

aster communities

Tamar Aster Partnership

FIRST SCHEDULE

Part I Affordable Housing

For the purposes of this part of this Deed the following expressions shall have the following meanings

Tonowng meanings		
"Affordable Housing Code of Practice	Shall mean the Council's adopted Housing Code of Practice dated August 2007 or such other policy as agreed with the Council by the Owners	
"Affordable Housing Scheme"	Shall mean a scheme for the construction and delivery of 35% (or such lesser percentage if any as may be agreed between the Council and the Owners) of the Dwellings as Affordable Dwellings up to or exceeding the Homes and Communities Agency's Design Quality Standards (April 2007) and to at least Level 3 of the Code for Sustainable Homes which complies with the Affordable Housing Code of Practice and the Housing Allocations Policy and which details how the Affordable Dwellings are to be disposed of and / or allocated including (but without prejudice to the generality of this definition) the following:	
	(a) the RSL which shall manage the Rental Units	
	(b) the RSL or other body which shall manage the Shared Equity Units	
	(c) the method of nominating and vetting those to whom an Affordable Home is to be sold or allocated	
	(d) the method of calculating the amount of any rental and/or disposal price	
	(e) the method and terms of disposal of and/or allocation of Affordable Dwellings whether to Qualifying Persons or to a RSL (or other person or body as agreed under (b) above) and	
	(f) provisions relating to the continued use of the Affordable Dwellings	
se	PROVIDED THAT in the event that there is any conflict between the content of the	

Mayflower Hous Armada Way Plymouth PL1 1LD

T 01752 250902

info@tamarasterpartnership.co.ukwww.tamarasterpartnership.co.uk

or an essayan c



aster communities (**)

