

Meeting of the

CABINET

Wednesday, 7 May 2008 at 5.30 p.m.

SUPPLEMENTAL AGENDA

VENUE

Committee Room, 1st Floor, Town Hall, Mulberry Place, 5 Clove
Crescent, London, E14 2BG

Members:

Councillor Denise Jones (Chair)	– (Leader of the Council)
Councillor Sirajul Islam (Vice-Chair)	– (Deputy Leader of the Council)
Councillor Ohid Ahmed	– (Lead Member, Regeneration, Localisation and Community Partnerships)
Councillor Abdul Asad	– (Lead Member, Employment and Skills)
Councillor Shafiqul Haque	– (Lead Member, Development)
Councillor Clair Hawkins	– (Lead Member, Children's Services)
Councillor Shiria Khatun	– (Lead Member, Culture)
Councillor Joshua Peck	– (Lead Member, Resources and Performance)
Councillor Abdal Ullah	– (Lead Member, Cleaner, Safer, Greener)
Councillor Motin Uz-Zaman	– (Lead Member, Health and Wellbeing)

[Note: The quorum for this body is 3 Members].

If you require any further information relating to this meeting, would like to request a large print, Braille or audio version of this document, or would like to discuss access arrangements or any other special requirements, please contact:

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LONDON BOROUGH OF TOWER HAMLETS

CABINET

WEDNESDAY, 7 MAY 2008

5.30 p.m.

11 .1 Heron Quays West - Proposal to use Compulsory Purchase Powers to Aid Land Assembly and Development (CAB 166/078) (Pages 1 - 38)

Agenda Item 11.1

Committee: Cabinet	Date: 7 May 2008	Classification: Unrestricted	Report No:	Agenda Item:
Report of: Corporate Director Development and Renewal and the Assistant Chief Executive (Legal Services) Originating officer Emma Peters Isabella Freeman		Title: Heron Quays West – Proposal to Use Compulsory Purchase Powers to Aid Land Assembly and Development Wards Affected: Millwall		

1. SUMMARY

- 1.1 This report sets out the powers that the Council has to use Compulsory Purchase to further planning objectives; the proposal to use these powers to assist in the delivery of the redevelopment of land at Heron Quays West on the Isle of Dogs (part of the Canary Wharf estate) and the benefits that will accrue, which have to amount to a clear and compelling case in the public interest to justify the use of CPO powers.

2. RECOMMENDATIONS

Cabinet is recommended to:

- 2.1 Authorise the making of a compulsory purchase order under section 226(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 in respect of the area shown edged red on the plan at Appendix A for the purpose of securing the development of land at Heron Quays West identified in the Plan attached at Appendix A1 conditional upon:

Local Government Act, 1972 Section 100D (As amended)
List of "Background Papers" used in the preparation of this report

Brief description of "back ground papers"	Name and telephone number of holder and address where open to inspection.
Legal agreements with Canary Wharf Group PLC	Emma Peters ext 4247

- (a) the prior entering into of a full indemnity agreement with the developer to pay all the Council's costs and liabilities of making the order; and
- (b) the prior entering into of an agreement for lease in respect of a new training and enterprise;

2.2 Authorise the Corporate Director of Development and Renewal (after consultation with the Lead Member Resources and Performance, the Assistant Chief Executive (Legal Services) and the Corporate Director of Resources) to finalise, enter into and seal the compulsory purchase order and all documents associated therewith.

3. BACKGROUND

3.1 The Canary Wharf business district has been growing very quickly over the past few years. Already there are well over 100,000 jobs located on the estate; this is expected to increase by at least 50% in the next ten years. There are new large floor plate office buildings under construction around Churchill Place, and more at Canary Riverside. The emerging masterplans for Wood Wharf propose still more. The economy at Canary Wharf is much more varied, and therefore much more robust than it was ten years ago. It is now an important retail centre, and increasingly new occupiers on the estate are not just banks and financial services but major legal firms such as Clifford Chance, media companies, multi national business corporations such as KPMG and public agencies such as the Olympic Delivery Authority.

3.2 Overall, the Canary Wharf business district has become essential to creating prosperity in East London and the Thames Gateway. Increasing numbers of Tower Hamlets' residents are working in the Business District; employment of local people has improved from 675 out of the total workforce of 15,000 in 1997, to 4,876 out of a total workforce of 90,302 in 2007. This is a relatively small percentage increase (from 4.5% to 5.4%) but the scale of numbers involved demonstrate the potential for local employment.

3.3 The Canary Wharf business district, and its scope for expansion is similarly critical to the future economic position of London as a whole. London is now the world's second most important financial centre – that reputation is as much dependent on Canary Wharf as it is on the ancient financial institutions of the city, primarily due to the opportunities that Canary Wharf presents for state of the art modern large floor plate buildings with cutting edge technological capacity within a well managed and accessible environment.

3.4 There are nonetheless some barriers to Canary Wharf's continuing success. The first is accessibility: the Jubilee line is almost at capacity, as is the DLR (although the three car enhancements now being implemented will assist in this respect). Crossrail is urgently needed if Canary Wharf's future potential is to be realised and the current negotiations between Cross London Rail Link Limited, the Council and Canary Wharf Group on the provision of a new station at North Dock are to be welcomed as they are critical to progressing this vital infrastructure.

- 3.5 Another barrier – of equal concern to the Council – is the supply of well qualified, local labour. A business district on the scale of Canary Wharf needs an ongoing supply of labour to meet all its needs, from top traders, lawyers, highly specialised technical support staff; through skilled administrators and retail assistants to security staff, cleaners and caterers. It is in the borough's interests that local people are filling as many of these jobs – at every level – as possible. The business district will be the primary source of employment for all east London boroughs for the foreseeable future. The jobs are most local to this borough's residents; so it is both economically desirable and environmentally sustainable for the borough's residents to be equipped and empowered to fill those jobs. Finding ways of addressing the skills shortage is of critical interest to the Council, but also of importance to Canary Wharf if the business district is to fulfil its potential.
- 3.6 The final barrier is the supply of developable land. Canary Wharf Group has a number of extant planning permissions, but needs to upgrade them to meet the requirements of modern occupiers. The number of sites that it has entirely within its ownership, however, is now limited. The business district needs room to grow. Canary Wharf Group must work in partnership with the borough and with other landowners to achieve that growth. It is in a joint venture with British Waterways Board to bring forward Wood Wharf. It is working with the Council to produce a masterplan for Aspen Way that might – subject to its acceptability to the Council and other landowners – provide an opportunity for further joint ventures to the north.
- 3.7 Heron Quays West is a site of 0.65 ha located on the middle dock, just to the west of Heron Quays DLR station. It is currently occupied by low rise commercial buildings known as the Red Sheds. One of these is currently occupied by the Canary Wharf Recruitment and Training Centre, which is occupied, managed and financed by the Council's Skillsmatch service (together with other Employment Solutions partners including Tower Hamlets College) on a short term peppercorn rent from Canary Wharf Group. Canary Wharf Group has had a long standing LDDC consent for a large floor plate office building on the site, but has just secured a resolution to grant detailed planning consent (Strategic Development Committee, 13 March 2008) for a greatly enhanced development, to a much better (Lord Rogers) design and specification, plus a replacement, purpose built training and enterprise centre incorporating a training restaurant (the "Scheme").
- 3.8 However, the site is not currently in the full ownership and control of the Canary Wharf Group. Part of the site is occupied under two long commercial leases by third parties who are refusing to negotiate the surrender of their leases for market value to Canary Wharf. This is frustrating the delivery of the Scheme, including the new training and enterprise centre. A plan showing the location of the Scheme is attached at appendix A1, together with a complete list of known interests.
- 3.9 If negotiations for the acquisition of third party interests cannot be concluded within a reasonable timescale, then the only way that the Scheme can proceed is if compulsory purchase (CPO) is used to assemble the site. Private companies such as Canary Wharf Group do not have compulsory purchase powers, and therefore they have sought the assistance of the Council, who do have such powers.

