

SEVENTEENTH SCHEDULE
DEVELOPMENT AGREEMENT
FOR THE REFURBISHMENT OF DWELLINGS

THIS DEVELOPMENT AGREEMENT is made the day of 2007

BETWEEN:

- (1) **THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF TOWER HAMLETS** of The Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG ("the Council"); and
- (2) **POPLAR HOUSING AND REGENERATION COMMUNITY ASSOCIATION LIMITED** whose registered office is situated at 167A East India Dock Road, London E14 0EA (the "Company")

WHEREAS:

- (A) The Council is proposing to transfer the Property to the Company ("the Transfer").
- (B) The Council in its capacity as owner of the Property has agreed with the Company to carry out the Qualifying Works to the said Property at its own cost.
- (C) The Company has agreed with the Council to carry out the Qualifying Works for the Council.
- (D) This Agreement is entered into between the Council and the Company
- (i) in order to enable the Council to fulfil its obligation to procure performance of its covenant under Clause 16.9 of the Principal Agreement and
- (ii) to procure the refurbishment of the Property
- (E) This Agreement is ancillary to the main property transfer to be entered into between the Council and the Company under the Principal Agreement and is an integral part of the Transfer.

NOW THIS DEED WITNESSES

1. DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words where the context so admits have the following meanings:

"Beneficiaries"	shall mean the Beneficiaries as defined in the Security Trust Deed and reference to a Beneficiary shall be a reference to any one of the Beneficiaries;
"Business Days"	shall mean Monday to Friday between 09.00 and 16.30 in any week except public holidays;
"Customs"	shall mean HM Revenue and Customs;

"Date of Transfer"	shall mean the date of transfer of the Property to the Company pursuant to the Principal Agreement;
"Finance Document"	shall mean the Finance Documents as defined in the Loan Agreement or as applicable in any Refinancing Agreement as they may from time to time be amended, novated, restated, varied or supplemented;
"Finance Party"	shall have the same meaning as defined in the Loan Agreement or in any Refinancing Agreement or if applicable a financier under any Refinancing Agreement;
"Invoice"	shall mean a VAT invoice addressed to the Council in respect of the Works Fee;
"Loan Agreement"	shall have the same meaning as in the Principal Agreement;
"Price"	shall mean the Price as defined in the Principal Agreement;
"Principal Agreement"	shall mean the agreement to be entered into between the parties hereto and relating to the transfer of the Property and other assets to the Company;
"Property"	shall mean the residential and other property owned by the Council and which the Council is proposing to transfer to the Company under the Principal Agreement;
"Qualifying Works"	shall mean such works undertaken pursuant to this Agreement which are more particularly described in the Schedule to this Agreement but excluding all works which are the responsibility of the Leaseholder under any Lease (and for the avoidance of doubt this means any internal works to a Dwelling held under a Lease);
"Refinancing Agreement"	shall mean any agreement or agreements from time to time relating to any refinancing and/or restructuring of all or part of the principal amount available under the Loan Agreement including for the avoidance of doubt an issue of loan debenture stock or any refinancing using capital market products;
"Security Trustee"	shall mean the person for the time being appointed as Security Trustee under the Security Trust Deed but shall also include its successors and any agent single lender or mortgagee under or in connection with the Loan Agreement or any Refinancing Agreement;
"Security Trust Deed"	shall have the same meaning as in the Loan Agreement;
"Supplementary Deed"	shall mean either of the Deeds of Variation which are set out in Part I and Part II of the Eighteenth Schedule to the Principal Agreement;

“VAT” shall mean value added tax or any tax of a similar nature as presently charged under the provisions of the Value Added Tax Act 1994 and any amendment thereto or any legislation substituted therefor; and

“Works Fee” shall mean the payment described in Clause 2.1.

1.2 In this Agreement and the Schedule where the context so admits the following meanings shall apply:

1.2.1 words denoting the singular shall include the plural and vice versa, words denoting the masculine gender shall include the feminine gender and vice versa and words denoting persons shall include bodies corporate, unincorporated associations and partnerships;

1.2.2 reference to any statutory provisions shall be deemed to include reference to any such provisions as from time to time amended, varied, replaced, extended or re-enacted and to any instrument, direction, by-law, permissions, licence, consent, scheme, matter, order or regulation under such provisions;

1.2.3 references to clauses and the Schedules shall be deemed to be references to clauses of and the schedules to this Agreement and references to sub-clauses shall be deemed to be references to the sub-clauses of the clause in which the reference appears;

1.2.4 the word “including” when used in this Agreement means “including without limitation” and “includes” or “included” shall be construed accordingly.

