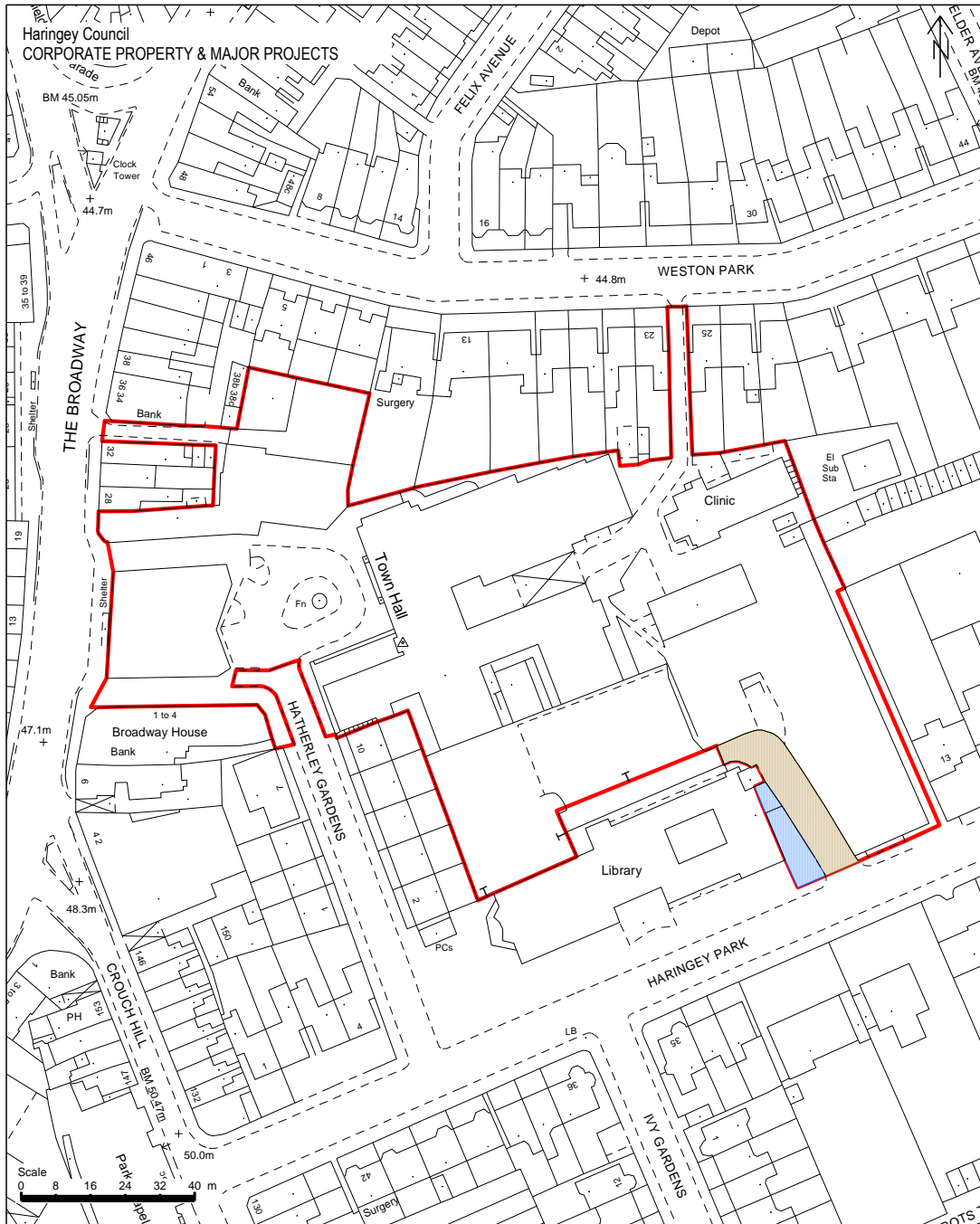


Appendix A – Site Plan



This product includes mapping data licenced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright 2016 LBH. All rights reserved. Licence no. 100019199

Hornsey Town Hall Complex
The Broadway
Crouch End
LONDON
N8 9JJ

Red verging - Extent of site. T marks indicate responsible for maintaining boundary
 Brown shading - Reserved pedestrian & vehicular right of way
 Blue shading - Reserved pedestrian right of way

Deed packet no. : 1928, HD114, HD123, HD174, HD213, HD212, HD199, ***, 6286

Title no. : NGL129796, AGL198253, MX96777, MX94630, MX52288, AGL208955, EGL188574

CPM no. 0698 Commercial file ref

Overlay : Corp Admin Bldgs

Plan produced by Janice Dabinett on 12/02/2016

Site area (hectares) : 1.302 ha (140120 sq ft)

Scale 1:1250

BVES Drawing no. A4 0825x

Appendix B – Organisation Submitting a PQQ

Company Name
Coplan Estates Limited & Far East International Consortium Ltd
Guildmore Limited
Henley Homes
IDP (Central) LTD T/A IDP Group
Kajima Partnerships Limited
Polyteck Building Services Ltd, Empyrean Developments Ltd and The MillCo Project
Telford Homes Plc
Tishman Speyer Properties UK Ltd, Bio-Regional Development Group and Ethical Property Company
Wates Construction Limited, London Newcastle Capital Ltd and Newlon Housing Trust