3.10 While Canary Wharf Group is seeking the Council's assistance, the full costs of any CPO and compulsory purchase compensation, including all staff costs and the costs of technical expertise, would have to be met by Canary Wharf Group, and this would have to be secured through a binding contract.

4. THE BENEFITS TO THE COUNCIL

4.1 In addition to the general improvements the Scheme will secure to the economic, social and environmental well-being of the borough (see sections 5 -7 below and Appendix C), the Council will realise substantial direct benefits through the agreement to use its CPO powers to facilitate the delivery of the Scheme.

4.2 The provision of a permanent training and enterprise centre in Canary Wharf will be a huge benefit to the economy of the borough in training our residents with the job skills for employment opportunities both from the growth of the business district at Canary Wharf where Heron Quays West is located and elsewhere in the borough. Canary Wharf will benefit from the redevelopment of the site and the employment skills training to fill jobs.

4.3 The key benefit that the Council is directly seeking is the provision of a training and enterprise centre, to include a specialist training restaurant, constructed and fitted out to the Council's own specification set out at Appendix B1 and B2, at a peppercorn rental for 35 years (with a right to renew for a further term) plus a substantial contribution via a ring fenced endowment of £5 million towards the overall costs of running that centre.

4.4 The reason for seeking to provide this specific benefit is that improving opportunities for employment for local people is a key priority, and the biggest challenge for the Council. The proposed training and enterprise centre's fit with a "clear and compelling case in the public interest" is summarised as follows:

- any successful business district needs a supply of labour to fill jobs at every level;
- if the Council's residents are to benefit from the economic opportunities then they must be equipped with the skills to access those jobs and the ongoing opportunity to enhance their skills to progress their careers once launched – the lack of appropriate skills is the biggest barrier to prosperity for our residents;
- if the training and recruitment is to be successful then it must be closely tailored to the needs of the employers in the locality and must clearly provide a facility of a quality and a standard that those employers will use.

4.5 The benefits accruing to the Council as a result of resolving to use compulsory purchase powers to facilitate the Scheme are over and above those that would occur if the Scheme were to proceed without the exercise of such powers. The redevelopment of Heron Quays West will necessarily involve the demolition of the Red Sheds and therefore the current recruitment and training facility temporarily located in the Red Sheds will be lost. There is no existing obligation on Canary Wharf Group to re house the training facility as the buildings are occupied on a short term lease. The Council could seek some financial contribution towards a replacement through the planning obligations on the redevelopment of the site – contributions to skills and training initiatives is a standard benefit. However, under s.106 obligations all contributions must be relevant in scale and kind and the size of a contribution to skills and training would have to be assessed alongside the other contributions required (in the case of a commercial building) for transport, public realm, public art, health etc. The scale of the contribution would relate

only to that building, not to the wider Business District and would be significantly less than what is offered under the agreement for lease referred to in paragraph 4.6 below. Moreover, s.106 contributions are “triggered” at specific points in the development process. If development does not proceed (perhaps due to the frustration being caused to land assembly) then s.106 contributions are not paid.

- 4.6 An agreement for lease between the Council and Canary Wharf Group has been negotiated and is in an agreed form. The agreement for lease secures the provision of a state of the art new training and enterprise centre of 15,000 square feet within 7.5 years, including a new training restaurant and a £5 million ring fenced endowment, giving an annual contribution (at present day rates) of approximately £250,000 per annum as a direct contribution to the costs of running the centre. This enhanced offer is in addition to the s.106 contributions that will be negotiated as part of the planning process.
- 4.7 Canary Wharf Group's obligations under the agreement for lease are subject to three conditions precedent, the first of which is the Council resolving to authorise the making of a compulsory purchase order under section 226(1)(a) of the 1990 Act. The resolutions sought by this report will satisfy this condition. The remaining two conditions precedent are the grant of planning permission free from legal challenge and the acquisition by Canary Wharf Group of all necessary land (whether or not by compulsory means) with vacant possession.

5. COMPULSORY PURCHASE

- 5.1 Section 226(1)(a) of the 1990 Act was amended by the Planning and Compulsory Purchase Act 2004 to provide wider powers for local planning authorities to acquire land by compulsory purchase when the authority thinks that the acquisition will facilitate the carrying out of development, redevelopment or improvement on or in relation to the land.
- 5.2 Section 226(1A) of the 1990 Act (as amended) provides that an authority must not exercise the power under section 226(1)(a) "unless it thinks that the development, redevelopment or improvement is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well being of their area". Land may also be acquired by agreement for the same purposes.
- 5.3 Using compulsory purchase powers will facilitate the delivery of the Scheme. The interests in the land currently are as listed at Appendix A2. The Scheme will contribute to the achievement of the improvement of the economic, social and environmental well being of the borough as set out in detail in Appendix C.
- 5.4 Government Circular 06/04, sets out guidance to acquiring authorities in England making compulsory purchase orders.
- 5.5 Paragraph 17 of Circular 06/04 refers to the balance that has to be struck between ensuring a compelling case in the public interest and that the Scheme sufficiently justifies interfering with the human rights of those with an interest in the land affected. It reads as follows:

"A compulsory purchase order should only be made where there is a compelling case in the public interest. An acquiring authority should be sure that the purposes for which it is

making a compulsory purchase order sufficiently justify interfering with the human rights of those with an interest in the land affected."

5.6 Paragraph 19 of Circular 06/04 goes on to state:

"If an acquiring authority does not have a clear idea of how it intends to use the land which it is proposing to acquire, and cannot show that all the necessary resources are likely to be available to achieve that end within a reasonable time-scale it will be difficult to show conclusively that the compulsory acquisition of the land included in the order is justified in the public interest... Parliament has always taken the view that land should only be taken compulsorily where there is clear evidence that the public benefit will outweigh the private loss."

5.7 Consideration is given to the human rights implications of the decision to make a compulsory purchase order in section 14 below.

