled to make any charge in respect of cancelled or postponed Services.
10. Not Used
11. Not Used

#### **Standards, Gifts and Conflicts of Interest**

12. You agree to take appropriate steps to ensure that neither you nor any employee, servant, agent, Associate, supplier or sub-contractor is placed in a position where in our reasonable opinion there is or may be an actual conflict, or a potential conflict, between your financial or personal interests or those interests of such persons, and the duties owed to us under this Agreement which would in our sole opinion make it inappropriate for you to be a Service Provider or to provide Services. You undertake to disclose to us in writing full particulars of any such conflict of interest which may arise from time to time immediately upon becoming aware of the conflict of interest and if requested by us to complete and return to us within a reasonable time our Declaration of Interest form. You acknowledge and agree that we may at our discretion terminate this Agreement by giving you notice in writing in the event that we consider that any actual or potential conflict of interest renders the continuation of your appointment under this Agreement inappropriate.
13. You also agree that:
  - 13.1 you will not offer or give, or agree to give, to any of our employees, agents, servants or representatives any gift, commission or consideration of any kind as an inducement or reward for doing, refraining from doing, or for having done or refrained from doing, any act in relation to the obtaining or execution of the Agreement or any other contract with us, or for showing or refraining from showing favour or disfavour to any person in relation to this Agreement or any such contract. Your attention is drawn to the criminal offences under the Bribery Act 2010; and
  - 13.2 where you or your employees, servants, Associates, sub-contractors, suppliers or agents or anyone acting on your behalf, engages in conduct prohibited by clause 13.1 we may:





13.2.1 terminate this Agreement immediately and recover from you the amount of any loss suffered by us resulting from the termination, including the cost reasonably incurred by us of making other arrangements for the provision of the Services and any additional expenditure incurred by us; and

13.2.2 recover in full from you any other loss sustained by us in consequence of any breach of this clause 12, whether or not the Agreement has been terminated.

## **Price and Payment**

14. Subject to your compliance with the terms of this Agreement and the proper performance of this Agreement, we agree to pay you in accordance with clause 19 and the Schedule to this Agreement in respect of Services provided by you and requested by us from time to time pursuant to a Service Request.
15. For the avoidance of doubt and without prejudice to clause 23, all expenses you incur in connection with the provision of the Services are your sole liability and will not be considered by or reimbursed by us.
16. You agree that within 7 days of the end of each month during the period of this Agreement you will submit to us an invoice in respect of Services provided in the preceding month and that you will provide such evidence as we require from time to time of the Services for which you are submitting an invoice having been provided to the satisfaction of Peabody.
17. You acknowledge that, unless we agree otherwise in writing, we shall not be required to pay you more than the amounts specified in the Schedule during the period of this Agreement based on the estimates of the time required for the provision of each of the Services set out in the Schedule.
18. You agree that in the event that we determine in our reasonable opinion that you have not provided such Services in accordance with the terms of this Agreement or to a consistent satisfactory professional standard, we may terminate this Agreement immediately by giving you notice in writing. We may at our discretion withhold all or any part of the amounts paid or payable in accordance with the Schedule which we in our sole discretion determine relates to the element of such Services not provided in accordance with the terms of this Agreement. In the event that we exercise our right under this clause 18 to terminate this Agreement you agree to repay to us immediately any sums paid to you in accordance with the Schedule for Services not supplied or for Services not provided in accordance with the terms of this Agreement together with such additional sum as represents the additional cost to us of sourcing such Services from a third party.
19. Subject to the provisions of this Agreement, we shall pay your invoices not later than 30 days after the date on which we receive your invoice.
20. All sums referred to in this Agreement are exclusive of VAT which will be charged at the rates prevailing at the date of invoice.

## **Status**

21. You acknowledge and agree that you shall not, and your employees, agents, sub-contractors, partners or representatives (including but not limited to Associates) shall not, at any time become our employee, agent, partner or representative by virtue of the arrangements set out in this Agreement.

22. In the event that a Tribunal determines that the Transfer of Undertaking and Protection of Employment Regulations ("TUPE Regulations") apply you agree that you will comply and will procure that any affected third party complies with the terms of the TUPE Regulations.
23. You are solely liable for all costs associated with the provision of Services including but not limited to any materials and equipment you require in order to provide the Services and any expenses you incur in connection with the provision of the Services. You acknowledge and agree that any such materials and equipment are at your risk at all times whether or not they are left at our premises. If in our sole discretion we provide you with any materials or equipment to provide the Services, you undertake to keep such materials and equipment adequately insured to their full replacement value and to comply with all terms imposed by us from time to time in relation to the use, care and return of such materials and equipment.