Appendix C – PQQ Questions

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
1	Supplier Information		FIO
1.1	Supplier Details		FIO
1.1.1	Full name of the Supplier completing the PQQ	Unique name of legal entity	FIO
1.1.2	Registered company address	Property name, street name, town, county, postcode.	FIO
1.1.3	Registered company number	Registration number with Companies House or Registration number with equivalent body.	FIO
1.1.4	Registered charity number		FIO
1.1.5	Registered VAT number		FIO
1.1.6	Name of immediate parent company		FIO
1.1.7	Registered company number of immediate parent company	Registration number with Companies House or Registration number with equivalent body.	FIO
1.1.8	Name of ultimate parent company		FIO
1.1.9	Registered company number of ultimate parent company	Registration number with Companies House or Registration number with equivalent body.	FIO
1.1.10	Please indicate your trading status: i) a public limited company. ii) a limited company iii) a limited liability partnership iii) other partnership iv) sole trader v) other (please specify)	Select from drop down menu	FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
1.1.11	Please indicate whether any of the following classifications apply to you: i) Voluntary, Community and Social Enterprise (VCSE) ii) Small or Medium Enterprise (SME) ¹ iii) Sheltered workshop iv) Public service mutual	Select from drop down menu	FIO
1.2	Bidding Model		FIO
1.2.1	Please indicate whether you are; a) Bidding as a Prime Contractor and will deliver 100% of the key contract deliverables yourself b) Bidding as a Prime Contractor and will use third parties to deliver some of the services c) Bidding as Prime Contractor but will operate as a Managing Agent and will use third parties to deliver all of the services d) Bidding as a consortium but not proposing to create a new legal entity e) Bidding as a consortium and intend to create a Special Purpose Vehicle (SPV)	Select from drop down menu	FIO
1.2.2	If you answered B, please provide details of your proposed bidding model using Appendix 1 that includes members of the supply chain, the percentage of work	Provide details of your proposed bidding model using Appendix 1 if you are not delivering 100% of the key contract deliverables yourself.	FIO

¹ See EU definition of SME: <http://ec.europa.eu/enterprise/policies/sme/facts-figures-analysis/sme-definition/>

