

**Memorandum of Understanding** between:

City of Bradford Metropolitan District Council (CBMDC)

Baildon Town Council (BTC)

**For the proposed disposal and part redevelopment of the Ian Clough Hall site, Baildon Library, Baildon, Northgate Car Park and the redevelopment of 1-3 Northgate as a public library, multi-function community space and office.**

1. Aims of the disposal and part redevelopment within the area shown edged red on plan number H-101-009 is to provide a capital receipt to enable:
   1. The redevelopment of suitable and sufficient facilities to replace Ian Clough Hall and Baildon Library within 1-3 Northgate.
   2. Create an office base for BTC.
   3. CBMDC proposes to retain a pay and display car park on part of the site.
   4. Find an end user for commercial and/or residential use of the site.
2. CBMDC is the land owner so they will ultimately have the final say but it is agreed CBMDC will:
   1. Pay due regard to BTC’s Vision Statement.
   2. Consider the wishes of the people of Baildon who are to be consulted.
   3. Consult BTC what Public Realm improvement works will be completed as part of this Partnership Agreement.
3. CBMDC shall be responsible for:
   1. Demolition of Ian Clough Hall and Baildon Library.
   2. Outline design and costs.
   3. Finding a developer/purchaser.
   4. Professional costs associated with bringing forward the development scheme.
   5. 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 Memorandum of Understanding and disposal of part redevelopment scheme shall be by a Board which will comprise of:
   1. A Senior Estates and Property Officer from CBMDC.
   2. A nominated Councillor and the Clerk from BTC
   3. A Baildon Ward Councillor.
   4. The Portfolio Holder or nominated alternative.
6. Proposed outcomes:
   1. An improved physical environment for the people of Baildon and their visitors.
   2. Improvement of the local economy.
   3. A capital receipt or a revenue stream for CBMDC.
   4. Office space and multi-function library facilities in accordance with drawing number xxx .
7. This Agreement is to last until the redevelopment is complete or until either party serves notice on the other to bring the agreement to an end.

Signed on behalf of City of Bradford Metropolitan District Council by Ben Middleton Assistant Director Estates and Property

Date:

Signed on Behalf of Baildon Town Council by Gill Dixon

Date: