

# Affordable Housing Funding Policy – April 2022 - 2025

## Scoring Framework



Scoring Overview			
	Score Criteria	Points	Score
<b>Priorities scoring:</b>			
Meeting Housing and Community Need / Mayoral Priorities	<i>How does potential development proposal meet housing need?</i>	9	
Sustainability	<i>How does potential development proposal meet BCC sustainability goals?</i>	2	
Social Value/ Wider Community Benefit	<i>What will the proposed development offer in Social Value?</i>	5	
Equality / Diversity	<i>How does potential development proposal address equality &amp; diversity?</i>	2	
<b>Deliverability scoring:</b>			
Ownership	<i>What is the land ownership or acquisition status of the proposed development?</i>	4	
Planning Status	<i>How far advanced through Planning is the proposed development?</i>	5	
Speed of Delivery	<i>What is Anticipated / estimated Start on Site for the proposed development?</i>	3	
<b>Funding Need Scoring:</b>			
Alternative funding solutions and VFM for BCC	<i>Have all funding and cost saving opportunities been exhausted prior to seeking financial support for the proposed development?</i>	6	
Financial Appraisal	<i>Can you provide evidence of your organisation's financial standing as a going concern and demonstrate your capacity to deliver this housing scheme and accept grant in accordance with the Council's Funding Agreement?</i>	3	
<b>Additional scoring:(for targeted bid rounds)</b>			



# Scoring Framework

<b>Provider:</b>	<b>CLH / RP</b>			
<b>Scheme:</b>	<b>Total No AH Units:</b>	<b>SR=</b>	<b>AR=</b>	<b>SO=</b>
<b>Scheme Summary:</b>				
<b>BCC Grant requirement: £ /Unit                      £/total..... (actual)</b>				

<b>Priorities scoring:</b>			
<b>Ref</b>	<b>Criteria</b>	<b>Evidence Base</b>	<b>Points</b>
<b>Mayoral Priorities/ Meeting Housing and Community Need</b>	<p><i>How does potential development proposal meet Mayoral priorities of meeting housing and community needs? – 9 points:</i></p> <ul style="list-style-type: none"> <li>Meeting demonstrable housing need - 2 points:</li> </ul> <p><i>Applicant to consider development location, tenure mix, property type, design and specification of units, local demand for specific house types.</i></p> <p>0 point = no information provided, no engagement with BCC strategy and enabling team. 1 point = addresses need to some extent e.g. Meeting affordable housing need of the city.</p>	<p>Text response up to 750 words</p> <p>Narrative to show understanding of housing need, its application and evidence base.</p> <p>If applicable, explain, detail and evidence how housing proposal addresses the needs of diverse groups.</p>	<p>/9</p> <p><b>Pass mark = 1 or more for ‘Meeting demonstrable housing need’ to achieve a pass for this section, regardless of meeting other criteria.</b></p> <p><b>Pass mark = 1 or more for “Proportion of Affordable Housing”</b></p>

	<p>2 points = clear evidence of significant engagement with strategy and enabling team and scheme can demonstrate that it will meet identified and agreed housing needs.</p> <ul style="list-style-type: none"> <li>• Proportion of Affordable Housing (as defined in AHFP) being delivered – 3 points:              0 point = none              1 point = up to 30%              2 points = 31 to 60 %              3 points = above 61%</li> <li>• Is the applicant a CLH provider? – 1 point:              1 point = yes</li> <li>• Appropriate community engagement / involvement – 1 point:              0 point = none or, very limited with little evidence              1 point = clear examples of appropriate community engagement/ involvement</li> <li>• Providing specialist, and/or accessible and adaptable homes – 1 point:              0 point = no information provided or, very limited with little evidence.              1 point = evidence of development providing specialist or/and accessible and adaptable housing – shown through plans and design statements</li> <li>• Evidence of design quality (e.g. BREEAM, Building for Healthy Lives, HAPPI) – 1 point:              0 point = no information provided or, very limited with little evidence.              1 point = evidence of development following trusted quality design principles – shown through plans and design statements</li> </ul>	<p>May be supported by Planning drawings, accreditations / certificates, or design statements.</p>	
<p><b>Sustainability</b></p>	<p><i>How does potential development proposal meet BCC sustainability goals? – 2 points:</i></p>	<p>Sustainability statement – narrative up to 500 words</p>	<p>/2</p>