### **Confidentiality**

24. For the purposes of this Agreement "Information" means all information relating to us including, without limitation, business plans, financial information, plans for new products and services, product specifications, prices, designs, drawings, data, information relating to our clients, customers and service users, and all other information relating to our business which has been or is disclosed or made available to you in any capacity by us whether orally or in writing or which has been or is learned by you in any capacity, in each case before or after the date of this Agreement.
25. In consideration of us disclosing the Information to you, you undertake:
- 25.1 to keep and maintain the Information confidential and not disclose it to any third party without our prior written consent;
  - 25.2 not to use, copy or make any record of the Information except as strictly necessary for the purpose of providing the Services in accordance with our instructions from time to time;
  - 25.3 to disclose and permit access to the Information only to those of your employees, agents or sub-contractors (including but not limited to Associates) who necessarily need to know for the purpose of assisting you in the provision of the Services;
  - 25.4 to procure that all of your employees, agents or sub-contractors (including but not limited to Associates) who are involved in the provision of the Services are made aware of the confidential nature of the Information, comply with your obligations under this Agreement and at our request enter into a confidentiality agreement in a form acceptable to us; and
  - 25.5 to return to us all Information which is disclosed to you in documented form including all copies thereof and deliver up all notes and documents made by you containing Information to us no later than within seven days our request.
26. The obligations of confidentiality contained in clause 25 above shall not extend to:
- 26.1 information which was in the public domain at the time of disclosure by or acquisition from us or hereafter comes into the public domain other than by your default;
  - 26.2 information which you can demonstrate to our reasonable satisfaction was in your possession prior to disclosure by or acquisition from us and was not directly or indirectly disclosed by or acquired from a third party who required you to keep it confidential; or





26.3 information you hereafter learn from a third party acting in good faith who does not derive the same directly or indirectly from us and who does not require you to keep it confidential.

27. Information shall not be deemed to be within the exceptions set out in clause 26 merely because it is contained in more general information which is in the public domain or is learned by you or is in your prior possession and the combination of two or more portions of the Information shall not be deemed to be within the exceptions set out in clause 26 merely because each separate portion is within the said exception.
28. You acknowledge that any and all intellectual property rights subsisting in or attaching to the Information are our absolute property and that you are permitted to use and reproduce such intellectual property rights only as strictly necessary for the purpose of providing the Services.
29. You acknowledge and agree that a breach by you of any of your obligations under this Agreement may cause us irreparable harm which could not be adequately compensated for by damages and that we shall be entitled as a matter of right to seek injunctive relief as a cumulative and additional remedy to any other right or remedy available.

### **Expiry and Termination**

30. We may terminate this Agreement at any time on giving you at least one month's prior written notice at any time.
31. We may terminate this Agreement immediately on giving you written notice:
- 31.1 if in our sole discretion we determine that you have failed to provide the Services in accordance with this Agreement, including but not limited to in accordance with clauses 4, 5, or 6;
  - 31.2 in accordance with clauses 8, 12, 13.2 and 18; or
  - 31.3 if we believe in our sole opinion that our association with you may be of detriment to our reputation.
32. Either party may terminate this Agreement immediately on giving the other party written notice if:
- 32.1 the other party breaches any term of this Agreement and (in the case of a breach capable of remedy) the breach has not been remedied within 7 days of a written request by the party not in breach to do so; or
  - 32.2 the other party becomes insolvent, goes into liquidation or administration (other than as part of a genuine reorganisation, amalgamation or merger) or becomes bankrupt or if the party serving the notice reasonably believes that the other party will be unable to pay its debts when they fall due.

### **Consequences of Expiry or Termination**

33. Unless we specify otherwise any request by us for you to provide Services after the date of termination shall be deemed cancelled without further notice or liability, whether or not you have already agreed to provide such Services prior to the date of termination.



- 34. Upon expiry or termination for any reason of this Agreement you shall deliver to us all letters, accounts, drawings, plans, documents and memoranda which may have been prepared by you or come into your possession pursuant to this Agreement and/or in the course of performance of the Services and shall not without our prior written consent be entitled to retain any copies thereof.
- 35. Subject to clause 33, expiry or termination for any reason of this Agreement shall be without prejudice to any rights, remedies or obligations accrued under this Agreement prior to termination or expiration.
- 36. The provisions of clauses 24 to 29 inclusive, 34, 37 and 39 to 43 inclusive shall survive expiry or termination for any reason of this Agreement.

