

Bid Pro forma for Tewkesbury Borough Council's Affordable Housing Delivery Fund



Please return completed forms to Strategic Housing & Enabling Officer
by:

- Email to housingstrategy@teWKesbury.gov.uk
- Post to Tewkesbury Borough Council, Gloucester Road, Tewkesbury, GL20 5TT
- For further information or to discuss a bid, please call on 01684 272162

Company Name & Address	Contact Details

Proposal Description

Please include details such as size of site, number of units, proposed tenure mix and what benefits can be achieved with the use of commuted sum funding.

Bid Criteria

Criteria	Response	
1. Has a need for affordable housing been identified?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
2. Will the scheme meet identified need in terms of type and tenure?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
3. Will the scheme provide an improved housing tenure mix (prioritising Social Rented units) or redress a current shortfall?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
4. Does the scheme link into wider regeneration in the area?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
5. Does the scheme link into Tewkesbury Borough Council's development plans?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	

6. Will the scheme assist delivery of a site that would otherwise be undeliverable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	

Criteria	Response	
7. Will the proposed scheme allow delivery of affordable housing to be incorporated within the site where it would not be viable without commuted sum funding?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
8. Does the proposal provide an opportunity to deliver an innovative affordable housing product in an area of identified need, which requires additional investment?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
9. Has a pre-application enquiry been undertaken – was the response positive?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
10. Is the site in the Company's ownership or in the process of being acquired?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	

11. Can start on site be achieved within six months of allocation of commuted sums funding?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
12. Will the proposal consider the use of Modern Methods of Construction?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
13. Is the development receiving funding from other sources e.g. Homes England?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	
14. Will access to funding enable improved build standards such as larger sizes, high Energy Performance Certificate ratings and renewable technologies.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	<i>Additional Information</i>	

Financial Information

Please include a financial viability appraisal here or as an attachment, clearly demonstrating the deficit that a commuted sum allocation would address, or alternatively the benefits or additional units that could be achieved with the use of commuted sum funding.

Extra information (if required)

Affordable Housing financial contributions

Following collaboration between Development and Housing Services, a framework for the use of commuted sums received in lieu of on-site Affordable Housing contributions.

Three separate strands have been identified and all can continue to be considered although major projects may need funds to be earmarked to ensure funds are available when required.

1. TBC led projects

Where specific strategic aims can be met or supported by use of commuted sums.

- TBC sites e.g. garage courts – Closing the circle of delivering Affordable Housing on TBC owned land while ensuring a return on disposal of our land assets.
- Temporary Accommodation – Reducing costs of TA placements and improving our offer to homeless applicants. Potential revenue from letting of TA to other Local Authorities.
- Mortgage Rescue Model – Funds to relieve applicants in mortgage difficulties by (under the right circumstances) purchasing their property and re-letting to them as Affordable Housing.

2. Registered Provider led projects

RPs able to apply for funds to help with new sites.

Help to 'kickstart' development or overcome particular barriers e.g. problems with services or access.

Bids for funding will be made through a pro forma to help assess bids alongside our strategic aims. Benefits to our strategic aims to be demonstrated e.g. Delivery of additional properties, improved standard of builds or tenure types.

3. Additionality / 'Topping up' existing sites

Able to use funds in an ad hoc manner with less requirement for a strategic approach.

- ⇒ Converting tenure types e.g. reducing Affordable Rented to Social rented levels.
- ⇒ Delivering bespoke properties e.g. for larger families or those with disability needs.