

23. THE CHAPEL

23.1 In this paragraph the following definitions have the following meanings:

"Chapel"

means the former Garrison Chapel located on the Site;

"Chapel Trust"

means an organisation to be established in accordance with the Trust's Terms of Reference;

"Chapel Trust Contribution"

means the sum of three hundred thousand pounds (£300,000);

"Chapel Trust's Terms of Reference"

means the terms of reference for the Chapel Trust set out at Schedule 15;

"Community Uses"

means a use within Class D1 or D2 which serves the needs of the community;

23.2 The Freeholder covenants with the Corporation:

23.2.1 before the Commencement of the Phase within which the Chapel is to be fitted out for its use for purposes within Class D1 and/or D2 pursuant to the Planning Permission it shall submit to the Corporation and the Corporation shall agree in writing the details of the mechanism for establishing the Chapel Trust and its constitution objects management structure and initial trustees/directors consistent with the Chapel Trust's Terms of Reference;

23.2.2 no later than six (6) months before the anticipated completion of the fit out of the Chapel for its use for purposes within Class D1 and/or D2 pursuant to the Planning Permission the Freeholder shall:

- (a) have established the Chapel Trust in accordance with the details approved by the Corporation pursuant to **paragraph 23.2.1** of this **Schedule 1**; and
- (b) have deposited the Chapel Trust Contribution as an endowment fund into a special account on trust for use by the Chapel Trust.

23.2.3 In the event that the Chapel Trust is dissolved under the terms of its constitution the Freeholder shall (only to the extent and for so long that any amount of the Chapel Trust Contribution remains unspent by the Chapel Trust) take over and perform the Chapel Trust's responsibilities as identified in the objects of the Chapel Trust at that time.

23.3 The covenants in this **paragraph 23** of this **Schedule 1** are Plot Covenants in respect of Plot 11.

SCHEDULE 15

THE CHAPEL TRUST'S TERMS OF REFERENCE

1. Objects

- 1.1 The Chapel Trust will be a not for profit organisation set up by the Freeholder.
- 1.2 To encourage and secure access for Community Uses to the Chapel through liaison between the local community, the Freeholder and the commercial operator or lessee of the Chapel.
- 1.3 To publicise and market the Chapel's facilities for Community Uses.
- 1.4 To agree with the Freeholder and the commercial operator or lessee of the Chapel the terms and conditions upon which Community Uses will be able to access the Chapel.

2. **Composition**

- 2.1 To be agreed with the Corporation but including representatives (to the extent they wish to participate) from:
 - (a) the Freeholder;
 - (b) residents of the Development;
 - (c) the commercial operator or lessee of the Chapel;
 - (d) ward councillors from Churchill Ward and from Belgravia and Knightsbridge Ward;
 - (e) local residents groups; and
 - (f) local traders groups.

3. **Constitution**

- 3.1 The Chapel Trust's constitution will be prepared by the Freeholder and submitted to the Corporation for approval prior to the Commencement of the Phase within which the Chapel is to be fitted out for its use for purposes within Class D1 and/or D2 pursuant to the Planning Permission of Development.

4. **Funding**

- 4.1 The Chapel Trust's expenditure costs and expenses shall be funded solely from the Chapel Trust Contribution.

5. **Reporting to the Corporation**

- 5.1 If requested by the Corporation the Chapel Trust shall at the end of each year of its existence issue a monitoring report to the Corporation to include a summary of the purpose of events held at the Chapel, its uses and the Chapel Trust's accounts.

SCHEDULE 5
PAYMENTS SCHEDULE

1.	Monitoring Costs:	£14,000 (Clause 14.2)
2.	First Affordable Housing Payment:	£39,000,000 (Paragraph 2.2.1 Schedule 1)
3.	Second Affordable Housing Payment:	£39,000,000 (Paragraph 2.2.2 Schedule 1)
4.	Education Contribution;	(Paragraph 3.2.1 Schedule 1)
5.	Wayfinding Posts:	up to £70,000 (Paragraph 12.2 Schedule 1)
6.	Car Club Spaces:	(Paragraph 17.2.5 Schedule 1)
7.	Cycle Hire Contribution:	£264,000 (Paragraph 19.2.2 Schedule 1)
8.	Air Quality Monitoring Station:	£30,000 (Paragraph 21.3 Schedule 1)
9.	Chapel Trust:	£300,000 (Paragraph 23.2.2 Schedule 1)
10.	Environmental Inspectorate:	up to £150,000 (Paragraph 27 Schedule 1)