

FORMER IMPERIAL COLLEGE PRIVATE GROUND, TEDDINGTON, TW11 9BB

**Proposed provisions for section 106 agreement in relation to community and sports facilities,
healthcare facility and C2 extra care housing**

1. Community and Sports Facilities

Definitions:

CIC: Teddington Community Sports Ground Community Interest Company (a company registered at Companies House under company number 10611920) or any such other body as may be approved by the Council whose principal objective is to carry out activities for the benefit of the community and in particular to provide sporting and recreational opportunities in the Teddington and wider Borough area

Community and Sports Facilities: the following facilities to be provided on the Community and Sports Land:

- a) public park;
- b) community orchard;
- c) sport facilities comprising a 3G pitch, turf pitch, multi-use games area;
- d) multi-functional pavilion with sport and community facilities;
- e) riding arena; and
- f) children's playground.

All as described in the Communities and Sports Facilities Specification, as may be amended from time to time by the agreement of the parties.

Community and Sports Facilities Plan: the specification annexed at Schedule [].

Community and Sports Land: The area shown edged on red on Plan XX.

Community and Sports Terms: The terms set out at Schedule XX.

Community and Sports Specification: the specification for the Community and Sports Facilities set out at Schedule [].

Substantive Clauses:

- 1 The Owner shall not permit the occupation of any built floorspace within the Development unless the Community and Sports Facilities have been constructed and the Community and Sports Land has been transferred to the CIC in accordance with the Community and Sports Terms under which CIC commits to manage and maintain the Community and Sports Facilities in accordance with the Community and Sports Facilities Plan.
- 2 The Community and Sports Land shall not be used at any time for any other purpose than that set out in the Specification and shall at all times be available for use by members of the public as set out in the Community and Sports Facilities Plan.

2. Healthcare Facility

Definitions:

Healthcare Facility: means at least [] of floorspace within the Development as shown edged blue on plan XX for use by and capable of accommodating[12] general practitioners [which may or may not be co-located with other uses], incorporating the following facilities: [].

Healthcare Provider: means Dr Nicholas Grundy, Dr Susan Gallagher, Dr Alexandra Patton and Dr Nicholette Potts or such other Healthcare Provider as the parties may agree.

Healthcare Specifications: the specifications for the Healthcare Facility as set out at Schedule [].

Substantive Clauses:

The Owner shall not permit the occupation of any built floorspace within the Development unless the Healthcare Facility has been constructed and is available to the Healthcare Provider in accordance with the Healthcare Specifications.

3. C2 Extra Care Housing

Definitions:

Assisted Living Extra Care Accommodation: means a private place of residence within the Development for Occupation by Qualified Person.

Domiciliary Care Provider: means a care provider who is registered with the Care Quality Commission.

Estate Manager: means someone who is appointed to manage that part of the Development comprising Assisted Living Extra Care Accommodation.

Qualified Person: means a person who is or has attained the age of 55 years and is in need of personal care by reason of their age or any person who by reason of disablement (whether or not such person suffers from a registered disability under the terms of the Chronically and Disabled Persons Act 1970) requires personal care.

Substantive Clause:

SCHEDULE 1

OWNER OBLIGATIONS

1. Not to allow or permit any Assisted Living Extra Care Accommodation to be Occupied other than as a place of residence for a person or persons of whom at least one must be a Qualified Person and any other occupiers should be an Occupier.
2. Not to allow permit any part of the Assisted Living Extra Care Accommodation to be Occupied unless it is managed by an Estate Manager appointed by the Owner.
3. To ensure that at least one Domiciliary Care Provider is available to Qualified Persons within the Development at all times and such Domiciliary Care Provider does not necessarily need to reside on the Land.

4. To ensure that each Qualified Person receives a minimum of two hours personal care each week to be provided to the Qualified Person by a Domiciliary Care Provider or under the supervision and control of a Domiciliary Care Provider such as to meet the national standards of the Care Quality Commission to include, inter alia, the care services and support services listed in Schedule 2 to this Deed.

SCHEDULE 2

PERSONAL CARE SERVICES

Care and support is required by reason of old age or disability or physical or mental health, but not confined to, the following option:

SECTION 1 – CARE SERVICES

- Dressing
- Getting into/out of bed
- Bathing/showering
- Going to the bathroom/toilet
- Hair care
- Skin care
- Going to bed
- Administration of prompting to take or supervision of medicine
- Management of incontinence
- Provision of all meals
- Preparation of drinks
- Preparation of breakfast
- Preparation of hot meals
- Preparation of light meals or snacks
- Assistance with nutrition
- Assistance with eating
- Managing food hygiene
- Menu planning
- Delivery of meals
- Hand washing
- Assistance with use of the telephone
- Assistance with escort duties
- Assisting and attending appointments
- Assisting with arrangement of appointments

SECTION 2 – SUPPORT SERVICES

- Escort to dining room
- Assistance with light housekeeping skills
- Shopping
- Laundry/ironing

- Washing up
- Making/changing of beds
- Minor clothes repairs
- Cleaning of toilets/bathroom or shower
- Light/medium housework
- Collection of prescriptions
- Assistance with the use of heating
- Pet care (but not dog walking)
- Internal maintenance, eg decorating