1.2.5 In this Agreement clause headings are included for ease of reference only and shall not affect this Agreement or the interpretation thereof.

1.3 Words and phrases defined in the Principal Agreement shall where the context so admits bear the same meaning when used in this Agreement.

2. COMPANY'S UNDERTAKING

2.1 In consideration of the payment to the Company of £62,149,252.56 (exclusive of VAT) in accordance with Clause 4 hereof the Company undertakes to carry out the Qualifying Works to the Property. For the avoidance of doubt, it is recorded that the Company shall be at liberty to engage such sub-contractors as it shall deem necessary to execute all or any part of the Qualifying Works, provided that no sub contractor shall thereby enter into any contractual relationship with the Council.

2.2 The Company may vary the Qualifying Works with the Council's written consent, (not to be unreasonably withheld or delayed), **PROVIDED THAT** such works as varied are Qualifying Works and provided there shall be no variation in the Works Fee **AND FURTHER PROVIDED THAT** any variation will have the effect of automatically varying to precisely the same extent the Council's obligation to carry out and complete the Qualifying Works as set out in the Principal Agreement.

2.3 Subject to the provision of clause 2.2, the Company will carry out and complete such of the Qualifying Works described in the Consultation Document within the time scales set out therein and any other Qualifying Works as soon as reasonably practicable thereafter **SAVE WHERE** (1) circumstances outside of its control prevent this or (2) to do so would cause an event of default or potential event of default under the Loan Agreement or any Refinancing Agreement.

THEN the Company may defer/delay the completion of the Qualifying Works **PROVIDED THAT** it:

- 2.3.1 informs the Council of the reasons for the delay;
- 2.3.2 consults with the Council about its proposal;
- 2.3.3 agrees a revised programme with the Council (acting reasonably); and
- 2.3.4 implements such revised programme thereafter

AND PROVIDED FURTHER THAT such revised programme of Qualifying Works shall not cause an alteration to the Works Fee **AND FURTHER PROVIDED THAT** any revision to the programme of Qualifying Works will have the effect of automatically varying to precisely the same extent the Council's obligation to carry out and complete the Qualifying Works as set out in the Principal Agreement.

- 2.4 The service charges which are due from the Leaseholders in respect of the Qualifying Works will be notified to the Leaseholders by the Company acting as agent on behalf of the Council. These sums will be collected by the Company and the Company will retain these monies as a contribution towards the cost of the Qualifying Works.

3. EXERCISE OF SKILL AND CARE

The Company undertakes that it will use its reasonable endeavours to comply with the following:

- 3.1 it will secure and continue to secure from its professional team the degree of care and skill in the design of the Qualifying Works that would reasonably be expected of competent professional designers experienced in carrying out design activities of a similar nature, scope and complexity to those comprised in the Qualifying Works; and
- 3.2 any part of the design of the Qualifying Works has been and on their completion will have been carried out by or on behalf of the Company in compliance with the requirements of the Building Regulations 2000 and all other applicable statutory requirements, regulations and permissions.
- 3.3 the Qualifying Works shall be carried out with all proper and professional care and skill;
- 3.4 the Qualifying Works shall at all times be carried out in conformity with all applicable statutory requirements regulations and permissions;
- 3.5 the execution of the Qualifying Works shall at all times be properly supervised by suitably qualified personnel responsible directly to the Company;
- 3.6 the Qualifying Works shall be carried out in a manner consistent with the health and safety of the occupants of the properties affected, their lawful visitors and members of the public.

4. VAT INVOICING AND PAYMENT OF WORKS FEE

- 4.1 On or before the Date of Transfer, the Company shall issue the Invoice dated at the date of issue which shall state, inter alia, the amount of VAT chargeable on the supply of Qualifying Works by the Company to the Council (such amount shall be called the "VAT element").

