

Date: 8 November 2024

Our Ref: RFI4911 Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk



Dear

RE: Request for Information – RFI4911

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

You requested the following information:

for disclosure of all information Homes England holds (including from its' predecessor bodies) regarding the following property currently owned by Trident: 160 Granville Street Birmingham B1 1RY. This scheme is currently known as Washington Court, but has been previously known as Birmingham City Mission

Response

We can inform you that we do hold the information that you have requested. Please find attached to this response Annex A which contains a copy of all the information Homes England holds in relation to Washington Court. However, we rely on Section 40(2) and Section 43(2) of the FOIA to withhold some information from disclosure. Please note that some of the information in Annex A are copies of documents that were previously held in microfilm format and therefore, the quality of the documents has significantly degraded over time and appear to be blurry when converting to PDF format.

<u>Section 40 – Personal information</u>

We have redacted information on the grounds that in 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.

2nd Floor The Lumen St James Boulevard, Newcastle Helix Newcastle upon Tyne, NE4 5BZ





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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

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested relating to how much grant funding was provided 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.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of Affordable Homes 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.

Arguments in favour of withholding:

- Disclosure is likely to be prejudicial to the commercial interests of the third party as there is reasonable expectation that such information provided to Homes England in this capacity would not be disclosed. We recognise that there has been a passage of time between when the initial grant was provided and now, however the third party still maintains a commercial interest;
- Releasing the information could reveal financial information of a third party which may in turn
 affect their commercial interests. 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

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ability to procure future funding or any future development at this site. The third party would not be able to negotiate effectively as this information could be used by other third parties to distort or otherwise prejudice their ability 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;

- 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 Affordable Homes Programme. 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;
- 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

Advice and Assistance

We have a duty to provide advice and assistance in accordance with Section 16 of the FOIA. To comply with this duty we are able to advise Annex A is all the information we hold in relation to the West Midlands Housing Corporation which pertains to Birmingham City Mission or Washington Court.

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.

2nd Floor The Lumen St James Boulevard, Newcastle Helix Newcastle upon Tyne, NE4 5BZ





Date: 8 November 2024

Our Ref: RFI4911 Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Email: infogov@homesengland.gov.uk

Information Governance Team
Homes England
The Lumen
2nd Floor
St James Boulevard
Newcastle Helix
Newcastle upon Tyne
NE4 5BZ
United Kingdom

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

2nd Floor The Lumen St James Boulevard, Newcastle Helix Newcastle upon Tyne, NE4 5BZ



s. 40(2)

From: s. 40(2)

Sent: 12 March 2024 13:02

To: s. 40(2)

Subject: RE: RE: Grant - Washington Court URGENT CRM:0087715

Attachments: Microfiche Snips - City Mission.docx; 786-27.pdf

His. 40(2)

The archived documents only relate to the grant funding in 1993-1995 (the files close in 1995) and will not have any information about the rents charged after the property was funded.

I have attached the pdfs of the files (I will forward the second file as it is too large to attach to this email), however, please note the age of the files and that they specifically relate to the delivery of grant-funded schemes. Grant is also recorded in application forms as this was how grant payments were recorded/approved prior to the set-up of the IMS system. I have attached the relevant forms for ease.

Our Business Intelligence Data originally pasted below also confirm the grant amounts vested in the property, which match what is on the notification forms. Homes England's position is that S. 43 is vested in Washington Court, confirmed by our data and records. The grant is recoverable upon a relevant event.

On your question on RCGF

- If a relevant event occurs (specified in the <u>Recovery Determination 2017</u>), grant can either be recycled or repaid (unless the relevant event is a repayment only event such as delivery milestones not being met etc. these events are unlikely to be relevant to Washington Court).
- Further guidance on recovery conditions for each relevant are outlined in the <u>Capital Funding Guide</u> <u>Chapter 7 Section 2 Relevant Events</u>)
- In reference to my below comment the change of use of a property to one that would require less grant but is still grant eligible (relevant event (I)) will usually incur 12% grant recovery. Trident would have the option to either repay or recycle 12% of the grant liable. If Trident chose to recycle, you would be required to record this on your RCGF annual return and to spend the RCGF within 3 years on Homes England's Permitted and Priority Uses (listed in section 6 of the above linked chapter of the Capital Funding Guide) for affordable housing. Three year old RCGF balances can be rolled over to spend in the next year with a rollover business case.
- If you plan to demolish the property but to redevelop the site for a new affordable housing development, Homes England would consider a business case to allow the grant to lie in the land for up to 5 years, rather than recover the grant from Trident. Once the new affordable housing developments are built, the historic grant will be reapportioned to the new units. Trident could also choose to recycle the grant upon demolition rather than submit a business case.

Kind Regards,

s. 40(2)

Historical Grants Manager

E: s. 40(2) homesengland.gov.uk
T: s. 40(2)



1

@HomesEngland

Windsor House 42-50 Victoria Street London SW1H 0TL

The Housing and Regeneration Agency

We believe that affordable, quality homes in well-designed places are key to improving people's lives. We make this happen by using our powers, expertise, land, capital, and influence to bring both investment to communities and to get more quality homes built.

Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: S. 40(2) @tridentgroup.org.uk>

Sent: Tuesday, March 12, 2024 8:12 AM

To: S. 40(2) < s. 40(2) homesengland.gov.uk>

Subject: FW: RE: Grant - Washington Court URGENT CRM:0087715

Good morning

Thanks for this, do you have the grant forms themselves so I can review?

Does your archive show any documents from around 2011-2012 around rents charged?

In terms of the grant, would it not follow the RCGF route of having to be reused on affordable housing more generally or would it still be attached to this site in particular (asking for my understanding).

Thanks



OFFICIAL

From: Grant_Notifications < Grant_Notifications@homesengland.gov.uk >

Sent: Thursday, March 7, 2024 2:34 PM

To: S. 40(2) @tridentgroup.org.uk>

Subject: RE: RE: Grant - Washington Court URGENT CRM:0087715



I have reviewed the archived files, and I can confirm the following schemes titled 'City Mission' were phased schemes for a newbuild homelessness scheme - Washington Court.

| Approval | Completion | Housing association | Code | Reg | LA | Scheme Address |
|------------|------------|---------------------|-------|-----|-----|--------------------------------|
| | | | | | | |
| 01/06/1993 | 01/06/1995 | TRIDENT | L0979 | 51 | 515 | City Mission ph 1, Commercial |
| 01/05/1994 | 01/06/1995 | TRIDENT | L0979 | 51 | 515 | CITY MISSION, PHASE 2, COMMERC |

BIRMINGHAM CITY MISSION -WASHINGTON COURT Discussions about the new City Mission took place from approximately 1992 between Birmingham City Mission and Trident Housing Association The Lease on the Mission's premises in Granville Street, Birmingham would run out in September 1995 and therefore it was imperative that they found new premises. At the time Trident were attending monthly meetings regarding the regeneration of the area, with Estate Agents, Davenports and other interested parties The land opposite BCM was available for sale from Davenports who used the land as a barrel store. It was agreed that Trident would purchase the land and build a new mission plus flats for homeless people The idea was put to Birmingham City Council who supported Tridents BID to the Housing Corporation. The City would also have 50% nomination rights for the flats. The Architects, Roger P Dudley & Associates, designed a building that would consist of the following: BCM - 46 bed spaces consisting of 8 Cluster units. T ____a units are primarily for men but there is one emergency cluster for women 5 malin The Mission also provides a number of other facilities including, Restaurant, Games Room, Lounge, Quiet Room, Laundry, Work Room and there is also a day centre where people can just drop in and have a meal and chat. The Mission also has a medical room, meeting room and offices. TRIDENT - 39 self contained flats 13 of which have been adapted for people with mobility difficulties. There is also an Office and tenants can use the Laundreste. The contract started in June 1994 and was completed 12 months later in June 1995

Therefore, the combined grant resting in Washington court in the two schemes above is £2,031,785.

As briefly discussed with you on the phone, as this property was initially developed as supported housing (for homelessness), if you decide to convert the properties to general needs units, this may incur partial grant recovery (our standard policy is 12% of the grant vested). If you are planning to demolish to property, Homes England may consider a business case to allow the grant to rest in the land for up to 5 years on the condition that the land is redeveloped for affordable housing.

Please let me know if you need anything further from myself and I am happy to discuss the future of Washington Court in relation to grant recovery to support you in considering options going forward for the units.

Kind Regards,

s. 40(2)

Historical Grants Manager

E:s. 40(2) homesengland.gov.uk
T:s. 40(2)



@HomesEngland

Windsor House 42-50 Victoria Street London SW1H OTL

The Housing and Regeneration Agency

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



OFFICIAL

From: S. 40(2) <u>@tridentgroup.org.uk</u>>

Sent: Monday, February 26, 2024 3:26 PM

To: Grant_Notifications < <u>Grant_Notifications@homesengland.gov.uk</u>> **Subject:** RE: RE: Grant - Washington Court URGENT CRM:0087715

Appreciate your help.

Thank you

From: Grant_Notifications < Grant_Notifications@homesengland.gov.uk >

Sent: Monday, February 26, 2024 3:25 PM

To: S. 40(2) @tridentgroup.org.uk>

Subject: RE: RE: Grant - Washington Court URGENT CRM:0087715

His. 40(2)

I have ordered the files today and have been informed that I will be able to either view them on Thursday or early next week.

I expect to return to you by the end of next week.

Kind Regards,

s. 40(2)

Historical Grants Manager

E: s. 40(2)

homesengland.gov.uk

T: s. 40(2)



@HomesEngland

Windsor House 42-50 Victoria Street London SW1H OTL

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OFFICIAL

From: S. 40(2) @tridentgroup.org.uk>

Sent: Thursday, February 22, 2024 6:28 PM

To: Grant_Notifications < <u>Grant_Notifications@homesengland.gov.uk</u>> **Subject:** RE: RE: Grant - Washington Court URGENT CRM:0087715

Thanks for your time earlier.

I have completed the form. Let me know if you need anything else.

As I said on the call, the property is nearing the end of a contract with Birmingham City Council which has an uncertain future so we are reviewing options around change of use or more likely redevelopment. Grant management will be a key area in this decision making. Do you have timescales that you would work to in accessing these files?

Appreciate your help

Thanks







Finance

s. 40(2)

Email Address s. 40(2) <u>@tridentgroup.org.uk</u>

12 Fairlie House, Trident Close, Erdington, Birmingham, B23 5TB



Visit: www.tridentgroup.org.uk and



Learn more about Trident Group: https://youtu.be/lopyEh8pMZA

OFFICIAL

From: Grant_Notifications < Grant_Notifications@homesengland.gov.uk >

Sent: Thursday, February 22, 2024 1:12 PM

To: s. 40(2) @tridentgroup.org.uk>

Subject: RE: RE: Grant - Washington Court URGENT CRM:0087715

Hjs. 40(2)

Attached is the historical grant notification form – please fill with details you are considering for the property i.e change of use, disposal, demolition

I have found a potential match for the property below (the City Mission property) but to confirm what the original grant funding was for and whether this is a match to the property in question - we would need to order the files and review in archives.

| Approval | Completion | Housing association | Code | Reg | LA | Scheme Address |
|------------|------------|---------------------|-------|-----|-----|--------------------------------|
| | | | | | | |
| 01/06/1993 | 01/06/1995 | TRIDENT | L0979 | 51 | 515 | City Mission ph 1, Commercial |
| 01/05/1994 | 01/06/1995 | TRIDENT | L0979 | 51 | 515 | CITY MISSION, PHASE 2, COMMERC |

Kind Regards,

s. 40(2)

Historical Grants Manager

E:s. 40(2) homesengland.gov.uk
T:s. 40(2)



@HomesEngland

Windsor House 42-50 Victoria Street London SW1H 0TL

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



From: S. 40(2) <u>@tridentgroup.org.uk</u>>

Sent: Tuesday, February 20, 2024 5:47 PM

To: Grant_Notifications < Grant_Notifications@homesengland.gov.uk > Subject: RE: RE: Grant - Washington Court URGENT CRM:0087715

Hello

I am happy to have a conversation with a member of your team. Can we arrange something for Wednesday/Thursday this week if possible?

Thanks





s. 40(2)
Group Finance Director

Finance

s. 40(2)

Email Address s. 40(2) <u>@tridentgroup.org.uk</u>

12 Fairlie House, Trident Close, Erdington, Birmingham, B23 5TB



Visit: www.tridentgroup.org.uk and



Learn more about Trident Group: https://youtu.be/lopyEh8pMZA

OFFICIAL

From: Grant_Notifications < Grant_Notifications@homesengland.gov.uk >

Sent: Friday, February 9, 2024 11:11 AM

To: S. 40(2) @tridentgroup.org.uk>

Subject: RE: RE: Grant - Washington Court URGENT CRM:0087715

Hi^{s. 40(2)}

RP's are required by the Regulator's Governance and Viability Standard 2.5(a) to maintain a thorough, accurate and up to date record of their assets and liabilities and particularly those liabilities that may have recourse to social housing assets, this should include accurate records in respect of grant liability allocated to those properties. Homes England does not routinely supply information in relation to grant where an RP does not hold accurate data. Homes England operates in accordance with the Grant Recovery Determination 2017, and Capital Funding Guide Chapter 7 on grant recovery. This sets out that where a relevant event for grant recovery occurs, an RP must notify us 14 days in advance of the event occurring, at that point we will check our historic records and confirm the exact amount of grant that we require to be either repaid or recycled. Failure to notify Homes England in line with the determination can result in interest being charged on the delayed notification.

If required one of our team would be happy to run through your obligations in relation to any historic social housing grant you might have received. Please let me know if you would like us to set up a meeting to go through this in further detail.

Kind Regards,

s. 40(2)

Historical Grants Manager

E: s. 40(2)

homesengland.gov.uk

T: s. 40(2)



@HomesEngland

Windsor House 42-50 Victoria Street London SW1H 0TL

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Please forward any Freedom of Information Requests to: infogov@homesengland.gov.uk



----- Original Message -----

@tridentgroup.org.uk>;

Received: Thu Feb 08 2024 16:30:06 GMT+0000 (Greenwich Mean Time)

To: Homes England Enquiries < enquiries@homesengland.gov.uk; Enquiries Queue

<<u>Enquiries@homesengland.gov.uk</u>>;

Subject: RE: Grant - Washington Court URGENT

Hello ^{s. 40(2)}

9

Thanks for taking my call, if you could pass this message on I would be very grateful. Happy to have a discussion with one of your colleagues if helpful.

Thanks for any support you can provide.



