

**Report 1 – Appendix 1 – Site
Location Plan**

Key:

 site location



Criteria	Weighting	Sub-Criteria	Sub-criteria weighting	Content
1. Quality and Deliverability	60%	a) Scheme Proposals and Design	40%	To include indicative masterplan, block structures, street patterns, public realm, landscape, accommodation schedules, massing, densities, typologies, inclusive design, environmental and sustainability strategies
		b) Delivery and Implementation	35%	To include details of professional team, project programme, phasing, methodology of delivery, Health and Safety, project monitoring, planning strategy, estate management strategy
		c) Funding	10%	Assessment of funding proposal which includes methodology of funding
		d) Alignment with the OPLC priority themes	15%	To include information on targeted employment apprentices, local job brokerage, supply chain information, equality and inclusion approach ,community engagement and partnership working
2. Financial	40%	a) Commercial Proposal	70%	Financial Proposal to LLDC
		b) Financial Drivers	30%	To include cashflows, assumptions on values, build costs including infrastructure and a summary of opportunities and challenges of developing the site.

All development agreements to be checked for compliance by Eversheds prior to scoring (pass/ fail). Eversheds to compile Evaluation Report.

Report 1 – Appendix 3

Chobham Manor - Community Land Trust “Option”

Key Principles – Issued 21/05/2012

1. LLDC to have the option to call for 100 units of the affordable element of the scheme to transfer into a Community Land Trust (“CLT”).
2. Notice of intention to call for the units is to be served by LLDC within three months of the Development Agreement “Unconditional Date”.
3. The Developer to deliver the units to the agreed affordable housing specification.
4. A programme for delivery to be proposed by the Developer (but not before 25% of units on Chobham Manor have been delivered).
5. Proposed CLT units to be identified on Developer’s masterplan as part of its Final Tender submission.
6. The CLT units to be split equally between Social Rented and Intermediate tenures (LLDC obliged to ensure CLT units comply with necessary criteria).
7. At least 40% of the units provided should be 3 bed or more. Not less than 15% and not more than 25% of the units to be houses or maisonettes. This should be read in conjunction with the anticipated planning condition on affordable housing unit mix.
8. LLDC to ensure that Estate Management controls are consistent with the remainder of Chobham Manor.
9. LLDC to lead on establishing the CLT and will ensure capabilities and appropriate governance procedures are in place, including agreeing KPI’s and enforceability
10. LLDC will act as broker between the Developer and the CLT to ensure any risks are effectively managed.
11. Developers to submit two Final Tenders – one assuming CLT is called for and one without. LLDC will carry out its assessment based on the “with CLT” tender with the other offer being used in the final contract in the event that the CLT does not proceed.
12. LLDC will not make any financial contribution to the cost of the CLT units.