a Aster Partnership

Affordable Housing Code of Practice or the Housing Allocations Policy and the provisions of this Agreement the provisions of this Agreement the provisions of this Agreement shall take precedence Shall mean the administrative area of the Council "Family" Shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents "Local Connection" Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation. Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let prizan assured tenancy at a rent not to exceed the	ster marthership	
Housing Allocations Policy and the provisions of this Agreement the provisions of this Agreement the provisions of this Agreement shall take precedence Shall mean the administrative area of the Council "Family" Shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents "Local Connection" Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice), or b. has permanent work in the District, or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean and of the Affordable Dwellings see		Affordable Housing Code of Practice or the
of this Agreement the provisions of this Agreement shall take precedence Shall mean the administrative area of the Council "Family" Shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council "Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and legiongs		Housing Allocations Policy and the provisions
"District" Shall mean the administrative area of the Council "Family" Shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" "Housing Need" "Housing Need" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents "Local Connection" Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation. Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean ach of the Affordable Dwellings owned and managed by a RSL and letonian in the status of the Affordable Dwellings owned and managed by a RSL		of this Agreement the provisions of this
Shall mean the administrative area of the Council "Family" Shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents "Local Connection" Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice), or b. has permanent work in the District or has a formal offer of permanent work in the District, or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District, or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and let of the Affordable Dwellings owned and managed by a RSL and l		Agreement shall take precedence
"Family" Shall mean the father mother son daughter spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents "Local Connection" Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let total and to the Affordable Dwellings owned and managed by a RSL and let	"District"	Shall mean the administrative area of the
"Housing Allocations Policy" "Housing Allocations Policy" "Housing Need" "Housing Need" "Housing Need" "Housing Need" "Housing Need" "Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents "Local Connection" Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and lettorian		Council
spouse common law husband or wife partner civil partner of the Qualifying Person or other dependant "Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let toman	"Family"	Shall mean the father mother son daughter
civil partner of the Qualifying Person or other dependant Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council "Housing Need" Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b has permanent work in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and lettorian		spouse common law husband or wife partner
"Housing Allocations Policy" Shall mean the Council's adopted Allocation Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council "Housing Need" Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b .has permanent work in the District; or C. has previously lived in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on the property of the Affordable Dwellings owned and managed by a RSL and let on the property of the Affordable Dwellings owned and managed by a RSL and let on the property of the Affordable Dwellings owned and managed by a RSL and let on the property of the Affordable Dwellings owned and managed by a RSL and let on the property of the Affordable Dwellings owned and managed by a RSL and let on the property of the Affordable Dwellings on the property of the Affordable Dwellings on the property of the Affordable Dwellings on the property of the Affordable Dwe		civil partner of the Qualifying Person or other
Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act of the Affordable Dwellings owned and managed by a RSL and letoman owned an	He .	dependant
Policy Choice Based Lettings dated September 2007 or such other policy adopted in the future by the Council "Housing Need" Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let ontain	"Housing Allocations Policy"	Shall mean the Council's adopted Allocation
"Housing Need" Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses of the Affordable Dwellings owned and managed by a RSL and lectors and expenses are and expen		Policy Choice Based Lettings dated
"Housing Need" Shall mean the circumstances where unless provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and lettorian		September 2007 or such other policy
provided to the contrary in the Agreement a household is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an	(Gloudsian Man 3)	adopted in the future by the Council
nousehold is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an	riousing iveed	Shall mean the circumstances where unless
nousehold is currently occupying accommodation that is substandard or unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		provided to the contrary in the Agreement a
unsuitable for its requirements and which has income that is too low either to buy or rent accommodation appropriate to their Circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL and let one and commendation of the Affordable Dwellings owned and managed by a RSL a		household is currently occupying
nas income that is too low either to buy or rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and comed and managed by a RSL and let one and co		accommodation that is substandard or
rent accommodation appropriate to their circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let opt an		unsuitable for its requirements and which
Circumstances on the open market determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let opt and		nas income that is too low either to buy or
determined with regard to local house prices and rents Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let opt and		circumstance and appropriate to their
Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an appear or the state of the Affordable powellings owned and managed by a RSL and let on an appear or the state of the Affordable owned and managed by a RSL and let on an appear or the state of the Affordable powellings owned and managed by a RSL and let on an appear or the state of the Affordable owned and managed by a RSL and let on an appear or the state of the Affordable powellings owned and managed by a RSL and let on a state or the state of the Affordable powellings owned and managed by a RSL and let on a state or the state of the Affordable powellings owned and managed by a RSL and let on a state or the state of the Affordable powellings owned and managed by a RSL and let on a state or the state of the state or th		datarmined with
Shall in the context of defining a Qualifying Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		and route
Person mean a person who a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an	'Local Connection"	
a. lives in the District (through choice); or b. has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		Person mean a nerson who
b .has permanent work in the District or has a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		Terson mean a person with
a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need SL" Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		a. lives in the District (through choice); or
a formal offer of permanent work in the District; or c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need SL" Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		h has navenness to the second
C. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need SL" Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		a formal offer of page 1
c. has previously lived in the District for 5 years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		District: or
years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		District, of
years in the last 10 years (through choice) preceding the availability of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory re- housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		C. has previously lived in the District for 5
Dispersion of the Affordable Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		vears in the last 10 years (through choice)
Dwelling and wishes to return to the District; or d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need SL" Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		preceding the availability of the Affordable
d. is owed by the Council a statutory rehousing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		Dwelling and wishes to return to the District
housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		or
housing duty under homelessness legislation Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need SL" Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		d. is owed by the Council a statutory re-
Shall mean a person or persons who: a. has/have a Local Connection; and b. is/are in Housing Need SL" Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		housing duty under homelessness legislation
a. has/have a Local Connection; and b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an	Qualitying Person(s)"	Shall mean a person or persons who:
b. is/are in Housing Need Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		
Shall mean a registered social landlord as defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		a. mas/mave a Local Connection; and
defined in Part 1 of the Housing Act 1996 who is registered with the Homes and Communities Agency pursuant to that Act Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an	CI "	b. is/are in Housing Need
who is registered with the Homes and Communities Agency pursuant to that Act ental Unit" Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an	(2)L	Shall mean a registered social landlord as
who is registered with the Homes and Communities Agency pursuant to that Act ental Unit" Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		defined in Part 1 of the Housing Act 1996
Shall mean each of the Affordable Dwellings owned and managed by a RSL and let on an		who is registered with the Homes and
owned and managed by a RSL and let on an	ontal Unit"	Communities Agency pursuant to that Act
se owned and managed by a RSL and let on an assured tenancy at a rent not to exceed the re-		Shall mean each of the Affordable Dwellings
assured fenancy at a rent not to exceed the	3 e	owned and managed by a RSL and let on an
	The second secon	assured tenancy at a rent not to exceed the

Mayflower House Armada Way

Plymouth PL1 1LD

T 01752 250902

E info@tamarasterpartnership.co.uk

W www.tamarasterpartnership.co.uk

following。 Lines Local Man following 1962 pho Managara English er var er s

HI E



aster communities

Tamar Aster Partnership

7-	Homes and Communities Agency's Target Rent and the "Rental Units" means all of them
"Shared Equity Unit"	Shall mean an Affordable Dwelling occupied by a person who is part renting and part purchasing an Affordable Dwelling under a shared ownership lease with an RSL or other body approved by the Council and where the total weekly cost of rent and mortgage payments may be above social rent but shall not exceed an amount determined by the Council that eligible local people can afford determined from the Council's most up to date Housing Needs Study or Housing Market Assessment and the "Shared Equity Units" means all of them

The Owners covenant with the Council as follows:

