

### **Brief for the disposal of Mayesbrook (former residential care home), Bevan Avenue – Terms and Conditions**

- 1 To be sold for residential purposes with 'potential' for sheltered housing accommodation.
- 2 40% of the development to have family accommodation; that is homes with three or more bedrooms.
- 3 Potentially up to 3 – 4 storey development (subject to planning).
- 4 Development potential for houses, or a combination of houses and flats.
- 5 Landscaped area at south east of site needs to be dealt with sensitively.
- 6 Development to commence 9 months from planning approval.
- 7 Sale to be subject to 10% of the sale price payable on exchange and balance payable on completion;
- 8 A S106 payment of £6,000 per new home will be expected additionally the Mayor of London's community infrastructure levy (£20.00 per square meter) applies.
- 9 Any affordable housing provided should not be at the expense of the S106 payment.
- 10 The development should be designed to minimise the loss of trees, where appropriate any trees removed need to be replaced with trees of equivalent quality and maturity elsewhere within the site.
- 11 Development should complement neighbouring housing which is predominantly of red brick and on streets which are well landscaped.
- 12 1 car parking space per unit (within the demised development).
- 13 Purchaser to demolish the existing buildings on the site.
- 14 Site to be transferred to purchaser.
- 15 Responsibility for property to transfer to the purchaser on exchange.
- 16 All terms and conditions are subject to the purchaser obtaining the appropriate planning consents through the local planning authority.
- 17 LBBD retain the right to accept or reject any/all bids.
- 18 Bids are to be invited to include three options for the Council to consider;

- (i). a capital receipt to the Council based on the market value of the site supporting a residential scheme that does not include affordable housing;
- (ii). a capital receipt to the Council based on the market value of the site supporting a residential scheme that does include affordable housing;
- (ii). the provision of housing units to the Council, with no capital receipt.

19 All bids are subject to final board/Members approval.