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**LONDON BOROUGH OF CAMDEN**

**Expression of Interest Questionnaire for a**

**Community Land Trust at 31 Daleham Gardens NW3 5BU**

These instructions should be read in conjunction with:

* Site topographical survey
* Site OS Plan
* Architectural feasibility study by Mary Duggan Architects
* Cabinet Report – ‘Redevelopment of 31 Daleham Gardens NW3 5BU (SC/2020/89)’

**Instructions and Guidance**

Please read the document through and if you feel that you or your organisation is able to respond please complete the questionnaire and return to Zohra.Chiheb@camden.gov.uk no later than **10:00am** on 12th February 2021. There is a maximum word limit of 500 words per question and we would appreciate clear and concise responses.

**Please note that this is not a call for competition or any form of bidding, and this questionnaire will not formally begin a disposal process or constitute any commitment by Camden Council to dispose of the site for housing development.**

This exercise is intended to help shape the Council’s next steps in taking forward this site.Any decision relating to disposal of the site will be subject to further formal decision making that will be undertaken in accordance with our statutory duties.

Potential participants will not be prejudiced by their response or failure to respond to this questionnaire. Potential participants must also note that a response to this request does not guarantee an invitation to participate in any future housing development opportunities offered by the Council. Participants responding to this questionnaire may be invited to meet with the Council to discuss questionnaire responses.

The Council is subject to the disclosure requirements of the Freedom of Information Act (FoIA) and that potentially any information we hold is liable to disclosure under that Act. For this reason, we would strongly advise that any information you consider to be confidential should also be labelled as such. In the event that a request is subsequently made for disclosure under the FoIA that request will be dealt with in accordance with the legislation.

**Background**

Camden Council approved the redevelopment of 31 Daleham Gardens NW3 5BU through “disposal to a local Community Land Trust (CLT)” on 16 September 2020. The full report is available here: <http://democracy.camden.gov.uk/mgIssueHistoryHome.aspx?IId=54906>

A Community Land Trust is defined in paragraph 79 of the Housing and Regeneration Act 2008 as:

“…a body corporate which satisfies the conditions below. In those conditions “local community” means the individuals who live or work, or want to live or work, in a specified area.

Condition 1 is that the body is established for the express purpose of furthering the social, economic and environmental interests of a local community by acquiring and managing land and other assets in order—

(a)to provide a benefit to the local community, and

(b)to ensure that the assets are not sold or developed except in a manner which the trust's members think benefits the local community.

Condition 2 is that the body is established under arrangements which are expressly designed to ensure that—

(a)any profits from its activities will be used to benefit the local community (otherwise than by being paid directly to members),

(b)individuals who live or work in the specified area have the opportunity to become members of the trust (whether or not others can also become members), and

(c)the members of the trust control it.”

The council have decided to conduct an Expression of Interest questionnaire to determine the next steps in the process.

**Demolition of Existing Building and Section 106**

In November 2017, a fire caused significant damage to the existing building on the site, which has been uninhabitable since. Tragically, one person lost their life. The building will now be demolished for health and safety reasons, following planning committee decision 2020/2087/P, made 17.12.20.

The Council has sought to secure public benefit for the redevelopment of the site through a series of agreed shadow Section 106 terms, document available here, which will affect the future development of the site. The Council will seek proposals which deliver the following minimum benefits:

* 50% affordable housing;
* Recovery of costs incurred to date;
* Council nomination rights in perpetuity on replacement social rent homes;
* The affordability of the intermediate homes provided to be legally protected in perpetuity so they remain affordable for future generations;
* High levels of sustainability, so the building is energy efficient, comfortable and fit-for-purpose as set out in the the Climate Action Plan 2020-2025

**Site Capacity and Dwelling Mix**

The Council has commissioned Mary Duggan architects to conduct an initial architectural feasibility study of the site, to review the capacity of the site, which has been included so that this feasibility can be used to develop a financial proposal for the site. The study has been reviewed by LB Camden Planning Authority and feedback on dwelling size and mix and minimum number of affordable homes has been provided. This feasibility represents an acceptable level of development on the site, and the minimum number of affordable homes that would be acceptable in planning policy terms. It should not be considered a ‘concept design’ – any successful CLT would be expected to work with their community and an architect to develop their own proposals, and dwelling numbers, size and tenure mix may change based on the community brief.

The cabinet report includes an Affordable Housing Outputs options comparison table (pg 7), which shows example affordable tenures for a CLT, however the Council is open to discussing a broad range of affordable housing tenures for this site depending on the CLT objectives, deliverability and meeting planning policy and the Council’s objectives for the site.

**Expression of Interest Questionnaire**

**Please answer the following questions if you are interested in developing housing on the Daleham Gardens site**

|  |  |
| --- | --- |
| Organisation Name:  |  |
| Primary Contact Name: |  |
| Position held: |  |
| E-mail: |  |
| Telephone: |  |
| Registered organisation address (if available): |  |
| Correspondence address (if different): |  |
| Legal Organisational form and Registration Number / details + date of registration |  |

1. **Describe and demonstrate how you meet the legal definition of a Community Land Trust. Maximum 500 words.**
2. **Describe the scale / extent of your membership, and how you reflect the interests of your communityand what proportion of members live or work within a 20 minute walk (circa 1 mile) of the 31 Daleham Gardens site. Maximum 500 words.**
3. **Describe your governance processes and policies, and how they ensure you are accountable to the local community and reflect their needs and aspirations. If you are intending to partner with another organisation, such as a Registered Provider, please describe this relationship. Maximum 500 words.**
4. **Please confirm you are interested in developing housing on the Daleham Gardens site, and that your objects allow you to do so. Briefly describe your project vision / concept. Refer to previous relevant experience of project delivery. Maximum 500 words.**
5. **Briefly describe how prepared you would be to enter direct negotiations with the Council and/or a formal bidding process in which you will articulate your proposals and financial offer. Please note that the Council does not expect any technical information at this stage e.g. architect feasibility studies/design work/valuations. Maximum 500 words.**
6. **Describe how you would fund this development. In order to meaningfully assess any expression of interest the council needs assurance that proposed funding will actually be secured.Please provide details of any grant funding you have secured, and evidence (e.g. letters of support) of support from lenders if applicable. Maximum 500 words.**

**By submitting this application, I declare that all the information I have provided is true and accurate to be best of my/our knowledge and that I/we accept the conditions and undertakings requested in the questionnaire.**

**Minimum criteria**

EOI submissions will be assessed on whether they meet the following minimum criteria, to ensure their credibility and alignment to council objectives. Responses will shape the Council’s next steps in taking forward this site.

* The organisation demonstrates they meet the legal definition of a Community Land Trust. (Pass/Fail)
* The organisation has relatively significant membership, and in particular a significant number who live/work within 1 mile of the site. (Evaluated relative to other expressions of interest)
* There is evidence of at least a basic approach to member and community accountability, such the practice of democratic governance through AGMs and consultation on policies. (Evaluated relative to other expressions of interest)
* There is evidence of an outline project vision / concept for the site that places an emphasis on affordable housing and addresses high quality design, sustainability, social value, or other innovations, whilst demonstrating realism around delivery strategy. (Evaluated relative to other expressions of interest)
* At least two board members have some verifiable achievements relevant to projects of this type, or there is a clear strategy how this will be obtained and managed. (Pass/Fail)
* There is evidence that there will be a robust financial offer and an achievable funding route. (Evaluated relative to other expressions of interest)