	<p>Applicant to demonstrating how they are addressing the cities climate and biodiversity emergency:</p> <p>0 point = no information provided or, very limited with little evidence          1 point = satisfactory information provided meaning providing all information mentioned in evidence base with clear understanding of how development can meet sustainability goals/standards          2 points = good level of information provided meaning providing all information mentioned in evidence base with detailed understanding of how development can meet sustainability goals/standards</p>	<p>May be supported by supported by Planning drawings, accreditations / certificates, or design statements.</p>	
<p><b>Social Value/ Wider Community Benefit</b></p>	<p><i>What will the proposed development offer in Social Value? – 5 points:</i></p> <p>Applicant has completed our social value toolkit competently, evidenced plan as to how they intend to achieve their objectives including a commitment to monitor and report back. The plan meets social value policy 10 objectives. Examples include:</p> <ul style="list-style-type: none"> <li>• Support the creation, sustainability and growth of local micro, small and medium sized enterprises</li> <li>• Support the creation and retention of high-quality, sustainable jobs for local people which pay at least the living wage</li> <li>• Support local people with opportunities for life-long learning, skills development and experiences of work</li> <li>• Reduce air pollution and greenhouse gases (both direct emissions and those embodied in any supplies and services)</li> <li>• Reduce and reuse waste, particularly waste that is harmful and/or sent to landfill</li> <li>• Support Bristol becoming a more ecologically resilient and biodiverse city</li> <li>• Area/ community specific needs addressed (such as a new community centre where one is required/ enhancing access paths to community assets etc.)</li> </ul>	<p>Text response up to 500 words that responds to detailed issues.</p> <p>Supported by completed Social Value Measures Table.</p>	<p>/5</p> <p><b>Pass mark = 2</b></p>

	<p>0 point = no info provided, demonstrating misunderstanding of question                  1 point = filled in the Social Value toolkit calculator competently                  2 points = meeting the above, evidenced plan as to how they intend to achieve their objectives including a commitment to monitor and report back AND have committed to meet at least 1 social value objective from the policy                  3 points = meeting the above AND have a clear and detailed methodology as to how they intend to achieve their objectives                  4 to 5 points = for credibly evidencing meeting 3 or more of the social value objectives</p>		
<b>Equality / Diversity</b>	<p><i>Can the applicant demonstrate compliance with Equality Act 2010 and effective equality and diversity policies and practices – 2 points:</i></p> <p>0 point = no info provided, demonstrating misunderstanding of question                  1 point = Applicant can demonstrate a satisfactory understanding of and commitment to diversity and equality of opportunity; in delivery of its services and equality practises.                  2 points = Applicant can demonstrate a good understanding of and commitment to diversity and equality of opportunity; in delivery of its services and equality practises. The response identifies factors that will offer potential added value, with evidence to support the response and considers specific diversity issues of Bristol.</p>	<p>Text response up to 500 words that includes accurate reference to the nine protected characteristics and references the need to tackle discrimination, harassment, and victimisation.</p> <p>Applicants adopted Equality and Diversity policy.</p>	<p>/2</p> <p><b>Pass mark = 1</b></p>

<b>Deliverability scoring:</b>			
<b>Ref</b>	<b>Criteria</b>	<b>Evidence Base</b>	<b>Points</b>
<b>Ownership</b>	<p><i>What is the land ownership or acquisition status of the proposed development? – 3 points:</i></p> <p>0 point = Site identified, no contract for land agreed</p>	<p>Narrative up to 350 words</p> <p>May be supported by evidence of level of legal interest in site.</p>	<p>/4</p> <p><b>Pass mark = 1</b></p>