6. WHEN COMPULSORY PURCHASE IS TO BE USED

6.1 An example of the circumstances in which CPO may be used by relevant authorities is summarised as follows:

- To unlock situations where a scheme is being blocked by an owner (or owners) unwilling to dispose of property either at all or only at a price considerably in excess of market value a ransom situation.
- To ensure effective negotiations for land assembly where there is a multiplicity of ownerships and absent landlords
- Where there are unknown owners

6.2 The use of CPO in the case of Heron Quays West accords with the first of these circumstances.

7. ESSENTIAL REQUIREMENTS FOR USE OF COMPULSORY PURCHASE

7.1 The essential requirements for use of compulsory purchase powers under section 226(1)(a) of the 1990 Act may be summarised as follows :

- That the Council is satisfied there is a compelling case in the public interest which meets the 'well being' test
- Planning consent for the proposed scheme or the ability to show no impediment to planning consent being achieved
- Funding from either public funds or an appropriate indemnity agreement with a developer or funding partner
- Being able to show that without a CPO the timely and effective delivery of the scheme will be jeopardised

7.2 Officers consider that all of these requirements are met in the case of Heron Quays West. Canary Wharf Group has secured a resolution to grant detailed planning permission subject to the signing of a s.106 agreement. Canary Wharf Group will be required to indemnify the Council in respect of all costs associated with the use of

compulsory purchase powers, including compulsory purchase compensation and the costs of all specialist advice and officer time. CWG will also enter into a binding agreement to re-provide the training centre and secure the endowment. This agreement will be conditional on Cabinet approval of the proposed exercise of CPO powers, the issue of the planning consent and the acquisition of all rights to secure vacant possession of the site.

8. COMMENTS OF THE CHIEF FINANCIAL OFFICER

- 8.1 This report outlines the proposal to use Compulsory Purchase powers to assist in the delivery of a major employment scheme at Heron Quays West.
- 8.2 The benefits to the Council of making the resolutions set out in the report are summarised in paragraph 4, but in essence (subject to the conditions set out in paragraph 7.2) the Council will secure a new training and enterprise centre, together with a £5 million endowment. This ring fenced capital sum will be invested and will generate annual interest of approximately £250,000 (at present day rates) as a contribution towards the funding of the running costs of the centre.
- 8.3 There are no direct financial implications for the Council of the CPO process itself. The costs of the acquisition of land and associated compensation packages will be borne by the Canary Wharf Group, as will the cost of all officer time involved in the CPO process.

9. CONCURRENT REPORT OF THE ASSISTANT CHIEF EXECUTIVE (LEGAL)

- 9.1 The Council has the power to make compulsory purchase orders under section 226(1)(a) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004 and this may be done 'if the authority think that the acquisition will facilitate the carrying out of the development or redevelopment or improvement on or in relation to the land'
- 9.2 The above power is qualified by subsection 1A which states that the authority 'must not exercise the power unless they think that the development is likely to contribute to the achievement of any one or more of the following objects:
(a) the promotion or improvement of the economic well being of their area;
(b) the promotion or improvement of the social wellbeing of their area;
(c) the promotion or improvement of the environmental well being of their area'
- 9.3 This scheme falls principally within (a) above, although the Scheme will also bring social and environmental improvements to the area.
- 9.4 The amendments of the 2004 Act were intended to encourage local authorities to be proactive in facilitating redevelopment schemes.
- 9.5 It is not a pre-requisite that the local authority must have a property interest of its own in the proposed order land (i.e. it does not have to carry out the proposed development itself).
- 9.6 The report sets out how the proposed development satisfies the tests that the Secretary of State applies in deciding whether or not to confirm a CPO. The developers have made

endeavours to negotiate with the various landowners on the site to acquire their land by agreement and this will be ongoing up to and following the making of a CPO.

10. EQUAL OPPORTUNITIES IMPLICATIONS

- 10.1 This report seeks to secure benefits that will extend opportunities for training and work to those parts of the community that are currently most excluded from the labour market locally, which is especially true of women and people from black and ethnic minorities, and people with disabilities and/or those on incapacity benefit.

11. ANTI-POVERTY IMPLICATIONS

- 11.1 One of the major causes of poverty in the borough is worklessness. The training and enterprise centre which would be provided by Canary Wharf Group as part of the Scheme would extend training and employment benefits to economically inactive people, and improve progression routes at work through improving skills in partnership with local employers.

12. SUSTAINABLE ACTION FOR A GREENER ENVIRONMENT

- 12.1 The development referred to in this report is the subject of a resolution to grant conditional planning permission, subject to a s.106 agreement. The planning application was accompanied by a full environmental statement, which was thoroughly assessed as part of the planning process. The development will have very high environmental standards including energy efficiency, low carbon emissions and is of very high quality design.

13. RISK MANAGEMENT IMPLICATIONS

- 13.1 The risks to the Council are principally the financial risks arising from the use of compulsory purchase powers, and the Council will be indemnified by Canary Wharf Group against all costs arising from a CPO including compensation costs arising from a CPO.

14. HUMAN RIGHTS IMPLICATIONS

- 14.1 Section 6 of the Human Rights Act 1998 prohibits public authorities from acting in a way which is incompatible with the European Convention on Human Rights. Various convention rights are likely to be relevant to the Order, including:

- **Entitlement to a fair and public hearing** in the determination of a person's civil and political rights (Convention Article 6). This includes property rights and can include opportunities to be heard in the consultation process.
- **Peaceful enjoyment of possessions** (First Protocol Article 1). This right includes the right to peaceful enjoyment of property and is subject to the State's

right to enforce such laws as it deems necessary to control the use of property in accordance with the general interest.

- **Right to life**, in respect of which the likely health impacts of the proposals will need to be taken into account in evaluating the scheme (Conversion Article 2).

14.2 The European Court has recognised that "*regard must be had to the fair balance that has to be struck between the competing interests of the individual and of the community as a whole*". Both public and private interests are to be taken into account in the exercise of the Council's powers and duties as a local planning authority. Any interference with a Convention right must be necessary and proportionate.

14.3 The Council is therefore required to consider whether its actions would infringe the human rights of anyone affected by the making of the CPO. The Council must carefully consider the balance to be struck between individual rights and the wider public interest. It is considered that any interference with the Convention rights caused by the CPO will be justified in order to secure the economic, social, physical and environmental regeneration that the Scheme will bring. Appropriate compensation will be available to those entitled to claim it under the relevant provisions of the national Compensation Code.

