

“ESCO Services”

the proposed supply of heating and other ancillary or related services to the Development in accordance with the principles of the Site Wide Energy Strategy

“Exchanged Contracts”

means contracts for the sale or the grant of a lease for a Wheelchair Dwelling have been exchanged in accordance with the requirements of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989 and “Exchange of Contracts” shall be construed accordingly;

“Extra Care Units (FDS Development)”

The 50 extra care units to be provided on the FDS made up of 40 x 1 bed Social Rented Units; 7 x 1 and 3 x 2 bed Shared Ownership Units (FDS Development);

“FDS”

the land known as the first development site being the land bounded by Albany Road, Portland Street, Westmoreland Road and Bradenham Close and for the purpose of identification only shown edged red on Plan D1-001 annexed hereto;

“FDS Development”

Demolition of existing buildings on the FDS and redevelopment of the FDS in accordance with application reference 14-AP-3843 to create a residential led development comprising 830 private and affordable units (Class C3); flexible community use, early years facility (Class D1) or gym (Class D2); public and private open space; formation of new accesses and alterations to existing accesses; energy centre; gas pressure reduction station; associated car and cycle parking and associated works;

“Flexible Community Space”

Means a managed facility that can accommodate a range of community functions and events;

“Habitable Rooms”

A room with at least one window within a Dwelling which room is:

- (a) capable of use for sleeping, living or dining; or
- (b) a kitchen with an overall floor area of not less than 11 m²

but excluding in all cases toilets, bathrooms, landings, halls and lobbies;

PROVIDED ALWAYS that any room in excess of 27.5 m² will be treated as at least 2 habitable rooms in the determination of the quantum of Affordable Housing provision

“HCA”

the Homes and Communities Agency being a non-governmental body corporate under the Housing and Regeneration Act 2008 with the function of supporting funding and regulating the provision of affordable housing or if superseded the equivalent body that undertakes the function of that body;