

# Project Information Sheet

Please note that for the purposes of the HCA's the Scope of Services for the Monitoring Surveyor this document satisfies the definitions for the following terms as detailed herein; Panel Appointment, Agency's Legal Advisors, Agency's Valuers, Agency, Monitoring Surveyor Start Date, Consultant, Borrower, Facility Agreement, Facility, Project, Site, Fee, Target Completion Date and Target Sectional Completion Date(s).

<b>Project</b>	Home Building Fund Land and buildings known as Petersfield, Elvin Way, New Tupton, Chesterfield, S42 6EG. 14 Open Market units, including 7 x 3bed and 7 x 4bed dwellings, and associated infrastructure, car parking and landscaping
<b>Site</b>	Land and buildings known as Petersfield, Elvin Way, New Tupton, Chesterfield, S42 6EG. Title Number DY396123
<b>Agency</b>	HOMES AND COMMUNITIES AGENCY having its principal place of business at Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington, WA3 7QH
<b>Consultant</b>	Cushman & Wakefield LLP. Registered number: OC328588. Registered office: 125 Old Broad Street, London, England, EC2N 1AR
<b>Borrower</b>	Paragon Homes Limited, 10a Nethermoor Road, New Tupton, Chesterfield, Derbyshire, S42 6EF (Company Registration No. 05712626)
<b>Facility Agreement</b>	The agreement yet to be completed between (1) the Agency, (2) the Borrower.
<b>Facility</b>	Means [REDACTED] (not inclusive of anticipated interest of [REDACTED]). [REDACTED] month loan term facility offered by the Agency to the Borrower under the terms of the Facility Agreement.
<b>Target Works Completion Date</b>	31 July 2019 (25 months from commencement of development in April 2017).
<b>Target Sectional Completion Date:</b>	Completions between March 2018 and July 2019 (Note that the above dates are subject to a commencement in April 2017 and will need to be reviewed prior to drawdown of funds).  Borrower equity being injected between April 2017 and May 2017 covering site prep, infrastructure, professional fees and initial construction costs.
<b>The Monitoring Surveyor Start Date</b>	13 March 2017 to produce Initial Report. Commencement on monthly monitoring reports once legal documentation and borrower equity investment is completed, estimated April 2017 for first drawdown.
<b>Agency's Legal Advisors</b>	DWP LLP  [REDACTED] [REDACTED] [REDACTED]  [REDACTED] [REDACTED]

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<b>Agency's Valuers</b>	██████████, Lambert Smith Hampton ██████████ 9 Bond Court, Leeds, LS1 2JZ. T: ██████████
<b>Fees Details</b>	Initial Report ██████████ (excluding VAT) Monthly Monitoring Report ██████████ (excluding VAT). Total fees are expected to be ██████████ (based on an Instruction to February 2019 as the estimated THBF loan repayment date). HCA will require a monthly report throughout the construction period until the point that the HCA's loan facility is repaid. The term of required service is therefore dependent on development progress and subject to change.
<b>Panel Appointment</b>	Means the panel agreement and appointment between the (1) Agency and (2) the Consultant dated the 18 <sup>th</sup> November 2014
<b>Approved by HCA Monitoring Surveyor Contact:</b>	██████████ (14/02/2017)