Appendix A1 - Site Map Heron Quays West location of Redevelopment Scheme

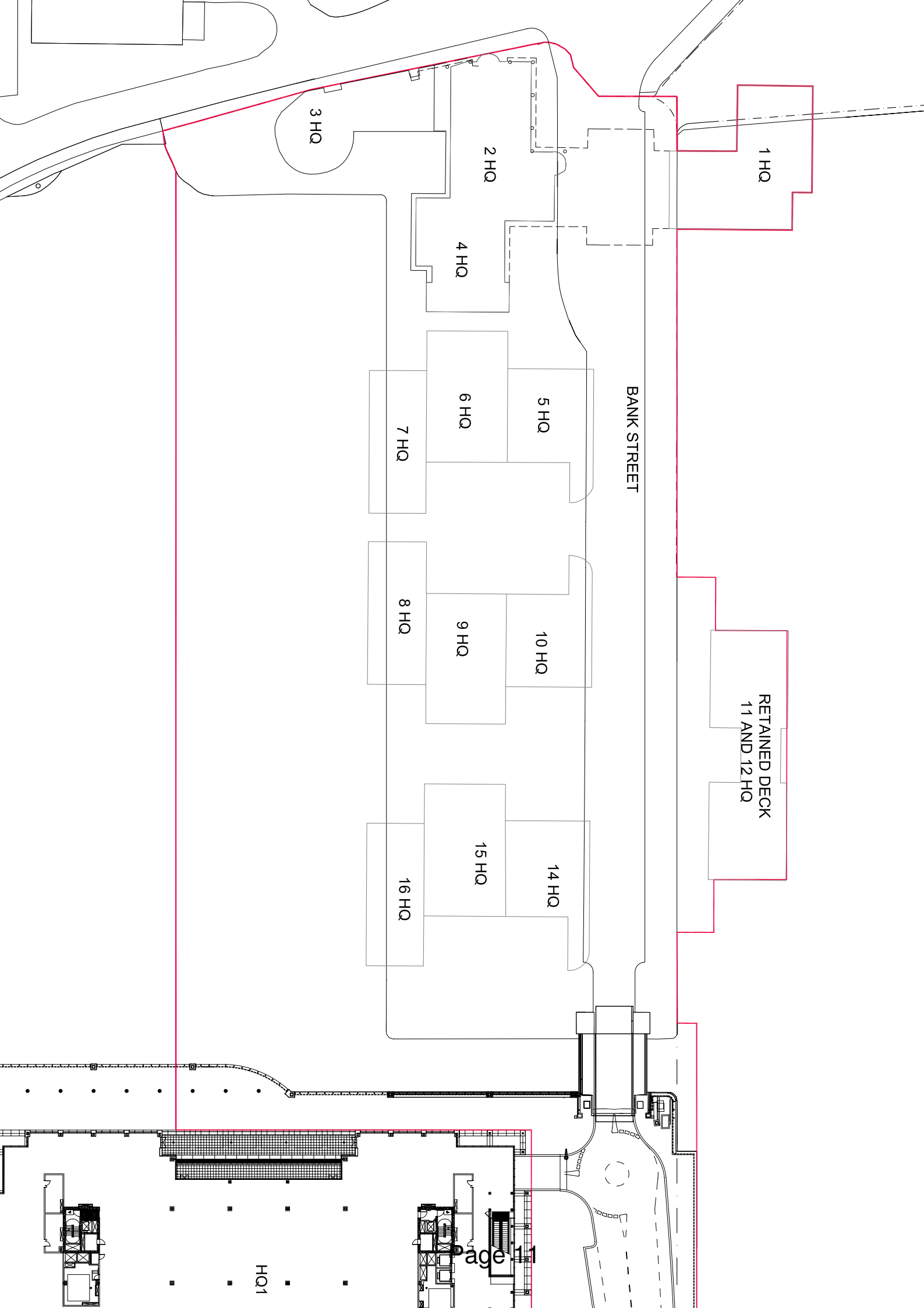
Appendix A2 – VP Schedule 09-04-08

Appendix B1 - Heron Quays West Pavilion – Recruitment Skill and Enterprise Centre “Shell and Core” Outline Specification

Appendix B2 – Canary Wharf Recruitment, Skills and Enterprise Centre Draft Outline Specification

Appendix C - Satisfaction of the Well Being Tests

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1 HQ

2 HQ

3 HQ

4 HQ

BANK STREET

5 HQ

6 HQ

7 HQ

8 HQ

9 HQ

10 HQ

RETAINED DECK
11 AND 12 HQ

14 HQ

15 HQ

16 HQ

HQ1

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HERON QUAYS WEST

APPENDIX A2

VP SCHEDULE – 09-04-08

Address	Inv/Long Leasehold	Underlease /Occupier	Lease Expiry	Ex L&T 1954 Act	Unit sf (GIA)*	Annual Rent	Comment	Nature of Business	No of Employees
1 Heron Quays	Thomas Telford (Holdings) Limited		N/A		23,044	N/A	VP Put/Call option Agreement Documented. No action required	Publishers	90
		FCS Ductwork Limited	26 February 2011	√	2899	£40,586	Mutual break on 6 months notice	Plumbing	Not known
2-4 Heron Quays	CWIL	Octopus Publishing Group Limited Occupational	10 December 2013	X	34,572	£404,933 p.a.		Publishers	220
3 Heron Quays	CWIL	CWCL	N/A		6,439	N/A	No action required.	Construction	N/A
5 Heron Quays	(i) Antony Francis Wigram (ii) CWIL				4,469		CWIL has option to purchase Wigram's interest. No action required		
		CWG	N/A		4,469	N/A	No action required.	Arts & Events	N/A
		Massa Group Limited	[24 April 2009]	[√]		[Peppercorn]	[Landlord break on or after 16 April 2008]	Telecommunications	N/A
6 Heron Quays	(i) Peakbeam Limited				4,909		CWIL has option to purchase Peakbeam's interest. No action required		

HERON QUAYS WEST

APPENDIX A2

VP SCHEDULE – 09-04-08

Address	Inv/Long Leasehold	Underlease /Occupier	Lease Expiry	Ex L&T 1954 Act	Unit sf (GIA)*	Annual Rent	Comment	Nature of Business	No of Employees
	(ii) CWIL	Hampson Industries PLC	25 June 2011	X	4,909	£53,500 p.a. (Rent Review 20/6/06 outstanding.)		Publishers	N/A
		Thomas Lipman Occupational	15 June 2011	√	4,909	Flow through		[Printers]	20
7 Heron Quays	Michael Hunt				8,024				N/A
		Canary Wharf Investments Limited	26 March 2010	X				Property Management	N/A
		TOPRA Occupational	23 March 2010	√	Not known	£37,000 p.a. (subject to review of 10 August 2006)		Professional body	Not known
		Euromedica PLC	21 March 2010	√	[3,510]	£54,000 p.a.		Medical Supplies	0
		Adamsons Associates (International) Limited Occupational	18 March 2010	√	[3,510]	£54,000 p.a.	Sublet from Euromedica.	Architects	16