#### **Intellectual Property Rights**

- 37. You hereby agree and acknowledge that title and all copyright and all other intellectual property rights in the items referred to in clause 34 or otherwise created by you pursuant to the provision of Services shall at all times be and remain vested in us and insofar as may be necessary you hereby assign to us by way of present assignment of future copyright any copyright which may subsist in all or any letters, books of account, drawings, plans, reports, documents and memoranda produced by you in the performance of your obligations under this Agreement and you further agree that you shall at our request execute such documents or do any such thing as may be necessary to perfect or secure any of our rights under this Agreement.
- 37A. You will not use any of Peabody's branding (including any of our logos) or other intellectual property rights without our express written permission.
- 38. You agree that you shall not use any intellectual property rights owned by any third party in connection with the performance of your obligations under this Agreement.



39. You hereby agree to indemnify us and to keep us fully and effectively indemnified:
- 39.1 against all losses, damages, costs, claims, demands or proceedings of whatever nature, arising from any claim by any third party that any use of the materials, intellectual property rights or software (pre-existing or otherwise) used or supplied by you in connection with this Agreement infringe the intellectual property rights of any third party;
  - 39.2 for all and any loss to us howsoever arising in connection with the performance or non-performance of your obligations under this Agreement, including without limitation, breach of contract and/or negligence or other tort, fraud, dishonesty, criminal or malicious acts by you in connection with any service provided by you under this Agreement; and
  - 39.3 for all and any loss to us howsoever arising (including, without limitation, personal injury, damage to property and/ or third party claims) as a result of or in connection with the performance of the Services.
40. You will maintain in full force and effect for the duration of this Agreement and for not less than six years thereafter the following insurances in each case with a reputable underwriter in an amount of not less than the amount indicated in brackets for any one claim or series of claims arising from any one event:
- 40.1 professional indemnity £10 Million
  - 40.2 employer's liability : £5 Million and
  - 40.3 and public liability insurance : £5 Million
- together with such other insurances in appropriate amounts as may be associated with the risks associated with the performance or non-performance of your obligations under this Agreement, in each case such insurance to be for the benefit of any claim which may be made by us.

#### **Data Protection and Freedom of Information – Not Used**

#### **Dispute Resolution**

44. You and we will use reasonable endeavours to negotiate in good faith and settle any material dispute between us in connection with this Agreement or the provision of the Services. If any such dispute is not settled within 14 days through negotiations between our and your respective representatives, the dispute shall be referred to our **Chief Investment Officer** who will meet with your senior representative in order to try to resolve the dispute.
45. If any dispute is not resolved within 14 days of the meeting specified in clause 47 you or we may propose in writing that structured negotiations be entered into with the assistance of a third party within 14 days of that meeting ("Structured Negotiations"), before resorting to litigation.
46. If you or we do not:
- 46.1 propose in writing that Structured Negotiations be entered into in accordance with clause 45;
  - 46.2 agree to enter into Structured Negotiations pursuant to a proposal; or
  - 46.2 resolve the dispute within 14 days of entering into the Structured Negotiations





you or we may refer the dispute to the courts.

47. We and you shall each bear our own costs of attempting to resolve any dispute in accordance with clauses 44 and 45.

#### **Changes to this Agreement**

48. This Agreement may not be varied by either party other than by way of a formal written variation signed by your and our authorised representatives.

#### **General**

49. You agree that we may at any time on 72 hours' notice inspect such of your accounts, books and financial records as relate to the provision of the Services and your obligations under this Agreement.
50. Any queries relating to this Agreement should be directed to our **Land and Partnership Director**
51. Nothing in this Agreement:
- 51.1 confers on any third party any benefit or any right to enforce any term of this Agreement.
- 51.2 shall constitute you as our agent. You shall not have any right or power whatsoever to contract on our behalf or bind us in any way in relation to third parties and shall not hold yourself out as having any such authority; or
- 51.3 shall constitute a partnership or joint venture between you and us.
52. You shall not use our name, or any name or logo associated with us, in any manner without our prior written consent.
53. We may assign the benefit of this Agreement in whole or in part to any third party and may require that you enter into (and you hereby agree to enter into) an agreement to novate the whole or part of this Agreement to any third party.
54. You may not assign or novate your obligations under, this Agreement to any party without our prior written consent.
55. In the event of conflict between the terms of this letter, the Schedule to this letter, the Annex to this letter and any other document, policy or procedure referred to in this letter the following order of precedence shall apply: this letter, the Schedule, the Annex, the other documents, policies and procedures.
56. If any provision of this Agreement is found by any court, tribunal or administrative body of competent jurisdiction to be wholly or partly illegal, invalid, void, voidable, unenforceable or unreasonable it shall to the extent of such illegality, invalidity, voidness, voidability, unenforceability or unreasonableness be deemed severable and the remaining provisions of this Agreement and the remainder of such provision shall continue in full force and effect.
57. Failure or delay by us in enforcing or partially enforcing any provision of this Agreement will not be construed as a waiver of any of our rights under this Agreement.



