

Site 11b - Structure of Offer

Principle Structure

The agreement between the London Borough of Brent and the selected Delivery Partner will take the form of a development agreement under which the Delivery Partner will be obliged to carry out the Scheme in accordance with the Council's requirements, as listed below:

- The Delivery Partner will be required to submit a Reserved Matters application and secure approval for all reserved matters within 6 months of exchange of the Development Agreement.
- The Delivery Partner will be required to demolish the existing structures on Site 11b and build out the Scheme to a high quality.
- The Delivery Partner will be required to ensure the delivery of 28 affordable homes at the Council's Target Rents, with South Kilburn tenancies, and affording the Council 15 years' nomination
- The Delivery Partner will be required to ensure the affordable units are completed and ready for occupation on or before 1 November 2016.
- The Delivery Partner will be required to secure a retail tenant to occupy the commercial unit within the Scheme. The retail use should be complementary to both the wider South Kilburn regeneration area and the high quality retail offer on Salusbury Road
- The Delivery Partner is expected to work in partnership with the Council to deliver the redevelopment of Site 11b.

The Development Agreement will provide for the grant of a 250 year lease of Site 11b to the Delivery Partner following the satisfaction of all reserved matters approvals. The Delivery Partner will then be required to build out the Scheme. The Council will have the ability to buy back the lease where the Delivery Partner defaults on its obligations. The Delivery Partner will be required to take full planning cost and full sales risk for delivery of the Scheme.

Structure of the Bids

The Council invited financial proposals on the following basis:

- 1) the payment of a £60,000 non-refundable sum due on exchange of the Development Agreement; and
- 2) a two stage payment of the purchase price:
 - (a) a deposit of 10% of the Purchase Price due on exchange;
 - (b) the 90% balance of the Purchase Price due on grant of the lease of the site;