Learn more about Trident Group: https://youtu.be/lopyEh8pMZA

OFFICIAL

From: S. 40(2) @tridentgroup.org.uk

Sent: Tuesday, February 6, 2024 6:29 PM

To: Grant_Notifications < Grant_Notifications@homesengland.gov.uk>

Subject: Grant - Washington Court

Hello

We are doing an audit of our housing files and we cant locate our original grant related to our property Washington Court. Would it be possible to send any information relating to Washington Court that is held by Homes England (or any of the departments predecessors)?

Full address is Washington Court, 160 Granville Street, Birmingham B1 1RY

Please pass this on to someone who may be able to help or let me now if you need more information.

Thanks

s. 40(2)

Group Finance Director

Trident Housing Group

Confidentiality: This e-mail and its attachments are intended for the above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please reply to this e-mail and highlight the error. Security Warnings: The contents of any attachment to this e-mail may contain software viruses, which could damage your own computer system. Whilst Trident Group has taken every reasonable precaution to minimise this risk, we cannot accept liability for any damage which you sustain as a result of software viruses. You should carry out your own virus checks before opening any attachment. Contracts & Agreements: No contract may be concluded on behalf of Trident Group by e-mail or fax. All contracts are made with the legal entity, Trident Group, and only a Director may sign legally binding documents on its behalf. Trident Group reserves the right to declare null and void any agreement or contract supposedly signed on its behalf by any person other than a Director. A list of current Directors is available on our website. Status & Registered Address: Trident Group is a trading



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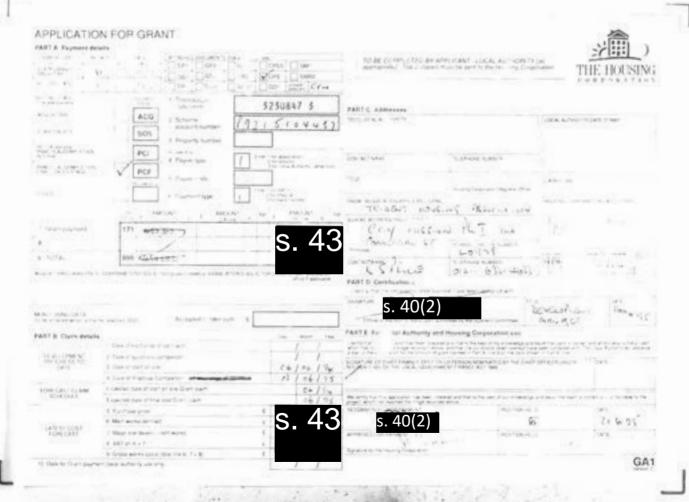
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PROCEDURE GUIDE

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THE REAL PROPERTY.



September, 94 Your ref: LA/CO/D184



Trident Housing Association Ltd 239 Holliday Street Birmingham 31 151



Dear Sirs

Ret. Land at Washington Street Birmingham

Your application on Form HACON 2 refers.

Please find enclosed sealed form of consent under Section 9 of the Housing Associations Act 1985 to the disposal of the above.

Yours faithfully

s. 40(2)

CONSENTS SECTION - RSD

Enc./



In the matter of the Housing Associations Act 1985

In pursuance of Section 9 of the Housing Associations Act 1985 and of an application made by TRIDENT HOUSING ASSOCIATION LIMITED (hereinafter called "the Association") whose Registered Office is at 239 Holliday Street Birmingham B1 1SJ

the Housing Corporation (hereinafter called "the Corporation") HEREBY CONSENTS to the disposal by the Association of the land in its ownership specified in Part I of the Schedule hereto subject to the terms and conditions set out in Part II of the Schedule

THE SCHEDULE

PART I-THE LAND

The disposal of the leasehold interest in a parcel and at Washington. Street Birmingham shown coloured pink on the attached plan for a term of 99 years and also the granting of a right of way over land shown coloured blue and the granting of easements over land coloured blue and green on the said plan all in favour of Midlands Electricity plc in consideration of an annual rental of £1 (one pound)

PART II - TERMS AND CONDITIONS

SUBJECT to the terms and conditions agreed between the parties to the said disposition

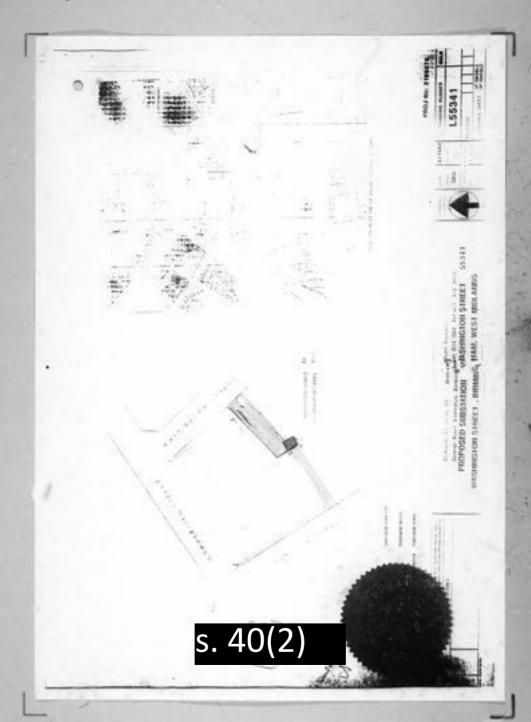
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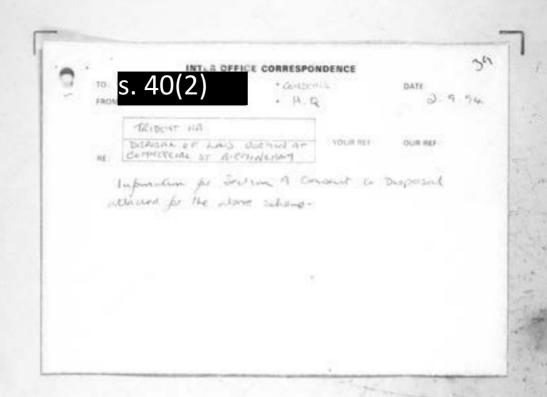
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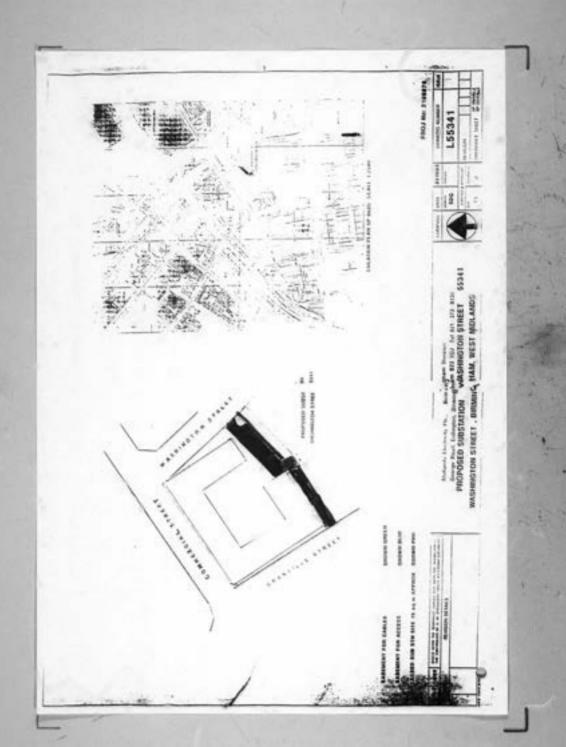


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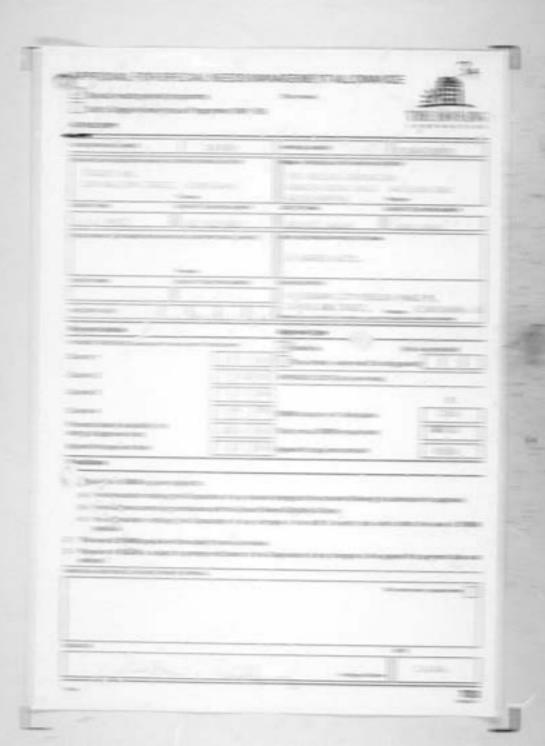
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Page 1 of 1 29/03/94 17.28 PROJECT APPROVAL - SEMA Year 93/94 West Midlands Region Approval no. Schea officer BML S. 40(2) Team East Team 1 Scheme confirmed 29/03/94 51-25785 Schemefile no. Confirmation no. 4476316 Issue no. ASSOCIATION AND SCHEME DETAILS HA code L0979 TRIDENT LA code (Sponsor) 515 BIRMINGHAM LA code (Location) 515 BIRMINGHAM Title Number City Mission Ph.1 Town/County Commercial Street, B'ham Postcode Bi 1RS / Investment Codes ----6H SINGLES/HOMELESS No. full units 20 No. abated units 4) SC EUROPEAN/CARIBBEAN ALLOCATION DETAILS Serial no. 3078 BIRNINGHAM CUTY MISSION PH 1 Description REVENUE SKHA BEVSKINA Heading TRIDENT HA code 1.0979 BIRMINGHAM 515 LA code 25,100 Allocation costs PAYMENT TIMETABLE HA Year end (31/3/94 Qtr Payment dates Completion date 30/4/95 7/95 Estimated first payment(%) 29492 10/95 2 mound rate 1/96 3 Time Limited N 4/96 4 I certify that the above details are correct and recommend the scheme for approval. Date 1 29/03/94 s. 40(2) Recommended by Date : Approved by Date : Finance approved by a

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TRIDENT

HOUSING ASSOCIATION

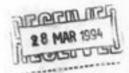
239 Holliday Street Birmingham Bi 18J Tel: 021 633 4633 Fax: 021 643 0200

Our Ref : RG/CO/D184F

24 March 1994

s. 40(2)

The Housing Corporation West Midlands Regional Office Norwich Union House Waterloo Street Wolverhampton WY 68P



Dear s. 40(2)

Re: Birmingham City Mission Phase I

I enclose an amended TS1 to take account of the additional 16 abated units of SNMA.

The expenditure and cost figures are again engineered to demonstrate the need for SNM** Phase I. Please see attached copy of my fax to you dated 29 June 1993.

(arthricing phase) where)

Yours sincerely

s. 40(2)

Development Manager

Enc

Chairman Rev Version Marshall

Director Nick Moreton

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239 Holliday Street DISU Birmingham B1 18J

Tel: 021 633 4633 Fax: 021 643 0260



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Message:

Form T.S.1 as requested. As discussed on the telestrone the Expenditure and cash figures are "angenessed" to demonstrate the rate of the teles white summer allocated to proceed I, it is of course prease I which will generate the magnitude of the management respenses for which we similarly in required.



TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ Tel: 021 633 4633 Fax: 021 613 0260

Our Ref : BG/CO

1 December 1993

s. 40(2)

The Housing Corporation West Midlands Regional Office Norwich Union House Waterloo Road Wolverhampton WV1 48P



Dear s. 40(2)

Re : Morgan Grenfell 62.5M Development Facility

We are now intending to provide fixed charge security for the remainder of the above Facility and I enclose forms HACON 4 for the schemes at Birmingham City Mission Phase I and Bavenhays Phases I and II.

The balance of the Facility was secured against Melvina Road Phases I and II in September (HACON 4's dated 15 September 1993).

To comply with our Cash Programme we will be exchanging contracts on Ravenhays on 10 December and will therefore need to get a hard copy of the Consents to Morgan Grenfell by that date.

I apologise for the short notice but would be grateful if you could deal with our application within that timescale.

s. 40(2)

Development Manager

Encs

Chairman Jim Fairlie

Director Nick Moreton

Typical Charlestin Wouning Assertation: Limited Registered with the Housing Corporation LLWOS and the Register of Friendly Sections of 1980B.
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| Consent. Ito be completed by | Lat annual section 2 | | | | |

HOUSING FOR RIDER 2.5 SELF MONITORING CHECKLIST A VEDESTONS ISSUED: 07/90 LOW MICHIER NO. TELDEOT 981 5104457 SCHOOL MILESS 36 10. B'HAMPLIN MISSION PERCENTED BY HC/HRMP/GAUGAND INDM: Application received on (date stamp): 3440193 114193. Project approval stage complete in SMS on: 2916193 COMMENTS AND TOOK OR CHOSE C0005 1. HOA/E/ signature: - was it on list of suthorised signatories? 2. Allocation: (HC sponsor schemes only) (check to Bids file, change authorisation records, as necessary) NO-- was additional allocation required? (i) was was this authorised? (ii) (Track B Assocs only) did the R.D. authorise any necessary transfer from the Region's strategic reserve 7 - did proposals conform to allocation/ tariff agreement criteria? - if not, did A.M. approved 3. Zim: check to correct TCI circular and Region's SEA records - was TIT Area correct? MA - was on cost correct, including predominance where relevant? . 2.7 . A SHOP OF BUILDING TO SHAPE

The Committee of the Co

OGCK COMMERTS AND TROUGH CHECKER were TCI multipliers, basic TCIs, TCI uplift, and grant adjustment factor correct? 4147 - was SPA operact, if any? MILT Next chedus for non-tariff only - did costs exceed TCI7 MIG. - if so, did T.O. report on realism of estimakes and value for soney? Grant: (check to current Grant Rates Circular) was grant rate correctly identified; (non tariff - including predominance where relevant) were area type and transitional scheme adjustments obsrectly calculated? Scheme Proposals _5.1 _Did the HA make the appropriate certifications 5.2 (Non-tuniff HC Punding only) - was purchase price at or below valuation? - was valuation current at approval? (where relevant) was there an appropriate planning pemission? if flot, was the approval conditioned in accommissoe with P.G.? was Urrowing Limit correct (Finance Marsial, Vol. 2)? 5.3 Special Needs - HC sponsor only: - did achene mest special project criteria? --- if not, did A.M. approve? . 3.8 .