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<p>being delivered by each sub-contractor and the key contract deliverables each sub-contractor will be responsible for.</p> <p>If you answered C, please provide details of your proposed bidding model using Appendix 1 that includes members of the supply chain, the percentage of work being delivered by each sub-contractor and the key contract deliverables each sub-contractor will be responsible for.</p> <p>If you answered D, please include details of your consortium using Appendix 1 to explain the alternative arrangements i.e. why a new legal entity is not being created. Please note that the Authority may require the Consortium to assume a specific legal form if awarded the contract, to the extent that it is necessary for the satisfactory performance of the contract.</p> <p>If you answered E, please include details of your Consortium, current lead member and intended SPV and provide full details of the proposed bidding model using Appendix 1. Consortium applications are also required to complete and upload Appendix 2.</p>	<p>Consortium applications are also required to complete and upload Appendix 2.</p>	
1.3	Contact Details - Supplier contact details for enquiries about this PQQ		FIO
1.3.1	Name	Contact name for correspondence	FIO
1.3.2	Postal Address including postcode and country	Property name, street name, town, county, postcode.	FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
1.3.3	Phone	Phone number	FIO
1.3.4	Mobile	Mobile number	FIO
1.3.5	Email	Email address	FIO
1.4	Licensing and Registration		Pass/Fail
1.4.1	Registration with a professional body: If applicable, is your business registered with the appropriate trade or professional register(s) in the EU member state where it is established (as set out in Annex XI of directive 2014/24/EU) under the conditions laid down by that member state.	The applicant needs to respond by answering yes or no.	FIO
1.4.2	If Yes, please provide the registration number.	In the UK this statutory requirement is satisfied by registration with Companies House or a declaration on oath that the Candidate is carrying on business in the trade in question in the UK at a specific place of business and under a specific trading name. If you are a non-UK business you will need to provide details of compliance with the licence/membership of relevant organisations Non-compliance will constitute a fail .	Pass/Fail
1.4.3	Is it a legal requirement in the state where you are established for you to be licensed or a member of a relevant organisation in order to provide the requirement in this procurement?	The applicant needs to respond by answering yes or no.	FIO
1.4.4	If you have answered Yes to 1.4.3, please provide additional details within the text box of what is required	Provide details of compliance with the licence/membership of relevant organisations Non-	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	and confirmation that you have complied with this.	compliance will constitute a fail .	
2	Grounds for Mandatory Exclusion		Pass/Fail
2.1	Grounds for Mandatory Exclusion		Pass/Fail
N/A	Within the past five years has your organisation (or any member of your proposed consortium, if applicable), Directors or partner or any other person who has powers of representation, decision or control been convicted of the following offences:		
2.1.1	(a) conspiracy within the meaning of section 1 or 1A of the Criminal Law Act 1977 or article 9 or 9A of the Criminal Attempts and Conspiracy (Northern Ireland) Order 1983 where that conspiracy relates to participation in a criminal organisation as defined in Article 2 of Council Framework Decision 2008/841/JHA on the fight against organised crime?	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.2	(b) corruption within the meaning of section 1(2) of the Public Bodies Corrupt Practices Act 1889 or section 1 of the Prevention of Corruption Act 1906?	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.3	(c) the common law offence of bribery;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
2.1.4	(d) bribery within the meaning of sections 1, 2 or 6 of the Bribery Act 2010; or section 113 of the Representation of the People Act 1983;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.5	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities: (i) the offence of cheating the Revenue;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.6	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (ii)the offence of conspiracy to defraud;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.7	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (iii)fraud or theft within the meaning of the Theft Act 1968, the Theft Act (Northern Ireland) 1969, the Theft Act 1978 or the Theft (Northern Ireland) Order 1978;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.8	(e)any of the following offences, where the offence	Where the response is 'no' for this question, the applicant	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (iv)fraudulent trading within the meaning of section 458 of the Companies Act 1985, article 451 of the Companies (Northern Ireland) Order 1986 or section 993 of the Companies Act 2006;	will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	
2.1.9	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (v) fraudulent evasion within the meaning of section 170 of the Customs and Excise Management Act 1979 or section 72 of the Value Added Tax Act 1994;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.10	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (vi) an offence in connection with taxation in the European Union within the meaning of section 71 of the Criminal Justice Act 1993;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.11	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	the European Communities (vii)destroying, defacing or concealing of documents or procuring the execution of a valuable security within the meaning of section 20 of the Theft Act 1968 or section 19 of the Theft Act (Northern Ireland) 1969;	receive a 'fail' mark and be disqualified.	
2.1.12	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (viii)fraud within the meaning of section 2, 3 or 4 of the Fraud Act 2006; or	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.13	(e) any of the following offences, where the offence relates to fraud affecting the European Communities' financial interests as defined by Article 1 of the Convention on the protection of the financial interests of the European Communities (ix)the possession of articles for use in frauds within the meaning of section 6 of the Fraud Act 2006, or the making, adapting, supplying or offering to supply articles for use in frauds within the meaning of section 7 of that Act;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.14	(f) any offence listed— (i)in section 41 of the Counter Terrorism Act 2008;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.15	(f) any offence listed— (ii)in Schedule 2 to that Act	Where the response is 'no' for this question, the applicant	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	where the court has determined that there is a terrorist connection;	will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	
2.1.16	(g) any offence under sections 44 to 46 of the Serious Crime Act 2007 which relates to an offence covered by subsection (f);	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.17	(h) money laundering within the meaning of sections 340(11) and 415 of the Proceeds of Crime Act 2002;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.18	(i) an offence in connection with the proceeds of criminal conduct within the meaning of section 93A, 93B or 93C of the Criminal Justice Act 1988 or article 45, 46 or 47 of the Proceeds of Crime (Northern Ireland) Order 1996;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.19	(j) an offence under section 4 of the Asylum and Immigration (Treatment of Claimants etc.) Act 2004;	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.20	(k) an offence under section 59A of the Sexual Offences Act 2003;	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
		Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	
2.1.21	(l) an offence under section 71 of the Coroners and Justice Act 2009	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.22	(m) an offence in connection with the proceeds of drug trafficking within the meaning of section 49, 50 or 51 of the Drug Trafficking Act 1994; or	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.23	(n) any other offence within the meaning of Article 57(1) of the Public Contracts Directive— (i) as defined by the law of any jurisdiction outside England and Wales and Northern Ireland; or	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.1.24	(n) any other offence within the meaning of Article 57(1) of the Public Contracts Directive— (ii) created after the day on which these Regulations were made, in the law of England and Wales or Northern Ireland.	Where the response is 'no' for this question, the applicant will pass. Any applicant who answers 'yes' to this question will receive a 'fail' mark and be disqualified.	Pass/Fail
2.2	Non-payment of Taxes		
2.2.1	Has it been established by a judicial or administrative	Where the response is 'no' for this question, the applicant	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	decision having final and binding effect in accordance with the legal provisions of any part of the United Kingdom or the legal provisions of the country in which your organisation is established (if outside the UK), that your organisation is in breach of obligations related to the payment of tax or social security contributions?	will pass.	
2.2.2	If you have answered Yes to question 2.2.1, please use the text box to provide further details. Please also use this text box to confirm whether you have paid, or have entered into a binding arrangement with a view to paying, including, where applicable, any accrued interest and/or fines?	<p>If the response is 'yes' to question 2.2.1 please provide details of and binding arrangement or confirmation that you have paid the full amount, using the text box.</p> <p>If you have not paid or entered into a binding arrangement to pay the full amount, you may still avoid exclusion if only minor tax or social security contributions are unpaid or if you have not yet had time to fulfil your obligation since learning of the exact amount due. If your organisation is in that position, please provide details using a separate appendix.</p> <p>If the applicant does not provide details then the applicant will fail.</p>	Pass/Fail
3	Grounds for Discretionary Exclusion - Part 1		Pass/Fail
3.1	Grounds for Discretionary Exclusion - Part 1		Pass/Fail
3.1.1	Within the past three years, please indicate if any of the following situations have applied, or currently apply to	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	your organisation - (a) your organisation has violated applicable obligations referred to in regulation 56 (2) of the Public Contract Regulations 2015 in the fields of environmental, social and labour law established by EU law, national law, collective agreements or by the international environmental, social and labour law provisions listed in Annex X to the Public Contracts Directive as amended from time to time;		
3.1.2	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (b) your organisation is bankrupt or is the subject of insolvency or winding-up proceedings, where your assets are being administered by a liquidator or by the court, where it is in an arrangement with creditors, where its business activities are suspended or it is in any analogous situation arising from a similar procedure under the laws and regulations of any State;	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.3	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (c) your organisation is guilty of grave professional misconduct, which renders its integrity questionable;	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.4	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (d) your organisation has entered into agreements with other economic operators aimed at	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	distorting competition;		
3.1.5	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (e) your organisation has a conflict of interest within the meaning of regulation 24 of the Public Contract Regulations 2015 that cannot be effectively remedied by other, less intrusive, measures;	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.6	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (f) the prior involvement of your organisation in the preparation of the procurement procedure has resulted in a distortion of competition, as referred to in regulation 41, that cannot be remedied by other, less intrusive, measures;	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.7	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (g) your organisation has shown significant or persistent deficiencies in the performance of a substantive requirement under a prior public contract, a prior contract with a contracting entity, or a prior concession contract, which led to early termination of that prior contract, damages or other comparable sanctions;	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.8	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (h) your organisation—(i) has been	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	guilty of serious misrepresentation in supplying the information required for the verification of the absence of grounds for exclusion or the fulfilment of the selection criteria; or		
3.1.9	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (h) your organisation—(ii) has withheld such information or is not able to submit supporting documents required under regulation 59 of the Public Contract Regulations 2015; or	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.10	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (i) your organisation has undertaken to (aa) unduly influence the decision-making process of the Contracting Authority, or	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.11	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (i) your organisation has undertaken to (bb) obtain confidential information that may confer upon your organisation undue advantages in the procurement procedure; or	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail
3.1.12	Within the past three years, please indicate if any of the following situations have applied, or currently apply to your organisation - (j) your organisation has negligently provided misleading information that may have a material influence on decisions concerning exclusion, selection or	Where the response is 'no' for this question, the applicant will pass.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	award.		
3.1.13	Any Supplier that answers “Yes” to questions 3.1.1 to 3.1.12 should provide appropriate explanation and evidence using the text box.	Provide your answer in the text box.	Pass/Fail
4	Grounds for Discretionary Exclusion - Part 2		Pass/Fail
4.1	Grounds for Discretionary Exclusion - Part 2		Pass/Fail
4.1.1	From 1 April 2013 onwards, have any of your company’s tax returns submitted on or after 1 October 2012; Given rise to a criminal conviction for tax related offences which is unspent, or to a civil penalty for fraud or evasion;	Where the response is ‘no’ for this question, the applicant will pass.	Pass/Fail
4.1.2	<p>From 1 April 2013 onwards, have any of your company’s tax returns submitted on or after 1 October 2012; Been found to be incorrect as a result of:</p> <ul style="list-style-type: none"> • HMRC successfully challenging it under the General Anti-Abuse Rule (GAAR) or the “Halifax” abuse principle; or • A tax authority in a jurisdiction in which the legal entity is established successfully challenging it under any tax rules or legislation that have an effect equivalent or similar to the GAAR or the “Halifax” abuse principle; or • the failure of an avoidance scheme which the 	Where the response is ‘no’ for this question, the applicant will pass.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<p>Supplier was involved in and which was, or should have been, notified under the Disclosure of Tax Avoidance Scheme (DOTAS) or any equivalent or similar regime in a jurisdiction in which the Supplier is established</p>		
4.1.3	<p>If answering “Yes” to either 4.1.1 or 4.1.2 above, the Supplier may provide details of any mitigating factors that it considers relevant and that it wishes the authority to take into consideration. This could include, for example</p> <ul style="list-style-type: none"> • Corrective action undertaken by the Supplier to date; • Planned corrective action to be taken; • Changes in personnel or ownership since the Occasion of Non-Compliance (OONC); or • Changes in financial, accounting, audit or management procedure since the OONC. <p>In order that the authority can consider any factors raised by the Supplier, the following information should be provided:</p> <ul style="list-style-type: none"> • A brief description of the occasion, the tax to 	Provide your answer in the text box.	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<p>which it applied, and the type of “non-compliance” e.g. whether HMRC or the foreign Tax Authority has challenged pursuant to the GAAR, the “Halifax” abuse principle etc.</p> <ul style="list-style-type: none"> • Where the OONC relates to a DOTAS, the number of relevant scheme. • The date of the original “non-compliance” and the date of any judgment against the Supplier, or date when the return was amended. • The level of any penalty or criminal conviction applied. 		
5	Economic and Financial Standing		Pass/Fail
5.1	Financial Information		Pass/Fail
5.1.1	<p>The Applicant/Lead Applicant of a consortium should provide one of the following to demonstrate their economic/financial standing (note that the Lead Applicant of a Consortium is financially responsible for every consortium members’ performance):</p> <p>(a) A copy of your audited accounts for the most recent two years</p>	Document upload of the information and/or documents as requested.	FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<p>(b) A statement of your turnover, profit & loss account, current liabilities and assets and cash flow for the most recent year of trading</p> <p>(c) A statement of your cash flow forecast for the current year and a bank letter outlining the current cash and credit position</p> <p>(d) Alternative means of demonstrating financial status if any of the above is not available (e.g. Forecast of turnover for the current year and a statement of funding provided by the owners and/or the bank, charity accruals accounts or an alternative means of demonstrating financial status).</p>		
5.1.2	<p>Please upload a Dun and Bradstreet Report (the report to be dated within 7 days of the PQQ Submission Deadline).</p> <p>The Applicant/Lead Applicant of a consortium will need to demonstrate a minimum financial standing through a Dun and Bradstreet (or equivalent) credit check. The credit check will be based upon two factors - the risk of business failure (using the D&B Risk Indicator) and Tangible Net Worth (using the D&B Financial Strength).</p> <p>For Risk of business failure Applicants must achieve a Dun and Bradstreet rating of 1 “minimum risk”, 2 “lower than</p>	<p>Please upload a Dun and Bradstreet Report (the report to be dated within 7 days of the PQQ Submission Deadline) which demonstrated the Applicant / Lead Applicant has the required D&B Risk Indicator</p>	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<p>average risk” or 3 “higher than average risk”.</p> <p>If the score is 4 “High risk” or “Undetermined” the applicant must provide additional information as per question 5.1.5.</p>		
5.1.3	<p>The Applicant/Lead Applicant of a consortium will need to demonstrate a minimum financial standing through a Dun and Bradstreet (or equivalent) credit check. The credit check will be based upon two factors - the risk of business failure (using the D&B Risk Indicator) and Tangible Net Worth (using the D&B Financial Strength).</p> <p>For Tangible Net Worth Applicants / Lead Applicant must achieve a D&B Financial Strength of 1A (greater than £699,999) or higher.</p> <p>If this level is not demonstrated through a Dun and Bradstreet Report (or equivalent) credit check the applicant must provide additional information as per question 5.1.5.</p> <p>(No response is required to this question)</p>	<p>The formula for calculating tangible net worth is: $\text{Tangible Net Worth} = \text{Total Assets} - \text{Total Liabilities} - \text{Intangible Assets}$</p> <p>The Dun and Bradstreet Report provided within the PQQ Question 5.1.2 upload is to demonstrate the Applicant / Lead Applicant has the required D&B Financial Strength</p>	Pass/Fail
5.1.4	Please provide your Dun and Bradstreet (D&B D-U-N-S) number (if applicable) for the Applicant / Lead Applicant of a Consortium	Dun and Bradstreet (D&B D-U-N-S) number	FIO
5.1.5	If Applicant / Lead Applicant of a consortium has failed, or	Provide an upload of the information required within	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	is unable to provide, a Dun and Bradstreet (or equivalent) credit check then the Applicant/Lead Applicant must provide the information required in Appendix 3; such information will be evaluated in accordance with Appendix 3.	Appendix 3	
5.1.6	Where the Authority has specified a minimum level of economic and financial standing within the evaluation criteria for this PQQ, please self-certify by answering 'Yes' or 'No' that you meet the requirements set out here	Select Yes / No. No being a fail	Pass/Fail
5.1.7	Are you part of a wider group (e.g. a subsidiary of a holding/parent company)?	Select Yes / No	FIO
5.1.8	If you answered yes to 5.1.7, please provide the name of the holding/parent company	Name of the holding/parent company	FIO
5.1.9	If you answered yes to 5.1.7, please provide the Dun & Bradstreet (D&B D-U-N-S) number for the holding/parent company (if applicable)	Dun and Bradstreet (D&B D-U-N-S) number	FIO
5.1.10	If you answered yes to 5.1.7, please provide details of the relationship of the holding/parent company to the Supplier completing the PQQ using Appendix 4.	Please upload the requested details and information by completing Appendix 9	FIO
5.1.11	If you answered yes to 5.1.7, please provide holding/parent company accounts for the most recent two years if available.	Select Yes / No	FIO
5.1.12	If you answered yes to 5.1.7, would the holding/parent company be willing to provide a guarantee if necessary?	Select Yes / No	FIO
5.1.13	If you answered no to 5.1.12, would you be able to obtain a guarantee elsewhere (e.g. from a bank?)	Select Yes / No	FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
6	Technical and Professional Ability		30%
6.1	Case Study 1		Sub-weightings
6.1.1	<p>Please provide a case study using the template at Appendix 5.1 which illustrate your experience and capability of delivering similar projects. The case study must:</p> <ul style="list-style-type: none"> • Comprise a mixture of property uses as part of a development scheme • Have been delivered through a partnering contract with the public sector • Have practically completed in the last 5 years • Be limited to 2 pages (font Arial 11), excl. images 	<p>For the case study please provide:</p> <ul style="list-style-type: none"> • Description and location details • Contract value • Project commencement and completion date • Delivery structure detail • Details of role undertaken by applicant(s) in this PQQ • Names and details of other partners involved • Reference - name, position, organisation, contact email and phone 	FIO
6.1.2	<p>By reference to your first case study, using Appendix 5.2 please explain how the project is relevant to the opportunity proposed by the council.</p> <p>(maximum word count: 1000)</p>	Relevance to the opportunity proposed by the council	7%
6.1.3	<p>By reference to your first case study, using Appendix 5.3 please explain how the five key challenges on the project and how they were addressed.</p> <p>(maximum word count: 1000)</p>	Five key challenges and how these were addressed	3%
6.2	Case Study 2		