HERON QUAYS WEST

APPENDIX A2

VP SCHEDULE – 09-04-08

Address	Inv/Long Leasehold	Underlease /Occupier	Lease Expiry	Ex L&T 1954 Act	Unit sf (GIA)*	Annual Rent	Comment	Nature of Business	No of Employees
		VOID			[2,175]				N/A
8 Heron Quays	(i) CWIL (ii) Leaside International		N/A		8,024				N/A
		Andrew Duffin (t/a AJD Imaging) Occupational	25 December 2010	√	[1,135]	£20,000 p.a.	Licence to underlet completed. Lease not yet completed.	Not known	Not known
		SMATS Services Limited Occupational	25 December 2010	√	[1,135]	£16,741.25 p.a.		Accounting/tax services	3
9 Heron Quays	(i) RCO Support Services Limited	APPI (UK) Limited Occupational	25 December 2009	√	[3,273]	£78,000 p.a.		Property Management	15
		Samantha Blake & Belton (t/a Formula Won) Occupational	25 December 2009	√	Not known	£28,995 p.a.		Media	10
			N/A		5,587	N/A	SQPL has option to purchase RCO's interest. No action required.		N/A

HERON QUAYS WEST

APPENDIX A2

VP SCHEDULE – 09-04-08

Address	Inv/Long Leasehold	Underlease /Occupier	Lease Expiry	Ex L&T 1954 Act	Unit sf (GIA)*	Annual Rent	Comment	Nature of Business	No of Employees
	(ii) SQPL								
10 Heron Quays	(i) Armoric Investments Limited (ii) Armoric Limited (iii) CWIL		N/A		5,360	N/A	Armoric Investments Limited and Armoric Limited are Canary owned companies. No action required.		N/A
9/10 Heron Quays		LBTH Occupational	28 November 2010	√		Peppercorn	Rolling break. Subject to 6 months notice.	Training	29
11/12 Heron Quays	CWCL		N/A		N/A	N/A	No action required.		N/A
14 Heron Quays	(i) Twiglease Limited (ii) CWIL				4,469	N/A	CWIL has option to purchase Twiglease's interest. No action required.		N/A
		Medecins du Monde UK	26 April 2009	√	[891]	Peppercorn	Landlord break on or after 1 April 2008	Charity	14
		Teach First Occupational	9 May 2009	√	[1,849]	Peppercorn	Landlord break on or after 1 April 2008	Charity	30

HERON QUAYS WEST

APPENDIX A2

VP SCHEDULE – 09-04-08

Address	Inv/Long Leasehold	Underlease /Occupier	Lease Expiry	Ex L&T 1954 Act	Unit sf (GIA)*	Annual Rent	Comment	Nature of Business	No of Employees
15/16 Heron Quays	CWCL		N/A		13,586	N/A	No action required.		
		River House Montessori School Limited Occupational	31 August 2008	√	[8,901]	Peppercorn	Rolling break. Subject to 6 months notice. Notice served 31 August 2007.	School	[8]
		Run Wild Media Limited Occupational	17 July 2008	√	[1,294.15] (16 HQ only)	£15,529.80 p.a.	Landlord break on 6 weeks notice	Media	10
Heron Quays West	Freehold SQPL								
Heron Quays West	Long Leasehold SQPL								
Water Areas	Freehold British Waterways Board						Option Deed Completed		

* Square footages are those used for service charge purposes. Square footages in brackets have not been verified.

CWIL : Canary Wharf Investments Limited
 CWCL : Canary Wharf Contractors Limited
 SQPL : South Quay Properties Limited

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CANARY WHARF LIMITED

LBTH Recruitment Skills and Enterprise Centre

"SHELL and CORE"

OUTLINE SPECIFICATION

Heron Quays West Pavilion

Revision 02

OUTLINE SPECIFICATION

The retained deck to 11 and 12 Heron Quays is to be developed into a pavilion building.

The development shall consist of the following works:

- ◆ A ground floor public space accessed from Heron Quays Road [to be re-named Bank Street]
- ◆ Two separate tenant lobby areas at ground floor
- ◆ Two separate escape and service cores
- ◆ Three floors of tenant space
- ◆ A single floor of tenant and landlord plant

This specification of materials, equipment and finishes is indicative of the level of and design aspirations that it is intended to be achieved through the implementation of this agreement.

This specification is intended to be a description of the scope and quality of work to be carried out. Changes to the specification may be necessary in response to detailed design and statutory provisions.

The route for all requests for modifications during construction should be through the appointed Canary Wharf Contractors Limited Senior Project Manager, using the designated Tenant Request for Modification Form [TRM].

The final selection of materials and equipment, details and specification is subject to design development of the Base Building by the appointed Design Team Consultants.

GENERAL

1.1 Location

The site of the development is at Canary Wharf on the Isle of Dogs in the

APPENDIX B1

London Borough of Tower Hamlets. The location of the Recruitment Skills and Enterprise Centre is the retained deck of 11 and 12 Heron Quays in Middle Dock and accessed from Heron Quays Road.

1.2 **The Base Building**

The base building will be finished to shell and core standard only and will consist of a steel frame and slab on deck construction, external façades, vertical ducts, stair cores, passenger and goods lifts and all necessary segregations for fire purposes. The site is part of the wider Heron Quays West development and the same external finishes used for the public realm landscaping will be used for the public spaces at the development's ground floor. Distributions of services to and within the development will be provided from plant and equipment rooms at the top of the building and extend to tenant areas in final locations to be agreed.

The Base Building will include the following:

- Ground floor public open space
- Ground floor lobbies
- Circulation stairs and passenger lifts
- Goods lifts
- Base building plant space
- Tenant plant space
- Separate emergency escape stairs to statutory requirements
- Shaft and riser enclosures for mechanical, plumbing, electrical, fire protection and base building systems and accommodation of telecommunications services.
- Staircase and plant rooms walls of painted masonry or dry-lining
- Electrical equipment rooms housing transformers, switchgear and emergency power as required under statutory regulations.
- Fire fighting and life safety system equipment to statutory requirements
- Systems to secure the building from the exterior
- Provision for external louvres for tenant use for fresh air intake and extract air.

- 1.3 The Base Building will comply with all relevant statutory regulations, Building Acts, Building Regulations, British Standards and appropriate British Standard Codes of Practice .

2. **EXTERIOR ELEMENTS**

2.1 Doors

- Plant room doors and other exterior doors not in public view will be painted hollow metal doors.
- External doors to public areas will be high quality polished or satin finished stainless steel, glass or of another suitable finish to be agreed.

2.1 Walls

- The building envelope will comply with BS 8200 and other relevant standards.
- The exterior walls will consist of a high quality natural stone and architectural metal prefabricated cladding system with integrated windows.
- Windows will be double-glazed at all levels, including the lobbies. The inner light of the double glazed units will be two 4 mm laminated layers with a 0.76mm interlayer , providing a 8.76 mm overall thickness.
- The exterior walls are to be thermally insulated as required.
- The exterior walls will comply with the requirements of BS 8233 for maximum internal noise levels and will achieve a noise level of Laeq.T 40 dB.

2.3 Roofs and Terraces

The main roof and any external terraces are to be thermally insulated, of an inverted type with a continuous water proofing membrane with warranted 20 year life.