×

COMPTS AND TICK OR CHOSE Authorisation: Was approval configuration report for the correct type of finance and endorsed, before approval, by both: - Finance NO (non tariff) or SAO (Teriff) and - Recommending Programme Offices? 6.2 Was scheme approval authorised by: - AD for non-tariff acheres within: TCT, Project Criteria, sutherised allocation - \$20 for a) tariff schemes b) non-tariff schemes within: 130% TCI (140% Transitional), Project Criteria, authorised allocation - AM for exhemes referred to Firance, or where there was a failure to agree within achimesoric? 6.3 Did the grant transfer agree to the TCI circular? Project Approval Document(s) 7.1 Non-turiff only - did details on SH/SF2 correspond to approved application? were any special conditions of approval included? did grant tranches correspond to confirmation report? - (HC funding only) did Drawing Limit correspond to: . configuration report , payment record sheet? 7.2 Taxiff and non-tariff - was approval confirmation report marked as checked to L20017 - were any (MQCs or) Association contri-butions logged for financial visibility monutoring?

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- did 'does in' record correspond to file?
- did SVS record of scheme details and scheme calculations correspond to file?
- were allocation costs correct is: ic funding - total costs mixed funding - grant input IA sponsored achieves - nil (including Transitional MAG on account where appropriate)?
- was achine processing stage completed in the within 2 days of quantiting the project approval number?

9. Processing Timescale:

 was the approval stage completed within the following elapsed times from receipt of a complete summission

Tariff: 2 weeks Non Tariff: NC sponsored 3 weeks/LA sponsored 2 weeks?

CENTRAL COMBINE/RECOMMENTATIONS

Signed:

s. 40(2)

Caber

2917193

THE YOU HADE A SCHEME LOG ENTRY FOR EXAMP

AREA MINISTER ACTION RECORD

S. 40(2)

HAVE YOU

2 SECTION FOR ECONO.

s. 40(2)

de

TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ Tel: 021 633 4633 Fax: 021 643 0260



| s. 40(2) | Ret B.C. N. |
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Message:

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s. 40(2)

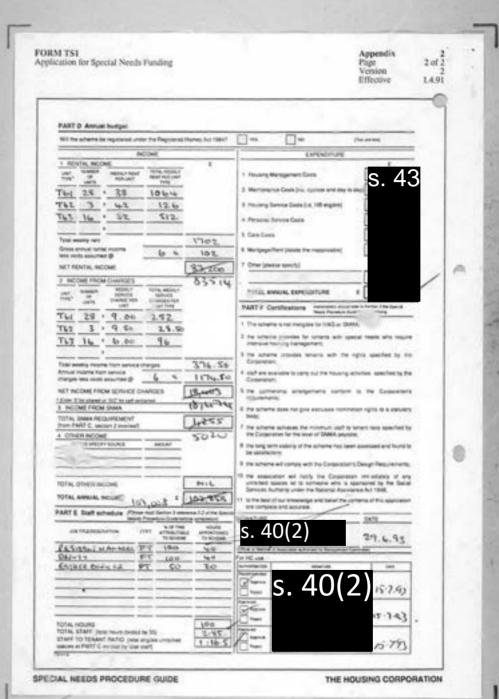
Chairman Jim Fairtie

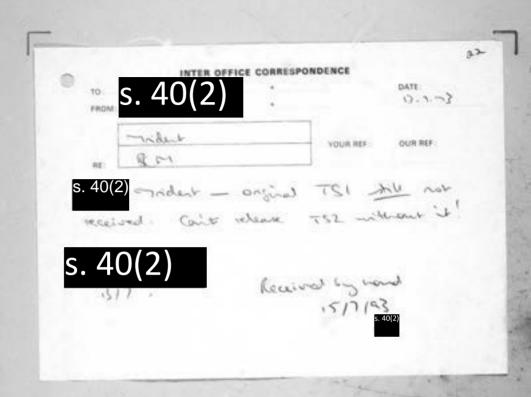
Director Nick Moreton

FORM TS1 Application for Special Needs Funding 15/7/93

Appendix Page Vension Effective 1 of 2 1.4.91

| APPLICATION FOR SPECIAL NEEDS FUNDING Confirmation of eligibility for special needs funding | 3/1 |
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| Year 93/94 PROJECT APPRO | WAL - SHMA 30/06/93 2 1 |
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| Teau East Team Schemefile no. 51-23146 Confirmation no. 7516864 Issu | e no. 1 Scheme confirmed 30/06/93 |
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| Approved by | 10(2) Date: 30/06/93 |
| Finance approved by : | Date : ∃>. € -23 |
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busing Association cartifications to the sponsoring authority, the Housing Corporation or the Local Authority

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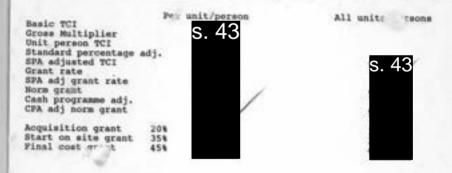
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| Approval no. Pali / Si /Quus | ٥. |
| Schemework officer BML S. 40(2) Team East Team Schemefile no. 51-23145 Confirmation no. 8871112 Issue No. | 1 Scheme confirmed 29/06/93 |
| ASSOCIATION A | ND SCHEME DETAILS |
| HA code L0979 TRIDENT Agent HA LA code (Sponsor) 515 BIRMINGHAM LA code (location) 515 BIRMINGHAM Title City Mission ph 1 Number Street Commercial Street, Town/County Birmingham Postcode Unspecified Sites/props. acquired 1 | Investment Codes |
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Scheme Confirmation - Unit Schedule 29/06/93 17:16 Page 1 Scheme No. 51-23145 P / / Stac D010 Pri/Seq: 10 10 Title: City Mission ph 1, Commercial Street, Birmingham Tariff code: T61 Multipliers 1 0010 New Build Acquisition & Works 1.00 Supplementary: 0185 Special Needs - Special Needs 1.16 Gross Multiplier 1.16 Newbuild. Self-Contained Persons per unit No. Identical Units Floor area band Basic TCI per unit/person TCI (inc uplift Grant Category: G090 Description: 100% MAG: SNMA Required(SN or FE)



29/06/93 17:16 Page 2 Scheme Confirmation - Unit Schedule Scheme No. 51-23145 P / / Star D010 Pri/Seq: 10 10 To Title: City Mission ph 1, Commercial Street, Birmingham Tariff code: T62 Multipliers New Build Acquisition & Works 1.00 0010 Key Special Needs - Special Needs 1.16 Supplementary: 0185 Gross Multiplier 1.16 Newbuild. Self-Contained Persons per unit No. Identical Units Floor area band Basic TCI per unit/person TCI (inc uplift Grant Category: G090 Description: 100% HAG: SHMA Required(SN or FE) All units/persons s. 43 Basic TCI Gross Multiplier Unit person TCI Standard percentage adj. SPA adjusted TCI Grant rate SPA adj grant rate Norm grant Cash programme adj. CPA adj norm grant 20% Acquisition grant Start on site grant 35% Final cost grant 45%

Scheme Confirmation - Unit Schedule 29/06/93 17:16 Page 3 Scheme No. 51-23145 P / / Stage D010 Pri/Seq: 10 10 Title: City Mission ph 1, Commercial Street, Birmingham Tariff code: T63 Multipliers 0010 New Build Acquisition & Works 1.00 Supplementary: 0185 Special Needs - Special Needs Shared 2 to 3 1.16 0200 1.00 Gross Multiplier 1.16 Newbuild. Shared Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift Grant Category: G090 Description: 100% HAG: SNMA Required(SN or FE) All t s/persons Basle TCI Gross Multiplier Unit person TCI Standard percentage adj. SFA adjusted TCI Grant rate SPA adj grant rate Norm grant Cash programme adj. CPA adj norm grant Acquisition grant 20% Start on site grant 35% Pinal on grant 45%

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TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 ISJ Tel: 021 633 4633 Fax: 021 643 0260

Our Ref : RSP/CO/D3a

23 June 1593

s. 40(2)

The Bousing Corporation West Midlands Regional Office Norwich Union House Waterloc Road Wolverhampton WVI 48P



Dear S. 40(2)

Further to your letter dated 4 June and our s. quent telephone conversations, I enclose amended forms as follows I-

- Birmingham City Mission Phase I CP3 and GA1 to take account of the acquisition tranche of 40% of £1,000,000 allocation.
- Cawestry CP3 and GA1 for acquisition and start on site recalculated on 1993/94 rates.
- CP1's the design and build supplementary multiplier has been applied where appropriate.
- Birmingham City Mission Phase I There are no units of CUMA required on Phase I.

NOT to color on the telephone the fact that we could not have 1001 MAG on a non SNMA scheme. I have amended our CP1's and CP3's for Oswestry and Sirmingham City Mission to take account of the amended Grant Bates.

Neither of these emendments affects our grant for the schemes but assume we can claim 40% 40% 20% tranches and not 20% 35% 45% as with SNAW.

If you have any queries regarding the above, please do not hesitate to contact me.

s. 40(2)

Development Officer

Chairman Jim Fairlie

Director Nick Moreton

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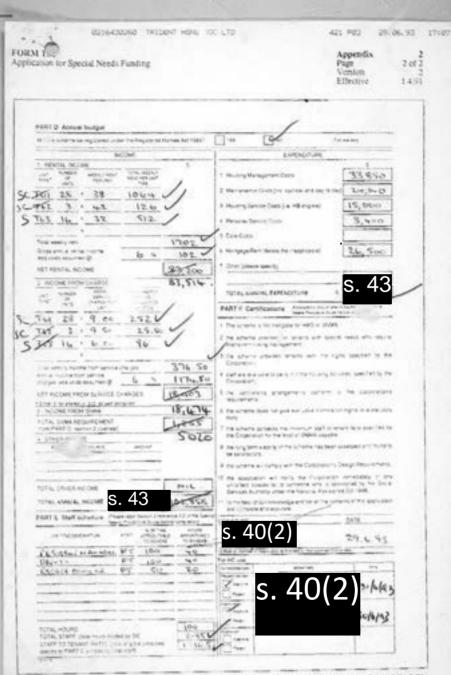
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SPECIAL NEEDS PROCEDURE GUIDE

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TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birosingham B1 18J Tel: 021 633 4633 Vax: 021 643 0260

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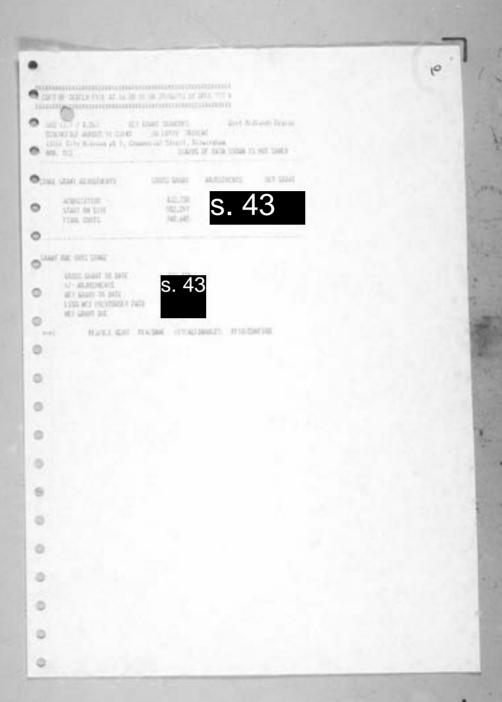
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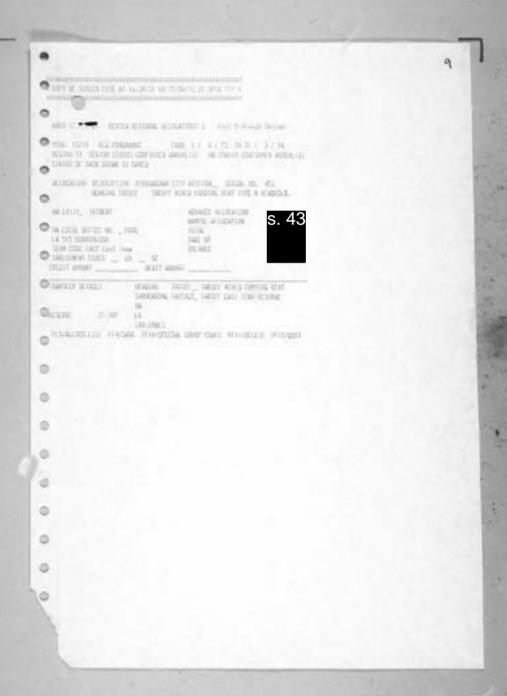
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TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ Tel: 021 633 4633 Fax: 021 643 0260

Our Ref : RSP/CO/D184F

26 May 1993

. 40(2)

The Housing Corporation West Midlands Regional Office Norwich Union House Waterloo Road Wolverhampton WV1 4BP



Dear S. 40(2)

Re: Birmingham City Mission

Please find enclosed a grant claim in respect of the above scheme. I enclose the following documents :-

- 1. Form GA1.
- 2. Form CP3.

If you have any queries regarding the above, please do not hesitate to contact me.

s. 40(2)

Development Officer

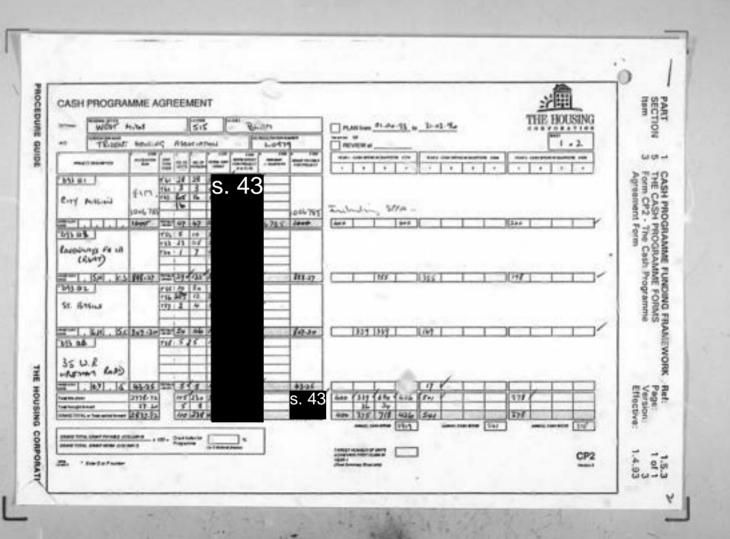
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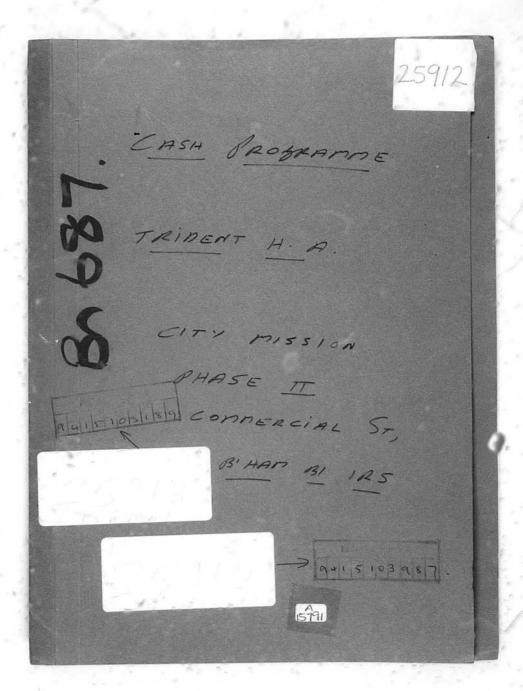
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05-SEP-1995 12:50 FROM TRIDENT HOUSING

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TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ

Tel: 0121 633 4633 Fax: 0121 643 0260

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BIRMINGHAM CITY MISSION -WASHINGTON COURT

Discussions about the new City Mission took place from approximately 1992 between Birmingham City Mission and Trident Housing Association

The Lease on the Mission's premises in Granville Street, Birmingham would run out in September 1995 and therefore it was imperative that they found new premises.