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
6.2.1	<p>Please provide a case study using the template at Appendix 5.1 which illustrate your experience and capability of delivering similar projects. The case study must:</p> <ul style="list-style-type: none"> • Comprise a mixture of property uses as part of a development scheme • Have been delivered through a partnering contract with the public sector • Have practically completed in the last 5 years • Be limited to 2 pages (font Arial 11), excl. images 	<p>For the case study please provide:</p> <ul style="list-style-type: none"> • Description and location details • Contract value • Project commencement and completion date • Delivery structure detail • Details of role undertaken by applicant(s) in this PQQ • Names and details of other partners involved • Reference - name, position, organisation, contact email and phone 	FIO
6.2.2	<p>By reference to your second case study, using Appendix 5.2 please explain how the project is relevant to the opportunity proposed by the council.</p> <p>(maximum word count: 1000)</p>	Relevance to the opportunity proposed by the council	7%
6.2.3	<p>By reference to your second case study, using Appendix 5.3 please explain how the five key challenges on the project and how they were addressed.</p> <p>(maximum word count: 1000)</p>	Five key challenges and how these were addressed	3%
6.3	Case Study 3		
6.3.1	<p>Please provide a case study using the template at Appendix 5.1 which illustrate your experience and capability of delivering similar projects. The case study must:</p>	<p>For the case study please provide:</p> <ul style="list-style-type: none"> • Description and location details • Contract value • Project commencement and completion date 	FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<ul style="list-style-type: none"> • Comprise a mixture of property uses as part of a development scheme • Have been delivered through a partnering contract with the public sector • Have practically completed in the last 5 years • Be limited to 2 pages (font Arial 11), excl. images 	<ul style="list-style-type: none"> • Delivery structure detail • Details of role undertaken by applicant(s) in this PQQ • Names and details of other partners involved • Reference - name, position, organisation, contact email and phone 	
6.3.2	<p>By reference to your third case study, using Appendix 5.2 please explain how the project is relevant to the opportunity proposed by the council.</p> <p>(maximum word count: 1000)</p>	Relevance to the opportunity proposed by the council	7%
6.3.3	<p>By reference to your third case study, using Appendix 5.3 please explain how the five key challenges on the project and how they were addressed.</p> <p>(maximum word count: 1000)</p>	Five key challenges and how these were addressed	3%
6.4	Start-up Organisations		
6.4.1	<p>If you cannot provide at least one example within your team for each of the questions 6.1 to 6.3, using Appendix 5.4 in no more than 1000 words please provide an explanation for this including how you intend to use your expertise with your team e.g. your organisation is a new start-up.</p>		FIO
7	Additional PQQ Modules		70%