2.4 Ground floor access ramp.

The access from Heron Quays Road at ground level will be Building Regulations Approved Document M and DDA 2005 compliant.

3. INTERIOR MATERIALS AND FINISHES GENERALLY

3.1 Partitions

Masonry walls will be used for plant rooms, loading and escape stairs, and riser shafts.

3.2 Doors and Frames

APPENDIX B1

- Doors and frames in public areas are to be brushed stainless steel, glass or of another equal and approved finish.
- Areas concealed from public view will have painted hollow metal doors and frames.
- Doors will be fire-rated/self-closing to meet statutory requirements.

3.3 Ironmongery

- Lock-sets, where required, are to be on a building master-key system for the public and service areas in the building.
- Lock-sets for individual tenants will be supplied in triplicate in an unsuited format.
- Entrance level exterior doors are to have concealed pivot hinge / closers.
- All other doors will have ball-bearing butt hinges.
- Surface mounted closers are to be used for core doors and in service areas.
- Overhead hold-opens, double door closing co-ordinators, buffers, stops, kick plates and armour plates will be used, where necessary.
- Provision of door alarm.

3.4 Painting

- In back-of-house and service areas, walls and ceilings will be painted and finished with two coats of white emulsion RAL 9010 on an undercoat.
- In other areas required to be painted, walls and ceilings will be finished with two white eggshell RAL 9010 texture finish coats on an undercoat.

4. INTERIOR FINISHES IN PUBLIC SPACES

Ground Level

- Floors will be polished or honed natural stone in a distinctive pattern to be agreed. A high quality 2000mm deep (measured from the front door plane) matwell will be provided.
- Ceilings and soffits will be painted plaster or GRG.
- Walls and exposed columns will be finished dry-lined, plastered or GRG.
- Public areas will be illuminated by distinctive lighting in a panelised ceiling.

5. TENANT AREAS

5.1 Levels One and Two

- Floors will be float-finished exposed concrete to accept suitable tenant finishes, with tolerances to British Standards.
- Soffits will be exposed to structure.
- Columns within tenancies will be dry-lined, plastered or GRP.
- Core or service corridor walls facing into tenant space will be fair faced blockwork.
- The normal allowance for the depth of make-up from slab level to tenant's finished floor will be between 75mm to 100mm.

6. FINISHES IN SERVICE AREAS

5.1 Toilets

- Toilet provision will be provided for a population density of
- 1 person per 10m² NIA 60:60 male/female
- Floors will be finished with non-slip natural stone tiles and will have waterproof membranes where occupied space occurs below.
- Walls will be painted plaster with ceramic tiles over basins.
- Ceilings will be suspended metal tile or dry-lining, with lighting over basins, urinals and lavatories.
- Toilet cubicles will have a high quality partition system to be approved.
- All sanitary appliances will be wall mounted.
 - Accessories will comprise:
 - A frameless mirror over basins
 - Mounted soap dispensers
 - Paper towel dispensers and waste bins
 - Double toilet roll holders
 - Coat hooks
 - Electric fused outlet for hand dryer
 - Electrical outlets for hair dryer, shaver et cetera
- The disabled toilet provision will comply with the Building Regulations Approved Document M

6.1 Fire Escape / Fire fighting Stairs and lobbies

- Stair flights and landings will be painted metal with precast terrazzo treads and landings with integral anti-slip nosing strips.
- Walls will be painted masonry or dry-lining.
- Handrails and balustrades will be painted tubular steel with welded joints ground smooth.
- Lighting will be wall mounted fluorescent fixtures at main and intermediate landings.
- Lift lobbies for public access at ground floor will be finished with a natural stone floor and painted plaster walls.

6.2 Mechanical Plant Rooms and Tank Rooms

- Floors will be sealed smooth concrete with waterproofing membranes where occupied space occurs below, and with curbing where necessary to contain spillage.
- Walls will be painted masonry or dry-lining.
- Ceilings will be exposed structure, spray painted.

7. VERTICAL TRANSPORTATION

Passenger Lift

The single passenger lift serving levels one and two for the LBTH Recruitment, Skills and Enterprise Centre will be as follows

Speed	1 metre per second
Internal car dimensions	1,100 mm x 1,400 mm
Capacity	630 kg [8 persons]
Door Opening	900 mm clear
Type	No Machine Room
DDA 2005 compliant	

Goods Lifts / Fire Fighting Lifts

The goods lift serving levels one and two for the LBTH Recruitment, Skills and Enterprise Centre will be as follows

Speed	1.6 metre per second
Capacity	1,800 kg [8 persons]

8. STRUCTURE

- The main structural works associated with the development will comprise the following elements:
- Existing tubular steel piles through the dock water, and into the dock bed extend down into the Lambeth Group/Thanet Sands to support the vertical loads of the building. Lateral loads will be taken by several raking piles. The piles will be made from weathering steel and will not need to be corrosion protected as any corrosion is self-limiting
- An existing ground floor slab on steel beams spans above the dock water onto the marine piles. The beams are also made from weathering steel. The existing beams do not have any passive fire protection; being over water, it is considered that there is no fire load. These beams will be clad for decorative reasons only.
- A steel frame, consisting of columns and beams, will support vertical loads with bracing to cater for wind loads.
- 140 mm lightweight concrete slabs will sit on profiled metal decks.
- Tenant floors will be designed to generally support an imposed load of 5.0 kN per m².

9. GENERAL BUILDING SERVICES PROVISION FOR BASE BUILDING

The following specification indicates the base building systems and allowances that will be made for plant and equipment sizes.

Services intakes, connections and supplies will be provided to the tenant areas at levels one and two

9.1 Window Cleaning System

An external, mechanical window cleaning / exterior maintenance system will be provided.

9.2 Codes and Standards

The design of building services will comply with all current and appropriate Acts of Parliament, Building Regulations, British Standards, Codes of Practice and other Statutory Authority Regulations.

10.1 Mechanical Criteria

	<u>Design Criteria</u>	<u>Winter</u>	<u>Summer</u>
>	Outside Temperatures	- 4° C	30° C drybulb 21° C wetbulb
>	Inside Temperatures Offices	22° C db ± 1° C 40 % + 10 % RH	22° C ± 1° C 50 % ± 10 % RH Central humidification control Evaporative type or equivalent
	Entrance Lobby	18° C minimum at 1.5 m above floor level not within 3 m of external doors 26° C maximum	
	Heated Areas [Toilets, Stores]	20° C db ± 2° C No humidity control	
>	Fresh Air Quantities:	12 litres per second per person based on one person per 10 square metres NIA except in the 60 square metre café, where one person per 8 square metres is to be assumed	
>	Supply Air Quantity: Offices	As required by defined load densities and building envelope.	
	Toilets	Transfer from office accommodation.	
>	Exhaust Air Quantities Toilets	10 air changes per hour	

- > Smoke Exhaust
 - Office 6 air changes per hour mechanical exhaust
The system will be sized to exhaust the single largest floor.
 - Storage and Service 6 air changes per hour mechanical exhaust
- > Load Densities for Cooling
 - Lighting 1.5 watts per square foot
16.1 watts per square metre
 - Office Small Power 3.5 watts per square foot
37.64 watts per square metre
 - Floors People One person per 10 square metres NIA
- > Thermal Transmittance Values [expressed as W/m²/ k] will comply with current Building Regulations but will typically be as follows
 - Roof 0.25
 - Walls: 0.35
 - Typical Window 2.2 maximum
 - Ground Floor: To suit selected glass

The carbon emissions method of demonstrating Building Regulations compliance will be used.