At the time Trident were attending monthly meetings regarding the regeneration of the area, with Estate Agents, Davenports and other interested parties.

The land opposite BCM was available for sale from Davenports who used the land as a barrel store. It was agreed that Trident would purchase the land and build a new mission plus flats for homeless people.

The idea was put to Birmingham City Council who supported Tridents BID to the Housing Corporation. The City would also have 50% nomination rights for the flats.

The Architects, Roger P Dudley & Associates, designed a building that would consist of the following:

BCM < 46 bed spaces consisting of 8 Cluster units. T a units are primarily for men but there is one emergency cluster for women

The Mission also provides a number of other facilities including, Restaurant, Games Room, Lounge, Quiet Room, Laundry, Work Room and there is also a day centre

Room, Lounge, Quiet Room, Laundry, Work Room and there is also a day centre where people can just drop in and have a meal and chat. The Mission also has a medical room, meeting room and offices.

TRIDENT - 39 self contained flats 13 of which have been adapted for people with mobility difficulties. There is also an Office and tenants can use the Laundrette.

The contract started in June 1994 and was completed 12 months later in June 1995

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Housing Association certifications to the sponsoring authority [i.e. the Housing Corporation or the Local Authority]

ACQUISITION STAGE The Association certifies that:

- any conditions of the Project Approval applying to the acquisition have been met; the purchase price does not exceed the value of the property as assessed by an independent qualified valuer, whose valuation must be no more than six months old at the date of exchange of contracts;
- the property to be acquired offers good title. (Where a leasehold interest is to be acquired, the outstanding term should be at least thirty tive years for Rehabilitation schemes and sixty five years for New Build scheme at the date of purchase completion).

Property already in the Association's ownership complies with the above.

- any necessary consents have been obtained prior to exchange of contracts:
- It has exchanged purchase contracts; the Association's solicitor will inform the sponsoring authority immediately of any change in the notified date for completion of the purchase;
- it the completion does not occur within two weeks of receipt of Grant, the Grant will be returned to the sponsoring authority with interest;

OFF THE SHELF SCHEMES. The Association certifies that in addition:

- Building Regulators. Approval and detailed Planning Permission have been obtained (where appropriate), any necessing toping up Ludden has been obtained and is guaranteed for a minimum of twelve months, with in periodic commisment for on-going support. If the complete of the Purport of the Complete o
- if will within three weeks of receipt of Grant, forward to the sponsoring authority the Completion Statement.

START ON SITE. The Association certifies that:

- the notione has been developed in accordance with the Corporation's Scheme Development Standards

- the increme has been developed in accordance with the Corporation's Scheme Development Standards (SUS. Plants 2 and 3 only for Phort Lifle scheme). The Corporation's Scheme Development Standards (SUS. Plants 2 and 3 only for Phort Lifle scheme) and the Corporation's Corporation (where suppressed in the capital or revenue funding individing in this the cost of any non-qualifying items; any necessary popping up funding has been obtained and is guaranteed for a minimum off twelve months with in principle commitment for on-going support. It has completed the Partnership Agreement, where the project is to be managed in partnership with another body, no non-qualifying items are included in the costs for Grant funding; in this propriet in the Bulleting Company of the postession of minimum off twelve ontrinance. Where works in his sometime to the Bulleting Company of the postession of minimum on the contrinance. Where works in his entire to the Bulleting Company of the postession of minimum on the posterior of Start funding.
- are-less than £10,000 (e.g. for some Short Life schemes) a confirmation letter states the date of Start On Site.

WORKS ONLY SCHEMES. The Association certifies that:

- the property to be ideveloped is in the Association's ownership, and offers good title
- 2 no coverants or other restrictions exist which inteede development of the site / property any recessary consents have been obtained prior to the contractual Start On Site.

SHORT LIFE AND NON-PROGRAMME MAJOR REPAIRS/MISCELLANEOUS WORKS. This Association certifies that

t no change has occured to the units which affects the calculation of TCI and/or the eligible costs. "describ as appropriate

(GA1v7/2)...

MAJOR REPAIRS MISCELLAN OUS WORKS - PROGRAMME ROUTE The Association certifies that

1 all conditions and requirements of the Programme Agreement have been met by the Association.

ALL CLAIMS The Association certifies that:

- any material divergence from the forecast claim schedule included on this claim will be reported forthwith to the
- Corporation;
 this claim and forecast claims due for payment in the remainder of the current financial year can be contained within the
- the Association's Cash Planning Target; to the best of its knowledge and besef the contents of this application are complete and accurate; to the best of its knowledge and belief the contents of this application are complete and accurate, no member, employee, agent or consultant of the Association has any interest in the proposite vendor, contractor or the land or property to be accurated. This exclusion extends the gry management of the proposition in which they or the land or property to be accurated. The sociation of the property of the detection cannot be made without the ambies are shadness and the appearance giving a full disclosure of the interests of the people concerned; all provious certification shade by the Association at Project Approval and / or previous Grant claim stages in relation to the scheme shall confirm to bappy.

LOCAL AUTHORITY SPONSORED SCHEMES ONLY The Association certifies that it authorises the local authority to

- apply for grant to the Housing Corporation on their behalt;
 offset the grant payment against the corresponding loan advance made to it by the local authority.

PROMOTIONAL AND ADVISORY GRANT The claimant certifies that:

- the conditions applying to the Grant have been observed in the expenditure of money received to date: the expenditure of money received to date has been on purposes specified in the agreed work plan.
- 3 activity in respect of the agreed work plan is up to date:

Local Authority certifications to the Housing Corporation

The Local Authority certifies that:

- the proposals have not changed since the most recent project approval for the scheme.
- the Authority will use monies received from the Corporation to repay the loan made to the Association in accordance with the certificate at Part E overleaf;
- to the best of the Authority's knowledge and belief, the certifications given in the Grant claim are valid.

| PARTA | PRO | GRAI | MME | Schen | e details | Gross floor | ims | Sdest - | Site area in | | | E HOUS | |
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PART Item

1 CASH PROGRAMME FUNDING FRAMEWORK 5 THE CASH PROGRAMME FORMS 9 Form CP4 - Statement of rents

1.5.9 1 of 1 28 Page: Version: Effective: 1.4.93

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| We certify that to the best of our knowledg | | | en abo | ve is co | mplete and | sccurate - | |
| Signature of Mamber or Officer of | s. 40 |)(2 | | | 0 | DATE | |

PART SECTION Item

5

CASH PROGRAMME FUNDING FRAMEWORK Ref:

THE CASH PROGRAMME FORMS 9 Form CP4 - Statement of rents

1.5.9 1 of 1 Page: Version: 1.4.93 Effective:

Statement of rents CASH PROGRAMME HC REGISTRATION NUMBER ACCOUNT NUMBER THE HOUSING HOUSING ASSOCIATION NAME P9,4,15,10,3,9,87 L0979 TRIBENT HOUSING ASS. SCHEME TYPE SCHEME ACCRESS PhI Bch CITY MISSION ConhicterAL ST ACTUAL UNIT SIZE UNIT TYPE Service charge Bed UNIT ADDRESS 2845 50 3658.50 BFD 81000 30.00 105.50 135.50 1 TEL bachuston 30.00 105.50 135.50 137 783 30.00 105.50 14.50 117 1 T83 3000 105.50 135.50 118 1 783 30.00 (05.50 135.50 119 T33 \$ 00 105.50 135.50 120 1 T83 105-50 135-50 121 3000 T83 30.00 65.50 135.50 123 U T83 30-00 105.50 135.50 123 784 30.00 105.50 135.50 124 784 1 6.00 15.50 135.50 125 184 3000 105.50 135.50 126 1 784 30.00 105.50 135.50 127 1 784 30.00 105.50 155.50 (28 784 30-30 105.50 115.50 129 784 30-00 105-50 135-50 130 Tiv 131 Justs chocked 4536 50 5826.5 TOTALS 1290 ive is complete and accurate. We certify that to the best of our knowledge 16.06.95 Signature of Member or Officer of Association authorised by Manageme CP4

| | FROM TRIDENT HOUSING TO | | 24 |
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| | | | Certificate of |
| | | | Practical |
| Issued by | Roger P. Dudley and Associates, 37s-42 Birmingham Rd., Bromsgrove, | | Completion |
| address: | Words., H61 ODK. | Job reference | 876 |
| Employer: | Trident Housing Association. 239 Holliday St., Birrdngham Bl. | Certificate no. | ı |
| | | Issue date | 15,6.95 |
| Contractor address. | Hall & Tause Ltd., Wollaston Rd., Stourbridge, W. Midlands. | | |
| Works situated at | Birmingham City Mission, Commercial St., Birmingham. | | |
| Contract dated. | | | |
| | Under the terms of the above-mentioned Contract. | | |
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| | (/ we hereby certary tune | | |
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Clerk of Works

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TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ Tel: 0121 633 4633 Fax: 0121 643 0260

Our Ref: RSP/CO/D184 F

16 June 1995



s. 40(2)

The Housing Corporation West Midlands Regional Office Norwich Union House Waterloo Road Wolverhampton W1 48P

Dear s. 40(2)

Re: Birmingham City Mission Phases I and II

Please find enclosed our claim forms for Practical Completion on the above schemes. I enclose the following:-

- CP3, CP4, GA1 and Practical Completion Certificate P9315104457.
- CP3, CP4, GA1 and Practical Completion Certificate P9415103987.

If you have any queries regarding the above, please telephone me.

Yours sincerely



Development Officer

Encs

Chairman Rev Vernon Marshall

Director Nick Moreton

| FOR HICUSE | INITIALS | DATE | ATTACHED DOX | CUMENTS No. a | is appropriate) | | | TO BE COMPLETED BY API | DUDANT LOCAL AUT | UODITY I | | | - |
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using Association certifications to the sponsoring authority [ie the Housing Corporation or the Local Authority]

ACQUISITION STAGE. The Association certifies that

- 2 the purchase price does not exceed the value of the property as assessed by an independent qualified valuer, whose valuation must be no more than six months old at the date of exchange
- 3 the properly to be acquired offers good side. (Where a leasehold interest is to be acquired, the outstanding term should be at least thiny five years for Rehabilitation schemes and suny five years for New Build scheme at the date of purchase completion).

Property already in the Association's ownership compiles with the above.

- 4 any necessary consents have been obtained prior to exchange of contracts.
- 5 it has exchanged purchase contracts;
- 6 the likesociation's solicitor will inform the sponsoring authority immediately of any change in the notified date for completion of the purchase,
- ? If the completion does not occur within two weeks of receipt of Grant, the Grant will be returned to the sponsoring authority with interest.

OFF THE SHELF SCHEMES The Association certifies that in addition:

- Building Regulations Approval and detailed Planning Permission have been obtained (where appropriate);
- 2 any necessary topping up funding has been obtained and is guaranteed for a minimum of twelve months, with in principle commitment for on-going support.
- 3 It has completed the Partnership Agreement, where the project is to be managed in pannership with unother body.
- 4 It will within three weeks of receipt of Grant, forward to the sponsoring authority the Completion Statisment.

START ON SITE The Association certifies that:

- the septeme compiles with the Corporation's Design and Contracting Renuirements;
- 2 no thange has occurred in the units to be produced which affects the calculation of Grant:
- Building Regulations approval and Detailed Planning Permission for the scheme will be obtained prior to Practical Completion [where appropriate].
- A It will meet the cost of any shortfall on capital or revenue funding including this cost of any non-qualifying items;
- 5 any necessary topping-up funding has been obtained and is guaranteed for a minimum of twelve months with in principle commitment for on-going support.
- 6 It has completed the Partnership Agreement, where the project is to be managed in partnership with another body.
- 7 no non-qualifying items are included in the costs for Grant funding:
- 9 It has entered into the Building Contract and the possession of the site has passed to the contractor.

WORKS ONLY PROJECTS The Association certifies that

- 1 the property to be developed is in the Association's ownership, and offers good title.
- 2 ns covenants or other restrictions exist which impede development of the site / property;
- 3 any necessary consents have been obtained prior to the contractual start on site.

ALL CLAIMS The Association certifies that:

- 1 any material divergence from the forecast claim schedule included on this claim will be reported ford with to the Corporation;
- 2 this claim and fallocast claims due for payment in the remainder of the current financial year can be contained within the association's Cash Planning Target;
- 4 no member, employee, agent or consultant of the association has any interest in the proposed vendor, contractor or the land or property to be acquired. This declaration extends to any firm partnership or organisation in which they or their families are implied as partner, director or shareholder. It such a declaration cannot be made without reservation, a statement should be appended giving a full disclosure of the interests of the people concerned;
- 6 on previous certifications made by the Association at project approval and / or previous Grant claim stages in relation to this scheime shall continue to apply.
- LOCAL AUTHORITY SPONSORED SCHEMES ONLY: The Association certifies that it accepts the condition of project approval that payments advanced by the Housing Corporation are made direct to the local Authority.

