

July 2024

The Aylesham Centre, Peckham

Business Relocation Strategy

Document reference: AC05



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Aylesham Centre - Business Relocation Strategy

1. Introduction

This Business Relocation Strategy has been prepared by Berkeley Homes (Capital) Plc (Berkeley Homes) to accompany an application for full planning permission for the phased mixed-use redevelopment of The Aylesham Centre site in Southwark, London.

The application for full planning permission is being submitted for the following development:

“Demolition of existing buildings and phased redevelopment to provide a replacement supermarket and associated service yard and car parking (Use Class E(a)); flexible retail, leisure (including drinking establishment), and commercial accommodation (Use Class E/Sui Generis); dwellings (Use Class C3); landscaping; and associated works.”

The application Site is located in Peckham town centre, which is within the administrative boundary of the London Borough of Southwark (‘LBS’) (the Local Planning Authority (‘LPA’)). Rye Lane bounds the Site to the west, Hanover Park to the south and McKerrrell Road to the east. Peckham Bus Station, fronting onto Peckham High Street, bounds the Site to the north.

The Site accommodates the Aylesham Centre alongside an associated surface car park (353 spaces), service yard, and petrol filling station. The Aylesham Centre comprises retail units fronting on to Rye Lane with additional retail units within a covered mall, including a Morrison supermarket.

Although the Site has been allocated for development since its inclusion in the Peckham and Nunhead Area Action Plan (AAP) in 2014 (PNAAP1) and the possibility for redevelopment has been in the public domain for over 10 years, this Strategy has been prepared to respond to the requirements of Policy P33 Business Relocation of the Southwark Plan 2022.

The Strategy is expected to evolve and be refined through additional engagement with tenants and the London Borough of Southwark. As a ‘living’ strategy document, with the final version to be secured by an appropriately worded obligation within the S.106 agreement.

It is pertinent to highlight that the Aylesham Centre is a live, trading shopping centre. All of the centre’s tenants have ongoing contractual obligations that they must comply with to retain the ability to occupy and trade from the Centre. Failure to comply with these contractual obligations may lead to forfeiture of a tenant’s right to occupy and trade from the Centre.

2. Existing Non-Residential Floorspace and Existing Businesses

The table below outlines the existing non-residential floorspace within the Aylesham Centre Site, categorised by unit, use class, and occupancy status.

Where applicable, the below table also includes the estimated number of employees and lease terms for the existing business operating in the Aylesham Centre:

**Table 2.1 – Existing Brick and Mortar Businesses (traditional businesses that operate in a building)
Located within the Aylesham Centre**

Unit No.	Occupier	Use Class	Ground Floor	Estimated number of Employees**	Lease Terms
			GIA		
2	Duses Shoes	E(a)	169.5	8	Lease agreed 02/12/2020 Lease expiring 01/12/2025 (outside the '54 Act)***
2A	Nandos	E(b)	456.9	20	Lease agreed 16/09/2019 Lease expiring 15/09/2039 (outside the '54 Act) Break clause agreed within contract.
3	Vacant	E(a)	184.6	-	Vacation date 11/06/2023
4	Card Factory	E(a)	174.6	7	Lease agreed 18/06/2021 Lease expiring 17/06/2028 (outside the '54 Act) Break clause agreed within contract.
5	Poundland	E(a)	748.8	36	Lease agreed 18/02/2011 Lease expiring 17/02/2021 Updated lease in the process of being agreed.
6	JD Sports	E(a)	610.9	29	Lease agreed 28/08/2022 Lease expiring 27/08/2032 (outside the '54 Act)
7	Everything Everywhere (Ltd)	EE E(a)	231.9	10	Lease agreed 25/03/2012 Lease expiring 24/03/2022 Updated lease in the process of being agreed.
8	Greggs	E(b)	224	10	Lease agreed 25/12/2022 Lease expiring 24/12/2032 (outside the '54 Act) Break clause agreed within contract.
9	Holland & Barrett	E(a)	232.8	10	Lease agreed 08/12/2020 Lease expiring 07/12/2025