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
7.1	Project Specific Questions to Assess Technical and Professional Ability		Sub-weightings
7.1.1	Using Appendix 6 please provide details of any relevant experience involving the refurbishment of statutory listed buildings including engagement with English Heritage/Historic England. (Word limit: 1000 – Font Aerial 11)	The response should include actual examples of projects incorporating the refurbishment of a listed building(s) where the applicant has had a lead or supporting development role. The response should also highlight how the applicant has successfully engaged with English Heritage/Historic England.	14%
7.1.2	Using Appendix 6 please provide details of the applicant’s relevant experience of working in partnership with public sector organisations on regeneration projects. (Word limit: 1000 – Font Aerial 11)	The response should include actual examples of projects where the applicant has had a direct contractual relationship with a public sector organisation (e.g. development agreement or joint venture), and may be a development project or other regeneration project(s) (e.g. operational partnership)	7%
7.1.3	If the applicant is bidding as part of a consortium using Appendix 6 please provide a statement detailing any experience of this consortium working in partnership with public sector organisations on regeneration projects. (Word limit: 500 – Font Aerial 11)	The response should clarify, in cases where consortium’s are seeking to pre-qualify, where the consortium has actively worked together in public sector partnership projects (i.e. where the applicant has had a direct contractual relationship with a public sector organisation(s) (e.g. development agreement or joint venture), and may be a development project or other regeneration project (e.g. operational partnership)	FIO
7.1.4	Using Appendix 6 please provide details of delivering regeneration projects incorporating uses of benefit to	The response should include actual examples of project(s) incorporating the provision of community uses within the	14%