- > Total Shading Coefficient:

Typical Windows

To accord with Building Regulation Part L2 calculations and thermal comfort to conform to CIBSE Guide A recommendations [blinds included in cooling loads for office floors]

Noise and Vibration Control

Offices: NR38 typical [except when emergency plant operates]

Entrance lobby NR40
Toilets NR40-45

10.2 Ventilation and Cooling

General supply and extract ventilation will be provided to deliver 12 litres per second

of fresh conditioned air per person, based on one person per 10 square metres NIA except in the 60 square metre café, where one person per 8 square metres is to be assumed

10.3 Heating

Tenant space, other than the entrance lobby, toilets and specific designated areas, will be heated to maintain a temperature of 20^o C to 20^o C and be comfort cooled to maintain a maximum temperature of 24^o C.

10.4 Toilet Air Extract

Ventilation to the toilets will be provided to deliver air extract at 10 changes per hour and supply at 8 changes per hour.

10.5 Kitchen Ventilation

Louvre space is to be provided of sufficient size to receive the discharge from the kitchen hoods, each sized at 0.77 m³ per second at 400 Pa. Make-up air will be sourced from adjacent areas.

11.0 PLUMBING, DRAINAGE AND FIRE PROTECTION

11.1 Domestic Water

New incoming mains water service will be provided in each demise, sized to suit the intended use. The supply shall be complete with a valved and capped water supply complete with a secondary, non-return backflow protection devices. The Landlord will install a flow meter to the landlord's specification for measurement of domestic water consumption.

Hot water services shall be generated locally and form part of the fit-out works .

11.2 Foul Drainage

New 100mm cast iron waste and soil drainage connections will be provided to serve the kitchen and all toilet facilities.

The number of units provided will be dependent on drain routes and plant space availability. The discharge from these units will be routed to discharge into the main gravity outfall drains.

A capped ventilation pipe connection, to the atmosphere, will also be provided for connection by Canary Wharf for the tenant.

11.3 Fire Protection

Fire protection will be provided to meet statutory requirements and Building Regulations.

12.0 GAS INSTALLATION

13.0 ELECTRICAL INSTALLATION

A 400 volt, three phase, four wire supply will be provided, terminated within distribution switchgear as appropriate. A separate CPC will also be provided. The electrical capacity for the tenant's use will be based on the following connected light and miscellaneous power load

Lighting	12W/m ²
Small Power	33W/m ²
Mechanical Services	65W/m ²
Café and Kitchen	220W/m ² - Distributed via 300A rated metered TPN supply.

Any additional capacity requested by the tenant will be assessed against availability at the time of the request.

The tenant's tariff meters will be located within the tenant's demise and can be positioned to suit the tenant's fit-out layout, if advised before commencement of the landlord's installation.

The meter installation will be arranged by the Landlord for the tenant and at The Landlord's expense. The tenant will also have to use an ECS system that is compatible with existing Canary Wharf metering arrangements.

No allowance is to be made for alternative separately powered back-up power sources for items such as deep freezers within the café and kitchen facility.

The design of the emergency lighting systems will be provided by self-contained inverter packs integral to luminaires.

The emergency lighting circuits will be provided with a manual test facility via a key switch integrated into the standard switch plate for each area.

An energy metering system will be provided to all base building distribution boards and loads as necessary to comply with Building Regulations Approved Document L2B.

All metering will be provided with a plug-in communication's module, to permit each instrument to be interfaced with a BMS or EMS system.

Lighting will be provided to all back of house areas with low-energy, high-efficiency light fittings, as appropriate.

14. FIRE DETECTION

The fire detection element of the landlord system will be designed to comply with current regulations and statutory requirements.

A landlord's addressable fire alarm and voice communication system complying with statutory requirements will be installed in the area. The system has been designed to accommodate extension throughout the demised premises.

Extensions of the system will be part of the tenant's fit-out works, and must be carried out by the landlord's specialist fire alarm contractor.

No allowance has been made to install separate fire alarm panels within the recruitment, skills and enterprise centre.

15. SPECIAL SYSTEMS

15.1 Telephone and Communications

Telecommunications and data outlets within the meeting, events and training rooms will be provided by means of wire-ways back to a central aerial or other means of transmission.

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Canary Wharf Recruitment, Skills and Enterprise Centre

Draft outline specification

The draft specification sets out key use/space requirements. We have assumed that the architects will look at options that could accommodate these requirements within the constraints of the proposed building.

At this stage we have assumed that finishes such as floors, wall, toilet facilities etc will in part be dictated by the final form of the building. We assume that this would be subject to follow up discussions with the architects.

Principal uses:

- Canary Wharf Local Business Liaison Office
- Skillsmatch Job Brokerage team
- Pre-employment skills training facility
- Weavers Restaurant Trust training restaurant

The first three uses have a normal operating pattern where clients i.e. businesses or prospective job seekers arrive by appointment for specific sessions which may last from 30 minutes to three hours. There will also be members of the public who drop in for information, a counselling session or to book an appointment. The average number of clients/members of the public using the services each day could be in the region of 50, excluding the restaurant/café users.

Centre-wide facilities

- Centre reception (50 sqm)
(reception desk, 5 interview pods, casual seating area)
- 4 training rooms (35 sqm each)
- 2 meeting rooms (25 sqm each)
- 1 large event room (120 sqm)
- 1 small kitchenette facility (staff/guest use)
- 1 larger kitchen facility (back office facility – 45 staff)
- 1 resource room (photocopiers, printers, stationary store etc – 12 sqm)
- Toilet facilities for reception, meetings, events and restaurant/café.
- Cleaners store cupboard
- Coat store to service event/meeting rooms

Canary Wharf Local Business Liaison Office/Skillsmatch job brokerage team

- Open plan office space to accommodate 45 staff members (each with desk space) model office environment
- Build in storage space preferably island banks (1 sqm each staff member)
- Coat store(staff use)
- 3 small offices (1 person per office)