Local Authority certifications to the Housing Corporation

The local authority certifies that:

- 2 the authority will use monies received from the Corporation to offset payments made to the Association in accordance with the statutory provisions for payment of Housing Association Grant.
- 3 to the best of the authority's knowledge and belief, the partifications given in the Grant claim are valid

CIA1+5/2

| ART | A | | | MME. | Schem | e details | and claim | No. of S | | 5 Site area | 25 le | THE GOER | HOUSING |
|--------------------------------|----------------|-------------------------|----------------|-------------------------|---|--|---|--|---|----------------------------------|--|--|---|
| | | E (Subir sreach si | | ACO | SOS V | PCF | area of scheme m2 | 472 Properti | | build only) | . T.J.20 | PART C OUT-TURN COSTS | S £ |
| | | ATION N | 1 | | | HC REGISTRATION | | GION WID LA CODE | INVESTMEN | CODE | | 1 Acquisition (including VAT) | _ 49 |
| TR | INE | T the | 2510 | S Asso | CATION | 140,9 | 7.9 | 5,1 ,5 | 5 | 6,46 | NS,C | 2 Works (including VAT) | S. 43 |
| CHEME | AGDRE | 55 (Use to | of mildres | s for rehabilitation | portfolios and attach full list of | | | | A1000 A1000 A100 | IT NUMBER | 200 | 3 Total (1 + 2) 4 On costs | |
| - | 10000 | I / to he pro | | D - | | GREENIN | ne Whit | rey | 19 | and an about the | 3,9,87 | ai Fees | |
| | | HISS | | | | Purchase | d Purch | ned from | Cowned by | Quarter Day | Morth Year | b) Interest | |
| Co | HAT | 2CIAL | ST Historia | | | # from LA | other p | natic budy | HIN | end date | لنانا | c) formance | |
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| building | | | | | Francis Parts | manted Her | santation I . | Shared housing | C Conficate | sa L | rehab schemes | 5 Total | |
| Date of F Complet | | | | | - Vyee | | engineerment | 95 | | Completion | Form CP4 | 6 Sub total (3 + 5) | |
| - Lange | | | | -/- | 12 | 11 | | | - | | | 7 Non-public subsidy discou | nt. |
| | chartner int | ove shop | | SNMA HID | ot been | of HC : I.A funded | Special | Неоринго (циобу) | Package Dea | | | 8 GRAND TOTAL | |
| 1 | 0.000 | | | 12.1 | 1,1 | | | | | | | 9 Accepted Tender Sum (SO | S only. |
| | NO OF UNITS | NO OF PER SONS | CLAIM TYPE | 5 NORM UNIT GRANT | GROSS GRANT THIS CLAIM (2 or 3 + 4 + 5) | 101AL GROSS GRANT THIS CLASS | PLUS ALLOGIANCE | DUTSTALL SINCE AND STORY OF AN INCIDENCE OF AN | MINUS OTHER PUBLIC SUBSICY (ACCISTRANT) | MINUS OTHER PUBLIC SUBSIDY | MANUS NON PUBLIC SUBSIDY DISCOUNT | ADJUSTINENTS FROM PROB | 14 NET GRANT DUE THIS CLAM (7 + 8 - 9 - 10 - 11 - 12 + OR - 13) |
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| 182 | 23 | 23 | 35 | | 4.5 | Ste3743 Certifications | 11000 | | 1 | - | | 205000 | 5. 45 |
| 783 | | 7 | 35 | 9 - | | | | | | | | 6 We derthy triat long term town to | nance is his not required if long |
| 18. | 2 | 8 | 35 | | | Sociéties Sobre | mic stage(s) alread | nd requirements of the classic beautiful list by if | н Ассилани | | | serin laun finance is required completed and attached to the | d form EMCCIN 4 should be: |
| - | | - | - | - | | | | | | | | | ect to Scheme Audit |
| - | - | | | - | | 2 Payment of | this dam will not | result in the Associat | on exceeding its | Cash Planning Ta | rget (CP1) for the | a No member, employee, a | gent or consultant of the |
| | - | - | | | | relevant firs | hat only eligible co | ists are included in the | costs for Casti F | riogramme fundin | 9 | association has any interes | at in the proposed vendor, |
| - | - | | - | - | | | and the second second second | and the second of the second of the second | ernal capital disco | aunt contributions | are attributable to | The facility of the state of th | operty to be acquired. This is partnership or organisation in |
| _ | | | | | 28 | this schools | of 7 details of oth | er public sector side | only or authorism | capital descourse | contributions, are | which they or their families as | e involved as partner, director |
| Lotah | 43 | 43 | | | 526435 | 5 CLAIMS A | PRACTICAL CO | icted from the relevan | er contum that all | clams for Grant | have been made | reservation, a statement sho | ement cannot be made without uld be appended giving a full |
| Fort | Cuse | | | | | and that no | further claims will | be made against the | scheme | | | disclosure of the interests of t | the people concerned] |
| | | | - | | d that to the best of our know | A STATE OF S | CONTRACTOR OF THE PARTY OF THE | | | | | | |

| HC REGISTRATION NUMBER | 1.09 | 179 | APPROVAL NUMBER | | | | | |
|---|-------------------|---------------------------|---|--|--|--|--|--|
| TO: APPLICANT ASSOCIATION NAME | E AND CORRESPON | DENCE ADDRESS | FROM: HC REGIONAL OFFICE NAME AND ADDRESS | | | | | |
| Trident HAL, | | | THE HOUSING CORPORATION | | | | | |
| 239 Holliday St | Postcode: | INGHAM. | Norwich Union House, Waterloo Road | | | | | |
| CONTACT NAME | | ELEPHONE NUMBER | WOLVERHAMPTON, CONTACT NAME | Postcode: CONTAGT TELEPHONE NUMBER | | | | |
| s. 40(2) | | | | s. 40(2) | | | | |
| DEVELOPMENT AGENT ASSOCIATION | NAME AND CORRE | SPONDENCE ADDRESS | S. 40(2) UNITS / BED SPACES APPROVED FOR | | | | | |
| | | | 2004 2004 200 200 200 400 100 | | | | | |
| | Postcode | | 21 BEDSPACES (SHARED) | | | | | |
| CONTACT NAME | 10,777,455,777 | ELEPHONE NUMBER | SCHEME ADDRESS | | | | | |
| | | | BIRMINGHAM CITY MISSION (PHASE 2) | | | | | |
| NVESTMENT CODE | 6 | H b N S C | COMMERCIAL STREET. RIPMINGUAM | | | | | |
| Payment details | | | Where there is more than one address, a p | opy of the property schedule is attached | | | | |
| PAYMENT TIMETABLE [based upo | the second | | Approval type | | | | | |
| Quarter 1 | THE ASSOCIATION S | 1 1 1 | Indefinite | [tick as appropriate] | | | | |
| luarter 2 | | 1 / 7 / 95 | Time limited - enter end o | of funding period: | | | | |
| | | 1 / 10 / 95 | APPROVED COSTS [at sent r | ates] | | | | |
| luarter 3 | | 1 / 1/ 98 | | | | | | |
| uarter 4 | | 1 / 4 / 96 | SNMA rate per unit / bed space | 2 | | | | |
| orecast date of availability | ar | 1 / 6 / 95 | | | | | | |
| tting of approved units greed first payment date | | | Total annual SNMA requireme | ent. | | | | |
| onditions | | 1 7 95 | Agreed first payment amount | | | | | |
| | | | | | | | | |
| Approval for SNMA is giv | en subject to: | | | | | | | |
| a) the Association notify | ring the Corpor | ration of any material of | changes to the scheme following | g its submission for approval- | | | | |
| | | | | | | | | |
| payable. | and the colb | oration of any chang | es in the staff to tenant ratio | which affect the level of SNM | | | | |
| The level of SNMA payab | le will be subje | ct to annual review. | | | | | | |
| amount. | ject to prompt | notification to the Co | rporation of any changes to the | he agreed first payment date an | | | | |
| ATIONS / ADDITIONS TO THE CONDIT | ONS OF APPROVAL | | | | | | | |
| | | | | Tick if continued on a separate sheet | | | | |
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| ATURE | | | | | | | | |
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| C | . 40(2 | | | | | | | |

| Special needs gener | magnings in the | | [Tick one bax] | THE HOUSING | | | |
|--|----------------------|--------------------------|-----------------------------|--|--|--|--|
| ASSOCIATION COPY | 200110001109 | | | CORPORATION | | | |
| HC REGISTRATION NUMBER | L. | 0979 | APPROVAL NUMBER | Pa4151 0318 | | | |
| TO: APPLICANT ASSOCIATION NAME | AND CORRESPOND | ENCE ADDRESS | FROM: HC REGIONAL OFFICE | NAME AND ADDRESS | | | |
| TR DONT | HA | | NA | 100 | | | |
| CONTACT NAME | Postcode: | LEPHONE NUMBER | CONTACT NAME | Postcode: CONTAGT TELEPHONE NUMBER | | | |
| s. 40(2) | CONTRACTOR | ALC: HONG HINNSON | | | | | |
| | | 77 | UNITS / BED SPACES APPROVE | D FAD SAMA | | | |
| DEVELOPMENT AGENT ASSOCIATION | NAME AND CORRE | SHONDENCE ADDRESS | BEDSO | PACOS | | | |
| | Postcode: | | 2 (Pearl | = (SHARED) | | | |
| CONTACT NAME | | ELEPHONE NUMBER | SCHEME ADDRESS | | | | |
| | | | | CITY MISSION (PHASE 2) | | | |
| INVESTMENT CODE | . 6 | H 6.N S.C | BIRMINE HAM | Postoode: | | | |
| Payment details | | | Approval type | | | | |
| PAYMENT TIMETABLE [based up | on the association's | financial year] | Indefinite | [tick as appropriate] | | | |
| Quarter 1 | | 01/07/95 | | rend of funding period: | | | |
| Quarter 2 | | 01/10/95 | APPROVED COSTS (at or | urren: [25] | | | |
| Quarter 3 | | 01/01/96 | | 2 | | | |
| Quarter 4 | | 01/04/96 | SNMA rate per unit / be | ed space | | | |
| Forecast date of availability letting of approved units | for | 01/06/95 | Total annual SNMA req | uirement | | | |
| Agreed first payment date | | 01/07/95 | Agreed first payment amount | | | | |
| Conditions | | | | | | | |
| 1 Approval for SNMA is g | given subject to | | | | | | |
| a) the Association no | tifying the Corp | oration of any material | changes to the scheme | following its submission for approval; | | | |
| | inuing complian | ce with the Special Ne | eds Eligibility Criteria; | | | | |
| c) the Association ne payable. | otifying the Co | rporation of any chan | ges in the staff to tena | ant ratio which affect the level of SNMA | | | |
| 2 The level of SNMA pay | | | | | | | |
| 3 Payment of SNMA is amount. | subject to prom | pt notification to the C | Corporation of any chang | ges to the agreed first payment date and | | | |
| ARIATIONS / ADDITIONS TO THE COM | OITIONS OF APPROV | /AL | | | | | |
| | | | | Tick if continued on a separate sheet | | | |
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| SIGNATURE | | | | DATE | | | |
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| | | | tur | Regional Director | | | |
| 1 minus | | | | TC | | | |

| FOR HOUSE IN | ITIALS DATE | ATTACHED DOCUM | MENTS (tick as appropriat | [e] | | | | | | 1-1-1 | |
|--|--|--|------------------------------|--------------------------------------|---------------------------------------|--|--|---|--|--|--|
| CLAIM LOGGED ON GPP BY | NS 87+10 | 4 4 | GP2 G | | CPS3 | TO BE COMPLETED BY APPLICANT / LOCAL AUTHORITY [as appropriate]. Top 2 copies must be sent to the Housing Corporation. | | | | | |
| RELEASE DATE 3 | | GS1 | GS2 GSS1 G | CPE OT | CP3 | | | 198 | CORP | ORATION | |
| ICHEMÉ STAGE | SOURC | 2 | | 1.59 | PECIFY | | | | | | |
| Tick one bics only] | C008 | | 3 | 132088 | 6 | PART C Addresses | | | | | |
| ACQUISITION | VAC | 2 Scheme | Total and | | 200 | TO [1] LOCAL AUTHORITY | | | LOCAL AUTHORITY DATE STAMP | | |
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| THE THE PARTY OF | SO | 3 Property num | ber 0.000 | 3 | | STATE OF THE PARTY OF | | Service monori della di | | | |
| C/LA use only PRACTICAL COMPLETION | PCI | | | 1 for association | | CONTRACTOR SHALL MAN | | and that has be promise | econ litring land | | |
| NTERM PRACTICAL COMPLETION | | 4 Payee type | 11 | 2 for solicitor | | CONTRCT NAME | TELEPHON | IE NUMBER | | | |
| INAL / SALES STAGE | PCI | F | | 3 for Local Auth | harty / effier body | | | | | A 310-4 | |
| | HC use | only 5 Payee code | (-1-1 | | | TO [2] Housing Corporation Regional Office | | | L A REF. NO. | | |
| OTHER | 1000 | 6 Payment type | | 1 for BACS 2 for cheque | | | | | | | |
| | | o rayimin typ | | 3 for bank transfe | ter / | FROM: ASSOCIATION NAME TRIBUT HO | mente As | OCIATION T | HOUSING CHOPOTHY DIG | SATE STAMP | |
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| HAG payment | 171 | 40/ | | | | City hissio | as Ph Ti | and the same of | 0 ADD 1 | 994 | |
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His ring Association certifications to the sponsoring authority [ie the Housing Corporation or the Local Authority]

ACCUISITION STAGE. The Association certifies that:

1 /any conditions of the Project Approval applying to the acquisition have been met;

2 the purchase price does not exceed the value of the property as assessed by an independent qualified valuer, whose valuation must be no more than six months old at the date of exchange of contracts; (not applicable to Cash Programmes)

3 the property to be acquired offers good site. (Where a leasehold interest is to be acquired, the outstanding term should be at least thirty five years for Rehabilitation schemes and sixty five years for New Build scheme at the date of purchase

Property already in the Association's ownership complies with the above.

- 4 any necessary consents have been obtained prior to exchange of contracts.
- it has exchanged purchase contracts:
- 6 the Association's solicitor will inform the sponsoring authority immediately of any change in the notified date for completion of the purchase; 7 if the completion rices not occur within two weeks of receipt of Grant, the Grant will be returned to the sponsoring authority with interest;

OFF THE SHELF SCHEMES The Association certifies that in addition:

- Building Regulations Approval and detailed Planning Permission have been obtained (where appropriate);
- 2 any necrosary topping up funding has been obtained and is guaranteed for a minimum of twelve months, with in principle commisment for on-going support:
- 3 it has completed the Partnership Agreement, where the project is to be managed in partnership with another body.
- 4 It will within three weeks of receipt of Grant, forward to the sponsoring authority the Completion Statement.

START ON SITE The Association certifies that:

- 1 the scheme complies with the Corporation's Design and Contracting Requirements;
- no change has occurred in the units to be produced which affects the calculation of Grant
- Building Regulations approval and Detailed Planning Permission for the scheme will be obtained prior to Practical Completion (where appropriate):
- 4 It will meet the cost of any shortall on capital or revenue funding including this cost of any non-qualifying items.
- 5 any necessary topoling-up funding has been obtained and is guaranteed for a minimum of twelve months with in principle commitment for on-going support.
- 6 It has completed the Partnership Agreement, where the project is to be managed in partnership with another body:
- 7 no non qualifying items are included in the costs for Grant funding.
- 8 If has entered into the Building Contract and the possession of the size has passed to the contractor

WORKS ONLY PROJECTS The Association certifies that:

- 1 The property to be :developed is in the Association's ownership, and offers good tide
- no covenants or other restrictions exist which impede development of the site / property;
- 5 try necessary consents have been obtained prior to the contractual start on site.

ALL CLAIMS The Association certifies that

- 1 any miserial divergence from the forecast claim schedule included on this claim will be reported forthwith to the Corporation
- 2 this claim and forecast claims due for payment in the remainder of the current financial year can be contained within the is. lon's Cash Planning Target;
- 3 to the tiest of its knowledge and belief the contents of this application are complete and accurate;
- 4 no member, employee, agent or consultant of the association has any interest in the proposed vendor, contractor or the land or property to be acquired. This declaration extends to any firm partnership or organisation in which they or their families are involved as partner, director or shareholder. [If such a declaration cannot be made without reservation, a statement should be appended giving a full disclosure of the interests of the people concerned);
- 5 all previous certifications made by the Association at project approval and / or previous Grant claim stages in relation to this scheme shall continue to apply.

LOCAL AUTHORITY SPONSORED SCHEMES ONLY: The Association cersiles that it accepts the condition of project approval that payments advanced by the Housing Corporation are made direct to the local Authority.

Local Authority certifications to the Housing Corporation

The local authority certifies that

- 1 the proposals have not changed since the most recent project approval for the scheme;
- 2 the authority will use monies received from the Corporation to offset payments made to the Association in accordance with the statutory provisions for payment of Housing Association Grant.
- 3 to the best of the authority's knowledge and belief, the certifications given in the Grant claim are valid.

GA1v52

| | ate form | IGE [Su for each | stage] | ACQ V | sos | PCF | Gross area | | 72 No. of Proper Acquir | ties / | Site area hectures build onli | (new = 39(a) | | RPOR |
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| | NO OF UNITS | OF | CLAIM TYPE % | NORM UNIT GRANT | GROSS GRANT THIS CLAIM (2 or 3 x 4 x 5) | TOTAL GROSS GRANT THIS CLAIM | AL | PLUS LORINNCES | PLUS LILITSTANDING MORTIGAGE INCOMPROVEMENT SCHEMES ONLY) | MINUS OTHER PUBLIC SUBSETY (AQUISITICIN) | MINUS OTHER PUBLIC SUBSICY | MINUS NON PUBLIC SUBSIDY DISCOUNT | ADJUSTMENTS FROM PRIOR CLAIM | 14 NET GR. THIS: (7 + 8 - 9 - 1 |
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| | - | | | | | application is 2 Payment of t | his clain | will not rese | his form.* If in the Associate | on exceeding its C | ash Planning Ta | rget (CPT) for the | We certify that the inform understand that it will be so | |
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| | | | | TOTAL PROPERTY. | | | | | tor subsidy or exte | | | | association has any inte- contractor, or the land or | property to be acc |
| Totals | 44 | 43 | | | 2 2. | this scheme | / detail | s of other p | ublic sector subsi | dy or external o | apital discount o | ontributions* are | declaration extends to any fi which they or their families | irm, pa. tnership or or |
| | 100 | 4) | | | 300820 | 5 CLAIMS AT | PRACTI | CAL COMPL | from the relevant ETION ONLY: we | confirm that all of | appropriate. taims for Grant h | ave been made | or shareholder. [If such a st | tatement cannot be n |
| F10.220 | use | | on has t | est thecked and | that to the best of our knowle | and that no fo | unher cl | aims will be n | | cheme | | | reservation, a statement si disclosure of the interests of | hould be appended of the people options |
| For HC | fy that t | is applicat | | | | | | | | | | - 1 | | The besides and their |
| _ | | is applicated | not has b | Omison which ha | s reached the stage seconded a | bove. | | | | | * Delete | the inapplicable | | |

| E: | | BACS INPUT DATE | bo | | | |
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| odress: C | ity Hissian | | (B) | Unchanged susequent cla | im L | |
| ransaction | Rel: 31320 85 | 16 | | (B) enter STAGE | | |
| Larradono | | DETAIL | | ACTUAL DATE | LEVEL | INITS |
| DAY 1 | RECEIVED | FINANCE Log in claim (for 1st claims use comments Set timetable / pass to schemework | pox) | 8-4- 94 | fo AA | MS |
| DAYS 2- | 11. 4.94 | SCHEMEWORK Create file / SMS data entry Process scheme / generate continuation Check & approve confirmation report | report | | | |
| DAY 5 | 14.4.94 | Check confirmation report v CP1, CP3, Confirm Grant Tranchée Copy confirmation report to Re | etc | | SFO | |
| DAY 6 | | SCHEMEWORK SMS approval — generate P number Pleas signed confirmation report to Finan | ce | 27.591 | 500 | HC |
| OAY 6 | | FINANCE Upgate GA1 / CP3 Authorise for payment | | E1 53A | fe | 880 |
| DAY | 18.4.91 | FINANCE Check LANOT v confirmation report input GA1 per BACS Authorise payment — Unchanged st — 1st/changed | | 31.5.67 | AA+ AO+ | 25 |

(ajt/Project Memo 11/92)

21. 4-94

214/04

FINANCE .

Check output from Loan Accounting Copy GA1 / CP3 to Association Pass to Schemework for SMS update

ASSOCIATION RECEIVES PAYMENT

The reason of the delay in processing is that the SNMA approxima was not submitted until 2014/94. - The were queries or this submitted until 2014/94. - the CP3 Holy.

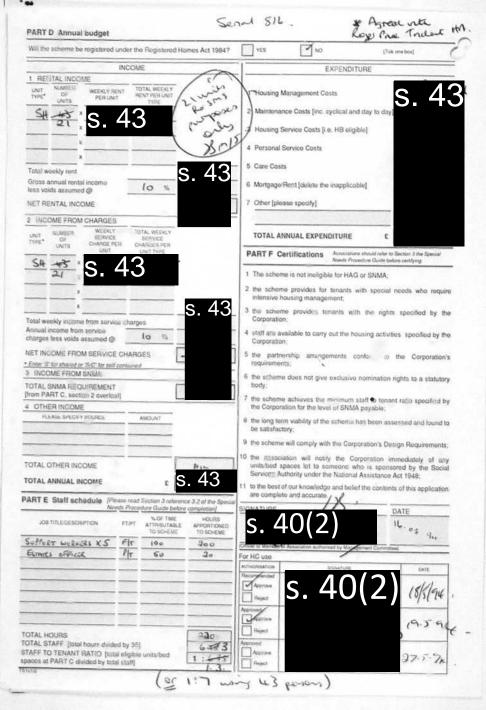
Year 94/95 Page 1 of 1 PROJECT APPROVAL - SNMA West Midlands Region 18/05/94 12.52 Ap wal no. B 311/2/10318 d Schemework officer BML S. 40(2) Team East Team Schemefile no. 51-25913 Confirmation no. 7324024 Issue no. 1 Scheme confirmed 18/05/94 ASSOCIATION AND SCHEME DETAILS HA code L0979 TRIDENT LA code (Sponsor) 515 BIRMINGHAM LA code (Location) 515 BIRMINGHAM Title Number Street CITY MISSION, PHASE 2, Town/County COMMERCIAL ST, B'HAM, Postcode B1 1RS ---- Investment Codes ----No. full units 21 1) No. abated units 2) 6H SINGLES/HOMELESS 3) 6N SINGLES/MENTALLY HCA 4) SC EUROPEAN/CARIBBEAN ALLOCATION DETAILS Description SNMA CITY MISSION PHASE 2 Serial no. 816 Heading REVSNMA REVENUE SNMA HA code L0979 TRIDENT LA code 515 BIRMINGHAM s. 43 Allocation costs PAYMENT TIMETABLE Qtr Payment dates 1 7/95 Completion date 1/6/95 V HA year end 31/3/95 2 10/95 Estimated first payment(£) 17696 3 1/96 (HE MONTHS) 4 4/96 Time Limited N I certify that the above details are correct and recommend the scheme for approval. Recommended by Date: 18/05/94 Approved by Finance approved by

APPLICATION FOR SPECIAL NEEDS FUNDING

Confirmation of eligibility for special needs funding and application for SNMA approval



Recid Regional Office WEST MIDLANDS To THE HOUSING CORPORATION PART A Applicant details HC REGISTRATION NUMBER L0979 2 DEVELOPMENT AGENT ASSOCIATION NAME AND CORRESPONDENCE ADDRESS APPLICANT ASSOCIATION NAME AND CORRESPONDENCE ADDRESS TRIDENT HOUSING ASSOCIATION 239 HOLLIDAY ST BIRMINGHAM CONTACT TELEPHONE NUMBER CONTACT NAME CONTACT TELEPHONE NUMBER s. 40(2) PART B Scheme details SCHEME ADDRESS 6.4 6.NS.C INVESTMENT CODE CITY MISSION BIRHINGHM Where there is more than one address, a copy of the COMMERCIAL ST property schedule should be attached. SCHEME TYPE (sick as appropriate - compliste one se B Non Tariff C Revenue Funding only A Tariff Capital source Documents enclosed 9,4,15,1 0,3,1 PROJECT NUMBER: THAG SF1 GI SFN1 GT2 RentedTeased Sponsor Other - please specify THO If tenanted or part tenanted, enclose a covering letter MHC Vacant stating why the need for revenue funding has arisen. Part tenanted Revenue approval will not be given before capital approval. 4 Is the scheme part of the UoE's Single Homelessness Programme 1991/93? 3 PARTNERSHIP AGREEMENTS TYPE OF AGREEMENT PARTNER ORGANISATION [Tick one box] YES 5 ACCOMMODATION DETAILS SHARED ACCOMMODATION SELF CONTAINED ACCOMMODATION BED SPACES PER UNIT Indicate BS for BEO SPACES BEDROOMS OF UNITS **PER UNIT** OF UNITS 43 43 TOTAL NUMBER OF TOTAL NUMBER OF SELF CONTAINED BED SPACES UNITS 43 PART C SNMA funding requirements and payment details 2 ANNUAL SNMA REQUIREMENT s. 43 s. 43 1 PAYMENT DETAILS Total eligible units 95 03 @ applicable rate Applicant association year end Forecast date scheme available for 06 01 letting Total SNMA If time limited SNMA approval required, state end of funding term HC use: HAG project number for schemes receiving capital funding under the Special Needs Procedures:



Page 1 of 5 Year 94/95 1ST SUBMISSION APPROVAL - CASH PROGRAMMES 26/05/94 09.33 West Midlands Region HC monsored Mixed funded 13 Approval no. P941/31/03987. Schemework officer BML s. 40(2) Team East Team Schemefile no. 51-25912 2 Scheme confirmed 25/05/94 Confirmation no. 9525046 Issue no. ASSOCIATION AND SCHEME DETAILS TRIDENT HA code L0979 Agent HA LA code (Sponsor) 515 BIRMINGHAM BIRMINGHAM LA code (location) 515 Title Number CITY MISSION, PHASE 2, Street Town/County COMMERCIAL ST, B'HAM, Postcode B1 1RS ---- Investment Codes ----1) Sites/props. acquired 1 2) 6H SINGLES/HOMELESS Units to be produced 43 43 3) 6N SINGLES/MENTALLY HCA No of persons 4) SC EUROPEAN/CARIBBEAN ALLOCATION DETAILS Serial no. 521 Description BHAM CITY MISSION, PH2 TARIFF MIXED FUNDING RENT Heading TARIFF HA code L0979 TRIDENT LA code 515 BIRMINGHAM Allocation costs s. 43 COS GRANT DATA 800.0 Total scheme costs (TCI) SPA Total gross grant Total approved grant CPA +100.00% Allowances OPS acq GRANT AT ACQUISITION OPS other GRANT AT START ON SITE NPS Discount GRANT AT FINAL COST Trans HAG on acc Additional Grant -----This scheme follows a standard/nen_standard_route (delete as approp.) I certify that the above details are correct and have been agreed with the association. I recommend the scheme for approval. Recommended by Date : Approved by Finance approved by :

Page 2 of 5 26/05/94 09:33

Scheme No. 51-25912 P / / _ - St. : D010 Pri/Seq: 10 10 / _ - Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

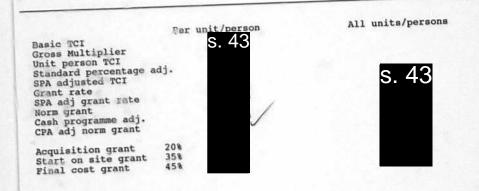
Tariff code: T81

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Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift

5



Page 3 of 5 26/05/94 09:33

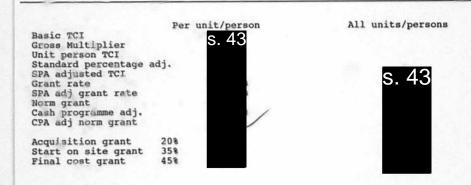
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Multipliers 1.00 New Build Acquisition & Works 0010 Key 1.23 Special Needs Shared 4 to 6 Supplementary: 0186 0.90 0210 Gross Multiplier 1.11

Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift

23



Page 4 of 5 26/05/94 09:33

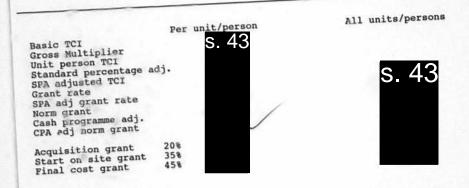
Scheme No. 51-25912 P / _ / ___ - Sthee: D010 Pri/Seq: 10 10 / _ / __ -Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

Tariff code: T83

1.00 New Build Acquisition & Works Multipliers 1.23 : 0010 Special Needs Shared 7 to 10 Key 0.81 0186 Supplementary: 1.00 0220 Gross Multiplier

Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift



Page 5 of 5 26/05/94 09:33

Scheme No. 51-25912 P / / St b: D010 Pri/Seq: 10 10 Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

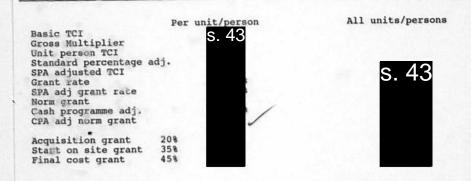
Tariff code: T84

Multipliers New Build Acquisition & Works 1.00 0010 . Special Needs Shared 7 to 10 1.23 0186 Supplementary: 0.81 0220 1.00 Gross Multiplier

Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift

8



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TRIDENT

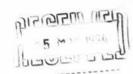
HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ Tel: 021 633 4633 Fax: 021 643 0260

Our Ref : RSP/CO

23 May 1994

The Housing Corporation West Midlands Regional Office Norwich Union House Waterloo Street Wolverhampton WV1 6BP



Dear s. 40(2)

Re: City Mission Phase II

Further to our telephone conversation, I confirm that one 5 person cluster flat unit type code T.81 is to be a women's refuge at the above development. I enclose an amended CP3 and CP2 accordingly.

