

## 1. Principal Structure

The Council's proposed structure for delivering the Willesden Green Redevelopment is summarized below:

Upon entry to the Development Agreement, a non-refundable payment of £50,000 will be payable from the developer partner to the Council. The developer partner will then take full responsibility for and bear all costs associated with progressing the detailed design of the development, securing planning consent and delivering the development in accordance with the agreed development programme.

Upon exchange of the Development Agreement the developer partner will be expected to commence the detailed design of the Council Works and prepare a detailed planning application for the entire site in accordance with the planning statement, design brief and agreed development programme.

The developer partner will be required to consult with and seek Brent Council's approval for the planning application in accordance terms set out in the Development Agreement and the agreed development programme.

Upon securing planning consent the delivery partner will be required to work up a proposed specification for the Council Works in consultation with Brent Council, having regard to a target cost equal to the **Council Works Threshold Cost** (*Please refer Section 1.1 of Appendix 6*) in accordance with the terms set out in the Development Agreement.

The delivery partner will be required to submit the proposed specification to Brent Council for approval; once approved, it will form the Council Works **Detailed Specification**.

Once the Council Works Detailed Specification has been approved by Brent Council the delivery partner will be required to provide the Council with a **Detailed Cost** for the Council Works. The delivery partner will be required to demonstrate the costs are reasonable and represent value for money by either tendering the Council Works to at least 3 building contractors or by such other form of market testing as agreed by the delivery partner and the Council.

Upon approval of the Council Works Detail Specification and Detail Cost, the delivery partner will be expected to commence the Council Works.

It is the intention that a building licence for construction of the Developer Works will be granted on commencement of the Council Works and that the Developer Works Land will be transferred to the delivery partner on completion of the Council Works. Bidders will have the opportunity to consider an alternative timing for the transfer of the Developer Works Land under the variant bid.

### 1.1 Council Works Threshold Cost

In response to the mini tender bidders were be asked to confirm the Total Cost Allocation for the Council Works, to be incurred by the developer partner, based on the developer partner's scheme proposal. This cost will be entered into the Development Agreement and will form the Council Works Threshold Cost.

After exchange of the Development Agreement, the developer partner will be expected to

progress work to refine the Council Works Detailed Specification having regard to the Council Works Threshold Cost.

Once the Council Works Detailed Specification has been approved by the Council, the developer partner will be required to provide a breakdown of the anticipated construction costs in relation to the Council Works Detailed Costs.

If the Detailed Costs are below the Council Works Threshold Cost then the Council may elect to add additional items to the Council Works Detailed Specification or require the difference to be paid to the Council by the delivery partner on the unconditional date.

If the Detailed Costs exceed the Council Works Threshold Cost the Council may determine the Development Agreement unless the delivery partner agrees to bear the additional costs of carrying out the Council Works.

If the detailed costs are below the Council Works Threshold Cost any savings will be shared between both parties in accordance with the terms set out in the Development Agreement.