This template document is for your Investment Proposal, which is to be submitted along with your online submission form. It should be attached to the form before submission.

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

[LSIP@hca.gsi.gov.uk](mailto:LSIP@hca.gsi.gov.uk)

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| **Large Sites Infrastructure Fund.**  SUBJECT TO CONTRACT  **Expression of Interest**  **Investment Proposal Template**  Applicant Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Site Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  September 2013 |

**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 (**not more than 1 side A4**).

**1.1 THE APPLICANT(S):**

**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.

**Throughout ‘Infrastructure Works’ is defined as the infrastructure to be delivered utilising investment from the Large Sites Infrastructure Fund. ‘Wider Project’ is defined as the delivery of the project other than the infrastructure works.**

**2.0 DEVELOPMENT PROPOSITION**

* 1. **Project Description**

Brief details of the scheme proposals, including details of the Infrastructure Works to be delivered and the Wider Project this will support.

Details of the business model being followed by the applicant (e.g. land trader intending to sell parcels of serviced land to third party developers, developer intending to deliver housing and related development on the serviced land)

**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 Infrastructure Works and the Wider Project, 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 the Infrastructure Works and the Wider Project assuming the application for funding is successful.

Details of the anticipated project timetable if Large Sites Infrastructure Fund investment is not available.

**2.5 Market Demand**

Details of the local housing market in the location of the project and how the proposed Wider Project 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.

**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 Wider Project, including the Infrastructure Works.

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 Infrastructure Works are to be funded, including Large Sites Infrastructure Fund 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 Large Sites Infrastructure Fund finance and other sources of funding or finance for the Infrastructure Works.
2. Details of the status of applications for any other sources of funding or finance required to deliver the Infrastructure Works, including whether the Large Sites Infrastructure Fund investment is required as a pre-condition to securing other funding or finance.
3. Details of the proposed security for any Large Sites Infrastructure Fund investment.
4. Details of the funding strategy for the Wider Project, 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 Large Sites Infrastructure Fund investment, 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 sources of finance for the Infrastructure Works.
3. forecast timing of repayment of any Large Sites Infrastructure Fund investment; and
4. the proposed longstop final repayment date for any Large Sites Infrastructure Fund investment.

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