- 4.2 The Council shall pay the VAT exclusive amount of the Works Fee as set out in the Invoice to the Company on the Date of Transfer **PROVIDED THAT** this payment may be set off against the Price to be paid by the Company to the Council under the Principal Agreement.
- 4.3 The Council will expeditiously pursue a claim for a full refund of the VAT payable by Customs to the Council (by way of credit or repayment) in respect of the supply by the Company of the Qualifying Works and upon receipt of the VAT refund shall subject to Clause 4.4 within 5 Business Days pay an amount equal to the VAT refund by CHAPS transfer to the Company's bank account in payment of the VAT referred to in the Invoice.
- 4.4 In the event that the Council does not obtain such refund (by way of credit or repayment) by the date which is 5 Business Days before the last day on which the Company can account to Customs for such VAT without incurring interest and penalties, the Council shall pay to the Company
- 4.4.1 the VAT element immediately upon obtaining a refund of the same from Customs; and
- 4.4.2 (on demand and in addition to any other amount) a sum equal to any interest penalty or surcharge incurred by the Company in connection with the late accounting to Customs by the Company of any VAT chargeable in respect of the VAT element by reason of the Company not having received an amount equal to such amount from the Council by reason of any act or omission of the Council.
- 4.5 For the purposes of Clause 4.3 and 4.4 the date on which the Council shall be treated as obtaining a refund from Customs in respect of the VAT element shall be (to the extent it obtains repayment) the date on which it has received such repayment in cleared funds from Customs, or (to the extent it obtains credit) the date on which the Council submits the VAT return to Customs claiming the refund.

5. DISPUTE RESOLUTION

- 5.1 Any dispute between the Parties shall be determined in accordance with Clause 21 of the Principal Agreement.
- 5.2 For the avoidance of doubt Clause 5.1 shall not apply to any disputes between the Security Trustee and/or any Beneficiary and/or any Finance Party or other lender or mortgagee and the parties hereto.

6. UNDERTAKINGS, DEFAULT AND TERMINATION

6.1 Personal Undertakings and Mortgagee Exclusion

The provisions of this Agreement are personal to the Council (and any statutory successor body following any local government reorganisation) and to the Company (and any successor body of the Company which is a Registered Social Landlord) and the undertakings in this Agreement shall not bind any mortgagee or chargee of the Company or of a successor body of the Company or any receiver appointed by such mortgagee or chargee or any successors in title to any mortgagee, chargee or receiver of the Company or a successor body of the Company acting through such receiver.

6.2 Company Default

It is hereby agreed that the Council will not commence any action to enforce any obligation of the Company under the terms of this Agreement where compliance with the said obligations would have a detrimental effect on the financial standing of the Company or in its ability to perform its obligations under the Loan Agreement and/or any Refinancing Agreement and/or any Finance Document or would be likely to occasion an event of default or potential event of default under any terms of the Loan Agreement and/or any Finance Documents and/or any Refinancing Agreement.

6.3 Termination

If the Principal Agreement is not entered into on or before the date 3 (three) Business Days after the date of this Agreement either Party may terminate this Agreement at any time by serving written notice. This Agreement shall terminate with immediate effect on service of such notice by either party to the other. If this Agreement is terminated under this Clause and if the Company has already issued an Invoice then the Company will issue within 15 (fifteen) Business Days after the termination a VAT credit note addressed to the Council in respect of the Works Fee.

6.4 Agreement to Terminate

6.4.1 The Company may (subject to the agreement of the Council such agreement not to be unreasonably withheld or delayed) at any time from the date of this Agreement and upon giving seven days written notice ("the Termination Notice") terminate this Agreement in whole or in part from a date specified in the Termination Notice ("the Termination Date"), or otherwise (subject to the agreement of the Council, such agreement not to be unreasonably withheld or delayed and **PROVIDED THAT** such variation, amendment or restructuring preserves as from the date thereof an obligation on the Company to carry out the Qualifying Works in accordance with Clause 2.9 of the Fifth Schedule to the Principal Agreement insofar as they have not already been carried out) vary, amend or restructure this Clause 6.4 and/or the Supplementary Deeds set out in the Eighteenth Schedule of the Principal Agreement (but not so as to alter the fundamental nature of the obligations of the Council and the Company as at the date of the Principal Agreement to carry out the Qualifying Works pursuant to the Principal Agreement and this Agreement). For the avoidance of doubt, it is hereby agreed that the Council will give its agreement to termination where the Company will have demonstrated to the satisfaction of the Council (acting reasonably) that compliance with this Agreement would occasion an event of default or would have a material adverse effect on the business, assets or financial standing of the Company or its ability to perform its obligations under any Finance Document or any Refinancing Agreement.