10	Market Place Peckham	SG	712.4	34	Lease agreed 18/05/2023 Lease expiring 07/05/2029 (outside the '54 Act)
11	Ladbrokes	SG	91.5	4	Lease agreed 24/03/2023 Lease expiring 31/12/2027 (outside the '54 Act) Break clause agreed within contract.
11A	Wing Tai	E(a)	299.9	15	Lease agreed 24/03/2023 Lease expiring 23/03/2033 (outside the '54 Act)
12	Clarks	E(a)	295.9	14	Lease agreed 10/08/2023 Lease expiring 09/08/2023 (outside the '54 Act) Break clause agreed within contract.
14	Pak Butchers	E(a)	141	12	Lease agreed 01/06/2022 Lease expiring 31/05/28 (outside the '54 Act) Break clause agreed within contract.
15	Vacant	E(a)	133	-	-
15A	Consultation Hub*	SG	68	-	-
15B	Just For You Fashion	E(a)	82.9	4	Lease agreed 15/04/2019 Lease expiring 14/04/24 (outside the '54 Act) Break clause agreed within contract.
16	Factory Outlet	E(a)	93	5	Lease agreed 18/01/2024 Lease expiring 22/09/27 (outside the '54 Act) Break clause agreed within contract.
17	Image	E(a)	157.6	8	Lease agreed 06/06/2023 Lease expiring 05/06/26 (outside the '54 Act)
18	Morrisons	E(a)	4975.7	239	Lease agreed 29/09/1995

					Lease expiring 28/09/2034 (inside the '54 Act)
TOTAL			10,084.9	465	

**Berkeley Homes consultation Hub. Temporary planning permission. The use will revert to E(a) once this expires.*

***The Estimated number of employees have been calculated by applying the standard job density ratios as set out in within the Homes and Communities Agency (HCA) Employment Density Guide (2015).*

**** 54 Act refers to The Landlord and Tenant Act 1954, the piece of UK legislation granting security of tenure for qualifying tenants. Part II of the Act governs the rights and obligations of landlords and tenants of premises which are occupied for business purposes.*

In addition to the existing retail units, there are 10 existing traders who operate from handcarts located within the internal atrium of The Aylesham Centre. The occupiers of these handcarts are set out in the below table:

Table 2.2 – Existing Handcart Traders

Handcart number:	Occupier
1	Ice Cream and Popcorn Vendor
2	Scented Oils and Perfumes
3	Eyebrow Threading and Waxing Services
4	African Textiles and Accessories
5	Woman's Lingerie and Accessories
6	Children's Clothes and Costume Jewels
7	Chinese Medicine's and Remedies
8	Mobile Phone and Accessories and Repairs
9	African Fabric Sales, Repair and Dess Making
10	Luggage Bags and Accessories

3. Proposed Non-Residential Floorspace

A schedule of proposed levels of non-residential floorspace (GIA) and yard space within the redeveloped Aylesham Centre site, separated by use class, business sector and detailing the estimated number of employees is as follows:

Table 3.1 – Proposed non-residential floorspace

Unit	GIA (sqm)	Use Class	Sector**	Estimated Proposed Employees*
Building A	459	E	Retail	23
Block B	401	E	Retail	20
Block C	401	E	Retail	19
Block D	2,725.3	E	Office	172

Building E	341	E	Retail / Office	16
Building F	207.5	E/ Sui Generis	F&B	10
Building G	276.2	E/Sui Generis	F&B	13
Building H	217.3	E/Sui Generis	F&B	16
Building J1	125.3	E/Sui Generis	F&B	6
Building J2			-	
Building K	1,259.4	E	Retail / Gym/ Office	58
Building L	16.2	E	Retail / Office	1
Building M	-			
Building N	96.2	E	Retail / Office	5
Building P	-			
Building Q	-			
Proposed Supermarket (Phase 1)	4,448.9 (not including basement car park)	E	Supermarket	222
Total	10,974.3			581

**The Estimated number of employees have been calculated by applying the standard job density ratios as set out in within the Homes and Communities Agency (HCA) Employment Density Guide (2015).*

***It should also be noted that the proposed uses are provided indicatively for the purpose of preparing this strategy and calculating the estimated number of employees.*

4. Engagement with Existing Businesses

Policy P33, within London Borough of Southwark's Local Plan, requires the Applicant to provide a relocation strategy for small or independent businesses or small shops that may be displaced by development to ensure that the Borough retains local talent and commercial creativity.

The Southwark Local Plan defines existing small stores as being less than 80sqm GIA (861sqft), whilst independent businesses are defined as being businesses with no more than three stores.