58. Any waiver by us of any breach of, or any default under, any provision of this Agreement by you will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of this Agreement.
59. The formation, existence, construction, performance, validity and all aspects of this Agreement shall be governed by English law and the English courts shall have exclusive jurisdiction to hear disputes between us.
60. You shall not use any aspect of the Services or our involvement in the Services for any promotional purpose without our prior written consent. If you learn of or become aware of an opportunity to promote any aspect of the Services or our involvement in the Services, you shall promptly notify us and we, in our sole discretion, shall determine whether we would like you to participate in such promotional opportunity. Where we consent to your participation in such promotional opportunity, you shall promote the Services and/or our involvement in the Services as directed in writing by us and shall ensure that all written or printed materials relating to such promotional opportunity are submitted to and approved in writing by us prior to their use.
61. You will use all reasonable endeavours to ensure that your business and that of your subcontractors (of all tiers) and supply chains are free from slavery and human trafficking.

#### **Social Value**

62. Under the Public Services (Social Value) Act 2012 Peabody has a duty to ensure that money spent on services create the greatest social, economic and environmental value for local communities.
63. Proposals submitted during the tender stage will be used as a starting basis for Social Value commitment.
64. Peabody is committed to a performance and evidence-based approach to Social Value, based on the UK Social Value Bank developed by the Housing Associations' Charitable Trust (HACT). During the duration of this framework, Providers are required to propose credible targets against which performance will be monitored using the HACT Social Value Insight tool. This will be led by the Peabody Community Foundation.
65. Peabody use Alcumus SafeContractor and SafeSupplier to identify the competencies and capabilities of our contractors and suppliers. This supports us in raising standards in line with our commitment to a safer and more sustainable Peabody, and to grow our relationship with like-minded suppliers.
66. Any successful tenderer must become a member of the Alcumus SafeContractor or SafeSupplier scheme within 60 days of award. Failure to comply with this requirement shall be deemed to void the entire contract.
67. You agree that you shall be bound by the ethical guidelines - specifically the Ethical Trading Initiative Base Code (ETI Base Code | Ethical Trading Initiative), regulatory requirements and any other standards or guidelines of any relevant professional or other institutions or regulatory bodies to which individuals or businesses providing services in the nature of the Services are routinely bound ("Professional Standards") and that you will act at all times in compliance with the Professional Standards.



**Detailed Scope of the Services****Higgs Yard & Willow Walk – Planning Consultant Tender****Scope of Services**

Peabody are seeking to appoint a Planning Consultant to assist them with securing an amendment to the existing permission at Higgs Yard, Loughborough Junction & Willow Walk to enable them to convert part of the permitted first floor B1 commercial space to C3 residential.

This scope of services should be

The scope of the appointment can be broken down into three areas –

**Stage One – Strategy**

- Determine the most appropriate route to engage with the LPA and vary the existing permission by -
  - o Reviewing the existing permission and subsequent variations and s106 Agreement to determine the most appropriate strategy for varying the permission.
  - o Reviewing relevant local and national planning policy
  - o Reviewing precedent planning decision, locally and nationally.

**Stage Two – Pre-Application Period including design**

- Provide support on planning matters to the design team throughout the design process including attendance at Design Team Meeting and Project Team Meetings as and when appropriate
- Advising on planning deliverables required to accompany application.
- Advise and engage with the LPA during the pre-application period, advising on the most appropriate means of securing positive officer engagement
- Preparation of Covering Letter, Supporting Planning Statement and Applications forms and other necessary documents/forms required to support the application.
- Compile and submit the planning application.

**Stage Three – Determination & Decision.**

- Engage with planning officers and assist with the preparation of the responses to any comments as and when required throughout the determination period.
- Assist with the review of review of any amendments to the existing / drafting of a new s106 agreement
- Ensure wording of decision notice and planning conditions is appropriate
- Obtain decision notice

## Willow Walk, Osiers Road - Scheme Introduction Pack

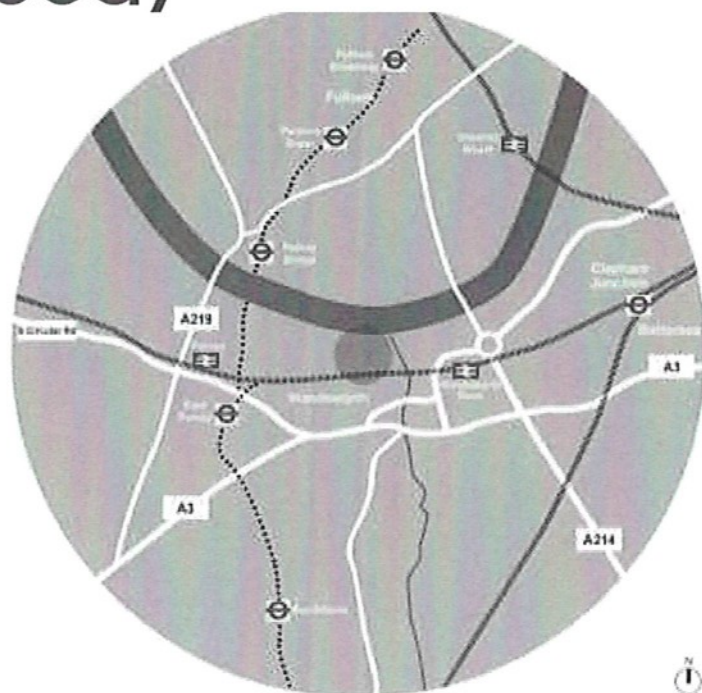


### Scheme Overview

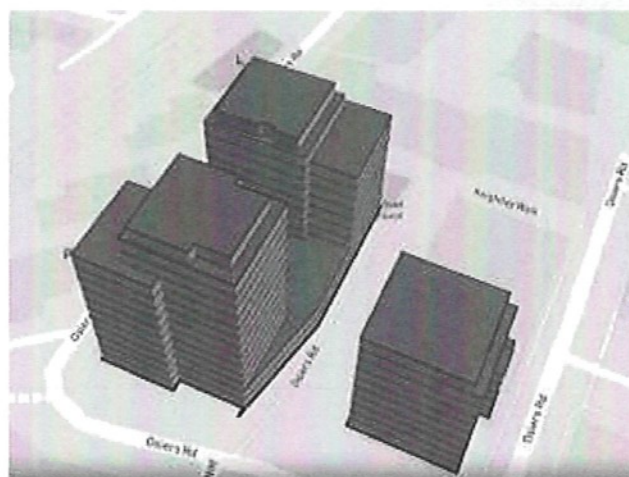
- Delivered through a package deal with Holybrook.
- 168 homes
- 100% affordable
- 84 Shared Ownership
- 84 London Affordable Rent
- 38,301 sqft of commercial space
- LB Wandsworth
- Reached PC August 2022, residents now in occupation
- All commercial space is vacant







## Site Plan



## Relevant Planning History

### Original Application

- 2018/3709 - Demolition of existing buildings, and erection of a mixed use development in buildings ranging in height between 10 and 14 storeys, with a two-storey linked element, to provide 3,653 sq.m. (GIA) of business (class B1) floorspace, with ancillary café (Class A3), and 162 sq.m. of flexible commercial floorspace for either A1 (retail), A2 (financial and professional services), A3 (restaurant), B1 (business), D1 (non-residential institutions) or D2 (assembly and leisure) use, and 168 residential units (all of affordable tenure) with associated amenity space, including roof terrace and balconies, together with 10 disabled persons car parking spaces at basement level, and 333 cycle parking spaces, with the provision of landscaping and areas of public realm, and other associated works including highway improvements and provision of a new sub-station
- Granted - 30th December 2020.

### Variation of Conditions

- 2024/4201 - Variation of Condition 7 to widen permitted uses to include Class E across Block A ground floor and ground and first floor of block B.

Approved 3rd March 2024

- 2020/4420 - Variation of Condition 2 to allow amendments including -

- Internal flat layouts
- Repositioning of cores
- Changes to wheelchair units
- Alterations to terrace and balcony balustrades
- Repositioning some window adjacent to building corners
- Vertical panels adjacent to balcony doors for MVHR grilles
- Repositioning of some refuse stores

Approved 18th February 2021.