6.4.2 On the Termination Date, the following provisions shall apply:-

6.4.2.1 The Company shall issue a credit note for a VAT exclusive amount (unless not required to do so by law or by Customs) ("the Credit Note") to the Council equivalent to:-

A minus (B plus C) where:

A = The Works Fee

B = The VAT exclusive cost of the Qualifying Works completed by the Company by the Termination Date

C = (In the case of a partial termination) the estimated VAT exclusive cost of those Qualifying Works which the Company wishes to continue to carry out as contractor for the Council pursuant to this Agreement

PROVIDED THAT if (B plus C) is a figure which is more than the Works Fee, the Company shall not be obliged to issue the Credit Note.

6.4.2.2 The Works Fee shall be reduced by the VAT exclusive amount included in the Credit Note ("the Reduction") and the Company will pay the Reduction to the Council by way of set off against the repayment of such part of the Price as is equal to the Reduction repayable by the Council to the Company in accordance with clause 4.2 of the Principal Agreement;

6.4.2.3 The parties acknowledge that the Council is allowed to reclaim all the VAT on the Works Fee and the Council and the Company agree unless required by law or by Customs not to adjust the original VAT charged on the Works Fee. In the event that such an adjustment is made, the Company shall only be obliged to repay to the Council any amount in respect of VAT previously paid to the Company under Clause 4.3 or 4.4 if and to the extent that it has first received and retained repayment of such VAT from Customs **PROVIDED THAT** the Company shall be obliged promptly to apply to Customs for such repayment.

6.5 The Council and the Company will (in the case of a partial termination) enter into the Supplementary Deed in the form set out in Part I of the Eighteenth Schedule of the Principal Agreement or as such form may be amended at the Company's reasonable request or (in the case of an entire termination) enter into the Supplementary Deed in the form set out in Part II of the Eighteenth Schedule of the Principal Agreement or as such form may be amended at the Company's reasonable request.

6.6 Without prejudice to the provisions of Clause 6.5 the Parties hereto respectively undertake to execute any deeds and to do all such other things as may be necessary to ensure that:

6.6.1 the variation of this Agreement and the Principal Agreement contemplated in the Termination Notice or any variation, amendment or restructuring of Clause 6.4 and/or the Supplementary Deed as set out in either Part I or Part II of the Eighteenth Schedule constitutes an effective and enforceable variation, amendment or restructuring (as the case may be) of this Agreement and the Principal Agreement; and

6.6.2 (subject to the agreement of the Council, such agreement not to be unreasonably withheld or delayed) that the Company is able to perform its obligations under the terms of the Loan Agreement and/or any Finance Documents and/or any Refinancing Agreement.

6.7 **Agreement to Transfer**

The Parties hereto agree that, on their entering into the Principal Agreement, this Agreement shall form part of the Transfer.

7. **NOTICES**

Any notice to be given hereunder shall be in writing and shall be sufficiently served if delivered by hand and receipted for by the recipient or sent by the Recorded Delivery Service addressed in the case of the Council to the Chief Executive at The

Town Hall, Mulberry Place, 5 Clove Crescent, London, E14 2BG or in the case of the Company to the Chief Executive at 167A East India Dock Road, London E14 0EA or to such other addresses as either party may from time to time notify to the other in accordance with the provisions of this Clause.

8. CONFIDENTIALITY

Neither Party (including their respective agents, employees or representatives) shall without the prior written consent of the other disclose or suffer to be disclosed any parts of this Agreement which may properly be regarded as genuinely commercially sensitive or which might infringe the legal rights of an individual except and to the extent that disclosure may be necessary to:

- 8.1 comply with the law;
- 8.2 meet the requirements of the Housing Corporation, the Audit Commission, the Department of Communities and Local Government, the Charity Commission, Customs or any other tax authority; and
- 8.3 provide information to the Security Trustee, any Finance Party, any Beneficiary and any future lenders and their respective professional advisers.

9. LAW

This Agreement shall be governed by and construed in accordance with English Law.

10. WAIVER

No delay by either Party hereunder to any right, power or remedy or any failure to exercise any right, power or remedy shall operate as a waiver thereof, and any single or partial exercise thereof shall not preclude any other or further exercise thereof or the exercise of any other right, power or remedy. The rights and remedies in this Agreement are cumulative and not exclusive of any right or remedy provided by law.

11. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

Save where otherwise expressly or impliedly stated herein no express third party right and no purported third party right to enforce any provisions of this Agreement is conferred by this Agreement or any contract, deed or instrument entered into under or in connection herewith pursuant to the Contracts (Rights of Third Parties) Act 1999. The Parties may agree to cancel or vary all or any part of this Agreement without being required to seek or obtain the consent of any third party other than the Security Trustee and/or any Finance Party and/or any Beneficiary and/or any other lender or their successors in title.

12. FURTHER ASSISTANCE

Each of the Parties shall use their respective reasonable endeavours to procure that any necessary third parties shall do, execute and perform all such further deeds, documents, assurances, acts and things as either of the Parties may reasonably require to carry the provisions of this Agreement into full force and effect.

13. INFORMATION AND MONITORING

For a period of ten years from the Completion Date the Company shall attend regular meetings with the Council. For the first two and a half years the meetings

shall take place quarterly, for the next two and a half years the meetings shall take place at six monthly intervals and thereafter the meetings shall take place annually. The Company shall provide all reasonably appropriate information at least 5 working days before each meeting including details of the steps taken or works carried out or in the process of being carried out by way of implementation of the Company's obligations under this Agreement which it shall be reasonable for the Council to require the company to provide in order that the Council may satisfy itself that the Company is fulfilling its obligations under this Agreement PROVIDED THAT the Company shall not be obliged under this Clause to disclose any information which it is under a legal duty not to disclose by virtue of legislation or without the consent of a third party (which the Company shall use reasonable endeavours to obtain but without incurring any financial liability) AND PROVIDED FURTHER THAT at the last such quarterly liaison meeting of each year the parties shall review the timing and requirement of such liaison meetings with regard to their necessity and both parties shall use their reasonable endeavours to accommodate the reasonable requirements of the other in relation to the same

14. ASSIGNMENT

- 14.1 The Council may not assign its benefits or obligations under this Agreement.
- 14.2 The Company may assign its benefits and obligations under this Agreement to:
- 14.2.1 the Security Trustee and/or any Beneficiary or any Finance Party by way of security for the purposes of the Loan Agreement and/or Finance Documents and/or any Refinancing Agreements;
- 14.2.2 another registered social landlord with the prior written consent of the Council (which will not be unreasonably withheld or delayed).
- 14.3 The Security Trustee and/or any Beneficiary and/or any Finance Party to whom this Agreement has been assigned may assign the benefits and obligations under this Agreement to a new agent, security trustee or Beneficiary or Finance Party or other funder for the purposes of the Loan Agreement and/or the Finance Documents and/or the Relevant Documents and/or any Refinancing Agreement by way of security or legally to a purchaser of the Property and a further two assignments shall also be permitted.
- 14.4 Any liability which accrues to the Council as a result of an assignment as set out in clause 14.2.1 and 14.2.2 shall be limited to such liability as would have arisen had the assignment not taken place **PROVIDED THAT** for the avoidance of doubt the Council confirms and agrees that this provision does not affect its liability for any liability or losses which the Security Trustee, any Beneficiary or Finance Party or other lender may establish that it is entitled to in law or equity as a consequence of any breach or non observance by the Council or any provisions of this Agreement.
- 14.5 The Council agrees not to contend that an assignee pursuant to clause 14.2. is precluded from recovering any loss resulting from any breach of this Agreement by reason that:
- 14.5.1 such assignee is not an original party to this Agreement; or
- 14.5.2 that any of the Company, Security Trustee, any Finance Party or any Beneficiary or any intermediate assignee has suffered no loss provided that actual loss has been suffered by the assignee claiming against the Council. The Council will fully indemnify such assignee as if such assignee was an original party hereto **SUBJECT ALWAYS** to the limitation in Clause 14.4.

15. NO PARTNERSHIP

The Parties expressly agree that nothing in this Agreement in any way creates a partnership between them.

16. SEVERABILITY

If at any time any provision of this Agreement is or becomes illegal or unenforceable in any respect under English Law then such provision shall be severed from this agreement and the legality, validity and enforceability of the remaining provisions of this Agreement shall not be affected or impaired by such severance.

17. NOVATION

The Council shall if so requested to do so by the Security Trustee and/or any Beneficiary and/or any Finance Party and/or any receiver enter into a novation agreement in respect of the benefits and/or obligations of the Company in favour of any third party to whom the Property or any part thereof is transferred and shall if so requested release the Company from the provisions of this Agreement.