With this in mind, as demonstrated by table 2.1, there is only one existing unit that extends to less than 80sqm (GIA) and therefore constituting a small store. This is currently occupied by the Applicant and is used as a consultation hub (Sui Generis use) via a temporary planning permission.

In addition to the existing small retail unit referenced, there is also 10 traders set out in table 2.2, operating in handcarts within the internal mall atrium.

There are five brick and mortar tenants located within the Aylesham Centre that, as of July 2024, comply with Southwark Local Plan's definition of an independent businesses store.

The following businesses therefore meet the requirements of Policy P33 and will be supported by this Relocation Strategy:

- 5 brick and mortar tenants:
 - Unit 2 – Duses Shoes;
 - Unit 14 - PAK Butchers;
 - Unit 15b – Just for You;
 - Unit 16 – Factory Outlet; and
 - Unit 17 - Image (furniture);
- 10 handcars located within the atrium of The Aylesham Centre;

The remaining businesses do not to fall into Southwark's requirement for incorporation into a relocation strategy under Policy 33, as they are national chains or have more than 3 premises.

A summary of the engagement with the 15 existing businesses on the Aylesham Centre Site relevant to Policy 33 (listed above) regarding future relocation is set out below:

a. Unit 2 – Rosenfield Limited (Duses Shoes);

The previous owner Blackrock, entered into a lease with Rosenfield Limited on 2nd December 2020 for them to continue to use the premises as a clothing retail store. The lease is contracted outside of the '54 Act and expires 1st December 2025. The tenant entered into the lease with the full knowledge that the site is to be redeveloped.

Berkeley Homes are aware that Rosenfield Limited will need to find a new location (either accommodated as part of the new development or off-site) when their tenancy ends and will offer to assist in its search, and will continue to do so under this Business Relocation Strategy commitment.

b. Unit 14 – PAK Butchers (Peckham) Limited

Berkeley Homes entered into a lease with PAK Butchers (Peckham) Limited on 1st June 2022 for them to continue to use the premises as a butcher. The lease expires on 31/05/2028. A side letter was agreed 5th April 2024 confirming the tenancy is contracted outside of the '54 Act. The tenant entered into the lease with the full knowledge that the site is to be redeveloped.

Berkeley Homes are aware that the PAK Butchers will need to find a new location (either accommodated as part of the new development or off-site) when their tenancy ends and will offer to assist in its search, and will continue to do so under this Business Relocation Strategy commitment.

c. Unit 15b – Lime Textiles Limited (Just for You)

The previous owner Blackrock entered into a lease with Lime Textiles Limited (owner of Just for You) on 15th April 2019 for them to continue to use the premises as a women's clothing store. The lease expired on 14/04/2024. A side letter has been agreed confirming the tenancy is contracted outside of the '54 Act. The tenant entered into the lease with the full knowledge that the site is to be redeveloped.

Berkeley Homes are aware that Lime Textiles Limited will need to find a new location (either accommodated as part of the new development or off-site) when their tenancy ends and will offer to assist in its search, and will continue to do so under this Business Relocation Strategy commitment.

d. Unit 16 – RK Retail (Factory Outlet)

Berkeley Homes entered into a lease with RK Retail (legal owner of Factory Outlet store) on 18th January 2024 for them to continue to use the premises as a clothes outlet store. The lease is contracted outside of the '54 Act and expires 22nd September 2027. The tenant entered into the lease with the full knowledge that the site is to be redeveloped.

Berkeley Homes are aware that RK Retail will need to find a new location (either accommodated as part of the new development or off-site) when their tenancy ends and will offer to assist in its search, and will continue to do so under this Business Relocation Strategy commitment.

e. Unit 17 – Rifci.com Limited (Image (Furniture))

Berkeley Homes entered into a lease with Rifci.com limited (legal owner of Image (Furniture)) on 6th June 2023 for them to continue to use the premises as a clothes outlet store. The lease is contracted outside of the '54 Act and expires 5th June 2026. The tenant entered into the lease with the full knowledge that the site is to be redeveloped.

Berkeley Homes are aware that Rifci.com will need to find a new location (either accommodated as part of the new development or off-site) when their tenancy ends and will offer to assist in its search, and will continue to do so under this Business Relocation Strategy commitment.

Handcarts

The ten handcart tenants located within the atrium of The Aylesham Centre are on a temporary 6-month rolling license.

