



Homes
England

Date: 29/04/20

Our Ref: RFI2971

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
By Email Only

Windsor House
Homes England – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear ██████████,

RE: Request for Information – RFI2971

Thank you for your request for information, which we processed in accordance with the Freedom of Information Act 2000 (FOIA). You requested the following information:

So I wonder if you're able to let me see a blank version of the bid form(s) or online pages that Councils fill in, in some format? That'll be interesting, and hopefully include the text of any terms, conditions or such like, that they tick to agree.

Response

We can confirm that we do hold recorded information that falls within the scope of your request. Please find attached to this response a copy of the Housing Infrastructure Fund – Forward Funding - Business Case Questions.

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled you may request an internal review by writing to;

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Or by email to infogov@homesengland.gov.uk

You may also complain to the Information Commissioner however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.

The Information Commissioner's details can be found via the following link;
<https://ico.org.uk/>

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Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team

For Homes England

OFFICIAL



Ministry of Housing,
Communities &
Local Government



Homes
England

Housing Infrastructure Fund – Forward Funding

Business Case Questions

Please note: that this document sets out the questions that will be required to complete on the online portal. This document is for your information to help you prepare your Business Case and will not be accepted as a form of submission. All Business Cases will be required to be submitted by completing the questions on the Homes England HIF portal.

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1. The Project

1.1 Project summary

1.1.1 What is the name of your scheme?

Scheme name is taken from EOI but can be edited if required

1.1.2 Please provide an Executive Summary for your proposal.

5,000 characters

1.1.3 Please provide an overview of the project, including your project scope for the infrastructure and for the wider project.

4,000 characters

1.2 Site details

1.2.1 How many housing sites will the funding bring forward?

1.2.2 Please provide a list of the housing sites that the funding will bring forward, including the amount of units to be delivered on each site, the lower tier or unitary authority the site is in and the current land ownership.

	Site Name	Units	Local Authority	Current Ownership
Site 1				<i>200 characters</i>
Site 2				
Site 3 (etc..)				
Total				

1.2.3 Please provide site boundaries for all housing sites.

This will be an online map tool on the portal

1.2.4 Please attach scheme plan(s) for your proposal – these should include plans of all housing sites and infrastructure.

1.2.5 What is the total size of the development (in hectares)?

1.2.6 Of the total development size, what is the total housing area (in hectares)?

1.2.7 How much of the total housing area is on brownfield land (in hectares)?

1.2.8 How much of the total housing area is on Public Sector Land (in hectares)?

1.2.9 What is the current planning status of the sites?

These should be set out against the following: full/detailed; outline, planning in principle, allocated or none.

If a scheme has partial planning for a phase please provide this in the commentary. If you have Full/Detailed or Outline planning, you will need to provide planning references.

	Planning Status	Planning reference (if applicable)	Commentary (i.e. site with both outline and full planning)
Site 1			<i>250 characters</i>
Site 2			<i>250 characters</i>
Site 3 (etc.)			<i>250 characters</i>

1.2.10 What are the proposed tenures of the homes delivered?

	Percentage of units
Affordable sale	
Affordable rent	
Market Sale	
Market Rent	
Other	

1.3 Infrastructure requirements

1.3.1 What types of physical infrastructure is the **HIF funding** required for? Please tick all that apply:

Road/Highway — Strategic Road Network	Road/Highway - other	Bridge	
Rail	Education	Digital infrastructure	
Health Facilities	Green infrastructure	Flood Defence	
Public Realm Works	Water works	Land Remediation	
Land assembly	Utility Network Extension	Utility Capacity Reinforcement	
Other (please provide details)			

1.3.2 Please provide further details on the HIF infrastructure requirements based on the information provided above and their link to the delivery of housing.

Table to be populated based on selected infrastructure type – description required to be filled in - e.g.

Option selected	Description of infrastructure requirement	Amount of HIF funding required	Link to Housing	Site/s benefitting
Rail	250 characters		750 characters	
Health Facilities	250 characters		750 characters	
Public Realm Works	250 characters		750 characters	
Land assembly	250 characters		750 characters	

1.3.3 Please outline, in further detail, the direct link between the infrastructure scheme/s and how this unlocks the homes identified in your bid.

6,000 characters

1.4 Wider Development Impacts

Dependent on your answer to 1.3.1, you will be required to answer some or all of the below questions

1.4.1 Please provide a summary of the impact the scheme will have on the Transport Network?

You may wish to refer to the Economic Case guidance for a list of the supporting documents that may be relevant to consider as part of your answer. Any supporting documents should be included within the Economic Case.

5,000 characters

Attachments can be added.

1.4.2 Please answer the following questions on the Education provision related to this scheme:

If you have highlighted 'Education' as a type of physical infrastructure to be funded through HIF please answer the below questions:

1.4.2.1 How many schools are expected to be funded through HIF?

If you have highlighted that HIF will fund more than one school you will need to complete questions 1.4.2.2 - 1.4.2.6 for each school

1.4.2.2 What educational phase will the school(s) concern? (Tick all relevant)

Nursery	Primary	Secondary	
All-through	16-19		

1.4.2.3 What type will the school(s) be? (Tick all relevant)

Free School mainstream	Free School Special Education Needs and Disability (SEND)	Free School Alternative Provision (AP)	
LA-led mainstream	LA-led Special Education Needs and Disability (SEND)	LA-led Alternative Provision (AP)	

Other (please provide details)	
--------------------------------	--

1.4.2.4 What is the anticipated date (month and year) when the school(s) will open for the first time?

1.4.2.5 What is the planned pupil capacity of school(s) and the anticipated timeline for this to be reached? Please include details of initial pupil numbers and the initial form/s of entry (FE) and year-on-year plans for increasing pupil intake.

2,000 characters

Attachments can be added.

1.4.2.6 What is the pupil yield for site(s) unlocked and how this has been calculated? Please attach relevant documents outlining pupil yield calculation if available.

2,000 characters

Attachments can be added.

If you have not highlighted 'Education' as a type of physical infrastructure to be funded through HIF please answer the below question:

1.4.2.7 Please indicate whether the housing development generates a need for new school places and how this will be accommodated, either within the development site or elsewhere.

2,000 characters

1.4.3 Please answer the following question on utility networks related to this scheme:

If you have highlighted 'Utility Network Extension' or 'Utility Capacity Reinforcement' as a type of physical infrastructure to be funded through HIF please answer the below questions:

1.4.3.1 How have you engaged with your Distribution Network Operator when developing this scheme? Please provide costs and timescales for connections and upgrading network infrastructure.

2,000 characters

1.4.3.2 Please demonstrate your assessment of additional utility provision (including but not limited to water, waste water, gas and telecoms) for this scheme and future housing delivery?

2,000 characters

If you have not highlighted either 'Utility Network Extension' and 'Utility Capacity Reinforcement' as a type of physical infrastructure to be funded through HIF please answer the below question:

1.4.3.3 How have you assessed that no new utility infrastructure – electricity capacity, water, waste water, gas and telecoms – will be required for this scheme and future housing delivery or, how additional utility infrastructure will be delivered without HIF funding?

2,000 characters

1.4.4 Please answer the following questions on the healthcare provisions related to this scheme:

1.4.4.1 What consideration have you given to ensuring that the health and care services locally will align with the additional homes to be built?

2,000 characters

1.4.4.2 Have you engaged with your Sustainability and Transformation Partnership? More information on STPs can be found here: [NHS England » System change \(STPs and ICSs\)](#)

2,000 characters

1.5 Additional Information

1.5.1 If you have any further information to support your project overview, which has not already been captured in the above, please include this here.

This may include additional information agreed during co-development that will be required for assessment.

8,000 characters

Attachments can be added.

2. Strategic Case

2.1 Strategic Approach

2.1.1 How will this scheme support your long-term housing and economic growth ambitions? Please refer to any development plans and/or associated planning policies.

10,000 characters

2.1.2 What is your assessment of local housing requirements in your area and how will this scheme address these needs? Please refer to any data and evidence sources you have, including Local Housing Need.

8,000 characters

Attachments can be added.

2.2 Local Support

2.2.1 How will the scheme demonstrate effective joint working (e.g. with neighbouring local authorities and other local partners, private sector organisations, Local Enterprise Partnerships, etc.)?

4,000 characters

2.2.2 Can you demonstrate local support for your scheme (for example in Local Plans and policies)?

4,000 characters

2.2.3 Can you provide evidence of support for your proposal from the following:

- **Local MP(s)**
- **Local community**
- **Local Enterprise Partnership(s)**
- **Supporting upper tier local authorities**
- **Supporting lower tier local authorities**
- **Any other key stakeholders**

You will be asked to answer 'Yes', 'No', or 'Awaiting Response'.

If 'Yes' is selected you will need provide details of engagement and attach relevant evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.

2.3 Meeting Housing Policy Objectives

2.3.1 How will your scheme support the Government's ambitions for housing, as set out in the Housing White Paper? This could include the following:

- **Diversifying the housing market through Small and Medium Sized Enterprises (SMEs), Modern Methods of Construction (MMCs), or Self-Build**
- **Supporting Garden Towns and Villages**
- **Unlocking public sector and local authority land**
- **Making effective use of brownfield sites**

8,000 characters

2.4 Scheme Objectives

2.4.1 What are the overarching objectives of the project? Objectives should be SMART – Specific, Measurable, Achievable, Relevant and Time constrained.

3,000 characters for each objective (table format)

2.4.2 Please list the criteria (critical success factors – CSFs) against which you will assess the successful delivery of the project and the evaluation of options.

1,000 characters for each CSF (table format)

2.5 Rationale for Intervention

2.5.1 What is the market failure being addressed? Please provide a detailed account of why the existing arrangements, both financial and delivery, are not sufficient to deliver the scheme and the rationale for government intervention (HIF funding).

8,000 characters

Attachments can be added.

Please see guidance on demonstrating market failure in the [prospectus for Forward Funding](#) - the [HMT Green Book](#) also provides further detail.

2.6 Additional Information

2.6.1 If you have any further information to support your strategic case, which has not already been captured in the above, please include this here.

This may include additional information agreed during co-development that will be required for assessment.
4,000 characters

Attachments can be added.

3. Options Appraisal

3.1 Outline of Options

3.1.1 Please provide a summary of all the options considered during co-development related to the extent of HIF funding required. Please set out the rationale for why these options were discounted in favour of the preferred option.

8,000 characters

3.1.2 Please summarise shortlisted options considered and how these meet the required objectives of the scheme detailed earlier in the Business Case. As a minimum should include:

- **Option 1: With requested HIF funding**
- **Option 2: With a reduced amount of HIF funding**
- **Option 3: Do nothing (no HIF funding)**

2,000 characters for each option(table format)

3.1.3 Please provide the following key metrics for all options:

	Option 1	Option 2	Option 3	Option 4 etc. (if relevant)
HIF funding required			0	
Total scheme cost				
Housing units delivered				
Estimated % affordable				
Units started up to 2022				
Units started 2023-2025				
Units started 2026-2030				
Units started 2031-2035				
Units started in future years				
Amount of other Central Govt. Funding				
Amount of LA funding (inc. LGF)				
Amount of private sector funding				

3.2 Options Analysis

3.2.1 What strategic risks do the shortlisted options carry? Please outline strategic risk / likelihood and impact of the shortlisted options.

For likelihood and impact please use categories: High / Medium High / Medium Low / Low

Opt	Strategic Risk	Likelihood	Impact
1	<i>1,500 characters</i>		
2	<i>1,500 characters</i>		
3	<i>1,500 characters</i>		
4 (etc.)	<i>1,500 characters</i>		

3.2.2 What are the constraints related to the shortlisted options?

Opt	Constraints
1	<i>1,500 characters</i>
2	<i>1,500 characters</i>
3	<i>1,500 characters</i>
4 (etc.)	<i>1,500 characters</i>

3.2.3 Please provide details of any inter-dependencies related to the shortlisted options.

Opt	Inter-dependencies
1	<i>1,500 characters</i>
2	<i>1,500 characters</i>

3	1,500 characters
4 (etc.)	1,500 characters

3.2.4 Please provide details of the exit strategy for the shortlisted options.

Opt	Exit Strategy
1	1,500 characters
2	1,500 characters
3	1,500 characters
4 (etc.)	1,500 characters

3.2.5 Please summarise any economic appraisal conducted for the shortlisted options, relative to the do nothing (no HIF funding) option.

For the preferred option, the full economic appraisal should be outlined in the Economic Case.

Opt	Summary Economic appraisal
2	2,500 characters
3	2,500 characters
4 (etc.)	2,500 characters

3.3 Options Summary

3.3.1 Please summarise why the preferred option, with the requested HIF funding, has been chosen and why the other shortlisted options have been discounted – this should make reference to advantages and disadvantages of the options in relation to scheme objectives and CSFs.

8,000 characters

3.3.2 Please provide a summary of the impact should funding not be received.

6,000 characters

3.4 Additional Information

3.4.1 If you have any further information to support your project overview, which has not already been captured in the above, please include this here.

This may include additional information agreed during co-development that will be required for assessment.

4,000 characters

Attachments can be added.

4. Economic Case

4.1 Net Present Value (NPV) of housing benefits.

4.1.1 Please provide the estimated NPV (in 2018/19 prices) of the additional housing benefits (as monetised using land value uplift) of the preferred option relative to the do-nothing option.

4.1.2 Please provide the estimated NPV (in 2018/19 prices) of the current use land value for the scheme overall (before additionality adjustments).

4.1.3 Please provide the estimated NPV (in 2018/19 prices) of the site specific residential land value for the scheme overall (before additionality adjustments).

4.1.4 Please provide the **undiscounted values used to estimate** the residential land value calculation across all sites.

Assumptions should be consistent with the guidance for completing the HIF economic case.

- **GDV (compliant with the Economic Case guidance)**
- **Build costs**
- **Externals**
- **Professional fees**
- **Sales costs**
- **Finance costs**
- **Contingencies**
- **Developer profit**

4.1.5 Please provide the additionality % assumed for the scheme (**deadweight and displacement**).

4.1.6 Please provide a detailed explanation of the method and assumptions used to derive the deadweight and displacement estimates. As part of this, an estimate of deadweight for each site individually must be provided, by illustrating how the homes/each site are linked to the infrastructure.

30,000 characters

4.1.7 Please provide a detailed explanation of the method and assumptions underlying the estimates of NPV of residential land value, NPV of current use value, and NPV of additional housing benefits above, as outlined in the Economic Case guidance.

20,000 characters

You may add attachments to support your explanations – please refer to these in your answer.

4.2 NPV of external impacts of additional housing

4.2.1 Please provide the estimated NPV (in 2018/19 prices) of external impacts of additional housing from the preferred option relative to the do-nothing option.

Type	Summary of Impact	NPV of Impact
Total		

4.2.2 Please provide a detailed explanation of the method and assumptions underlying these estimates, as outlined in the Economic Case guidance.

20,000 characters

You may add attachments to support your explanations – please refer to these in your answer.

4.3 NPV of infrastructure impacts

4.3.1 Please provide the estimated NPV (in 2018/19 prices) of infrastructure impacts, and any other monetised impacts not captured above, from the preferred option relative to the do-nothing option.

Type	Summary of Impact	NPV of Impact
Total		

4.3.2 Please provide a detailed explanation of the method and assumptions underlying these estimates, as outlined in the Economic Case guidance (including Annex A).

20,000 characters

You may add attachments to support your explanations – please refer to these in your answer.

4.4 NPV of scheme costs

4.4.1 Please provide the estimated NPV (in 18/19 prices) of **infrastructure** scheme costs (and revenues) as incurred by the following groups under the preferred option relative to the do-nothing option, ensuring no double counting of any costs included in prior answers – NPV of housing benefits, NPV of external impacts of additional housing, and NPV of infrastructure impacts (Q. 4.1 – 4.4).

You must initially enter the NPV of scheme costs, without optimism bias, before adding assumed optimism bias in the below fields, in line with economic case guidance. These should align with your response to Optimism Bias (Q 4.7).

Type		Total Nominal Amount	NPV (18/19 constant prices)	(FOR CALCULATION ONLY)
HIF funding	Cost			A
	Revenue			B
Central Government	Cost			C
	Revenue			D
Local Authority	Cost			E
	Revenue			F
Other public Sector	Cost			G
	Revenue			H
Private Sector (not developer contributions)	Cost			I
	Revenue			J
Private Sector (developer contributions)	Cost			K
	Revenue			L
Optimism Bias applied to Total Public Sector Costs	Cost			M
Optimism Bias applied to Total Private Sector Costs	Cost			N

REAL NET PRESENT PUBLIC SECTOR COST	These will be calculated from numbers provided above (CALCULATION: NPV A+ C + E + G + M – B – D – F – H)
REAL NET PRESENT PRIVATE SECTOR COST	These will be calculated from numbers provided above (CALCULATION: NPV I + K + N – J – L)

4.4.2 Please provide a detailed explanation of the method and assumptions underlying all estimated costs, as outlined in the Economic Case guidance.

20,000 characters

You may add attachments to support your explanations – please refer to these in your answer.

4.5 Non-monetised impacts

4.5.1 Are there any impacts it is not feasible, or proportionate, to monetise? Yes/No?

4.5.2 If ‘Yes’, please provide details, including an indicative scale of impact and why these have not been monetised.

20,000 characters

4.6 Sensitivity Analysis

4.6.1 *Please describe sensitivity analysis conducted (if not covered above).*

10,000 characters

4.7 Optimism Bias

4.7.1 *Please describe how optimism bias has been applied in line with HMT Green Book (and where relevant DfT WebTAG) guidance (if not covered above).*

10,000 characters

4.8 Risk analysis

4.8.1 *Please describe how risk has been assessed and appraised in line with HMT Green Book guidance (if not covered above). The risk analysis should focus both on the risks to the delivery of the infrastructure and the delivery of housing.*

10,000 characters

4.9 Supporting Material and Additional Economic considerations

4.9.1 *Please provide any other information not covered above to support the economic case*

10,000 characters

4.9.2 *Please attach all economic modelling done as part of the economic case.*

4.9.3 **SCHEMES WITH TRANSPORT IMPACTS** - *For any transport modelling conducted, please refer to Annex B of the guidance and attach.*

5. Commercial Case

5.1 Market Analysis

5.1.1 Please provide details of how the proposed scheme fits with the local housing market and with local demand. Please provide supporting evidence of relevant value assumptions in the area, including:

- trends and patterns in the local housing market
- market absorption and sales rates
- average house prices and comparables
- local demographics

8,000 characters

Attachments can be added

5.2 Delivery strategy

5.2.1 Please provide details of who will be delivering the infrastructure.

16,000 characters

5.3 Procurement strategy

5.3.1 Please provide details of engagement with contractors to date and the procurement strategy for delivery of the infrastructure scheme.

16,000 characters

5.3.2 Please outline the procurement strategy to ensure build out of the wider housing scheme, including engagement with development partners to date and use of SPVs, other joint ventures and legal proposals to bring forward homes.

16,000 characters

5.3.3 Please attach any supporting evidence from contractors / developers which support your proposal.

5.4 Implementation Timescales

5.4.1 Please provide an overview of the implementation timescales for your procurement strategy.

8,000 characters

5.4.2 Please provide an overview of your phasing and implementation strategy for the wider scheme.

8,000 characters

5.5 Contract Management Approach

5.5.1 Please provide details of your approach to contract management and any details of any arrangements already in place – this should include charging mechanisms.

16,000 characters

5.5.2 Please provide details of the proposed key contractual clauses.

8,000 characters

5.6 Additional Information

5.6.1 If you have any further information to support the Commercial Case for your project, which has not already been captured in the above, please include this here.

This may include additional information agreed during co-development that will be required for assessment.

8,000 characters

Attachments can be added

6. Financial Case

6.1 Scheme Costs and Cost Plan

6.1.1 **What are the total scheme costs?**

6.1.2 **Will the infrastructure costs be 100% funded through HIF? Yes/No**

6.1.3 **Please provide a summary of the total infrastructure costs of the project. If you would wish to provide a further breakdown (i.e. by site / by phase) this can be included in 6.1.4.**

To note: You should complete a line for each individual cost. If your infrastructure scheme is fully funded by HIF you will only need to complete the 'funded through HIF' column in the table.

Under 'type' you should choose from the following categories: Sunk Costs / Land (exc. Sunk costs) / Infrastructure / Construction / Abnormals / Professional fees / Finance Costs / Contingency / Preparation costs (design and planning) / Allowance for developer profit / Other

Type	Description	Cost	Amount Funded by HIF
	Description of cost 1		
	Description of cost 2		
	Description of cost 3 etc.		
		Total	Must add up to HIF Total

6.1.4 **Please provide a summary evidencing how you have assumed these costs. Please include details of any consultancy advice, cost plans, feasibility studies or comparables used to provide these assumptions.**

8,000 characters

Attachments can be added

6.1.5 **Can you provide detailed costing for the housing element of the wider project that form part of your total scheme costs? Yes/No**

6.1.6 **If No, please explain why these are not currently available and when you expect them to be more developed.**

4,000 characters

6.1.7 **If yes, please provide a summary of the costs related to the housing. If you would wish to provide a further breakdown (i.e. by site / by phase) this can be included in 6.1.8.**

To note: You should complete a line for each individual cost.

Under 'type' you should choose from the following categories: Sunk Costs / Land (exc. Sunk costs) / Infrastructure / Construction / Abnormals / Professional fees / Finance Costs / Contingency / Preparation costs (design and planning) / Allowance for developer profit / Other

Type	Description	Cost
	Description of cost 1	
	Description of cost 2	
	Description of cost 3 etc.	
		Total

6.1.8 **Please provide a summary evidencing how you have assumed these costs. Please include details of any consultancy advice, cost plans, feasibility studies or comparables used to provide these assumptions.**

8,000 characters

Attachments can be added

6.1.9 **Please provide a detailed cost plan for the scheme proposed to be fully or part funded by HIF. If you have included the housing costs above, please include these.**

This should include any costs associated with land assembly or access, design costs and professional fees, financing costs, construction costs, and contingency.

6.1.10 **Please provide detail on how the Land Cost, included in your scheme costs, has been arrived at and the basis of this assumption (if you have included these costs in either your infrastructure or housing costs).**

4,000 characters

6.1.11 Please attach any evidence to support how the Land Cost has been assumed.

6.2 Funding and Financing Sources

6.2.1 Have you applied for, or received, any other public funding or financing for the scheme? Yes / No

6.2.2 If yes, what type of public funding or financing has been secured and /or applied for and please provide details.

If funding has been awarded, or is expected, you will need to provide the amounts in the funding sources table below. 750 characters for description of each public funding

6.2.3 What are the overall funding sources for the infrastructure scheme? If you would wish to provide a breakdown (i.e. by site / by infra) this can be included in 6.2.4.

You will need to provide the total amount of funding against each funding source, how much of this has been secured and when the funding is expected to be spent.

For any other public sector funding please provide description of type and amount for each.

Source	Total Amount	Amount Secured	Amount to secure	2018/19	2019/20	2020/21	2021/22	2022/23	Future Years
HIF (this bid)		0							0
Local Authority									
LGF									
PWLB									
Other Central Gov. 1									
Other Central Gov. 2									
Other non-central Gov. 1									
Other non-central Gov.2									
CiL									
S.106									
Private Sector (Developer)									
Private sector (Debt)									
Private Sector (Other)									
Total	(adds up to total scheme costs)								

6.2.4 What is the proposed funding and financing strategy for the infrastructure scheme? If funding sources have not been secured you should also provide commentary of how this is expected to be secured and progress against this – please reference the above table in your answer.

12,000 characters

If you answered yes to Q. 6.1.5 please answer the below:

6.2.5 What are the funding sources for the housing scheme? If you would wish to provide a breakdown (i.e. by site / by infra) this can be included in 6.2.6.

You will need to provide the total amount of funding against each funding source, how much of this has been secured and when the funding is expected to be spent.

For any other public sector funding please provide description of type and amount for each.

Source	Total Amount	Amount Secured	Amount to secure	2018/19	2019/20	2020/21	2021/22	2022/23	Future Years
Local Authority									
LGF									
PWLB									
Other Central Gov. 1									
Other Central Gov. 2									
Other non-central Gov.1									
Other non-central Gov.2									
CiL									
S.106									
Private Sector (Developer)									
Private sector (Debt)									
Private Sector (Other)									
Total	(adds up to total scheme costs)								

6.2.6 What is the proposed funding and financing strategy for the housing scheme? If funding sources have not been secured you should also provide commentary of how this is expected to be secured and progress against this.

12,000 characters

6.3 Gross Development Value

6.3.1 How much is the assumed Gross Development Value (GDV) for the scheme?

This should be the actual GDV estimated for the scheme (as opposed to the GDV given in the Economic Case – please see guidance)

6.3.2 Please provide a breakdown of the assumed GDV of the scheme in relation to the below:

Type	Amount (£)
Private Sale	
Rental income	
Affordable sales income	
Commercial income	
Other	

6.3.3 Please provide a summary evidencing how you have assumed the GDV subject to this bid.

8,000 characters

Please include details of any consultancy advice, cost plans, feasibility studies or comparables used to provide these assumptions.

6.4 Cashflow

6.4.1 Please provide a cash flow for both the infrastructure and the overall development or housing scheme (if available). Please provide details on any growth and inflation assumptions made.