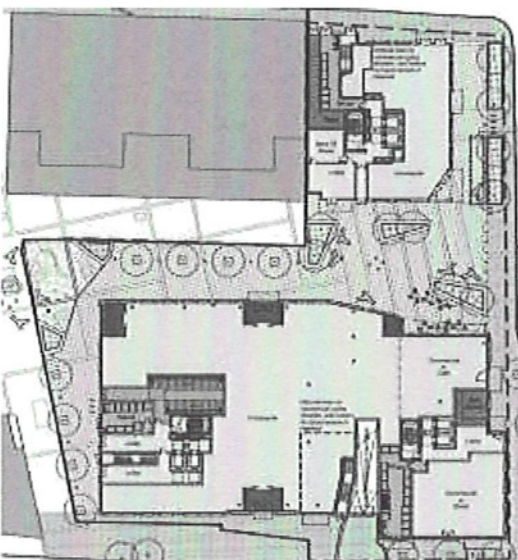
### Non-Material Amendment Applications

- 596a - 2023/2945 - application to remove reference to use classes A1, A2, B1, D1 and D2.

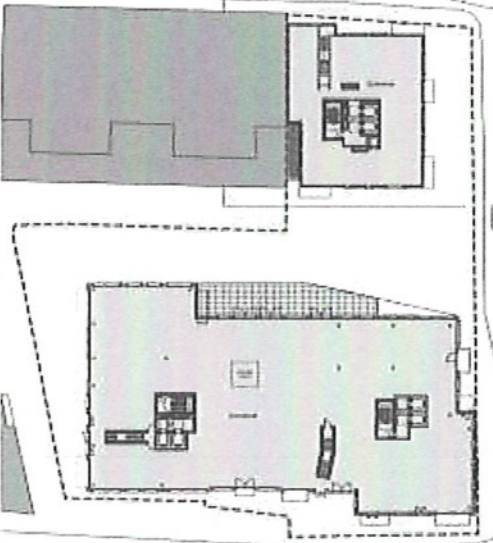
Approved 1st September 2023

## Existing Commercial Layout

Ground Floor



First Floor





## Higgs Yard

### Scheme Introduction Pack



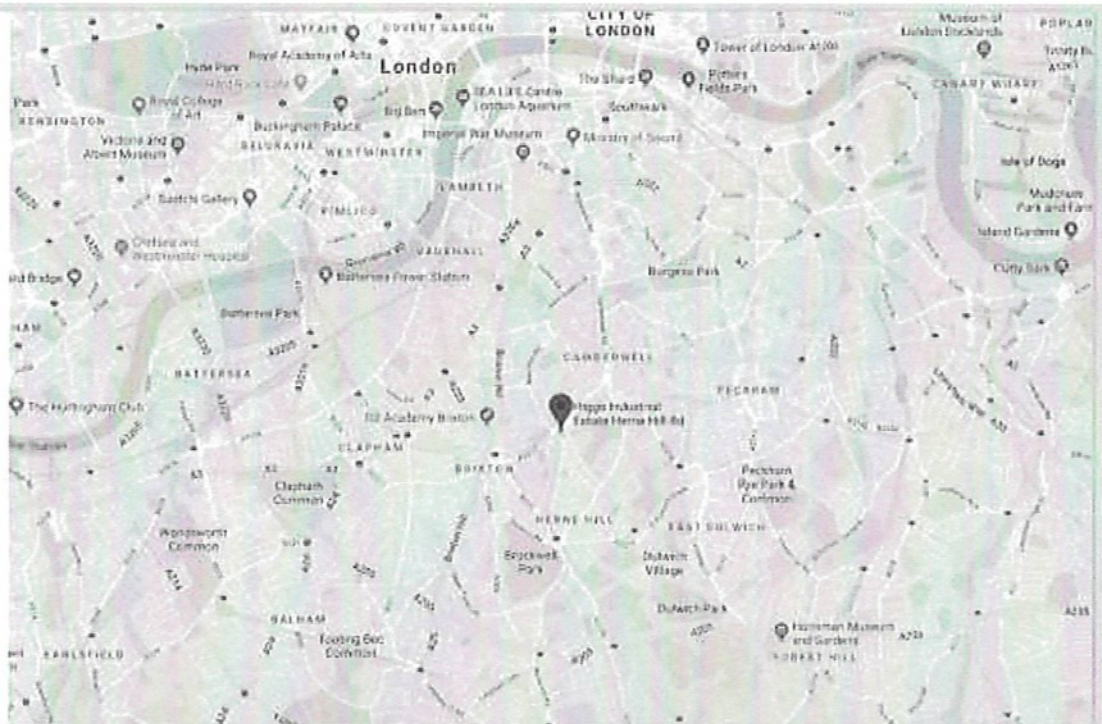
### Scheme Overview

- Land led project
- 134 homes
- 50% affordable
- 45,000 sqft of commercial space
- LB Lambeth
- Reached PC Dec 2024, residents now in occupation
- All commercial space is vacant