The tenants entered into the licenses with the full knowledge that the site is to be redeveloped.

Berkeley Homes are aware that the handcart tenants will need to find a new location when their tenancy ends (either accommodated as part of the new development or off-site) and will offer to assist in their searches, and will continue to do so under this Business Relocation Strategy commitment.

Berkeley Homes are exploring opportunities to enable the handcarts to remain on site during construction with suitable covered temporary “meanwhile use” provision being provided along Hanover Park. The opportunity to provide permanent space as part of the proposed plans is also being explored with suitable covered space provided in the “Peckham Yards” area to the north west of the proposed development.

Berkeley Homes commissioned Tree Shepherd (a business engagement charity who has been appointed by Southwark Council to help local people establish their own enterprises) to undertake specific targeted engagement with the existing independent businesses on-site. Working collaboratively, Berkeley Homes and Tree Shepherd collated a survey aimed at better understanding the existing businesses, their employees and the offer and services they provide for the community. The survey also aims to uncover the specific challenges of the businesses as well as their future aspirational needs, which can be found in Appendix 1 of this report. Tree Shepherd are continuing to engage independent businesses on site and feedback from this surveys will be provided as part of the final strategy document, which is to be secured by an appropriately worded obligation within the S.106 agreement.

In addition to the commissioning of the survey, Tree Shepherd, continue to promote the development of the Peckham Business Forum which they established on behalf of Southwark Council, to understand the ambitions and future endeavours of the existing Rye Lane traders and businesses to help support the wider business community in Peckham. Since its launch, Berkeley Homes have been active participants of the Forum; attending meetings and events. In early 2024 a Chair and Committee (comprised of local business owners) were elected to run the Forum and have since met the Berkeley Homes team to understand how Berkeley can facilitate business support events and activities in the form of workshops and business mentoring to enable businesses to diversify and fulfil their potential in the future.

From the outset of the design process, Berkeley Homes have held events to engage with local businesses and showcase the business ecosystem analysis undertaken by Jas Bhalla Works architect practice, feedback from which has helped to inform the commercial strategy for the proposed development. Such events have included hosting a workshop with Councillor Martin Seaton (former Cabinet Member for Jobs, Skills and Businesses) to discuss initiatives to support wider Rye Lane businesses, increase commercial footfall in the area and ensure the proposed development allows for an array of commercial unit sizes to accommodate and meet the needs of future users.

To further ensure local businesses have had the opportunity to engage as part of the application consultation process and ensure their comments have helped to inform the design, Berkeley Homes have held 1-2-1 discussions with local business through door-knocking and pop-up events. Berkeley Homes have also organised and held business specific coffee morning events in the Aylesham Centre to allow businesses to network and ask questions about the proposed development.

5. Relocation Support & Engagement with Council, Agents and Landlords

Berkeley Homes do not expect to take vacant possession of The Aylesham Centre until January 2030. Therefore, the engagement to date has been specifically related to preparing for this point in time, where tenants may require relocation support.

Berkeley Homes will continue to understand the specific needs of the five independent businesses currently located in the existing shopping centre and the ten handcarts. This understanding will help provide effective support and relocation services while minimising disruption. Berkeley Homes and/or a representative nominated on their behalf will engage in discussions with the businesses, considering factors such as business viability and community impact.

Additionally, Berkeley Homes will offer independent agency services to occupiers. Initially, they will contact individual occupiers closer to the vacant possession date to assess their specific requirements and understand the impact of relocation. The chosen agency will provide an overview of services to assist in finding and negotiating new business premises. To accurately source suitable locations, the agency will request information about the current occupation and facilities.

It is at this stage that the appointed agency services would be offered to the tenants, to be retained as their acquisition agents. The appointed agent will have significant experience of acting on behalf of tenants in this locality and would be able to provide a comprehensive service to the occupiers. This service would include, but is not limited to:

- Providing an initial report to the occupier on availabilities and prospective rental levels
- Listing the requirement on various property platforms (EGi, Realla, Agents Society etc.)
- Undertaking viewings alongside the tenant
- Negotiating Heads of Terms

- Monitoring the transaction through to completion

At the appropriate time, the appointed agency service can connect tenants with professionals at various stages of the acquisition process. These experts include solicitors who can handle lease documents on behalf of the tenant, planning consultants to address any necessary changes in use or permissions, and contractors who can assist with fitting out the newly acquired premises if needed.