18. SUCCESSORS BOUND

Save as provided in Clause 6 hereto the terms of this Agreement bind any successors or assigns of the parties hereto.

19. COUNTERPARTS

This Agreement may be executed in any number of counterparts and this has the same effect as if the affixations of seals and/or the signatures on the counterparts were on a single copy of this Agreement.

IN WITNESS whereof the Parties hereto have executed and delivered this document as a deed the day and year hereinbefore written.

SCHEDULE OF QUALIFYING WORKS

To undertake a complete cycle of refurbishment works to the housing stock to be transferred including but not limited to:-

Modernisation of bathrooms – full replacement as necessary including a choice of tiled surrounds and a choice of new floor coverings and the installation of a separate W.C and/or mechanical ventilation where appropriate

Modernisation of kitchens – full replacement as necessary including rewiring plumbing and fittings and the removal of the larder with a choice of splash back tile colours worktops kitchen units and non-slip floor coverings to make good finishes. Hatchways will be filled, kitchen doors will be replaced and mechanical ventilation will be installed where appropriate

Thermal improvement – upgrade the thermal insulation to include the renewal of central heating systems and/or components as necessary (i.e boilers and radiators) and the insulation of cavity walls to building regulation standards where possible and to provide insulated render overclad and insulation to external walls. Removal of gas meters where necessary

Roof repairs and renewals – including a survey of all roofs for defects repairing where necessary. Where a roof has come to the end of its useful life it will be entirely renewed and insulation will be increased in line with current regulations. Fire break installations where necessary.

Communal area improvements – including decoration and improvements to halls, stairs, landings and corridors where appropriate

External works – to include the decoration of all properties where necessary, the investigation of and repair to any structural issues and repair to brickwork chimneys and concrete as required

Windows and doors repair and renewals – including replacing all original windows with new double glazed units. On blocks where these have been replaced these will be overhauled thoroughly with controlled ventilation and high quality handles and latches. Where appropriate the doors to tenants' homes will be replaced

Balcony and walkway repairs – private and communal balconies will be repaired and upgraded, including the railings, balustrades, asphalt surfaces, floor finish, soffits, fascia boards and screens where necessary

Door Entry System works – to include overhaul of systems, replacement, if necessary, and installation of new systems subject to the agreement of the majority of residents following further consultation. Door entry systems will be refurbished where necessary to include entrance/security screens at the front and rear. New entrance porches and entrance lobbies will be introduced where required

Essential Landlord services improvement – including repairs and improvements to lighting and lightning conductors as necessary and also to fire-fighting/protection, gas, water and electric mains and adequate lighting for all stairs landings and balconies. Lifts will be replaced, repaired or overhauled as necessary and the water tanks in blocks will be overhauled or be replaced as necessary

Essential internal services – improvements to electrical services including installation of circuit breakers, safe adequate wiring and sufficient sockets to meet modern needs. Asbestos will be removed where necessary in private and common areas

Drainage works – including repairs replacement or overhaul of drains, renewal of defective gutters, rainwater pipes and soil and vent pipes and the overhaul of water tanks, tank rooms and dry risers. Works will also include the upgrading of above ground foul drainage, above ground surface water drainage and drainage for balconies

Refuse disposal systems – improved systems to be introduced to avoid open chute chambers and the provision of recycling facilities on each estate where possible

Block entrances improvements – with a focus on reducing anti-social behaviour, excluding intruders and enhancing the appearance of the blocks

Landlord services improvements – including the upgrade of all communal satellite/digital TV aerials and multi-compartment trunking on access balconies to protect wires for phones, cable TV, lighting etc

Landscaping and external environment works – to include estate landscaping, soft landscaping and boundary treatments with works on parking areas and other works to be carried out on estate lighting, outbuildings/garages stores and infrastructure, as required.

THE COMMON SEAL of)
THE MAYOR AND BURGESSES OF)
THE LONDON BOROUGH OF TOWER)
HAMLETS was hereunto affixed)
by Order of OS Cabinet 06/06/06)
in the presence of:)

.....

Authorised Signatory



THE COMMON SEAL of)
POPLAR HOUSING AND REGENERATION)
COMMUNITY ASSOCIATION LIMITED)
was hereunto affixed)
in the presence of:)

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Authorised Signatory



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Authorised Signatory