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	<p>and/or securing access for the community.</p> <p>(Word limit: 1500 – Font Aerial 11)</p>	<p>project, and/or access being maintained for the benefit of the community.</p>	
7.1.5	<p>With reference to one or more of the case study examples provided in Section 6, using Appendix 6 please provide examples of how the applicant has optimised commercial return from other mixed-use property development projects (in the context of wider project objectives).</p> <p>(Word limit: 1000 – Font Aerial 11)</p>	<p>The response should refer to one or more of the case studies provided in Q6.</p> <p>The response is expected to set out how the applicant has assessed and responded to the market demand and supply context when designing and delivering other mixed-use development projects. This may include reference to the research, design, specification, pricing and/or marketing procedures.</p> <p>The response should be placed on the context of other project objectives (e.g. non-financial).</p>	7%
7.1.6	<p>With reference to one or more of the case study examples provided in Section 6, using Appendix 6 please provide details of applicant experience in delivering projects which have required active community engagement and how this was used to enhance the project.</p> <p>(Word limit: 1000 – Font Aerial 11)</p>	<p>The response should also set out how such engagement had fed into the project in hand, for example in relation to the design outcomes.</p> <p>The response is expected to set out how the applicant has engaged and/or consulted with community stakeholders as part of other mixed-use development projects, including (wherever possible) reference to engagement outside of the statutory planning process.</p>	5%

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
		The response should also set out how such engagement has fed into the project in hand, for example in relation to the design outcomes.	
7.1.7	<p>With reference to one or more of the case study examples provided in Section 6, using Appendix 6 please provide details of your approach and experience of managing multi-disciplinary technical teams to ensure the successful delivery of similar mixed-use property development projects.</p> <p>(Word limit: 1000 – Font Aerial 11)</p>	<p>The response should refer to one or more of the case studies provided in Q6.</p> <p>The response is expected to set out how the applicant has worked with and managed its multi-disciplinary technical teams (i.e. external consultants or internal staff) to respond to specific technical challenges on other mixed-use development projects. In this way the response may seek to explain how the technical input has helped inform the project outcomes to a successful conclusion.</p>	7%
7.1.8	<p>With reference to one or more of the case study examples provided in Section 6, using Appendix 6 please provide details of the 5 key project risks identified on other similar mixed-use development projects, including how you managed and mitigated such risks.</p> <p>(Word limit: 1000 – Font Aerial 11)</p>	<p>The response should refer to one or more of the case studies provided in Q6.</p> <p>The response is expected to set out how the applicant has identified and managed project risks to deliver successful outcomes. This may include an overview of the applicant’s approach to risk management, along with narrative to explain how specific risks have been managed and/or mitigated to a successful conclusion.</p>	7%
7.1.9	<p>Using Appendix 6 please provide at least one example that demonstrates any relevant experience of enhancing and managing substantial areas of public realm as part of other regeneration projects.</p>	<p>The response should include actual examples of project(s) incorporating the enhancement (i.e. investment in, adaptation or transformation of etc.) or management (either directly or through a 3rd party) of public realm of a</p>	7%