- 1.1. Not to cause or permit Commencement of Development until an Affordable Housing Scheme has been submitted to and approved by the Council (such approval not to be unreasonably withheld or delayed
- 1.2. Unless otherwise agreed in writing between the Owners and the Council (such consent not to be unreasonably withheld or delayed) to provide the Affordable Dwellings in accordance with the detailed provisions set out in the Affordable Housing Scheme and this Part of this Schedule
- 1.3. If the Owners raise concerns in respect of viability of the Development, or part of the Development, due to requirements including one or more proposed obligations, they will be required to substantiate any claim by submitting full financial details and valuations. This will then be assessed and the planning obligations reviewed accordingly. The Councils current practice is to request the District Valuer to independently assess any claim, however other independent assessment options may be used if such an arrangement is agreed with the planning authority in advance. The Owners will be responsible for paying the costs of any necessary arbitration/advice.

Mayflower House Armada Way Plymouth PL1 1LD

Save as otherwise provided in this Deed not to cause or permit the Affordable Dwellings to be sold or let as the case may be or otherwise occupied of

01752 250902

info@tamarasterpartnership.co.uk www.tamarasterpartnership.co.uk



Aster Partnership

than to or by Qualifying Persons with or without Family Provided That nothing in this Deed shall prevent a transfer of an Affordable Dwelling to an RSL or other person approved by the Council pursuant to the Affordable Housing Scheme.

- 1.5. 70% of the Affordable Dwellings shall be Rental Units and 30% shall be Shared Equity Units and the Affordable Housing Scheme shall identify which plot numbers are to be delivered as Rental Units or Shared Equity Units
- 1.6. Save as otherwise provided in this Part of this Schedule and clause 3.11.2of this Deed not to sell allocate or dispose of any of the Affordable Dwellings or part or share of any such Affordable Dwelling other than in accordance with the approved Affordable Housing Scheme
- 1.7. In the event that despite having used its reasonable endeavours, the Owners have been unable to enter into a legally binding contract for the sale of any shared equity unit to a Qualifying person pursuant to the Affordable Housing Scheme within a period of 5 months from the date of practical completion of the unit, the Owners shall seek to agree with the Council an appropriate method for the disposal of the shared equity unit.

In the event that the Owners have been unable to agree with the Council (such agreement not to be unreasonably withheld) an appropriate method for disposal of the unsold shared equity unit, including converting it to a social rented unit with no additional financial consequences for the Owners, within a period of 4 months, the unit shall become an Unrestricted Dwelling in perpetuity and the owners shall be free to sell or let or otherwise dispose of it free of restriction and the restrictions in Paragraph 1.8 of this Part of this Schedule shall not apply to such disposal

1.8. Subject to the provisions of paragraph 1.7 of this Part of this Schedule no more than 40% of the Unrestricted Dwellings are to be occupied prior to the construction completion and transfer to an RSL (or other approved body (as appropriate)) of 40% of the Affordable Dwellings and not more than 80% of the Unrestricted Dwellings are to be occupied prior to the construction

Mayflower House Armada Way Plymouth PL1 1LD

T 01752 250902

info@tamarasterpartnership.co.uk

www.tamarasterpartnership.co.uk





aster communities

Tamar Aster Partnership

completion and transfer to an RSL (or other body (as appropriate)) of the balance of the Affordable Dwellings

Part 2 Community Infrastructure

- 2.1. Prior to Occupation of the 151" Unrestricted Dwelling to pay 50% of the Community Infrastructure Contribution to the Council for Community Infrastructure Purposes
- 2.2. Prior to Occupation of the final Unrestricted Dwelling to pay the balance of the Community Infrastructure Contribution to the Council for Community Infrastructure Purposes
- 2.3. Not to Occupy or procure the Occupation of more than 150 Unrestricted Dwellings until the part Community Infrastructure Contribution due under paragraph 2.1. of this part of this Schedule has been paid
- 2.4. Not to occupy or procure the occupation of the final Unrestricted Dwelling until the whole of the Community Infrastructure Contribution has been paid

Part 3 SUDS Scheme

- 3.1. Not to cause or permit Commencement of Development until details of the management and future maintenance of the SUDS Scheme which shall serve the Development have been submitted to the Council and approved (such approval not to be unreasonably withheld or delayed)
- 3.2. To manage and maintain the SUDS Scheme in accordance with the details approved pursuant to paragraph 3.1. above or such other details as may from time to time be approved in writing (such approval not to be unreasonably withheld or delayed) by the Council

Part 4 Open Space

Mayflower House Armada Way Plymouth PL1 1LD

T 01752 250902

E info@tamarasterpartnership.co.uk

W www.tamarasterpartnership.co.uk