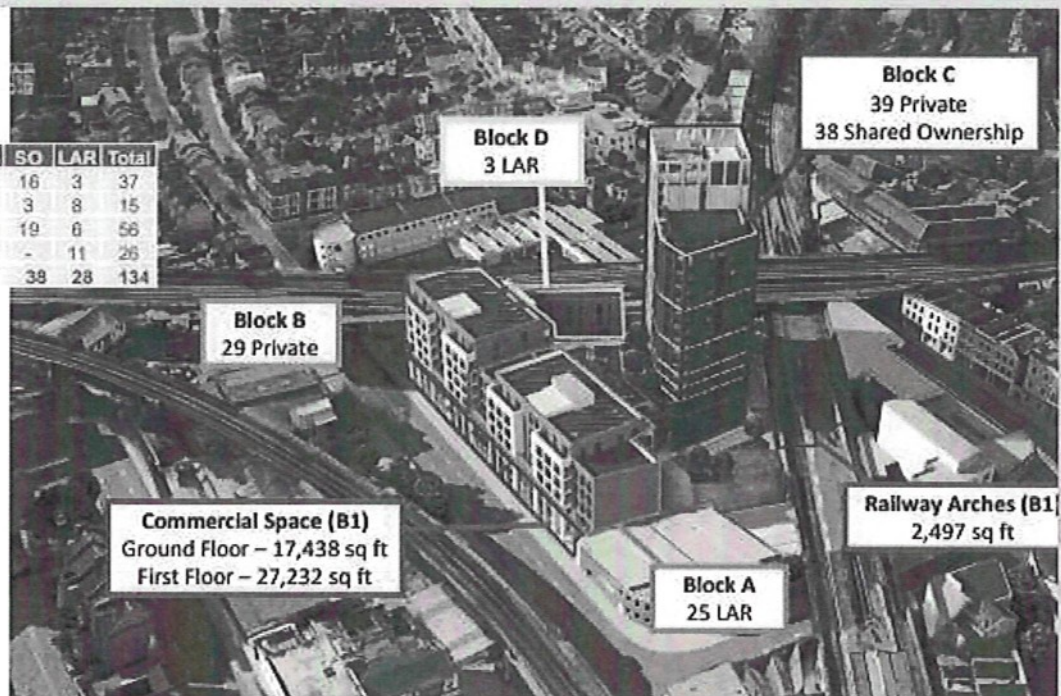


## Location



## Tenure & Unit Mix

Unit Type	OMS	SO	LAR	Total
1B-2P	18	16	3	37
2B-3P	4	3	8	15
2B-4P	31	19	6	56
3B-5P	15	-	11	26
<b>Total</b>	<b>68</b>	<b>38</b>	<b>28</b>	<b>134</b>





## Planning History

- 18/05425/FUL - Clearance of site and mixed-use redevelopment to provide a building ranging in height from 2 to 16 storeys with 134 residential units and 4,150sqm of commercial/employment floorspace along with disabled parking, servicing, cycle parking, public realm and amenity space
- Granted - 30th December 2020.

### Variation of Conditions

- 25/00397/VDC - Variation of Condition 39 to widen permitted uses to include Class E(d).

Awaiting decision - target date 13th May 2025

### Non-Material Amendment Applications

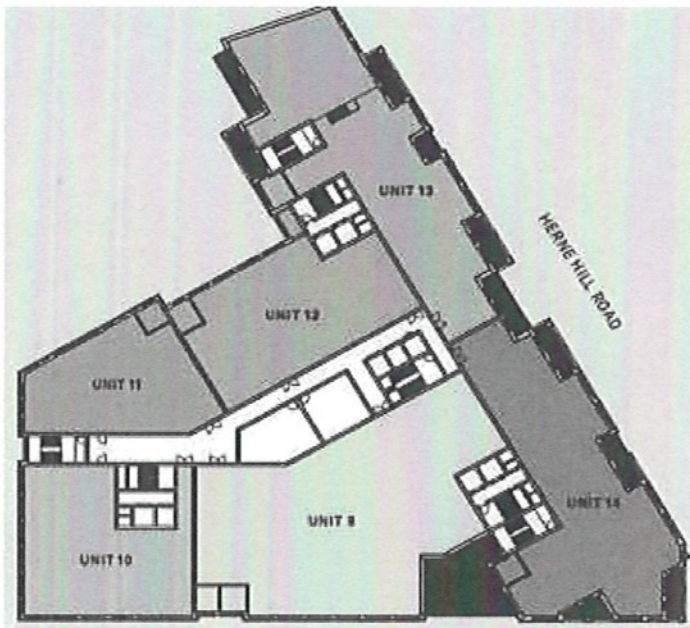
- 596a - 24/03751/NMC - application to amend development description to -