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	(Word limit: 1000 – Font Aerial 11)	<p>similar nature to the town hall square in terms of scale, quality or location aspects. The role of the applicant in such a process may be varied, albeit examples where the applicant has performed a similar role to that intended on the HTH project are preferred.</p> <p>Project examples may be a development project or other regeneration project(s) (e.g. operational models).</p>	
7.1.10	<p>Using Appendix 6 provide examples of how your organisation carried out a corporate social responsibility role in relation to training and development (you may reference case studies).</p> <ul style="list-style-type: none"> • Career development including but not limited to Apprenticeships, Graduate Training, mid-career development and lifelong learning <p>(Word limit: 500 – Font Aerial 11)</p>	The Applicant must provide information on what kind of contribution has been made by the applicant's organisation in connection with training programmes in communities. Please evidence your contributions to career development e.g. apprenticeships.	2%
7.2	Insurance		Pass/Fail
7.2.1	<p>Please self-certify whether you already have, or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below:</p> <p>Employer's (Compulsory) Liability Insurance = £10m</p> <p>*It is a legal requirement that all companies hold</p>	<p>Any applicant which self certifies that they already have or can commit to obtain the level of insurance cover indicated will obtain a pass mark for this question. Proof will be required on request at contract award stage.</p> <p>Any applicant which is subsequently unable to procure such insurances shall be excluded from further</p>	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	Employer's (Compulsory) Liability Insurance of £5 million as a minimum. Please note this requirement is not applicable to Sole Traders.	consideration at any point.	
7.2.2	Please self-certify whether you already have, or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below: Public Liability Insurance = £25m	Any applicant which self certifies that they already have or can commit to obtain the level of insurance cover indicated will obtain a pass mark for this question. Proof will be required on request at contract award stage. Any applicant which is subsequently unable to procure such insurances shall be excluded from further consideration at any point.	Pass/Fail
7.2.3	Please self-certify whether you already have, or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below: Professional Indemnity Insurance = £5m	Any applicant which self certifies that they already have or can commit to obtain the level of insurance cover indicated will obtain a pass mark for this question. Proof will be required on request at contract award stage. Any applicant which is subsequently unable to procure such insurances shall be excluded from further consideration at any point.	Pass/Fail
7.3	Compliance with Equality Legislation		Pass/Fail
7.3.1	In the last three years, has any finding of unlawful discrimination been made against your organisation by an Employment Tribunal, an Employment Appeal Tribunal or any other court (or in comparable proceedings in any jurisdiction other than the UK)		FIO
7.3.2	In the last three years, has your organisation had a		FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	complaint upheld following an investigation by the Equality and Human Rights Commission or its predecessors (or a comparable body in any jurisdiction other than the UK), on grounds of alleged unlawful discrimination?		
7.3.3	<p>If you have answered “yes” to one or both of the questions in this module, please provide, using Appendix 6, a summary of the nature of the investigation and an explanation of the outcome of the investigation to date.</p> <p>If the investigation upheld the complaint against your organisation, please use Appendix 6 to explain what action (if any) you have taken to prevent unlawful discrimination from reoccurring.</p>	<p>Where the response is ‘no’ for questions 7.3.1 and/or 7.3.2, the applicant will pass.</p> <p>If the response is ‘yes’ any subsequent action taken by the applicant to prevent reoccurrence will be verified.</p> <p>If the applicant has taken adequate steps to prevent reoccurrence then the applicant will pass. The applicant must provide details of the finding/complaint of unlawful discrimination and must then detail what measures have been taken to prevent reoccurrence.</p> <p>The council will expect to receive details of training to prevent reoccurrence and specific remedies in relation to the finding/complaint.</p> <p>If the response is ‘yes’ and the applicant does not provide details or the London Borough of Haringey does not consider that the applicant has taken adequate steps to prevent reoccurrence (as outlined above) then the applicant will fail.</p>	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
7.4	Environmental Management		Pass/Fail
7.4.1	<p>Has your organisation been convicted of breaching environmental legislation, or had any notice served upon it, in the last three years by any environmental regulator or authority (including local authority)?</p> <p>The authority will not select bidder(s) that have been prosecuted or served notice under environmental legislation in the last 3 years, unless the authority is satisfied that appropriate remedial action has been taken to prevent future occurrences/breaches,</p>		FIO
7.4.2	<p>If your answer to question 7.4.1 is “Yes”, please provide in Appendix 8 details of the conviction or notice and details of any remedial action or changes you have made as a result of conviction or notices served.</p>	<p>Where the response is ‘no’ for question 7.4.1, the applicant will pass.</p> <p>If the response is ‘yes’ any subsequent action taken by the applicant to prevent reoccurrence will be verified.</p> <p>If the applicant has taken adequate steps to prevent reoccurrence then the applicant will pass. The applicant must provide details of the conviction/notice and must then detail what measures have been taken to prevent reoccurrence.</p> <p>The council will expect to receive details of training to prevent reoccurrence and specific remedies in relation to the conviction/notice.</p>	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
		If the response is 'yes' and the applicant does not provide details or the London Borough of Haringey does not consider that the applicant has taken adequate steps to prevent reoccurrence (as outlined above) then the applicant will fail.	
7.4.3	If you use sub-contractors, do you have processes in place to check whether any of these organisations have been convicted or had a notice served upon them for infringement of environmental legislation?	Select Yes / No	FIO
7.5	Health and Safety		Pass/Fail
7.5.1	Please self-certify that your organisation has a Health and Safety Policy that complies with current legislative requirements.	Any applicant which self certifies that they have a Health and Safety Policy that complies with current legislative requirements will obtain a pass mark for this question. Proof will be required on request at contract award stage. Any applicant whose policy does not comply with current legislative requirements shall be excluded from further consideration at any point.	Pass/Fail
7.5.2	Has your organisation or any of its Directors or Executive Officers been in receipt of enforcement/remedial orders in relation to the Health and Safety Executive (or equivalent body) in the last 3 years? The authority will exclude bidder(s) that have been in receipt of enforcement/remedial action orders unless the		FIO

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
	bidder(s) can demonstrate to the authority's satisfaction that appropriate remedial action has been taken to prevent future occurrences or breaches.		
7.5.3	If your answer to question 7.5.2 was "Yes", please provide in Appendix 9 details of any enforcement/remedial orders served and give details of any remedial action or changes to procedures you have made as a result.	<p>Where the response is 'no' for question 7.5.2, the applicant will pass.</p> <p>If the response is 'yes' any subsequent action taken by the applicant to prevent reoccurrence will be verified.</p> <p>If the applicant has taken adequate steps to prevent reoccurrence then the applicant will pass. The applicant must provide detail of the enforcement and must then details what measures have been taken to prevent reoccurrence.</p> <p>The council will expect to receive details of training to prevent reoccurrence and specific remedies in relation to the enforcement. Details must be provided of any follow up correspondence from the HSE etc. confirming acceptance of the remedies.</p> <p>If the response is 'yes' and the applicant does not provide details or the London Borough of Haringey does not consider that the applicant has taken adequate steps to prevent reoccurrence (as outlined above) then the applicant will fail.</p>	Pass/Fail

Question No	Question / Information Required	Description of information expected, which will be taken into account in assessment if applicable	Weighting
7.5.4	If you use sub-contractors, do you have processes in place to check whether any of the above circumstances apply to these other organisations?	Select Yes / No	FIO
8	Declaration & Checklist		Pass/Fail
8.1	Declaration		FIO
8.1.1	Please complete and upload the Declaration at Appendix 11.	This section is pass or fail. This must be completed, signed and dated as instructed on the form	FIO
8.2	Upload Checklist		Pass/Fail
8.2.1	Please complete and upload the Upload Checklist at Appendix 12.	. Upload the completed Upload Checklist.	

Appendix D – ISDS Questions

	Question Number	Draft Questions	Overall weighting
Financial (30%)	1	<p>Please set out your Financial Offer by completing the inputs in the yellow highlighted cells in Section 1 of the Financial Template provided (Appendix C).</p> <p>This will establish a Net Scheme Balance (NSB) which will be the basis of the evaluation as part of this question. The NSB will be established based using the prescribed discount rates (see Section 10) within the NSB formula in the Financial Template.</p> <p>Bidders should also set out reasoning for the proposed capital and revenue payment structure in the Financial Template.</p> <p>Bidders should be prepared to contract with the council, via a Development Agreement, on the basis of proposed capital and revenue payments in the Financial Template, subject to any conditions outlined in your response to Q2.</p>	18%
	2	<p>Please provide a commercial narrative providing justification and evidence to support the development appraisal assumptions included in the completed Financial Template. These should link in with your completed Financial Template and should cover the development and operational phases of the project. All summaries should include the following:</p> <ol style="list-style-type: none"> I. Estimated Scheme Revenues, including any proposed sales and/or lettings incentives. This should be broken down by tenure and typology of use. (2%) II. Development specification and cost plan broken down to include infrastructure costs, abnormal costs, construction costs, S106 , professional fees, marketing and legal costs. Costs should be broken down on a GIA (m2) basis. (1%) III. Finance cost and interest rate assumptions. (1%) IV. The percentage development return (on total development cost). (1%) <p>Your response should include reference to the conditionality attached to the net payments made to the council.</p>	5%
	3	<p>Please set out details of any proposed overage offered.</p>	2%
	4	<p>Please provide a detailed proposal for how you will source, raise and secure necessary (development and operational) finance for the scheme. Bidders must:-</p> <ol style="list-style-type: none"> I. Demonstrate how the funding for the project is 	5%

	Question Number	Draft Questions	Overall weighting
		<p>to be sourced and secured. (1%)</p> <p>II. Confirm whether there are any pre-conditions to funding which must be resolved and if so, when? (1%)</p> <p>III. Demonstrate the availability of funding to meet the peak funding requirement of the development with respect to the overall cashflow. (1%)</p> <p>IV. Evidence of a detailed offer of funding in the form of a letter from funders. Where the intention is to self-fund from internal resources, Bidders are required to provide a letter from their Financial Director or equivalent confirming that the funding is available. (1%)</p> <p>V. Proposals for guaranteeing. (1%)</p>	
Quality (70%)	5	Please provide a masterplan for the site as a whole, illustrating the approach to the Town Hall, the Town Hall Square, new development to the rear, the range of uses, housing tenures (where applicable) and densities proposed across the site and how the proposed uses would successfully integrate and interact with each other.	5%
	6	<p>Please demonstrate how your masterplanning and design proposal responds to the Town Hall's heritage status, potentially to include detail on:</p> <ul style="list-style-type: none"> • How you propose to restore the Town Hall in a way that retains and enhances its significance and Grade II* listed status. This should include your proposed approach to the internal layout of the Town Hall and how you propose to use spaces within it whilst conserving the historic fabric and architectural features of significance • How any proposed new development to the rear responds to the Listed Buildings within the site and the wider conservation area. • How your design concept for the Town Hall Square respects its heritage significance and civic status within the conservation area. 	5%
	7	Please provide your proposal for how you will engage in a sustainability and environmental programme with the council.	2%
	8	Please provide a full method statement/ delivery plan setting out the timetabled proposals for delivery of each key element and phase of the project (i.e. interim uses/stages, planning and design, stakeholder consultation, construction and operation).	6%
	9	The council requires an appropriately qualified and	4%

	Question Number	Draft Questions	Overall weighting
		experienced team to design, plan, fund, develop and (where applicable) operate this development scheme.	
	10	Please outline your proposed planning strategy.	5%
	11	Please outline your approach to stakeholder engagement (stakeholders may include planning officers, residents/community interest groups, and statutory bodies).	2%
	12	<p>Please provide a business plan which includes a detailed plan for the first five years of the lease and an outline plan for a further 15 years (i.e. 20 years in total). This document should include reference to the following:</p> <ul style="list-style-type: none"> Your strategic approach to the buildings/spaces that are let, including the scope of uses/activities to be included, who will be providing them and for what period (4%) A summary financial plan for the retained buildings. (4%) Your proposals for the long term management and maintenance of the site with particular reference to the Town Hall building and Town Hall Square. (3%) 	11%
	13	Please provide a statement which demonstrates how the proposal has responded to the council's minimum Community Use/Access requirements.	Pass/Fail
	14	Please provide a statement which demonstrates the extent to which your proposals meet the enhanced community use / access aspirations as set out in the Information Memorandum, over and above the specified minimum requirements.	21%
	15	Bidders should provide a detailed mark-up of those parts of the legal suite which the council has requested the bidders' responses to. Bidder's should also submit a commentary table in respect of each document explaining the purpose behind any proposed amendments. The evaluation will assess the reasonableness of any amendments taking into account the bidder's approach to contractual risk, commercial offer to the council, the suite of contract security provisions being offered and the Contracting Authority's responsibilities. Accordingly, the Contracting Authority will give weight to the level of consistency of proposals, the risk allocation and commercial offer that the bidder's mark-up represents.	9%
			70%

