

DATED 14th November 2013

- (1) EC PROPERTIES GP LIMITED and EC PROPERTIES NOMINEE LIMITED
- (2) THE MAYOR AND BURGESSES OF THE LONDON
BOROUGH OF HAMMERSMITH AND FULHAM
- (3) THE MAYOR AND BURGESSES OF THE ROYAL BOROUGH OF KENSINGTON AND CHELSEA
- (4) LONDON UNDERGROUND LIMITED
- (5) TRANSPORT FOR LONDON

DEED

**Relating to the redevelopment of
Earl's Court**

Pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended), Section 111 of the Local Government Act 1972, Section 33 of the Local Government (Miscellaneous Provisions) Act 1982, Section 16 of the Greater London Council (General Powers) Act 1974, Section 1 of the Localism Act 2011 and Section 156 and Schedule 11 of the Greater London Authority Act 1999

Volume II



Pinsent Masons

CONTENTS

Page

VOLUME I

1	DEFINITIONS	4
2	INTERPRETATION	16
3	RELEASE AND WAIVER	17
4	STATUTORY AUTHORITY	17
5	COMMENCEMENT	18
6	THE OWNERS' COVENANTS WITH AND OBLIGATIONS TO THE COUNCILS AND TFL	18
7	THE COUNCILS' COVENANTS WITH AND OBLIGATIONS TO THE PARTIES	19
8	TFL'S COVENANTS WITH THE OWNERS	19
9	SUCCESSORS IN TITLE	19
10	LEGAL COSTS	20
11	DISPUTE RESOLUTION	20
12	CONSENTS AND GOOD FAITH IN RELATION TO THIS DEED	22
13	PERIOD FOR AGREEMENT OR APPROVAL	22
14	INDEX LINKING AND LATE PAYMENT	24
15	LOCAL LAND CHARGE AND LAND REGISTRY REGISTRATION	24
16	CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999	24
17	NOTICE	24
18	CONFIRMATORY DEED	28
19	JURISDICTION	31
	SCHEDULE 1 - TITLE	32
	SCHEDULE 2 - TRANSPORT	35
	SCHEDULE 3 - OFF-SITE PUBLIC REALM, HIGHWAY WORKS AND ON-SITE STREETS	64
	SCHEDULE 4 - STRATEGIC TRANSPORT REVIEW GROUP	84
	SCHEDULE 5 - HOUSING	93
	SCHEDULE 6 - HEALTH, LEISURE, COMMUNITY AND CULTURAL FACILITIES	125
	SCHEDULE 7 - OPEN SPACE AND PUBLIC ACCESS	140

SCHEDULE 8 - ENERGY	149
SCHEDULE 9 - EDUCATION	158
SCHEDULE 10 - EMPLOYMENT, TRAINING AND BUSINESS	166
SCHEDULE 11 - MISCELLANEOUS	179
SCHEDULE 12 - COVENANTS BY THE COUNCILS	189
SCHEDULE 13 - COVENANTS BY TRANSPORT FOR LONDON	191

VOLUME II

APPENDIX 1 - FORM OF DECISION NOTICE (RBKC)

APPENDIX 2 - FORM OF DECISION NOTICE (LBHF)

VOLUME III

APPENDIX 3 - RED LINE PLANNING APPLICATION BOUNDARY FOR APPLICATIONS
1 AND 2

APPENDIX 4 - PLANS REFERRED TO IN DEFINITIONS

APPENDIX 5 - OFF-SITE PUBLIC REALM WORKS

APPENDIX 6 - CONFIRMATORY DEED

APPENDIX 7 - EARL'S COURT STATION WARWICK ROAD ENTRANCE
REFURBISHMENT POTENTIAL WORKS

APPENDIX 8 - REPLACEMENT BUS LAYOVER LEASE HEADS OF TERMS

APPENDIX 9 - MONITORING FRAMEWORK

APPENDIX 10 - LOCAL PROCUREMENT INITIATIVES

APPENDIX 11 - FORM OF DEED OF DEDICATION

APPENDIX 12 - TITLE PLANS

APPENDIX 13 - SCHEDULE 2 PLANS AND ATTACHMENTS

VOLUME IV

APPENDIX 14 - SCHEDULE 3 PLANS AND ATTACHMENTS

APPENDIX 15 - SCHEDULE 4 (STRG) INVOICE PROCEDURE

APPENDIX 16 - DEED OF COVENANT

APPENDIX 17 - NOMINATIONS AGREEMENT

APPENDIX 18 - REPLACEMENT HOUSING LEASE

APPENDIX 19 - REPLACEMENT HOUSING SECTION 106

APPENDIX 20 - PLAN OF THE FARM LANE SITE

APPENDIX 21 - PLAN OF THE SEAGRAVE ROAD SITE

APPENDIX 22 - SCHEDULE 6 (HEALTH ETC.) ATTACHMENTS

APPENDIX 23 - SCHEDULE 7 (OPEN SPACE) PLAN

APPENDIX 24 - SCHEDULE 9 (EDUCATION) BRIEF

APPENDIX 25 – INDICES APPLICABLE TO EACH CONTRIBUTION

APPENDICES