**Partnership Agreement** between:

City of Bradford Metropolitan District Council (CBMDC)

Baildon Town Council (BTC)

**For the proposed redevelopment of Ian Clough Hall, Baildon Library, Baildon Northgate Car Park and improvement to the Public Realm within the Baildon Town Council area.**

1. Aims of the redevelopment within the area shown edged red on plan number xxxx:
	1. Build suitable and at least sufficient facilities to replace Ian Clough Hall and Baildon Library.
	2. Create an office base for BTC to including a minimum of 4 car parking spaces.
	3. Sustainable community facilities are to be passed to Baildon Town Council by way of a Community Asset Transfer upon completion of the redevelopment.
	4. CBMDC’s retention of a pay and display car park.
	5. Find an end user for commercial and/or residential use on the site.
	6. Make improvements to the public realm within the Town Centre, the focal point for improvement is to be the areas shaded blue on plan number xxxx.
2. The site shall not be redeveloped unless:
	1. There is an agreement in writing between the parties as to the form of the development.
	2. The people of Baildon have been consulted upon.
	3. There is written agreement on what is to be transferred to BTC upon completion and how this is going to be made sustainable.
	4. There is written agreement to the form of the Public Realm improvement works.
3. CBMDC shall be responsible for:
	1. Outline design and costs.
	2. Finding a development partner.
	3. Professional costs associated with binging forward the development scheme.
	4. Consultation with Ward Councillors.
4. BTC shall be responsible for:
	1. Public consultation
	2. Feeding the public consultation back in to the evaluation process
5. The Governance of this partnership and redevelopment scheme shall be by a Board which must comprise of at least:
	1. A Senior Estates and Property Officer from CBMDC.
	2. A nominated Councillor and the Clerk from BTC
	3. A Baildon Ward Councillor.
	4. A Shipley Ward Councillor.
6. Proposed outcomes:
	1. An improved physical environment for the people of Baildon and their visitors.
	2. Improve the local economy.
	3. A capital receipt or a revenue stream for CBMDC.
	4. Office space, community facilities and a revenue stream to support BTC running the premise.
7. This Agreement is to be co-terminus with the lease between CBMDC and BTC for Ian Clough dated xx/xx/xx attached to this Partnership Agreement unless both parties agree in writing to extend the agreement.