An indicative timeline of the proposed engagement and business support can be seen in Appendix 2.

Berkeley Homes are also committed to establishing a business relocation fund to help support the relocation of independent businesses (if required). Details of this fund will be secured via Section 106 agreement.

6. Conclusion

Through positive and proactive measures, and subject to the occupational tenants continuing to meet their contractual obligations in the meantime, Berkeley Homes intend to assist the five independent businesses and ten handcart tenants (not including the three vacant stalls) in sourcing new business space, where applicable.

This initial engagement will continue and will be supplemented by a final version of this Business Relocation Strategy which will be secured by an appropriately worded obligation, secured by the S.106 agreement.

Berkeley Homes will help assist the businesses by providing them support in the form of independent Agency Services. The appointed Agency will be committed to providing a high quality and bespoke service so that the transition for existing occupiers in need of assistance is as seamless as possible. The agency will ensure that all correspondence and contacts is kept on record relating to this matter to ensure transparency.

As of July 2024, this document aligns with the requirements of Southwark Plan Policy P33. Berkeley Homes acknowledges that discussions will be ongoing with tenants and the Local Planning Authority regarding the final Business Relocation Support Strategy, both during the planning application process and post-commencement of the development.

APPENDIX 1

Business relocation survey

Please provide your Business Contact details

Name of Business Owner *

Business Name (or trading as) *

Registered Address *

Trade Address

Website

Social Media Handles

Email Address *

Phone Number *

Question Title

* 2. How long has your business been operating in the Aylesham Shopping Centre?

Question Title

* 3. When did you start or takeover this business?

Question Title

* 4. Type of Business?

Soletrader

Limited

Partnership

Other (please specify)

Question Title

* 5. What does the business do? (Select one from the list)

Restaurant / Cafe

Takeaway / Hot Food

Off License

Retail Shop

Office

Public House / Wine Bar

Fashion

Hair & Beauty Services

Grocery Shop

Butchers

Solicitors

Arts & Entertainment

Religious Institutions

Betting Shops

Healthcare

Manufacturing/Industrial

Care sector

Education

Residential

Barbers

Cash & Carry

None of the above

Other (please specify)

Question Title

* 6. Number of Employees (breakdown in Full-time, part-time, contractor split, ethnicity and gender)?

Question Title

* 7. What was the annual turnover of the business for the last financial year?

Under £10,000 (£200 per week)

Between £10,000 and £49,999

Between £50,000 and £99,999

Between £100,000 and £149,999

Between £150,000 and £199,999

Between £200,000 and £249,999

Between £250,000 and £499,999

Between £500,000 and £999,999

Over £1m

Other (please specify)

Question Title

* 8. Is your business making a gross profit

Yes

No

Not sure

Question Title

* 9. If yes has this increased since last year

Yes

No

Not sure

Question Title

* 10. When is your financial year end?

Question Title

* 11. How do you normally market your business?

Website

Leaflets

Footfall / passing through

Social Media

Adverts

Offers

Emails

Word of mouth

Other (please specify)

Question Title

* 12. Where do your customers live?

Peckham

Southwark (outside Peckham)

Outside Southwark

Question Title

* 13. Would you continue to operate your business if it was relocated as a result of the development?

Yes

No

Not sure

Question Title

* 14. Where would you wish to operate in the event that your business was relocated?

Peckham Town Centre

Elsewhere in Southwark

Elsewhere in London

Other (please specify)

Question Title

* 15. What size/type of property would you be seeking if your business was to be relocated?

Question Title

16. What extras do you need to trade?

Ventilation/extraction

Special equipment

Rear Access

Car Parking

Licensing requirements

Food preparation area

Storage

Other (please specify)

Question Title

* 17. Do you have any goods or services which are targeted at or used by specific groups or communities, for example older or younger people, groups based on sex, gender, ethnicity, race, LGBTIQ+, disability or religion?

Yes

No

Not sure

If your answer is yes, please specify the need(s) you're catering to.

