

**EXPRESSION OF INTEREST**

**Ty Mawr Site, Llysfaen**

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| Company name and registered address |  |
| Contact name |  |
| Email address |  |
| Direct dial |  |
| To discuss your proposal further, how would you like contact to be made? Please check the relevant option.  This contact is to take place during October and November 2019. | Telephone interview  Meeting at Coed Pella Offices, Colwyn Bay |
| Provide an outline of your proposal for the land. Your outline should, where relevant, include,   * proposed funding sources (i.e private finance, debt finance, public subsidy) for any future offer, * any conditionality you would include in any future offer, * any collaboration or development partners you envisage in any future offer, * timing of any development and phasing which you would envisage, (i.e start and end of development, with projected build out rate over the period), * how your proposal would deliver on the Development Brief, and if appropriate key variations which would be required as part of any proposed development, * whether you would wish to acquire the whole site as one single acquisition, with a capital payment accordingly, or acquire part with an initial capital payment with options on the remainder to deliver in phases, and payments as per the phasing programme * briefly, how the development may be phased and conditionality of, * links with other developments you have in the locality, * any innovative proposals you may have for the development (i.e funding, partnership, design, delivery, sustainability). |  |
| If you have referred to any phasing in your outline above, please provide a more detailed breakdown of what you would propose, including –   * nature of phasing, * legal structure of phasing – e.g. purchase of part with option on remainder, * proposal in geographic terms – e.g. east to west development, * how affordable housing would be accounted for in any phasing. |  |
| Any developer providing an expressions of interest should be aware that when formal bids are submitted, the Council may seek bids for the acquisition of the whole site as one option, and another option for a phased purchase with a phased payment. The Council will be interested in understanding the market’s appetite for both options which may shape the formal bid process. | To note |
| Please provide details of any infrastructure concerns you may have within the locality and any conditionality upon such concerns and how this may influence the phasing programme. |  |
| The Development Brief asks that the development provide a retail unit, how would you propose this be provided in practice? At what stage of the development would you envisage this being developed and how would it be managed? Sale? Lease? |  |
| The Development Brief asks that the development provide a public open space, how would you propose this be provided and managed in practice? |  |
| Please confirm if you have any concerns over the timings the Council has outlined in its information document. |  |
| Any other information you feel would be relevant. |  |

**Please return by email to:**

[**estates@conwy.gov.uk**](mailto:estates@conwy.gov.uk)

**To be submitted by 5pm on the 18th October 2019**