*Clearance of site and mixed-use redevelopment to provide a building ranging in height from 2 to 16 storeys with residential units and commercial/employment floorspace along with disabled parking, servicing, cycle parking, public realm and amenity space*

Granted - 19th Dec 24

- 596a - 22/01329/NMC - varying the trigger point of Condition 34 - granted 10th May 22
- 596a - 21/05594/NMC - varying the trigger point of Condition 15 - granted 6th Oct 22
- 596a - 21/00219/NMC - sought the following - granted 29th July 21
  - Reconfiguration of residential lobbies
  - Improved active frontages
  - Improve resident journey to Block C
  - Changes to accommodate condition 15
  - Horizontal banding on façade moved to first floor
  - A Deed of Variation to the s106 agreement was entered into

## Current First Floor Commercial Layout



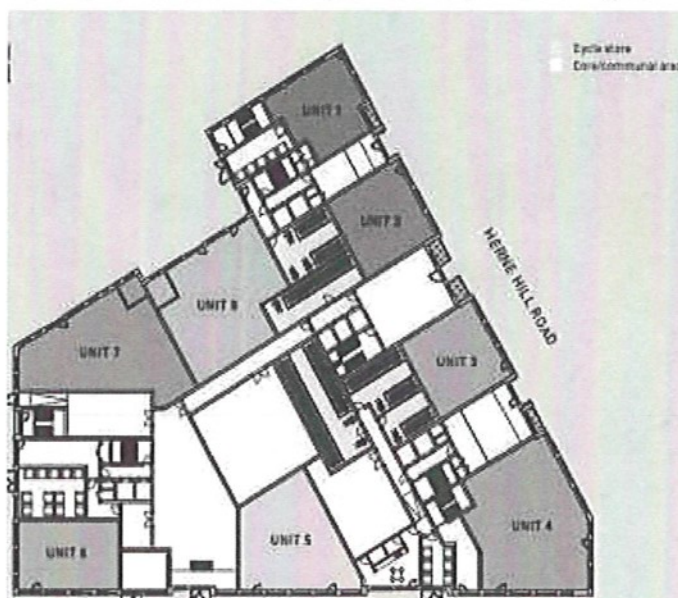
Unit	Sqm
Unit 13	4,619
Unit 14	4,301
Total	8,930

## Proposed First Floor Residential Layout



Plot	Block	Unit Type	Tenure
A.01.135	A	3b5p	Rent
A.01.136	A	2b3p - WCH	Rent
A.01.139	A	2b3p	Rent
A.01.137	A	2b3p - WCH	Rent
A.01.138	A	1b2p	Rent
A.01.140	B	1b3p	Rent
Block A Total			6
B.01.141	B	2b3p - WCH	Shared Ownership
B.01.145	B	1b2p	Shared Ownership
B.01.142	B	1b2p	Shared Ownership
B.01.143	B	2b4p	Shared Ownership
B.01.144	B	3b5p	Shared Ownership
Block B Total			5
Floor Total			11

## Current Ground Floor Residential Layout





## Schedule B

### Agreed Schedule of Rates and Fees

<b>Higgs Yard</b>			
Activity		Price	Indicative Timescale
Stage One - Strategy		1000	1-2 weeks
Stage Two - Pre - Application Period including design		2500	11 weeks
Stage Three - Determination and Decision		1500	13 weeks
<b>Total</b>		<b>£ 5,000.00</b>	<b>26 weeks</b>
<b>Willow Walk</b>			
Activity		Price	Indicative Timescale
Stage One - Strategy		1000	1-2 weeks
Stage Two - Pre - Application Period including design		2500	11 weeks
Stage Three - Determination and Decision		1500	13 weeks
<b>Total</b>		<b>£ 5,000.00</b>	<b>26 weeks</b>




We agree to be bound by the terms of this Agreement.

**SIGNED BY PEABODY**

Signature: 

Name: 

Position: 

Date: 

**SIGNED BY CARNEY SWEENEY LIMITED**

Signature: 

Name: Paula Carney

Position: Director

Date: 02nd July 2025