	<p>1 point = HOTS in negotiation / agreed                  2 points = Contract exchanged (BCC or private land)                  3 points = Land acquired</p>		<b>Nb: Bonus 1 point if BCC land disposal</b>
<b>Planning Status</b>	<p><i>How far advanced through Planning is the proposed development? – 5 points:</i></p> <p>0 point = Little or no planning engagement                  1 point = Supportive pre-app obtained                  2 points = Full or RM application submitted                  3 points = Progressing to positive determination                  4 points = Outline / Full Planning approved, s106 in progress                  5 points = Outline / Full planning with s106 in place / RM approved</p>	<p>Text response of up to 350 words.</p> <p>Evidence of pre-app response, application stage, planning certificate etc</p>	<p>/5</p> <p><b>Pass mark = 1</b></p>
<b>Speed of Delivery</b>	<p><i>What is anticipated Start on Site for the proposed development? – 3 points:</i></p> <p>0 point = 5yrs + or unclear / no certainty                  1 point = 3 /4yrs                  2 points = 1/2yrs                  3 points = Commencement within 12 months</p>	<p>Text response up to 500 words.</p> <p>Supported with a Gantt Chart with key milestones.</p>	<p>/3</p> <p><b>Pass mark = 1</b></p>

<b>Funding Need Scoring:</b>			
<b>Ref</b>	<b>Criteria</b>	<b>Evidence Base</b>	<b>Points</b>
<b>Alternative funding solutions and VFM for BCC</b>	<p><i>Have all funding and cost saving opportunities been exhausted prior to seeking financial support for the proposed development? – 6 points:</i></p> <p>BCC expects the Provider to have exhausted all funding and cost saving opportunities before seeking financial support for their development, which will include:</p> <ul style="list-style-type: none"> <li>• Demonstrating appropriate land value</li> <li>• Change in tenure mix</li> <li>• RCGF / internal subsidy</li> </ul>	<p>Text response up to 500 words.</p> <p>Development appraisal (Proval / Pamwin etc) (full and summary) in PDF format, supported by cost consultant statements and include an appropriate contingency.</p>	<p>/6</p>

	<ul style="list-style-type: none"> <li>• Options for Cross subsidy (mixed tenure schemes)</li> <li>• Value engineering and scheme redesign</li> <li>• HE subsidy</li> <li>• Lending rates</li> <li>• Scheme payback – between 30 &amp; 40 yrs</li> <li>• Sales income assumptions</li> <li>• Other (please note)</li> </ul> <p>The success of this will be measured as follows:</p> <ol style="list-style-type: none"> <li>1. The % grant against total scheme costs being sought from BCC:              0 point = &gt;60%              1 point = 30-59%              2 points = &lt;30%</li> <li>2. Scheme payback period:               1 point = for any payback period outside of 30 &amp; 40 years              2 points = between 30 &amp; 40 years</li> <li>3. Scheme is financially viable:              2 points = Yes</li> </ol>	<p>Confirmation of funding sources available to deliver scheme from the HE, RP Reserves &amp; RCGF, private finance facilities, charitable and other funding sources - Letters of intent or confirmation of availability of funding.</p> <p><b>Development appraisals must show a financially viable scheme with BCC support to be successful in bid but unviable without.</b></p>	
<p><b>Financial Appraisal</b></p>	<p><i>Can you provide evidence of your organisation’s financial standing as a going concern and demonstrate your capacity to deliver this housing scheme and accept grant in accordance with the Council’s Funding Agreement?</i></p> <ul style="list-style-type: none"> <li>• Three years signed audited accounts</li> <li>• Most recent management accounts</li> <li>• Financial Forecast Returns / Medium Term Financial Plans</li> <li>• Credit/loan facilities – supported by letters from banks and financial institutions</li> </ul> <p><i>See AHFP for exceptions to requirements for newly formed CLH organisations</i></p>	<p>Text response up to 500 words supported by documents to evidence compliance inc:</p> <p>Prior Annual Report (s), other financial records (on request).</p> <p>Grant Review, Affordability Review and Funding Agreement statement.</p>	<p>0-5</p> <p><b>Pass mark = 3</b></p>

**Additional Criteria Scoring(for targeted bid rounds)**

Ref	Criteria	Evidence Base	Points

