

**Principle Heads of Terms for the Development of the former Radford Unity Centre
Nottingham NG7 3FW**

Site	Former Radford Unity Centre, 203 Ilkeston road, Nottingham NG7 3FW
Ownership	Nottingham City Council
Site information	The site currently comprises a former School building covering a total area of approximately 3,200 sqm (0. 32Ha,) as shown within the red line plan appended to these Heads of Terms. Internally there is approximately 1540sqm of developable space.
Financial Information	<p>The Council is seeking a capital receipt for its site; this will form part of the criteria for the tender exercise.</p> <p>The 90% site receipt is to be paid by the delivery partner to the Council at the point of completion of the development or first occupation whichever is earliest.</p> <p>10% non-refundable deposit to be paid on entering in the Agreement for lease during the development period.</p> <p>The Council will not be providing any funding for the development of the site.</p> <p>The Council will not be a party to any financial agreement between the development partner and their funders.</p>
Method of disposal	The long leasehold 125yr of the site is to be transferred on completion of the development.
Residential flats or houses to be developed on site from the conversion of the existing structure and possibility of some new infill development	<p>The flats should be either for open market sale or for private rent.</p> <p>The exact numbers and types of flats/houses will be based on the preferred development partner's tender submission and subsequent discussion and agreement with the Council, resulting in a planning submission/approval.</p>
Development standards	<p>Development Brief</p> <p>1.1 Only proposals for a residential development will be considered at this time.</p> <p>1.2 The specific requirements for the development, including planning requirements, are as follows:</p> <ul style="list-style-type: none"> • All schemes should maintain the integrity of the building as a heritage asset and propose a sensitive conversion of this building • There is likely to be scope for a new build element in place of the 1960 School hall wing • Appropriate residential accommodation would include apartments (a mix of 1 and 2 bed), sheltered or assisted living apartments, and innovative family housing solutions. Student accommodation maybe a

	<p>possibility but early discussions with the Council's planning team should be undertaken in this regard</p> <ul style="list-style-type: none"> • Pre-application discussions with the Council's planning team will be critical for an early steer and to enable a subsequent application to be determined in a timely fashion • All accommodation should meet the requirements of the DCLG guidance 'Technical housing standards – nationally described space standard' • Careful consideration should be given to the integration of parking provision. The amount of parking will be assessed on a case by case basis having regard to the type of accommodation being proposed • Careful consideration should be given to the inclusion of an appropriate level of external space for future residents • Careful consideration should be given to the appropriate provision of bin storage, particularly its location and appearance • Careful consideration should be given to the inclusion of sustainable design measures, renewable energy and ecological enhancement • All dwellings will be required to meet the current requirements of the Building Regulations and Housing Act • Scheme completed and to market within 12 months of grant of planning • Monthly update reports to the Councils surveyor during Agreement to take a lease/development agreement period and prior to entering in to the long lease. • The list is not exhaustive and each applicant should conduct their own due diligence <ul style="list-style-type: none"> • Proposals should demonstrate how they will meet these requirements; if the proposal cannot meet the requirements set out above, the participant should explain why a requirement could not be achieved, and provide a possible solution.
<p>Obligations of the developer</p>	<ul style="list-style-type: none"> • To develop the site as part of an approved scheme • To complete the development of the approved scheme within an agreed timescale • To adhere to the design principles and development standards • The development partner will be expected to: obtain planning permission; design and construct infrastructure; carry out pre-construction works; design and construct residential flat units, landscape the development and sell or rent (& manage) the properties as set out in their tender submission • The developer will build the development under agreement and will assume all risks for the development including planning risk, sales risk and construction cost risk. • The developer will agree an Employment and Skills Plan with Nottingham City Council's Employer Hub. • To carry out marketing during the development and delivery of the scheme in accordance with the developer's tender submission • Adhere to the development agreed, when formally finalised. It is not anticipated that the development agreement will be significantly varied from the attached draft.
<p>Obligations of the Landowner</p>	<ul style="list-style-type: none"> • To deliver the site to the developer with vacant possession
<p>Start on Site & Commencement of Works</p>	<p>We need to ensure that once the development agreement has been completed that the delivery partner will start on site and progress to</p>

	complete the scheme within a reasonable timescale or at least by the longstop date unless there are extenuating circumstances												
Indicative Development Timetable	<table border="1"> <tr> <td>Contract Award</td> <td>01/5/2019</td> </tr> <tr> <td>Execute Development Agreement</td> <td>01/7/2019</td> </tr> <tr> <td>Planning submission</td> <td>01/09/2019</td> </tr> <tr> <td>Planning approval</td> <td>01/11/2019</td> </tr> <tr> <td>Start on site</td> <td>1/1/2020</td> </tr> <tr> <td>Scheme completed (long stop date)</td> <td>31/8/2021</td> </tr> </table>	Contract Award	01/5/2019	Execute Development Agreement	01/7/2019	Planning submission	01/09/2019	Planning approval	01/11/2019	Start on site	1/1/2020	Scheme completed (long stop date)	31/8/2021
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Longstop date	31 st August 2021												
Abnormal Costs	<p>No allowance will be made for abnormal costs. However, as part of the tender process the developer will be asked to identify any conditionality they wish to include in the contract and this will be considered at tender evaluation stage</p> <p>The Council as planning Authority will require S106 contributions and as land owner may require the execution of a S111 relating to any planning agreement or planning permission</p>												