DRAFT

(1) SOUTHERN HOUSING

(2) HORSHAM DISTRICT COUNCIL

Town and Country Planning Act 1990 Section 106A
Deed of Variation to Section 106 Agreement dated 6 March 1998 and Deed of Nomination Rights dated 6 March 1998
in respect of land on the south-east side of A29 Stane Street, Billingshurst, West Sussex

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Planning Ref: S106/24/0022

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This Agreement is made as a Deed and dated 2026

Between:

(1) **SOUTHERN HOUSING** (Registered Society No. 8983) of Fleet House, 59-61 Clerkenwell Road, London EC1M 5LA ('the Owner') and

(2) **HORSHAM DISTRICT COUNCIL** of Albery House, Springfield Road, Horsham, West Sussex RH12 2GB ('the District Council')

together "the **Parties**".

1. BACKGROUND

1.1 The District Council is the local planning authority for the purposes of S106 and S106A of the 1990 Act for the area within which the Property is situated and is capable of enforcing the obligations in the Principal Agreements.

1.2 The Owner is the freehold owner of the part of the site (the "**Property**") registered at the Land Registry under Title Number WSX221008.

1.2 The Principal Agreements were entered into on 6 March 1998. Without prejudice to the covenants in the Principal Agreements, and pursuant to the submission of the Application by the Owner, the parties have agreed to vary the terms of the Principal Agreements as set out in this Agreement.

IT IS AGREED:-

2. INTERPRETATION

2.1 In this Agreement unless the context otherwise requires the following terms (arranged in alphabetical order) shall have the following meanings:

"1990 Act"	the Town and Country Planning Act 1990 (as amended)
"Application"	the application dated 24 September 2024 under reference S106/24/0020 to modify the Principal Agreements.
"**Principal Agreements**"	the Agreements relating to land south-east of Stane Street, Billingshurst, West Sussex : (1) the Development Agreement "**S106 Agreement**" dated 6 March 1998 made between Horsham District Council (1) Westwood Estates Limited (2) and Tower Housing Association Limited (3) ; and

	(2) the "**Nomination Deed**" dated 6 March 1998 made between Tower Housing Association Limited and (2) Horsham District Council together "the **Principal Agreements**"
" Property"	the plots identified by address being 1 to 5 (inclusive) and 7 to 24 (inclusive) Bridgewater Close, Billingshurst, RH14 9EQ and shown edged red on the Site Plan at Schedule 1. For the avoidance of doubt, 6 Bridgewater Close, Billingshurst, RH14 9EQ is excluded from the Property.
"Site Plan"	the plan attached to this Agreement and shown at Schedule 1.

2.2 Unless the context requires otherwise, all words and phrases defined in the Principal Agreements shall have the same meaning in this Agreement (except to the extent that they are expressly varied in this Agreement).

2.3 References in this Agreement to the "Owner" shall include their respective successors in title to the Property and their assigns.

2.4 References in this Agreement to the "District Council" shall include any successor to its functions as local planning authority.

2.5 References in this Agreement to any statutes or statutory instruments include any statute or statutory instrument amending, consolidating or replacing them respectively from time to time in force and references to a statute include statutory instruments and regulations made pursuant to it.

2.6 The clause headings in this Agreement are for convenience only and do not form part of the Agreement.

2.7 References to clauses paragraphs schedules or recitals shall (unless the context otherwise requires) be references to clauses paragraphs and schedules or recitals in this Agreement.

2.8 References to the singular shall include the plural and vice versa.

2.9 Where any covenants in this Agreement are given by or for the benefit of more than one party they are given by or for the benefit of them jointly and severally.

2.10 Where a party includes more than one person, any obligations of that party will be joint and several.

3. ENABLING PROVISIONS

3.1 This Agreement is supplemental to and varies the Principal Agreements and is made pursuant to s106 and section 106A of the Act, s111 of the Local Government Act 1972, and Section 1 of the Localism Act 2011 and all other enabling powers and is subject to the Principal Agreement and it is acknowledged by the Parties that the obligations contained within it are binding on the Property and are enforceable by the District Council as local planning authority against the Owner as owner of the Property and against their successors in title and assigns in respect of their interests in each and every part of the Property provided always that no person shall be liable for any breach of any covenant or obligation in this Agreement after it has parted with all of its interest in the Property or the part of the Property in respect of which such breach occurs (save in relation to any antecedent breach which occurs prior to parting with such interest).

4. VARIATIONS TO THE PRINCIPAL AGREEMENTS

4.1 Without prejudice to the other covenants in the Principal Agreements which shall continue in full force and effect, parties to this Agreement agree that from the date of this Agreement the Principal Agreements shall be amended as set out in Schedule 2.

5. COVENANTS

5.1 The Owner covenants with the District Council to comply with the obligations contained in this Agreement and to comply with the obligations and provisions of the Principal Agreements.