If there are any queries regarding the above, please do not hesitate to contact me.

Development Officer

Encs

Chairman Rev Vernon Marshall

Director Nick Moreton

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• TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ

Tel: 021 633 4633 Fax: 021 643 0260

| To: S. 40(2) | Ref. |
|---|---------------|
| FAO. Housing Corporation | Date 24/05/94 |
| s. 40(2) | Time |
| : Total number of pages (including this page | s 10(2) |
| Should you not receive the full transmission please contact | |
| or | 1 |

Message:

TRIDENT

HOUSING ASSOCIATION

239 Holliday Street Birmingham B1 1SJ Tel: 021 633 4633 Fax: 021 643 0260

Our Ref : RSP/CO

23 May 1994

s. 40(2)

The Housing Corporation
West Midlands Regional Office
Norwich Union House
Waterloo Street
Wolverhampton
WV1 6BP

Dear s. 40(2)

Re : City Mission Phase II

Further to our telephone conversation, I confirm that one 5 person cluster flat unit type code T.81 is to be a women's refuge at the above development. I enclose an amended CP3 and CP2 accordingly.

If there are any queries regarding the above, please do not hesitate to contact me.

s. 40(2)

P.P. Development Officer

Encs

Chairman Rev Vernon Marshall

Director Nick Moreton

| WHOSE W. M. | 20 | | 515 | | | MENA | | PLAN to | xn | to | | | | |
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| We per | nay that | this applicant and attribu | ation has ratio to th | been checked e project, which | and that to the best of our kno is has reached the stage records | f aksover. | | | | | *.04 | ete the inapplicable | | |
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 Year 94/95 1ST SUBMISSION APPROVAL - CASH PROGRAMMES
                                                             Page 1 of 5
 West Midlands Region
                                                            18/05/94 13.12
 HC sponsored Mixed funded
 Approval no.
 Schemework officer BML
                         s. 40(2)
 Team East Team
 Schemefile no.
                    51-25912
 Confirmation no.
                    5579096
                                           1 Scheme confirmed 12/04/94
                             Issue no.
                          ASSOCIATION AND SCHEME DETAILS
 HA code L0979
                  TRIDENT
 Agent HA
 LA code (Sponsor)
                      515
                             BIRMINGHAM
 LA code (location)
                      515
                            BIRMINGHAM
 Title
 Number
 Street
             CITY MISSION, PHASE 2,
 Town/County COMMERCIAL ST, B'HAM,
 Postcode
             BI 1RS
                                              Investment Codes ----
 Sites/props. acquired 1
                                          1)
 Units to be produced 43
                                          2) 6H SINGLES/HOMELESS
 No of persons
                                          3) 6N SINGLES/MENTALLY HCA
                                          4) SC EUROPEAN/CARIBBEAN
                         ALLOCATION DETAILS
Description BHAM CITY MISSION, PH2
                                                     Serial no. 521
Heading
                      TARIFF MIXED FUNDING RENT
             TARIFF
HA code
             L0979
                      TRIDENT
LA code
             515
                      BIRMINGHAM
Allocation costs
                      1,025,000
                       COST TCI AND GRANT DATA
Total scheme costs (TCI)
                          1,510,600
                                       SPA
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Total gross grant
                           1,510,600
                                       CPA
                                                           +100.00%
Total approved grant
                           1,025,000
                                       Allowances
                                       OPS acq
 GRANT AT ACQUISITION
                             205,000
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 GRANT AT START ON SITE
                             358,743
                                       NPS Discount
                                                              485,600
 GRANT AT FINAL COST
                                       Trans HAG on acc
                             461,257
                                       Additional Grant
This scheme follows a standard/non standard route (delete as approp.)
I certify that the above details are correct and have been agreed with
the association. I recommend the scheme for approval.
Recommended by
                                                 Date: 18/05/94
Approved by
                                                 Date :
Finance approved by :
                                                 Date :
```

Page 2 of 5 18/05/94 13:12

Scheme No. 51-25912 P / / _ Stage: D010 Pri/Seq: 10 10 Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

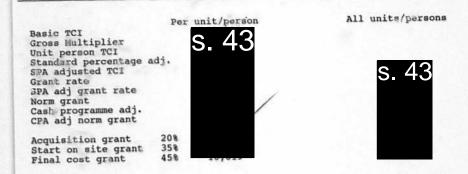
Tariff code: T81

| Multipliers Key : Supplementary: | 0010 0420 0186 0210 | New Build Acquisition & Works Women's Refuges Special Needs Shared 4 to 6 Gross Multiplier | 1.00 1.04 1.23 0.90 1.15 |
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Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift

10



Page 3 of 5 18/05/94 13:12

Scheme No. 51-25912 P / / _ _ Stage: D010 Pri/Seq: 10 10 Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

Tariff code: T82

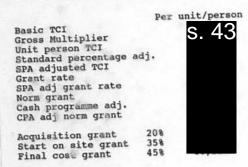
1.00 New Build Acquisition & Works Multipliers 1.23 0010 Special Needs Shared 4 to 6 0186 0.90 Supplementary: 0210 1.11 Gross Multiplier

Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift

18

Grant Category: G090 Description: 100% HAG: SNMA Required(SN or FE)



All units/persons

RFI4911 - Annex A

Scheme Confirmation - Unit Schedule

Page 4 of 5 18/05/94 13:12

Scheme No. 51-25912 P / / _ _ Stage: D010 Pri/Seq: 10 10 / _ / _ _ Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

Tariff code: T83

Multipliers 1.00 New Build Acquisition & Works 0010 : 1.23 Special Needs 0186 0.81 Supplementary: Shared 7 to 10 0220 1.00 Gross Multiplier

Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift

Grant Category: G090 Description: 100% HAG: SNMA Required(SN or FE)

All units/persons Per unit/person Basic TCI Gross Multiplier Unit person TCI Standard percentage adj. SPA adjusted TCI Grant rate SPA adj grant rate Norm grant Cash programme adj. CPA adj norm grant 20% Acquisition grant Start on site grant 35% 45% Final cost grant

Page 5 of 5 18/05/94 13:12

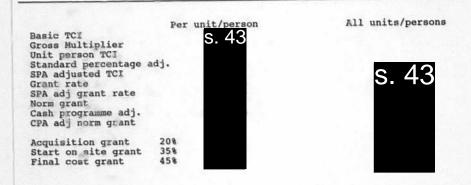
Scheme No. 51-25912 P / / Stage: D010 Pri/Seq: 10 10 Title: CITY MISSION, PHASE 2, COMMERCIAL ST, B'HAM

Tariff code: T84

Multipliers New Build Acquisition & Works 1.00 0010 Key 1.23 Special Needs Shared 7 to 10 Supplementary: 0186 0.81 0220 1.00 Gross Multiplier

Newbuild Shared

Persons per unit No. Identical Units Floor area band shared Basic TCI per unit/person TCI (inc uplift



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| 1000 | COSTA L | Posts | 00e: | | | on toget) | | | SOCUMENTE AT | (| 5 V - | e) Other (specify) | 35265 |
| of each | ange | | | 1.2 SCH | EME TYPE (tick the appropri | | i im | salement / | Details of significant | | Floresta? | VAT [on (a) to (e)] | 13212 |
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| of post | ession i | 2 | 5- | 93 | Freehold Part ter | unted Rehab | istation | Shad years | Contigue | | | 6 Sub total (3 + 5) | 1013256 |
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| npletion | | - 5 | 1.0 | 6.95 | Vacan | | - / | / | Rackage Deal | | / | a CRAND TOTAL | 1012926 |
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| YPE L | NITS | PER- SONS therei | NPE % | GRANT | (2 or 3 x 4 x 5) | CLASS | | PONTHER CHEN | (MOUSON) | | 147120 | | 205,000 |
| | 1 | 10 | 20 | 37375 | 74750 | 302170 | this claim | 1 | 1 | | | For HC use | |
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| 42 | 18 | 7 | 20 | 32500 / | 45500 | Certifications | | -/- | on Cost Program | me Agreement da | The JE per | | finance is / is not required if for red form HACON 4 should t |
| 43 | 8 | 8 | 20 | 32500 / | 52000 | a We certify the | al all conditions an | d requirements or the have been met by | the Association | | | completed and attached to the | nis approare |
| -84 | 9 | - | - | | | OR OR | the starget of great | not four in the se | myous patter an | one Grant clam | ed in the previous | 7 We certify that the inform | nation in Part C is correct a |
| | | | | | / | b Completion o | of the purekase did | in gris form | | Cath Planning | Target [CPT] for the | understand that it will be su | abject to societies resultant of 1 |
| | 100 | | ATE | | / | 2 Payment of | this claim will not o | guit in the Associ | ation exceeding in | | Target [CPT] for the | g No member, employee, association has any inte | erest in the proposed vendo |
| | 100 | 0.00 | | 156 | 1 | a We certify the | nat only eligible con | sts are includ | ne costs for Cash | Programme fund | ung. | | property to be or organisation |
| | | 70.09 | IO I | The Lord of | / | A We certify th | nat no other public | sector subsidy or s | internal capital dis | count contribution al capital discour | ns are attributable to nt contributions' are | which they or their families | |
| 1 | | | | | | | | | | | | | should be appended giving a |
| Totals | 112 | 143 | | | 302120 | S CLAIMS AT | PRACTICAL CO | MPLETION ONLY | we confirm that a | as cams to Gra | int have been made | disclosure of the interests | of the people concerned). |
| | - | - | - | 75.00 | | and that no | further claims will | be made against to | Re-MAX-MA | | | | |
| For H | Gify that | this applica | ation has | been checked ar | d that to the best of our kry as reached the stage record | wiedge and been the edubove. | | | | . De | elete the inapplicable | n | ATE |
| | | | | | as reached the stage record | | C CORNECUSE | PROGRAMME (enter | e initials and date) | SIG C | 0(2) | | 6.4.94. |
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RFI4911 - Annex A

Tent: 20 / 8 NEW Propriesse Status of data shown is CAVED

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REMORRAMENTALISMONDATIONS OF THE PROPERTY OF THE PARTY OF

6

City Missian (Phase II)

- of could rate SNNA . certified incomedty.
- 31 I discussed the above with S. 40(2) He says he has completed the form incorrectly that the scheme daes need the railro of 1:10 to qualify from SNMA. S. 40(2) had to much off to the greating in shropshing in we didn't have to take to resolve the He is expecting a phone call from you a Manday to discuss this:
- I I have checked the CPI + CPI I cound bee any obvious problems.

| Confirmation of eligibility for special needs funding and application for SNMA approval | • | THE HOUSIN |
|--|---|---|
| TO THE HOUSING CORPORATION WEST MIDLANDS | Regional Office | HC DATE STAMP |
| PART A Applicant details | 7 | - 16c' L |
| HC REGISTRATION NUMBER LO 979 | | 20/4/94 |
| 1 APPLICANT ASSOCIATION NAME AND CORRESPONDENCE ADDRESS & DEVELOPME | A AGENT ASSOCIATION NAME AND | CORRESPONDENCE ADDRESS |
| TRIDENT HOUSING ASSOCIATION (X) 239, HOLLIDAY ST EXPRANTON POMOCODO CONTACT NAME CO | Post | codes |
| s. 40(2) | 1 | HOT TELEPTIONE NORMEN |
| PART B Scheme details | _ | |
| 1 SCHEME ADDRESS | | |
| BHAN CITY MISSION PLTI / COMMITCIAL ST | INVESTMENT CODE | 6,H 6,N S, |
| Podcode P | Where there is more than o property schedule should be | |
| 2 SCHEME TYPE (lick as appropriate - complete one section only from A.B.or C) | | |
| Tariff Programme • B Non Tariff Programme • Programme • Programme | | |
| Documents enclosed Castal source | | |
| GT1 SF1 PROJECT NUMBER | | |
| | | |
| GT2 SFN1 Defredated Section | | Torre of loans |
| Sponsor Sponsor Sponsor Sponsor | | Term of lease: year |
| Retted eased Freeholder: | | Term of lease: year |
| Sponsor Sponsor Pre-politics: HC HC Comp clease specify: | | nanted, enclose a covering lette |
| Sponsor Sponsor Retried feased Freeholder: HC HC LA Part tenanted Part tenanted | | nanted, enclose a covering lette |
| Sponsor HC HC LA LA LA La Included Part tenanted Revenue approval will not be given before capital approval. | Vacant stating why the need | nanted, enclose a covering lette for revenue funding has arisen. |
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| Sponsor Sponso | Vecant stating why the need one part of the DoE's Single Horn [Tick one box] | nanted, enclose a covering letter for revenue funding has arisen. ToTal. |
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| ill the scheme be registered unde | r the Reg | istered Homes | Act 1984? | YES. | NO | 7. | Tick one box) |
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| | OME | | 3 | | | | - 10 |
| RENTAL INCOME NUMBER OF VERY PER UNIT | TOTAL V RENT PI | ER UNIT | 1 | Housing Mana Maintenance C | | s clical and day to d | s. 43 |
| s s 43 | 144 | 27 | | 3 Housing Servi | | HB eligible] | |
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| otal weekly rent | | | | | | | F |
