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Dawn Truman  
Director Regeneration and Planning,  
1st Floor, West Wing,  
Newham Dockside,  
Dockside Road  
London  
E16 2QU

Dear Dwan

12 May 2022

RE: 138 Earlham Grove, Forest Gate, E7 'The Project'

**In accordance with: Planning obligations pursuant to the Deed of Planning Obligation  
(planning reference 18/02488/FUL)**

I write with regards to planning obligations pursuant to the Deed of Planning Obligation (planning reference 18/02488/FUL signed on 8 March 2019 between The Mayor and Burgesses of The London Borough of Newham ("Council"), and 138 Earlham Grove LLP (the "Owner") in accordance with Section 106 of the Town and Country Planning Act 1990 (as amended).

The Council requires Gateway Housing (the Owner) to submit the following matters in accordance with the Deed:

12.6 The Owner shall serve notice on the Council of the following events:

- (b) Practical Completion of the Development;
- (c) first Occupation;
- (d) 50% Occupation of the Market Housing Units;
- (e) 50% of Occupation of the Residential Units;
- (f) 90% of Occupation of the Residential Units; and
- (g) full Occupation.

We confirm the following:

(b) The Practical Completion of the development is 11 November 2021

(c) The first occupation date is 22 November 2021

(d) There are no market housing units on The Project. All homes are 100% affordable tenure funded by the GLA. 50% of the homes have been reserved for shared ownership purchase and will soon be occupied (by June 2022).

(e) 50% of the residential units will be occupied by July 2022

#### **In accordance with: Schedule 4 Part 4**

We confirm the following:

Harry Wackett (Montagu Evans LLP) has been instructed by Gateway Housing to enquire and to submit the details in accordance with Schedule 4 Part 4 paragraphs 1 and 2.

#### **Schedule 4 Part 7 Car Club**

We confirm the following:

That provisions have been made for a car club for all occupants near The Project. This includes free car club membership valid until 01/06/2024, including a £50 car club voucher also valid until 01/06/2024. The details are appended to this Notice. We therefore request the full discharge of this condition.

#### **Schedule 4 Part 9 Residential Welcome Pack**

We confirm the following:

To meet the obligations outlined concerning the travel arrangements, Gateway Housing has made provisions for a car club as noted above. This information including those outlined under Schedule 4 Part 9, are included in the welcome pack provided to residents. Copies are appended for your information.

Should you have any queries please contact me on the details provided below.

Yours sincerely,

Becky Utuka  
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