



Homes
England

Date: 4 February 2022

Our Ref: RFI3703

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

██████████
████████████████████
By Email Only

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

Dear ██████████

RE: Request for Information – RFI3703

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA) and the Environmental Information Regulations 2004 (EIR).

Statutory Regime

Section 39 FOIA explains that where information is "environmental" in nature, then the request should be handled in accordance with the EIR rather than FOIA. Regulation 2(1) of the EIR sets out the definition of "environmental information" which can be found here: [The Environmental Information Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk). Homes England has determined that information that falls within the scope of your request falls under both regimes and therefore we have advised in our response to each point raised which of the regimes has been applied to that part of your request.

You requested the following information:

RE: HIF – A45 Pickford Green Extension, Coventry City Council

- 1. The application for funds received by Homes England and the principal report submitted justifying this, submitted by the developer (Hallam Land or any other)*
- 2. The written statements provided by Coventry City Council in support of application*
- 3. Minutes/notes of meetings about this application for funding held between Homes England, HE's own consultants, Hallam Land Ltd, its consultants, and Coventry City Council (jointly or severally) between 2019 and now (Nov 2021)*
- 4. Notification of approval of grant and conditions issued by Homes England,*
- 5. or by any other body (such as the MHCLG) which Homes England holds a copy of.*
- 6. Any related letters between MHCLG Ministers and the Member of Parliament for Coventry North-West copies of which are held by Homes England.*

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Response

We can confirm that we do hold some of the requested information. We will address each point in turn.

1. ***The application for funds received by Homes England and the principal report submitted justifying this, submitted by the developer (Hallam Land or any other)***

EIR - Bid Submission

Please find attached Annex A, the Bid submission document as submitted by the Local Authority to Homes England. We have withheld information contained within the Bid under the following EIR exceptions:

Regulation 13 – Personal Data

We have redacted information on the grounds that it constitutes third party personal data and therefore engages Regulation 13 of the EIR.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Regulation 13 is an absolute exception which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exception is engaged.

The full text in the legislation can be found on the following link;
<http://www.legislation.gov.uk/ukxi/2004/3391/regulation/13/made>

Regulation 12(5)(e) – Confidentiality of commercial or industrial information

Under regulation 12(5)(e) of the EIR, Homes England may refuse to disclose information to the extent that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest.

Four elements are required for Regulation 12(5)(e) to be engaged:

- 1) The information is commercial or industrial in nature;
The Bid contains financial and economic appraisals, costings and values that relate to an ongoing commercial operation regarding prospective/potential development and procurement activities that are ongoing/under negotiation. Therefore it is commercial in nature as it relates to commercial activity.
- 2) Confidentiality is provided by law;
The withheld information is subject to confidentiality provided by law under a common law duty of confidence. The information has a common law duty of confidence because it is not trivial and not in the public domain. The information was shared between parties who have entered into Legal agreements that contain contractually binding confidentially terms. These show that the parties had the intention that a duty of confidentiality would be created between them. Homes England therefore recognises that this information was intended to be held in confidence between the parties.



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- 3) The confidentiality is providing a legitimate economic interest;
The withheld information relates to financial and economic appraisals of a site that is subject to development proposals. If the confidentiality of this information was breached it would harm the ability of Homes England and third parties to receive value for money for land and services at this site. There is a legitimate economic interest in protecting the ability of Homes England and third parties to negotiate in current and future commercial agreements.
- 4) The confidentiality would be adversely affected by disclosure;
Disclosure would result in third parties gaining access to commercially valuable information. Disclosure of the confidential information would harm the ability of Homes England to achieve good value for public money.

Public Interest Test

Regulation 12(5)(e) is subject to the public interest test. Once the exception has been engaged it is then necessary to consider the balance of the public interest in maintaining the exception or disclosing the information.

Under regulation 12(2) the public authority must apply a presumption in favour of disclosure, in both engaging the exception and carrying out the public interest test. In relation to engaging the exception, this means that there must be clear evidence that disclosure would have the adverse effect listed in 12(5).

Factors in favour of disclosure

- Homes England acknowledge that there is a presumption in disclosure regarding environmental information as well as a public interest in promoting transparency in how we undertake our work and allocate public money; and
- Homes England acknowledge that there is a public interest in large scale development processes and the robustness of the applications for funding submitted to the HIF.

Factors in favour of withholding

- Releasing the information would reveal financial information of a third party which may in turn affect their commercial interests. The consequences of releasing data that is part of a wider ongoing matter could damage our relationships with partners and put other potential funding allocations at risk. This would not be in the public interest as this could put potential homes in jeopardy and affect Homes England's ability to deliver against its objectives in our strategic plan;
- The information relates to a site where a third party (the Local Authority) will be procuring/undertaking works. If this information were released it would be likely to disadvantage the third party's commercial position and have a negative impact on the third party's ability to procure works for ongoing development at this site. The Local Authority would not be able to negotiate effectively as this information could be used by third parties to distort or otherwise prejudice the ability of the Local Authority to secure works for market value, resulting in damage to the public purse. This would also be likely to have the same negative effect on future commercial activity and other Homes England funding. This would not be in the public interest as it would put development at risk, inflate prices and damage Homes England's reputation as a partner. This would negatively affect public money and nullify work already undertaken;
- The information is still subject to change and options contained within not yet finalised. The consequences of releasing data that is part of a wider ongoing proposal could damage our relationships with partners and



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put potential negotiations and planning at risk. The interests of the third parties involved would also be similarly affected by disclosure, as this would reveal financial strategies and analysis disclosed to Homes England that were not meant for release into the public domain. If released, their interests would be adversely affected as it could be used against them in negotiations for similar matters as other parties would have this prior knowledge of their business' operating models, forecasts and financial information. To release this information would undermine future bids for similar works as it would reveal what has been agreed in this instance which could be used as a basis for obtaining an unfair advantage by other third parties. This would put them at a commercial disadvantage which would not be in the public interest as it would hinder their ability to conduct business in a competitive market if their bidding and pricing strategies were revealed in this way. This could put potential homes in jeopardy and would undermine Homes England's position and ability to deliver against its objectives and targets in our Strategic Plan;

- Disclosure would result in local authorities being deterred from including commercially sensitive information in future bids for grant funding. This will mean that Homes England would have to evaluate bids that are less comprehensive than would otherwise have been the case, meaning that Homes England's ability to undertake due diligence on the bids will be impaired. This would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds, meaning the decisions will be less robust and less likely to deliver value for money; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text in the legislation can be found on the following link;

[The Environmental Information Regulations 2004 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

Advice and Assistance

Regulation 9(1) provides that an authority must provide advice and assistance to applicants and in accordance with this we can advise that in accordance with the ICO's guidance for good practice, we contacted the third party (Coventry City Council) in relation to this disclosure. They have advised that the bid submission document as provided to you in Annex A may no longer reflect the current position and information contained within may have been superseded or amended since the bid was submitted in 2017.

2. *The written statements provided by Coventry City Council in support of application*

EIR – Supporting Letter

We can confirm that we do hold the recorded information, which is attached as Annex B.

Information has been redacted under Regulation 13 EIR, as detailed in response to Q1.



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3. Minutes/notes of meetings about this application for funding held between Homes England, HE's own consultants, Hallam Land Ltd, its consultants, and Coventry City Council (jointly or severally) between 2019 and now (Nov 2021)

EIR - Regulation 12(4)(a) – Information not Held

Under regulation 12(4)(a) of the EIR, Homes England may refuse to disclose information if the requested information is not held by that public authority.

When relying on Regulation 12(4)(a), Homes England must also advise details of any other public authority to whom the requestor could redirect their request to, and in accordance with this we can advise that you may wish to contact Coventry City Council.

Regulation 9(1) provides that an authority must provide advice and assistance to applicants and in accordance with this we can advise that there are no meeting minutes held in relation to this funding.

- 4. Notification of approval of grant and conditions issued by Homes England,
&
5. or by any other body (such as the MHCLG) which Homes England holds a copy of.**

FOIA – Grant approval & conditions letter

We can confirm that we do hold the requested information, which is attached as Annex C. Redactions have been made to Annex C under the following FOIA exemptions:

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

Section 43 - Commercial interests

Information contained within the approval letter engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.



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Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the project and the Housing Infrastructure Fund (HIF) funding programme.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money; and
- Homes England acknowledges there is an interest in the terms of the funding it delivers and the arrangements between the organisation and our partners.

Arguments in favour of withholding:

- The approval letter from Homes England to the Local Authority sets out performance criteria in relation to ongoing milestones and targets, delivery and operational obligations, performance criteria, and information relating to payments/repayments. To release the detail of these ongoing contractual obligations between the parties would be likely to prejudice their ability to fulfil the requirements agreed between the parties. It is imperative that the local authority be able to work to achieve the obligations set out in the letter without undue influence from third parties that could disrupt the development, contracting process, or prejudice other funding sources that could put the overall scheme at risk. This would affect value for public money and prejudice new homes which would not be in line with the strategic objectives set out by government that Homes England is tasked with achieving as per our strategic plan;
- The requested information relates to a current and ongoing project where all opportunities/proposals have not yet been determined or concluded. If other potential or confirmed sources of funding became aware of the terms of the HIF funding and the obligations placed on the Local Authority regarding this funding as contained in the letter, it would be likely to prejudice the ability of the Local Authority to negotiate for and secure other sources of funding. This would result in Homes England having to pay a higher grant than would otherwise be the case, meaning greater cost to the public purse which would not be in the public interest;
- Releasing the information would be likely to negatively impact future funding processes and proposals to our funding schemes as potential partners may be deterred from applying to Homes England for grant funding if they felt information relating to their commercial and ongoing funding commitments would then be released to the public domain. This would be likely to result in a substantial impact on potential financial outcomes and delivery of the HIF. Furthermore, this would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds. This would not be in the public interest as public funds could be allocated in a way that would distort regional need for development;
- The consequences of releasing data at a time when negotiations/proposals are ongoing would significantly prejudice the council's ability to deliver the program. The program is a key scheme and failure to deliver could lead to significant planning harm to the local area and affect the Local Authority's ability to achieve the targets set out in their Local Plan. Therefore release would be



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- likely to put potential homes in jeopardy and affect Homes England's ability to deliver against its objectives in our strategic plan, which is not in the public interest; and
- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link;
<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

6. Any related letters between MHCLG Ministers and the Member of Parliament for Coventry North-West copies of which are held by Homes England.

FOIA – Information not held

We can confirm that Homes England does not hold the information detailed in this part of your request.

To conclude that the information is not held, we have searched with our HIF team who would have the requested information if held.

The FOIA does not oblige a public authority to create information to answer a request if the requested information is not held. The duty under section 1(1) is only to provide the recorded information held.

The full text of section 1 in the legislation can be found here:

<https://www.legislation.gov.uk/ukpga/2000/36/section/1>

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. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

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



Homes
England

Making homes happen

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Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) 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/>

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

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Housing Infrastructure Fund - enquiry

Bid details

Primary Local Authority
Project type

Coventry
Marginal viability funding

Contact details

reg. 13

Lead details

Scheme details

Scheme name
Scheme description

Eastern Green Unlocking Development
The Eastern Green Masterplan will deliver at least 2,250 new homes, 15ha of employment land and a new Major District Centre. The site is identified as a strategic urban extension within Coventry's new Local Plan. The site is currently within the Green Belt, allocated adjacent to the A45 at Eastern Green on the western boundary of the city.

The site occupies a key location on the A45 strategic highway network within a short distance of the UK Central redevelopment Birmingham Airport and the NEC associated with the construction of HS2. Developer Hallam Land Management is promoting the scheme, and will submit a full planning application later this year.

New transport infrastructure is required to enable access to the site. This will involve delivery of a new grade separated access from the A45 and construction of new highway and utilities infrastructure. Current access to the site is very limited and therefore infrastructure must be completed to enable construction of housing.
Bridge, Power supply, Electricity / Gas connections, Public realm works, Water works, Digital infrastructure, Road/highway
Scheme Risk Register (file: HIF Bid Eastern Green Risk Register.pdf)
Project Plan (file: HIF Bid Eastern Green Project Plan.pdf)
Master Plan Phasing (file: 3. Eastern Green Master Plan Phasing.pdf)
Infrastructure Layout (file: 1. Eastern Green Option 1 Localised Infrastructure Layout.pdf)

Physical infrastructure

Site plan(s)

Options appraisal

Problem being addressed

The Eastern Green Strategic Urban Extension site is located on Green Belt, but will be released through the new Local Plan. In order to unlock development, new transport infrastructure is required to provide primary access to the site. This includes grade separated access to the A45, which is located directly adjacent to the site. Grade separation ensures lesser impact on traffic flows and maintains highway capacity.

The site cannot support development on the scale called for in the Local Plan without the infrastructure works proposed here. It would be possible to develop some of the early phases of the development using existing access from Upper Eastern Green Lane and Pickford Lane but works traffic on these roads would have been a concern even for a small proportion of the development.

Options considered

Through the Local Plan alternative highway options were considered with more links to local roads, however impact would have been unacceptable. Alternative sites were considered but not available, developable or deliverable. An at grade highway option was also considered but would have detrimental impacts on traffic flow and highway capacity along the length of the A45. It would also contradict the express way aims of the wider A-road network around the edges of Coventry – a joint aim between CCC, WCC and Highway England.

If funding not secured

If HIF funding cannot be secured the private developer will be required to fund all of the infrastructure necessary to open up the site. This is very likely lead to a delay in the development, and for it to happen with slower phasing, as the developer opens up individual plots in order to generate enough income to fund the overall infrastructure requirement. There is a danger that if constraints such as accessing early phases of the development from local roads limits the amount of housing completions and therefore the development's ability to generate cash to invest in infrastructure, that the full infrastructure requirement will become prohibitively expensive and the site will come forward at a much slower pace or at a much smaller scale. A lack of public intervention is likely to lead to piecemeal development which will not deliver the partner's aims in terms of housing growth, or fulfil the aims set out in the Local Plan.

Strategic approach

Demonstrate strong local leadership

The Eastern Green SUE is identified as a key allocation in Coventry's Local Plan. The Developer is required to provide the primary site access through the proposed infrastructure works included in this bid, reg. 12(5)(e) [REDACTED]. The Council is unable to permit the development to proceed without the transport links being fully committed and constructed as part of the initial development phase (up to but not exceeding 250 homes), therefore HIF will fix the cashflow issue to deliver the infrastructure required now, and Coventry City Council will enter into a contractual arrangement with the developer – Hallam Land Management (HLM) – in order to recover this initial funding as the later phases of the development proceed, reg. 12(5)(e) [REDACTED]. HLM has a record of working in this way, reg. 12(5)(e) [REDACTED]. This demonstrates Coventry City Council working effectively with the Developer in order to unlock the SUE to make land available for housing development. The City Council have proposed the site at Eastern Green by taking brave decisions around its Green Belt boundaries within one of the highest value parts of the city to help meet its housing needs. Such decisions have also been linked to the Council's wider joint working with neighbouring authorities around sub-regional housing delivery and positive planning for housing needs. The site offers clear strategic benefits linked to the proposed HS2 terminal and UK Central developments as well as the existing Birmingham airport and NEC complex. The site also sits within the Allesley Parish Council Neighbourhood Plan area and the Council is working with the Parish Council to progress and develop the Plan.

Demonstrate unlocking new & better homes	The scheme will remove the barrier to development of housing at Eastern Green by unlocking the SUE through delivery of transport infrastructure.
Demonstrate diversifying housebuilding market	Coventry currently has a very skewed housing market. More than 70% of homes are classed as council tax band A or B (43% nationally) whilst only 10% of the city's stock are detached homes (23% nationally). The Eastern Green site will deliver at least 60% larger family homes in one of the city's highest Council tax band areas and will help diversify the city's housing offer - a key aim of the Local Plan. A site of this size also offers a substantial opportunity to deliver affordable homes within a desirable market area within the city (at least 563 new affordable homes). The new Local Plan provides a policy steer to encourage starter homes and self-build opportunities across all sites within Coventry. This opportunity will continue to be promoted and explored in relation to the Eastern Green SUE. A number of small parcels have already been earmarked around the fringes of the site by 1 local housebuilder.
Local MP(s)	Awaiting response The local MP, Geoffrey Robinson, has been approached regarding the scheme and we are awaiting a response.
Your upper tier authority	Not applicable
Combined authority	Yes WMCA Letter of Support (file: Letter of Support from Andy Street.pdf)
All supporting Local Authorities	Not applicable
Local Enterprise Partnership(s)	Yes Letter from CWLEP Chair Jon Browning (file: CWLEP Letter of Support - HIF.pdf)
Local community	Not applicable
Dev partner(s) (Infrastructure)	Not applicable
Dev partner(s) (Housing)	Yes Letter from Fraser Campbell, Hallam Land Management (file: Hallam Land Management Letter of Support.pdf)

Plan status	Plan adopted or submitted	Yes
	Date adopted or submitted	22/09/2017
	Web addresses to relevant documents	http://www.coventry.gov.uk/downloads/file/23851/mod_1_local_plan_with_proposed_modifications

Economic case	Number of sites	1
	Who controls the site	The sites required for the infrastructure and development are in the control of Hallam Land Management.
	Total size of site	146 ha
	Area on brownfield	0 ha
	Percent is housing	40 %

Local Authority	Number of Homes
Coventry	2250
Total number of homes	2,250
Percent homes affordable	25 %
Projected housing delivery 2017 / 2018	0
Projected housing delivery 2018 / 2019	0
Projected housing delivery 2019 / 2020	150
Projected housing delivery 2020 / 2021	150
Projected housing delivery 2021 - 2025	350
Projected housing delivery 2026 - 2030	850
Projected housing delivery 2031 - 2035	750
Projected housing delivery future years	0
Full / Detailed	0
Outline	0
Planning in principle	0
Allocated	2,250
None	0
Homes delivered if without funding	250
Explanation for number delivered	The scheme will deliver at least 2,250 new homes but delivery will be much later and slower without funding. The Council is unable to permit the development to proceed without transport links being fully committed and constructed as part of initial development (not exceeding 250 homes). HIF will fix the cashflow issue for the Developer to deliver the infrastructure reg. 12(5)(e)
Providing site valuations	No

Financial case

Funding amount	reg. 12(5)(e)
2017/2018	
2018/2019	
2019/2020	
2020/2021	
Total scheme costs	
Land	
Infrastructure (including sunk costs)	
Construction	
Abnormals	
Professional Fees	
Finance Costs	
Allowance for developer profit	
Other	

Evidence of assumed scheme costs

Costings are for infrastructure works required to open up the site prepared by CCC Quantities Surveyors. In line with best practice, 25% optimism bias has been included. The spend profile is mapped against a recent project of a similar nature - Whitley Bridge (also installation of a bridge and associated slip roads on a major A-road). The main element is initial setup and

installation of piers and abutments for the new bridge deck, followed by bridge installation and associated infrastructure.

Gross development value

reg. 12(5)(e)

Private sale / rent income
Affordable sales income
Commercial income
Other income

Evidence of assumed GDV

CCC is working with the developer, HLM to understand the value, and more importantly the overall viability of the scheme, and how the need for infrastructure will potentially affect this. It is not currently possible to fully assess the GDV because of a number of sensitivities which HLM cannot place a definitive value at this stage, such as the need for additional community infrastructure like health provision/schools. CCC and HLM are committed to working together to bring the scheme forward.

Previous Funding Application

No

Local Authority investment (inc. LGF funding)
PWLB loan
Other public sector investment
CiL/S.106 contribution
Private sector investment (inc debt finance)

Not applicable
Not applicable
Not applicable
Not applicable
Not applicable

Indicative public sector investment

100 %

Aim to recover funding
How intend to recycle

Yes
Coventry City Council will enter into a contractual arrangement with the developer – Hallam Land Management (HLM) – in order to recover the investment of HIF funding as the later phases of the development proceed. This will then be recycled into further infrastructure investments linked to housing sites elsewhere in the city.

Cashflow plan

File: HIF Bid Charts Cashflow - Eastern Green.pdf
Desc: Cashflow

Milestones & delivery

Infrastructure planning permission granted
Outstanding statutory consents received
Infrastructure contractor(s) appointed
Residential contractor(s) appointed
Infrastructure works started
Infrastructure works completed
First residential units commenced
First residential completions

01/08/2018

reg. 12(5)(e)

Infrastructure planning references

Both the infrastructure works and proposed housing developments are covered in the Eastern Green Masterplan, which forms part of the Coventry Local Plan (Reference LP58). Hallam Land Management, as development partner for the housing, is expected to submit a Planning Application for the full scheme in late 2017.

Engagement with contractors and procurement

CCC has engaged a developer (Hallam Land Management) to promote the scheme, and submit the required Planning Application. CCC will also need to separately procure a contractor (most likely a transport engineering consultancy)

through a fully OJEU compliant tendering process, given the expected total value of the contract. Given that the Council's existing Framework has been procured through an OJEU compliant exercise, it is expected that a mini competition will be carried out.

Statutory powers obtained

No statutory powers or consents have been obtained for the development yet, given that a Planning Application is still to be submitted. The Planning Application will need to go through Coventry City Council's standard planning procedures, and therefore standard processes around challenge periods.

Statutory powers outstanding

None at present.

Approach to delivery

Outline delivery plan

Delivery Plan (file: HIF_Outline_Delivery_Plan_Eastern Green.pdf)

Plans to deliver infrastructure

The grade separated junction would commence in partnership with the developer to unlock site access on the south side of the A45 for construction traffic through the wider site. This would also support construction of the grade separated junction. The initial 250 homes would then commence within the site linked to a separate access point utilising limited capacity within the existing local network. These 250 homes would be constructed in parallel with the new junction. As the junction neared completion construction work would commence on further residential phases to accelerate delivery. The junction would also facilitate early delivery of employment, retail and community space alongside linked job creation.

Link between infrastructure and homes

The Local Plan identifies a clear link between the numbers of homes that can be delivered in advance of the primary site access being completed. This is linked to wider highway pressures within the localised road network and the need to focus traffic towards the strategic network. The Local Plan caps this at 250 homes. An early delivery of the junction will accelerate the rate of house building and the delivery of the site as a whole.

Delivery partners working together

The site promoters, Hallam Land Management (HLM) are fully supportive of the Local Plan through its development and examination. They are fully committed to its early delivery and are actively preparing a planning application for submission. HLM has a track record of working with public funders to develop large scale housing sites, [reg. 12\(5\)\(e\)](#)

Over time this is expected to grow to as many as 7,500 homes. Coventry is the no.1 planning authority in England for determining applications on time and will ensure planning permission is secured within the appropriate timeframes. Linked to the Local Plan the Council are working with HLM to develop an SUE Design Guidance to help inform the planning application, masterplan and site delivery. HLM are also actively engaging with the Parish Council and residents associations around pre-application engagement and masterplan development.

Management case

Governance and oversight

A Strategic Board will oversee the high level administration of the project. This will include Coventry City Council's Director for Planning and Highways, Team Leaders from the relevant service areas and the Finance Division. The developers for the site will report in to the Strategic Board. The Division Director will also provide updates to the Council's Cabinet Member responsible for this service area.

A Programme Manager will oversee project activities, including the Programme Team who will be made up of various activities that cover highway development (e.g. maintenance, design, costings, communications). The Project Manager will control day to day project management, including liaison with the contractors and monitoring resource to ensure activities are completed on time and to budget.

A digital project management tool, CEMAR, will be used in line with the NEC3 suite of contracts to procure and manage the projects – this has been widely used on previous projects.

Resourcing for scheme

The project will be delivered by an experienced and multi-disciplined team from Coventry City Council's Place Directorate. The team have been key to the development of around £50m of Major Projects, Public Realm and Infrastructure works in the city.

Experienced project leads will utilise existing teams, as shown in Appendix 1 of the Delivery Plan, to deliver the scheme using a project management approach which was used to successfully deliver projects such as the Friargate Bridge Deck (£17m), Whitley Bridge (£10m), Public Realm (£20m) and other high profile schemes around the city.

The Council will be looking to utilise the Shared Professional Services Contract (SPSC) to access the necessary services that can be offered by any of the four consultants to assist in the delivery of the scheme. Each of the four consultants can provide a number of services to the authority as part of the contract and have a wealth of experience and knowledge in projects similar to this scheme.

Management and monitoring

During the life of the projects the contract, works, design, finances and governance will be monitored and reviewed using an approved governance structure, (Appendix 1 of Delivery Plan). The methodology has been utilised on all significant schemes delivered in the city and ensures that a thorough process exists.

Regular Strategic Board meetings will be held to monitor progress and these will be supplemented by regular internal meetings, held between the Programme Manager and Programme Team, and Project Manager and contractors. CEMAR, an online project management software package, will also be utilised as a monitoring tool to control and review all inputs to the contract and works packages.

Monitoring the project outcomes will be the responsibility of the Council's Economic Development Service (EDS). This is a specialist service of 30FTE which is responsible for liaison with external funders such as HCA, the development of bids, and the monitoring of projects once they commence.

Risk	Mitigation
Land acquisition	Acquire all land well in advance of start of works.
Planning Approval	Ensure applications submitted in a timely manner
Market Volatilities	Ensure robust estimating is carried out. Allow for market volatilities in estimation

Risk	Mitigation
Political risks - Brexit, elections, consultations	Ensure Local Councillors and MPs are updated on a regular basis
Utilities	Carry C2 and C3 enquiries at earliest opportunity and arrange site visits with undertakers
Full Risk Register	In Supporting Documents

Project dependencies

The Eastern Green unlocking development scheme has a number of dependencies that the project delivery relies on. Land acquisition will be assisted by the allocation of the land in the emerging updated local plan, access and egress onto the A45 primary road network will be assisted by designing in accordance with the DMRB standards, however such elements as the diversion of the overhead power lines and culverting of the existing river water course are beyond the control of the authority. The risk register identifies early engagement with the utility company and environment agency as a scheme requirement, however delays to these elements of works could impact on the scheme delivery.

Section 151 officer sign off

File: Section 151 Letter.pdf
Desc: Section 151 Letter

Supporting documents

Section 151 officer sign off

File: Section 151 Letter.pdf
Desc: Section 151 Letter

Cashflow plan

File: HIF Bid Charts Cashflow - Eastern Green.pdf
Desc: Cashflow

Outline delivery plan

File: HIF_Outline_Delivery_Plan_Eastern Green.pdf
Desc: Delivery Plan

Site plan(s)

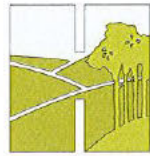
File: HIF Bid Eastern Green Risk Register.pdf
Desc: Scheme Risk Register
File: HIF Bid Eastern Green Project Plan.pdf
Desc: Project Plan
File: 3. Eastern Green Master Plan Phasing.pdf
Desc: Master Plan Phasing
File: 1. Eastern Green Option 1 Localised Infrastructure Layout.pdf
Desc: Infrastructure Layout

History

Submitted date

28/09/2017





**Hallam Land
Management**

10 Duncan Close, Red House Square, Moulton Park, Northampton NN3 6WL
t: 01604 646588
e: hallamlandsouthmidlands@henryboot.co.uk
www.hallamland.co.uk

Our ref: PG/slm

Your ref:

Date: 25 September 2017

reg. 13

Coventry City Council
Civic Centre 4
Much Park Street
CV1 2PY

Dear **reg. 13**

Housing Infrastructure Fund Bids – Eastern Green Masterplan

I am writing to add my support to Coventry City Council's bids to the Housing Infrastructure Fund for Eastern Green.

Our vision for Eastern Green is to create a new sustainable community to the west of Coventry which is accessible to all in the widest sense, which delivers an enduring environment, where people will want to work, live and relax, and which does so in a manner befitting the character and respecting the environmental, cultural and historic assets of Coventry as a whole.

The scheme will support over 2,000 new homes and depending on the mix of uses, up to 20Ha of employment land. Securing support for the necessary infrastructure will be key to realising our vision, and we are very pleased to be working with the Council to seek Housing Infrastructure Fund support.

I look forward to working with you and your team as the scheme progresses.

Yours sincerely,
for **HALLAM LAND MANAGEMENT LIMITED**

reg. 13



Homes England

17th April 2019

s. 40(2)

Coventry City Council
Earl St, Coventry, CV1 5RR

Re: HIF MVF 91 Eastern Green Unlocking Development, Coventry

Dear s. 40(2)

SUBJECT TO GRANT DETERMINATION AGREEMENT

Further to our letter, dated 21st March 2019, which confirmed that the above scheme received internal approvals to proceed with the formal award of a grant, we write to you to detail the conditions of the approval.

The approval is subject to the conditions detailed below and the grant determination agreement. The grant award is to contribute towards the funding of a new junction on the A45 (including slip roads and an overbridge) and an ancillary access road required to unlock two parcels of land in support of the delivery of new homes.

This offer of funding is subject to legal exchange of the grant determination agreement by 30th June 2019 after which point the Homes England reserves the right to retract the offer of funding.

The grant (in £) and outputs approved by Homes England is as set out below.

Funding	Total
HIF MVF	s. 43
Total	

Outputs	
Total	3225

Please note any variances to the above spend or outputs must be approved in writing by the Homes England. HIF MVF funding is available until 31st March 2022. All MVF funding is required to be spent by this date.

This grant is provided on the basis that it is recovered as the scheme progresses and recycled to deliver additional homes.

The approval is subject to the following conditions being met prior to entering into the grant determination agreement.

Condition	Date
1. s. 43	

Homes and Communities Agency, (trading as Homes England) Floors 5-7, Windsor House, 50 Victoria Street, Westminster, London SW1H 0TL

0300 1234 500

www.gov.uk/government/organisations/homes-england

OFFICIAL

2.	S. 43
3.	
4.	
5.	
6.	
7.	
8.	

The drawdown of funds is subject to a signed grant determination agreement and the following conditions precedent being met:

Condition	Date
1.	S. 43
2.	
3.	
4.	
5.	
6.	

It should also be noted that the following conditions are a requirement of all grant determination agreements.

- a. The money is to be spent on capital related to the project;
- b. The scheme will deliver by an agreed date. Otherwise, Homes England can recover any unspent funding;
- c. Any costs saved or recovered are retained by the Local Authority and to be used for further housing delivery; and
- d. The Local Authority will assure Government on delivery through proportionate regular reporting on progress, as set out in the Assurance Framework.

Please note that any communications on the outcome of funding clarification are subject to Homes England approval.

Yours sincerely

s. 40(2)

s. 40(2) Infrastructure and Complex Projects