TO BE COMPLETED BY THE PRIVATE SECTOR DEVELOPMENT PARTNER

This template document is for the Investment Proposal, which is to be completed for each site which requires Investment Finance and is proposed for inclusion in the Housing Zone. All investment proposals should be submitted under the Local Authority’s single Housing Zone application.

Your investment proposal should be no more than 15 pages of A4

If you require any assistance or have any queries, please email us at

Housing.Zones@hca.gsi.gov.uk

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| **Housing Zone – Investment Finance Support.**SUBJECT TO CONTRACT**Expression of Interest****Investment Proposal Template**Applicant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Housing Zone Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Lead Local Authority: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Site Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**Introduction**

Please provide a brief introduction giving the key reasons why you believe this application should be considered for investment. (**not more than 1 side of A4**).

**Executive Summary**

Please provide a bullet point summary of the key points of the application for funding on this specific site (**not more than 1 side A4**).

**1.1 The Proposed Recipients of Funding:**

**1.1.1 Company structure (e.g. plc, private limited company etc.)**

**1.1.2 Main activities (e.g. investment, development)**

**1.2 Partner Details (if appropriate)**

**1.2.1 Company structure (e.g. plc, private limited company etc.)**

**1.2.2 Main activities (e.g. Investment, Development)**

**1.3 Roles and Responsibilities**

Please describe the relationship between the partners and their respective roles in delivering the project.

**1.4 Track Record**

Please provide details of the applicant’s track record, including a short summary of completed development projects comparable to the one that is subject to the Expression of Interest.

**1.5 Proposed Development Team**

Please list the key members of your team.

**2.0 DEVELOPMENT PROPOSITION**

* 1. **Project Description**

Brief details of the scheme proposals, including details of the infrastructure works to be delivered and the development this will support.

**2.2 Ownership**

If you do not own the site, please provide details of who controls the site, and conditions to be met to secure ownership.

**2.3 Planning**

Planning status of the site and related infrastructure works for which funding is required, together with details of any outstanding matters and the anticipated timescale for resolution. Please include details of the local planning authority (LPA), including contact details of the officers involved.

**2.4 Timing**

Anticipated start on site (month/year) together with anticipated date of completion (month/year) of both the infrastructure and the wider development assuming the application for funding is successful.

Details of the anticipated project timetable if Housing Zones investment is not available.

**2.5 Market Demand**

Details of the local housing market in the location of the project and how the proposed development fits with local demand.

Applicants that are following a land trader business model should summarise the proposed marketing strategy, including details of any pre-sales in place for sale of parcels of serviced land.

**2.6 Design**

Please provide details of the site’s design and quality approach including the commitment to quality and design codes, the use of off-site construction (if applicable) and any innovative approaches to delivery.

**2.7 Additional Support Required**

Please detail what additional support is required from the Housing Zone package to take this site forward and detail the supporting rationale; including:

* Priority access to ATLAS support.
* Increased priority for a Local Development Order incentive fund bid.
* Dedicated Brokerage support from central government.
* Access to a concessionary PWLB loan rates (please attach the PWLB Pro-forma).

**3.0 FINANCIAL PROPOSITION**

**3.1 Key Financial Indicators**

A full development appraisal is not required at this stage, but please provide a summary of the headline revenues and costs for the Development.

If the applicant’s business model is as a land trader, please summarise forecast revenues from sale of land and forecast costs to deliver serviced parcels of land for sale.

If the applicant’s business model is as a developer, please summarise forecast revenues from sale of housing and other properties developed and forecast costs of development.

Revenues and costs should be split into the main revenue (e.g. private housing, affordable housing, commercial property, land sales) and cost (e.g. land, infrastructure, construction, professional fees) categories. Revenues and costs should also be split between revenues received/costs incurred to date and future revenues and costs.

**3.2 Project Funding**

Please summarise how the Development is to be funded, including Housing Zone investment and any other sources of funding or finance (e.g. applicant resources, bank debt, other public sector funding).

1. Details of the anticipated timing of drawdown of Housing Zone finance and other sources of funding or finance for the development.
2. Details of the status of applications for any other sources of funding or finance required to deliver the development, including whether the Housing Zone investment is required as a pre-condition to securing other funding or finance.
3. Details of the proposed security for any Housing Zone investment. Where a charge is being offered, please indicate whether this is a first or second ranking Charge.
4. Details of all confirmed and unconfirmed public sector funding, including that requested for this project, and confirmation that this is below 50% of GDV.
5. Details of the funding strategy for the Development, including the extent to which the funding required to deliver the project is in place.

**4.0 REPAYMENT**

**4.1 Repayment**

Provide details of the proposed repayment of the Housing Zone investment into the site, including:

1. whether repayment is to be at fixed dates or dependent on trigger events occurring (e.g. sale of land or sale of dwellings);
2. the anticipated order of priority for repayment of the sources of finance for the development
3. forecast timing of repayment of any Housing Zone investment into the site; and
4. the proposed longstop final repayment date for any Housing Zone investment into the site.

**5.0 IMPACT**

Please detail how this investment will accelerate the housing delivery, and detail the impact you expect the provision of finance to have on the expected delivery profile.

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