| Fross annual rental income | i C | | | 6 Mortgage/Ren | | inapplicable] | L |
| ET RENTAL INCOME | | | | ? Other [please | specify] | | |
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| s 43 s. 43 | s. | 43 | | 200 | | le for HAG or SNI | |
| * | | | | | provides for | tenants with spi | ecial needs who require |
| * * * * * * * * * * * * * * * * * * * | | | 4.0 | 3 the scheme Corporation; | provides to | enants with the | rights specified by the |
| Total weekly income from service Annual income from service charges less voids assumed @ | charges | , % | . 43 | 4 staff are ava Corporation; | lable to carry | out the housing | activities specified by the |
| | | . [| | 5 the partner | ship arrang | ements co | to the Corporation's |
| NET INCOME FROM SERVICE • Enter S ² for shared or S ² C ² for self of | | 3 | | requirements | 1 | | nation rights to a statutor |
| 3 INCOME FROM SNMA | | - | | body: | | | |
| TOTAL SNMA REQUIREMENT [trom PAR / C, section 2 overless | η | 5 | 3, 43 | 7 the scheme the Corporal | achieves the | r minimum staff to vel of SNMA paya | o tenant ratio specifies b ble; |
| 4 OTHER INCOME PLEASE SPECIFY SOURCE | | MOUNT | у. ТО | 8 the long term be satisfactor | n viability of t | he scheme has be | en assessed and found t |
| | | | | 9 the scheme | will comply v | with the Corporation | on's Design Requirement |
| | | | | visible Bread #1 | naces let to | someone who is | sponsored by the Soci |
| TOTAL OTHER INCOME | | | NIL | Services Au | thority under | the National Ass | stance Act 1946. |
| | . 43 | | | 11 to the best of are complet | of our knowled te and accura | dge and belief the ite. | contents of this application |
| PART E Staff schedule Pi | ease read | Section 3 reference dure Guide before | ce 3.2 of the Special completion) | SIGNATURE | | | DATE |
| JOB TITLE DESCRIPTION | FT/PT | % OF TIME ATTRIBUTABLE TO SCHEME | HOURS APPORTIONED TO SCHEME | s. 4 | -0(2 | 2) | 14.04.94 |
| Lesison MGR | Fr | 100 | 40 | Officer or Member | of Association au | thorsed by Managemer | nt Committee) |
| DEPLY | Fr | 100 | 40 | For HC use | | SIGNATURE | DATE |
| Assistant | FT | 100 | 40 | Authorisation Recommended | | SIGNAL UNI | - |
| Estimes offices | PT | 20 | 2. | Approve | | | mark the second |
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PRESENTATION OF THE PROPERTY O I CURY OF SCHEEN FINE AT 12:30-50 ON 12/54/94 BY OFER FEW #

ANDS CO.2 / E) - Create/Update Allocation Data : West Midlands Region

Tear: 94 7 95 NEW Programme Trom 01/04/54 to 31/03/95 Region 51 Region Status CDR IRRED ACRES (3) ISS Status CDRF IRRED ACRES (3) Status of data shown is SAVED

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| Line No. | UNIT TYPE | J. He | → A | y 3. | - B | C.A | 1 C | · cu | Dyme | SHEET |
| 1 | UNIT TYPE CODE (HC use only) | T | 79 | T | 80 | Т | 81 | Т | 82_ | 1 05 |
| 750 | Cost Group | | E | 1 | E | + | F | 1 | E | |
| | Floor area bands | 1 | 140 | 17 | 40/50 | + | | 1 | | |
| 4 | (self contained only) Number of persons (shared | - 3 | 7-40 | - | -0/50 | + | - | 1 | 1 | |
| | accomodation) BASIC TCI per unit (self contained) | c | 13 | 2 | | | -1 | | | / |
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| | | - | | | | | | | | |
| HC REF. | KEY MULTIPLIERS | 1 | FACTOR | / | FACTOR | / | FACTOR | / | FACTOR | USERS SHOULD REFE |
| 10 | New build acquisition and works | | t | V | - 1 | 1 | i | 1 | - 1 | TO THE CURRENT GUIDANCE NOTES FO |
| 20 | Off the shelf (new build) | | | | | | | | | COMPLETE DESCRIPTIONS AND |
| 90 | New build works only | | | | | | | | | OF MULTIPLEIRS |
| 100 | Rehab, acquisition & works - vacant | П | | | | | | | | |
| 105 | Rehab, acquisition & works - tenanted | | | | | | | | | |
| 120 | Existing stillsfactory (rehabilitation) | | | | | + | | | | |
| 125 | Rehab, works only - vacant | | | | | | | | | |
| 130 | Rishab, works only - tenanted | | | | | | | | | |
| 135 | Re-improvements | | | | | + | | | | |
| HC | Pumpi Pumpi po un la coma? | | | | | | | | | |
| REF. | SUPPLEMENTARY MULTIPLIERS* | M | FACTOR | | FACTOR | ~ | FACTOR | V | FACTOR | |
| Mark Co. II | Sheltered - Calegory 2 (incl. lifts, one | | | | | | 1.04 | 1 | | |
| 11.4 | Siorey) | | | | | | | | | |
| 100 | Frail elderly (use alone or with design and build multiplier only) | | | | | | | 1 | | |
| 165 | Decial needs | | | | | | 123 | Y | 1.23 | 1 |
| 190 | Registered homes | | | | | | | | | |
| 195 | Extended general families | | | | | | | | | |
| 200 | Shared: 2 - 3 † | | | | | | | | | |
| 210 | Shared: 4 - 6 † | | | | | | .90 | 1 | .90 | / |
| 220 | Shared: 7 - 10 † | | | | | | 14 | | 10 | 1 |
| 235 | Shared: 11 and over † | | - | 11 | | | - | 1 | | |
| | Served by new lifts(except frail elderly and Cat. 2) | | 1-07 | / | 1.07 | 1 | | | | 1 1 1 1 1 |
| 95 5 | Single storey (new build only not used with rail elderly, Cat 2 and wheelchair with carport) | | 140 | | , A 70.00 / B | 1 | | | | |
| C00750 E7 | Common room only 11 | | | 11 | | + | | | | |
| | Associated communal facilities only †† | | | 11 | | | | +- | | |
| 0 | Common room and associated | | - | + | | ++ | | 1 | | |
| 200 V | ommunal facilities †† Wheelchisir with individual carport | | | ++ | | + | | - | | 100 |
| 20E V | except one storey and frail elderly) Wheelchair without individual carport | | | - | | + | | - | | Section 1 |
| 440 0 | except frait elderly) Pesign and Build Contract (except | - | .0.3 | / | 61.7 | 1/ | | 1 | | / |
| 410 C | off-the-Shelf and Existing satisfactory) | | .48 | 4 | . 48 | V | | 11/ | | |
| 7 | GROSS MULTIPLIER | | 105 | of | 1.05 | 1 | 1-15 | 1) | 1.11 | CP1 |



NOTES ON COMPLETING FORM CP1

- 1 If more columns are required, continue on a separate form.
- 2 Definitions of key terminology (net / appropriate floor area, unit, multipliers) are given in the Housing Corporation's TCI Guidance Notes, which should be read before completing this form.
- 3 Select one of the key multipliers.
- Enter the relevant FACTOR for each multiplier so identified, using the TCI tables.
- 5 Multiply the factors together to produce the Gross Multiplier, working to two decimal places.
- 6 Basic TCI for the unit / person is taken from the TCI tables, using m² to identify the correct basic rate.
- 7 Percentage uplifts to Basic TCI (line 5) may be published in the TCI Guidance Notes; refer to the latest TCI Guidance Notes to determine any appropriate uplift to be applied to Basic TCI to produce Basic TCI including uplift at line 6.
- 8 The unit / person TCI is calculated by multiplying the Basic TCI (line 5) with the Gross Multiplier (line 7). If uplift is applicable then line 6 should be multiplied by line 7.
- 9 Standard Percentage Adjustments (SPAs) will be applicable to Cash Programme schemes and will be in the range of plus or minus 20%. The unit / person TCI (line 8) is increased or decreased by the appropriate SPA (line 9).
 The unit Grant rate % (line 11) is adjusted using the formula:

- 10 If no SPA applies, the Norm Unit Grant (line 13) is obtained by multiplying the adjusted TCI per unit / person (line 8) by the unit Grant rate (line 11).
- 11 If an SPA has been set, the Norm Unit Grant (line 13) is obtained by multiplying the SPA adjusted TGI per unit / person (line 10) by the SPA adjusted Grant rate (line 12).

CP1v3/2

| | | ROGRAMME dated | | | ; | Schedule | of N | orm Unit | Grar | its | | * |
|-------------|-------------------------|--|-----|---------|---------|----------|----------|-----------|------|--------|-----------|-------------------------------------|
| bet | neew | TRIBET H. A | | and | | ALOFFICE | 2 | HC REGIST | | NO. | TH | E HOUSIN |
| Lin | • | UNIT TYPE | 100 | 7 A (+) | 110 | B Cerk | 74 | • с | 140 | ~ ° Ď | - | SHEET |
| 1 | UNIT | TYPE CODE (HC use only) | T | 83 | T | | T | | - | 1000 | - | 2 45 |
| 2 | | Graup | + | E | + | 84 E | 1. | 85. | T | 86 | | |
| 3 | Figo | area bands | + | | + | <u></u> | - | E | - | E | | |
| 4 | | contained only) their of persons (shared | - | 7 | + | - | - | | | 40/50 | | |
| - | | omodation) IC TCI per unit (self-contained) | - | 7 | | 8 | | 60 | | 1000 | | , |
| 5 | / Den | son (shared) | 9 | : 4 | 3 | | | | | | | |
| 6 | BAS | IC TCI including uplift @ % | 2 | | | | | | | | | |
| HC REF | | KEY MULTIPLIERS . | / | FACTOR | V | FACTOR | V | FACTOR | 1 | FACTOR | 3 | |
| 10 | New: | auld acquisition and works | | 1 | | 1 | | | 1 | | | TO THE CURRENT |
| 20 | Office | e shelf (new build) | | | | - | | | | - | | GUIDANCE NOTES FO COMPLETE |
| 90 | J. 170.00 | build works only | | - | + | | - | | - | | | DESCRIPTIONS AND VALID COMEDIATIONS |
| 100 | | o acquisition & works - vacant | | | ++ | | \vdash | | | .81 | U | OF MULTIPLIERS |
| 105 | Dahai | acquisition & works - tenanticid | | | + | | - | | | | | |
| 120 | - | ng datisfactory (rehabilitation) | | | - | | | | 1 | | | |
| | 1 | . Works only - vacant | | 0 | \perp | | | 181 | | | | |
| 125 | | | | | | | | | | | | |
| 130 | | . works only - tenunted | | | | | | | | | | |
| 135 | Stating | provements | | | | | | | | | | |
| HC. REF. | sus | PPLEMENTARY MULTIPLIERS' | 1 | FACTOR | V | FACTOR | V | FACTOR. | V | FACTOR | \exists | |
| 140 | 10000 | tid - Category 1 | | | | | | | | 1-12 | 1 | |
| 170 | storey) | | | | | | | | | - | - | |
| 180 | Frail el | derly (use alone or with design ild multiplier only) | | | | | | | 1 | | | |
| 192 | Special | needs | | 1-23 2 | / | 1.23 W | 1 | 1-23 | 1 | | - | |
| 190 | Registe | red homes | | | | | | 1.43 | 1 | | \dashv | |
| 195 | Extend | lid general families | | | | | + | | | - | - | |
| 200 | Shared | 2-3 † | + | | - | | + | | | | - | |
| 210 | Shared | 4-61 | - | | - | | + | | 1 | | | |
| 220 | 100 | 7-10 † | + | -81 / | - | 2 | 1 | .90 | 1 | | | |
| 235 | | 11 and over † | + | 101 | - | .81 | - | | | | | |
| 245 | Served | by new lifts(except frail eldelly | + | | - | | - | | | | - | |
| 95 | Single 1 frail elder | Stoney (new build only not used with | + | | + | | + | | - | | - | |
| 250 | Commo | fly, Cat 2 and wheelchair with carport) In roottly only †† | + | | + | | - | | | - | - | |
| 77777 | | ed communal facilities only †† | 1 | | + | | - | | | | | |
| 270 | Commor | room and associated | - | | - | | 1 | | | | | |
| 200 | Wheelch | al facilities †† air with individual carport | - | | - | | | | | | | |
| | (except o | air without individual carport | - | | | | | | | | | |
| | except fr | rail elderly) nd Build Contract (except | - | | | | | | | | | |
| ne No. | Gir.the-S | helf and Existing satisfactory) | | / | | 1 | | | 1 | | 1 | |
| 7 | - | GROSS MULTIPLIER | | 100 V | 1 | 100 1 | | .90 V | | . 91 | 1 | CP1 |



NOTES ON COMPLETING FORM CP1

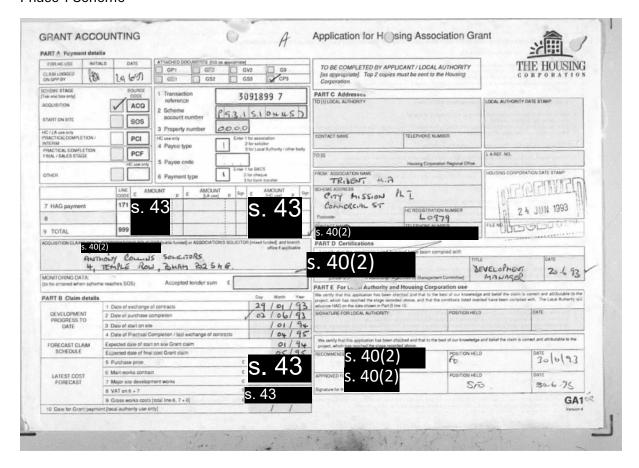
- If more columns are required, continue on a separate form.
- 2 Definitions of key terminology (net / appropriate floor area, unit, multipliers) are given in the Housing Corporation's TCI Guidance Notes, which should be read before completing this form.
- 3 Select one of the key multipliers.
- Enter the relevant FACTOR for each multiplier so identified, using the TCI tables.
- 5 Multiply the factors together to produce the Gross Multiplier, working to two decimal places.
- 6 Basic TCI for the unit / person is taken from the TCI tables, using m² to identify the correct basic rate.
- 7 Percentage uplifts to Basic TCI (line 5) may be published in the TCI Guidance Notes; refer to the latest TCI Guidance Notes to determine any appropriate uplift to be applied to Basic TCI to produce Basic TCI including unlift at line 6.
- 8 The unit / person TCI is calculated by multiplying the Basic TCI (line 5) with the Gross M. lier (line 7). If any uplift is applicable then line 6 should be multiplied by line 7.
- 9 Standard Percentage Adjustments (SPAs) will be applicable to Cash Programme schemes and will be in the range of plus or minus 20%. The unit / person TCI (line 8) is increased or decreased by the appropriate SPA (line 9). The unit Grant rate % (line 11) is adjusted using the formula:

- 10 If no SPA applies, the Norm Unit Grant (line 13) is obtained by multiplying the adjusted TCI per unit / person (line 8) by the unit Grant rate (line 11).
- 11 If an SPA has been set, the Norm Unit Grant (line 13) is obtained by multiplying the SPA adjusted TCI per unit / person (line 10) by the SPA adjusted Grant rate (line 12).

CP1V3/2

Social Housing Grant payments are referred to as 'HAG payments' (Housing Association Grant)

Phase 1 Scheme



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Above is a copy of the payment approval but the picture taken in low quality – however it confirms that s. 43 was paid at practical completion.

s. 40(2) – Acquisition Payment (ACQ)

s. 40(2) – Start on site Payment (SOS)

s. 40(2) – Practical Completion Payment (PCF)

Total Grant - s. 40(2)

Phase 2 Scheme

| FOR HOUSE IN | TIALS DATE | | DOCUMENTS (tick as | | | TO BE COMPLETED | BY APPLICANT / LOCAL | AUTHODITY Inc | -1 1010 |
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| CLAIM LOUGED | NS 87+1 | GP1 | GP2 | GV2 | CPS3 | | copies must be sent to the I | | THE HOUSING |
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