Question Title

*** 18. What challenges are you currently facing in your business?**

Please select all that apply:

How to market my business and acquire more customers

How to access finance

Issues with footfall in the area

How to adapt to the changing area of Peckham

Networking and peer to peer support

How to use social media for marketing

How to immunise your business against future lockdowns

How to maintain your prices

Other (please specify)

Question Title

*** 19. What support do you need for your business?**

Please select all that apply:

Advice on how to market my business

Help with access to finance

Advice on what it takes to adapt my business

Access to events with other like minded businesses

Help with finance management

Help with legal structures

Help on growing my business

Help with employing staff

Help understanding and completing my tax return

Other (please specify)

Question Title

*** 20. Would you like some support to promote your business on social media? Please select all that apply:**

Yes, please contact me about free workshops & other support

I would like to showcase my social media content through the Peckham Business Forum

I would like to share a social media success story in the Business Forum newsletter

No I do not want any support

Question Title

* 21. What are the strengths of Rye Lane as a place to do business?

Question Title

22. Please provide your personal contact details

Title

First Name

Surname

Email Address

Mobile Number

Home Address

Home Postcode

Question Title

* 23. The next set of questions will ask for personal information as we are keen to ensure our services are inclusive and everyone can benefit from the opportunities that are available. These are optional questions about you. The information provided will be kept confidential, will be anonymised and used for assessment and monitoring purposes”.

Please tell us which age category applies to you. Please tick one box.

18-24 years

25-34 years

35-44 years

45-55 years

55-64 years

65-74 years

75+ years

Prefer not to say

Question Title

* 24. Please tell us which gender category applies to you. Please tick one box.

Male

Female

Transgender

Non Binary / Non conforming

Prefer not to say

Other (please specify)

Question Title

* 25. Please tell us which category best describes your Ethnic Group. Please tick one box.

English/Welsh/Scottish/Northern Irish/British

Irish

Gypsy or Irish Traveller

Roma

Any other White background - Please specify in the comment box below

Mixed White and Black Caribbean

Mixed White and Black African

Mixed White and Asian

Any other Mixed or Multiple background - Please specify in the comment box

Asian Indian

Asian Pakistani

Asian Bangladeshi

Asian Chinese

Any other Asian background - Please specify in the comment box

Black Caribbean

Black African - Please specify in the comment box below

Any other Black, Black British, Caribbean background - Please specify in the comment box

Arab - Please specify in the comment box

Any other Ethnic background - Please specify in the comment box

Prefer not to say

Any Other - Please Specify

Question Title

* 26. Please tell us which category best describes your Religious Belief. Please tick one box.

Christian

Buddhist

Hindu

Humanist

Jewish

Muslim

Sikh

Atheist

Other - Please specify in the comment box

Prefer not to say

None of the above

Any Other - Please Specify

Question Title

* 27. Do you have any disabilities or long term health condition?

Yes

No

Prefer not to say

If your answer is yes please could you specify

Question Title

28. Is there anything else you'd like to tell us?

Question Title

* 29. Declaration:

Appendix 2 – Business Relocation Strategy Indicative Timeline

Prior to Planning Application Submission

- Berkeley Homes instructed Tree Shepherd to undertake questionnaire to understand aspirations and needs of the independent and small businesses.

3 years to 1 year before Vacant Possession

- Berkeley Homes will identify which businesses qualify for Relocation Strategy support under Policy P33;
- Berkeley Homes will identify which existing tenants can be accommodated during the construction phase (in the form of meanwhile use space) or can be relocated into a new unit space once the proposed development has been completed.

1 year to 9 months before Vacant Possession

- Tree Shepherd to update and recirculate questionnaire to understand the identified businesses specific relocation requirements;
- Berkeley Homes to introduce identified businesses to local agency services to help assist in the sourcing and negotiation of new business premises;
- The appointed agency will prepare a Site Options Report within the immediate and surrounding area. In line with Policy P33, this will be prepared on a tiered system approach:
 - 1) Identifying premises in Peckham;
 - 2) Identifying premises in Southwark;
 - 3) Identifying premises in neighbouring boroughs.
- The report will contain the following information relevant to the business:
 - Address
 - Size
 - Availability
 - Rent and Service Charge (if available)
 - If possible, a photo of premises
- The appointed agent will list business requirements on appropriate professional platforms and distributed within the market.
- The appointed agent will contact neighbouring large landlords within the vicinity of the redevelopment for space.

9 months before Vacant Possession

- Appointed agent to help advice tenant on preparation and negotiation of Heads of Terms;
- Berkeley Homes to monitor tenants who have issued a break notices to their existing contract so that they can move into their new premises.