Weavers Trust Training Restaurant

- 1 meeting room (35 sqm)
- 1 office (1 person), 1 office (3 person)
- Catering suite consisting of:
 - Café/Restaurant (635 ft² - 58 m²)
 - Full kitchen equipped for disabled access and use (635 ft² - 58 m²) it is important that space is given wheelchair access and a proportionally larger space for an increased number of staff/students than would usually use this space. Please also note that restaurant and kitchen do not need to be on the same level as long as some form of goods 'transport' is in place such as a dumb waiter.
 - IT suite (1250 ft² - 116 m²) To house 50 units plus staff stations
 - Teaching/instruction space/space for clients to use as quiet area (144 ft² - 13.5 m²)
 - Office space for 6 people (400 ft² - 37 m²)
 - Domestic science lab – (600 ft² - 55.5 m²) Providing lecturer station with work surface oven, hob and sink and 8 student stations for 2 people with oven, hob and sink. Space around the side for refrigeration
 - Changing area and lockers
 - Storage space

Heron Quays West – Satisfaction of the Well-Being Tests

The principal economic, social and environmental benefits that would arise from the implementation of the Heron Quays West scheme which is the subject of planning application reference [PA/ PA/07/03088] (the "Scheme") include:

- (i) the enhancement of the existing Canary Wharf Estate;
- (ii) the economic regeneration of the area through substantial job creation;
- (iii) the provision of commercial, retail and community uses;
- (iv) the provision of additional public realm space and increased pedestrian permeability;
- (v) the enhancement of the dock environment.

These benefits are outlined in more detail below. It should be noted that an implemented and extant planning permission already exists for this site. All of the benefits outlined below are less in evidence in the consented scheme.

- Provision of international quality commercial accommodation

The Scheme has been designed for the purposes of providing Grade A office accommodation of international quality to house major global financial institution(s). This site provides an opportunity, unique to the financial districts of London, to deliver a building of 122,985 sqm (Net Internal Area) of accommodation. The opportunity to provide a building with large trading floors in London is considered exceptional.

The Scheme will therefore enhance London's role as a World City through the provision of new international quality office accommodation, and thereby contribute to the improvement of the economic well-being of the local area, the City of London and the UK as a whole.

- Employment

The Scheme will create circa 8,000 jobs and assist in meeting the Mayor's aspirations for job growth within the Isle of Dogs Opportunity Area. The development of sites such as Heron Quays West is crucial to the achievement of a number of strategic priorities of The London Plan and the maintenance of London's role as a World City. The draft Further Alterations to the London Plan, due to be formally incorporated later this year, forecast that proposed transport investment will allow the Opportunity Area of the Isle of Dogs (the core of which is the Canary Wharf area) to accommodate at least 150,000 jobs by 2016 and 200,000 jobs by 2026.

The Thames Gateway Delivery Plan, published by the Department for Communities and Local Government on 29 November 2007, identifies Canary Wharf as a key area and the Gateway's foremost economic driver. According to

the London Plan, the Government sees further development at Canary Wharf as crucial to the successful economic transformation of the Thames Gateway.

The Scheme will therefore assist in meeting the aspirations of both the Mayor and the London Development Agency.

Furthermore, the employment generated by the proposed retail accommodation will have a substantial qualitative benefit by significantly increasing the number of jobs on the site which could be considered “entry level”.

It should be noted that approximately 45% of jobs in typical financial institutions are in administration, secretarial, “blue collar” and similar occupations which on the Heron Quays West site could amount to as many as 3,600 jobs. The proposed Recruitment and Training Centre (see below) will be well placed to optimise employment opportunities for borough residents.

In summary, the Scheme will generate significant employment opportunities, both during and after the Scheme's construction, resulting in significant economic and social benefits to the local and wider area.

- Recruitment and training centre

The Scheme includes provision for new accommodation for the Tower Hamlets Recruitment and Training Centre. The provision of a new recruitment and training centre will result in significant economic and social benefits for the local community, and is considered beyond the technical requirements for a development of this nature in this location.

- Retail

The creation of new retail within both the subterranean retail malls and the pavilion building will extend the retail offer for workers and nearby residents thereby providing social and economic benefits.

- Enhancement to appearance of area

The Heron Quays West main building has been designed by a world class architectural practice to a very high standard and will incorporate high quality materials. The pavilion building is designed by the acclaimed architectural practice Patel Taylor.

The proposed buildings will replace the existing outdated and unsightly ‘red-shed’ buildings and will add to the landmark characteristics of the Canary Wharf Estate. The resultant improvement to the visual amenity of the area and enhancement of the setting of the docks will contribute to the improvement of the economic, social and environmental well-being of the area.

Landscaping

The landscaping provisions, including new tree planting and green/brown roofs, incorporated within the proposals will deliver improvements to the environmental well-being of the local area. In addition, the Scheme proposes the introduction of substantial floating reed beds to the south of the site which will enhance the dock setting and provide additional environmental benefits.

- The pedestrian environment

A major new landscaped public plaza is proposed at the eastern end of the site, with views across the South Dock, which will complement the existing public open spaces within the Canary Wharf Estate.

In addition, the erection of the pavilion building will help to create an active dock frontage complementing the Blue Ribbon Network. There is currently no continuous pedestrian access along the south of the site adjacent to the South Dock. The Scheme proposes a continuous pedestrian boardwalk along the entire length of the south side of the subject site, adjacent to the South Dock. The boardwalks will promote pedestrian permeability, and will provide safe and convenient routes around the site for pedestrians and cyclists. The boardwalks will also offer the opportunity to create fishing stations or posts.

The provision of a new public realm space, dock side walks and cafés/restaurants will encourage increased public use of the area and draw workers and visitors to this part of the Canary Wharf Estate. These significant improvements to the pedestrian environment around the site will secure the improvement of the social, economic and environmental well-being of the area.

- Dock walls

The Scheme incorporates significant mitigation measures in relation to the historic listed dock walls. The proposed mitigation measures would enhance the visual and material integrity of the dock walls, giving rise to environmental benefits. In addition, Building 1 Heron Quays which is situated on a platform over the south/western corner of the Middle Dock will be demolished and the Grade I listed wall revealed.

- Affordable housing

The Scheme will generate a financial contribution towards the Council's affordable housing fund, giving rise to social benefits to local residents.

- Transport

The site is located adjacent to the transport hub of Canary Wharf and is served by the Underground, Docklands Light Railway and a number of bus services. The Scheme will secure improvements to public transport via S106 contributions and will provide 311 cycle parking spaces. These elements of the Scheme will therefore promote and improve the environmental well-being of the area by encouraging workers and visitors to make use of public transport and to reduce their reliance on the private car, thereby decreasing carbon dioxide emissions.

Conclusion

The Scheme's proposed mix of commercial and public uses acknowledges the Council's Corporate Plan aims and objectives and accords with the policies of the adopted UDP and interim Core Strategy Development Control Document and Interim Isle of Dogs Area Action Plan. The Scheme also accords with the Government's sustainable communities agenda and meets wider strategic objectives for the Mayor of London's Isle of Dogs Opportunity Area.

The Scheme will inevitably contribute to the promotion and improvement of the economic, social and environmental well-being of the borough by regenerating this under used part of the Canary Wharf Estate. The making of the proposed compulsory purchase order is therefore considered to be fully justified under the terms of section 226(1A) of the Town and Country Planning Act 1990 (as amended).