5.2 The District Council covenants with the Owner that it will observe and perform the covenants restrictions and obligations on its part contained in the Principal Agreements as amended by this Agreement.

6. LOCAL LAND CHARGE

6.1 This Agreement is a local land charge and the District Council shall register it as such as soon as practicable after the completion of this Agreement.

7. NO FETTER ON DISCRETION

7.1 Nothing in this Agreement shall fetter or prejudice the District Council's statutory rights powers discretions and responsibilities (save where legally or equitably

permitted) under all statutes by-laws statutory instruments orders and regulations in the exercise of their functions as a local authority.

8. SEVERABILITY

8.1 It is agreed that if any part of this Agreement is declared unlawful or invalid by a Court of competent jurisdiction then (to the extent possible) the offending provision(s) will be severed from the Agreement and the remainder of this Agreement shall continue in full force and effect.

9. COSTS

9.1 The Owner agrees with the District Council to pay to the District Council on or before the date hereof the District Council's reasonable legal costs incurred in preparing and entering into this Deed.

10. CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

10.1 Notwithstanding the provisions of the Contracts (Rights of Third Parties) Act 1999 no part of this Agreement shall be enforceable by a third party who is not a party to the Agreement and the terms of the Agreement may be varied by a deed agreed between the Parties without the consent of any third party being required.

11. WAIVER

11.1 No waiver (whether expressed or implied) by the District Council or Owner of any breach or default in performing or observing any of the covenants terms or conditions of this Agreement shall constitute a continuing waiver and no such waiver shall prevent the District Council or Owner from enforcing any of the relevant terms or conditions or for acting upon any subsequent breach or default.

12. JURISDICTION

12.1 This Agreement and any dispute or claim arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England, and the Parties submit to the non-exclusive jurisdiction of the courts of England and Wales.

13. COMMENCEMENT

13.1 For the avoidance of doubt the provisions of this Deed shall not have any effect until this document has been dated.

14. DISPUTE RESOLUTION

14.1 Where any matters fail to be agreed between the parties or any dispute or difference occurs the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties or in default of agreement to be nominated by the President for the time being of the Law Society or such other body which may replace it.

SCHEDULE 1

Property Addresses and Site Plan

1-5 (inclusive) and 7-24 (inclusive) Bridgewater Close, Billingshurst RH14 9EQ

SCHEDULE 2 – Amendments to Principal Agreements

1. The S106 Agreement shall be amended as follows:

1.1. Section 1 (Definitions) of the S106 Agreement shall be amended as follows:

1.1.1. The following terms and their corresponding definitions shall be added where alphabetically appropriate in the S106 Agreement:

"Affordable Housing Provider"	either one or a combination of: a) a registered provider of social housing within the meaning of the Housing and Regeneration Act 2008 (including its successors and assigns from time to time) who is on the District Council's approved list (as may be amended from time to time) OR another registered provider of social housing as may be proposed by the Owners and approved by the District Council; OR b) an unregistered provider of affordable housing approved by the District Council, or such other body or organisation approved by the District Council whose main object is the provision of Affordable Housing;
"Right to Acquire"	the right of a secure tenant to purchase their dwellinghouse as set out in Part V of the Housing Act 1996 (as amended) and Housing (Right to Acquire) Regulations 1997.
"Right to Buy"	the right of a secure tenant to purchase their dwellinghouse as set out in Part V of the Housing Act 1985 (as amended).
"Shared Ownership Lease"	a lease which accords with HE's model form of lease issued from time to time such that the dwelling is occupied in accordance with shared ownership arrangements within the meaning of section 70(4) of the Housing and Regeneration Act 2008.
"Shared Ownership Unit"	the Affordable Housing Units to be made available by an Affordable Housing Provider whereby a person granted a Shared Ownership Lease can purchase an initial equity share in a Shared Ownership Unit of not less than 10% and not more than 75% and pay rent on the unsold equity with flexibility for such a person to purchase further equity shares in the Shared Ownership Unit up to 100% or such other equity sharing or retention terms from time to time approved by the District Council.

1.2 Throughout the S106 Agreement wherever the words "…registered social landlord…" appear, they shall be deleted and replaced with the words "…Affordable Housing Provider…" as the case may be.