Please refer to guidance.

6.5 Recovery Expectations

6.5.1 Do you aim to recover any of the HIF funding (to be retained locally)? Yes / No

6.5.2 If no, please explain why you think recovery is not possible.

2,000 characters

6.5.3 If yes, please provide the following:

- **assumed profile of recovery**
- **explanation of how funding will be recovered** *4,000 characters*
- **how you intend to use recycling to support future housing delivery in your area** *4,000 characters*

6.6 Additional Information

6.6.1 If you have any further information to support the Financial Case for your project, which has not already been captured in the above, please include this here.

This may include additional information agreed during co-development that will be required for assessment.

8,000 characters

Attachments can be added.

7. Management Case

7.1 Project Dependencies

7.1.1 Please outline any project dependencies.

*Please include details of how many are critical and ones which are outside of your direct control
2,000 characters per dependency*

7.2 Project Governance, Organisation Structure and Roles

7.2.1 Please outline the authority's approach to governance and oversight of the delivery of the proposal. This should include how you will work with any other key delivery partners (such as other landowners).

16,000 characters

7.2.2 Please provide details of the authority's resourcing for the proposal.

6,000 characters

7.2.3 Please attach an organogram depicting the governance structure and/or roles and responsibilities within the authority.

7.3 Project Management Arrangements and Project Plan

7.3.1 Please provide details of the overall project management delivery arrangements for the project, including any challenges or constraints to delivery of the project.

16,000 characters

7.3.2 Please summarise your project delivery plan to deliver the infrastructure, this should include your anticipated land ownership/control strategy.

16,000 characters

7.3.3 Please provide details of your project delivery plan to deliver the homes unlocked by the infrastructure. Please detail any expected controls or levers you will put in place to ensure the delivery of housing on the sites.

16,000 characters

7.3.4 Please summarise your maintenance strategy for the scheme.

4,000 characters

7.4 Project Milestones

7.4.1 Please provide actual or estimated dates for achieving the following infrastructure delivery milestones for your project:

- **First infrastructure planning permission granted**
- **Last infrastructure planning permission granted**
- **All land assembly completed (if required)**
- **Project infrastructure works started**
- **Project infrastructure works completed**

7.4.2 Please provide actual or estimated dates for the following housing delivery milestones:

- **First residential units commenced**
- **Last residential units commenced**
- **First residential completion**
- **Last residential completion**

7.4.3 Please attach an outline delivery programme for your proposal and the key milestones required to achieve it.

Please see guidance for what this should include.

7.4.4 Please list planning references for the infrastructure works.

If application is not yet submitted, please provide further details on planning progress

3,000 characters

7.4.5 Please list all statutory powers or consents required and already obtained to deliver the HIF works. Please include details of any challenge period, date of expiry and conditions attached to them.

5,000 characters

7.5 Stakeholder Management

7.5.1 Please summarise how the key delivery partners will work together effectively.

8,000 characters

7.5.2 Please summarise how you will work with other key stakeholders to ensure project success (i.e. Local residents / businesses / landowners).

8,000 characters

7.6 Project Assurance

7.6.1 What are your project assurance processes, such as gateway reviews, to ensure project delivery against the business case?

12,000 characters

7.6.2 Please provide details of your proposed internal monitoring approach for the scheme.

6,000 characters

7.7 Risk Management Strategy

7.7.1 Please outline key risks to delivery and mitigations including known delivery constraints and blockages.

For likelihood and impact please use categories: High / Medium High / Medium Low / Low

Delivery Risk	Risk description	Likelihood	Impact	Mitigation
1	1000 characters			2,000 characters
2	1000 characters			2,000 characters
3	1000 characters			2,000 characters
4 (etc..)	1000 characters			2,000 characters

7.7.2 Please outline your approach to managing risk.

8,000 characters

7.7.3 Please attach a copy of your current risk register for the scheme.

7.8 Additional Information

7.8.1 If you have any further information to support the Management Case for your project, which has not already been captured in the above, please include this here.

This may include additional information agreed during co-development that will be required for assessment.

8,000 characters

Attachments can be added.

8. Project sign-off

Please set out how you have considered your duties under the Equalities Act 2010 (Public Sector Equality Duty) and State Aid risks.

2,000 characters

Please attach your Section 151 officer sign off for your proposal.