1.3 Paragraphs 6.4 to 6.8 (inclusive) shall be deleted in their entirety and replaced with the following new paragraph 6.4 and its sub-paragraphs:

"6.4 The affordable housing provisions in this Agreement shall not be binding on nor enforceable against:

*6.4.1 any mortgagee or chargee or any receiver (including an administrative receiver appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security ("**Appointee**") or any administrator (howsoever appointed) ("**Administrator**") including a housing administrator (each "**a Receiver"**) of an Affordable Housing Provider of the whole or any part of the Dwellings or any persons or bodies deriving title through such mortgagee chargee or Receiver PROVIDED THAT:*

6.4.1.1 any power of sale available to any such Appointee, Administrator or Receiver shall only be exercised in the event of there being a default of any obligation under the security documentation;

6.4.1.2 such Appointee, Administrator or Receiver shall first give written notice to the District Council of its intention to exercise its power of sale;

6.4.1.3 shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the Dwellings to another Affordable Housing Provider or to the District Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and

6.4.1.4 if such disposal has not completed within the three-month period, the Appointee, Administrator or Receiver shall be entitled to dispose of the Dwellings free from the affordable housing provisions in this Agreement which provisions shall determine absolutely

6.4.2 a tenant of a Dwelling who has exercised a Right to Acquire;

6.4.3 a tenant of a Dwelling who has exercised a Right to Buy;

6.4.4 a Shared Ownership leaseholder who has acquired 100% of the shares in the Shared Ownership Unit; and

6.4.5 any successor in title of any person detailed in sub-paragraphs 6.4.2, 6.4.3 and 6.4.4 (above) or their mortgagee or chargee.

1.4 Paragraphs 6.5 to 6.8 (inclusive) shall be noted as *"NOT USED".*

2. The Nomination Deed is varied as follows:

2.1 Section 1 (Definitions) of the Nomination Agreement shall be amended as follows:

2.1.1 The following terms and their corresponding definitions shall be deleted:

"Registered Social Landlords" or "Registered Social Landlord"

2.1.2 The following terms and their corresponding definitions shall be added where alphabetically appropriate in the Nomination Agreement:

"Affordable Housing Provider"	either one or a combination of: a) a registered provider of social housing within the meaning of the Housing and Regeneration Act 2008 (including its successors and assigns from time to time) who is on the District Council's approved list (as may be amended from time to time) OR another registered provider of social housing as may be proposed by the Owners and approved by the District Council; OR b) an unregistered provider of affordable housing approved by the District Council, or such other body or organisation approved by the District Council whose main object is the provision of Affordable Housing;
"Right to Acquire"	the right of a secure tenant to purchase their dwellinghouse as set out in Part V of the Housing Act 1996 (as amended) and Housing (Right to Acquire) Regulations 1997.
"Right to Buy"	the right of a secure tenant to purchase their dwellinghouse as set out in Part V of the Housing Act 1985 (as amended)
"Shared Ownership Lease"	a lease which accords with HE's model form of lease issued from time to time such that the dwelling is occupied in accordance with shared ownership arrangements within the meaning of section 70(4) of the Housing and Regeneration Act 2008.
"Shared Ownership Unit"	the Affordable Housing Units to be made available by an Affordable Housing Provider whereby a person granted a Shared Ownership Lease can purchase an initial equity share in a Shared Ownership Unit of not less than 10% and not more than 75% and pay rent on the unsold equity with flexibility for such a person to purchase further equity shares in the Shared Ownership Unit up to 100% or such other equity sharing or retention terms from time to time approved by the District Council.

2.2 Throughout the Nomination Agreement wherever the words "…Registered Social Landlords…" or "…Registered Social Landlord…" appear, they shall be deleted and replaced with the words "…Affordable Housing Providers…" or "…Affordable Housing Provider…" as the case may be.

2.3 A new paragraph 7 shall be inserted as follows:

"7. The provisions in this Deed shall not be binding on nor enforceable against:

*7.1 any mortgagee or chargee or any receiver (including an administrative receiver appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security ("**Appointee**") or any administrator (howsoever appointed) ("**Administrator**") including a housing administrator (each **"a Receiver"**) of an Affordable Housing Provider of the whole or any part of the Rented Units or any persons or bodies deriving title through such mortgagee chargee or Receiver PROVIDED THAT:*

7.1.1 any power of sale available to any such Appointee, Administrator or Receiver shall only be exercised in the event of there being a default of any obligation under the security documentation;

7.1.2 such Appointee, Administrator or Receiver shall first give written notice to the District Council of its intention to exercise its power of sale;

7.1.3 shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the Rented Units to another Affordable Housing Provider or to the District Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and

7.1.4 if such disposal has not completed within the three-month period, the Appointee, Administrator or Receiver shall be entitled to dispose of Rented Units free from the provisions in this Deed which provisions shall determine absolutely"

7.2 a tenant of a Dwelling who has exercised a Right to Acquire;

7.3 a tenant of a Dwelling who has exercised a Right to Buy;

7.4 a Shared Ownership leaseholder who has acquired 100% of the shares in the Shared Ownership Unit; and

7.5 any successor in title of any person detailed in sub-paragraphs 7.2, 7.3 and 7.4 (above) or their mortgagee or chargee.

IN WITNESS whereof this Deed has been duly executed the day and year first hereinbefore mentioned

Executed as a Deed by affixing the Common
Seal of **SOUTHERN HOUSING**
in the presence of

Authorised Signatory

Authorised Signatory

SEALED WITH THE COMMON SEAL OF
HORSHAM DISTRICT COUNCIL
in the presence of

Authorised Signatory