

Affordable Housing Funding Policy – April 2022 - 2025

Scoring Framework



Scoring Overview			
	Score Criteria	Points	Score
Priorities scoring:			
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 & diversity?</i>	2	
Deliverability scoring:			
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	
Funding Need Scoring:			
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	
Additional scoring:(for targeted bid rounds)			



Scoring Framework

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

Priorities scoring:			
Ref	Criteria	Evidence Base	Points
Mayoral Priorities/ Meeting Housing and Community Need	<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"> Meeting demonstrable housing need - 2 points: <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>Pass mark = 1 or more for ‘Meeting demonstrable housing need’ to achieve a pass for this section, regardless of meeting other criteria.</p> <p>Pass mark = 1 or more for “Proportion of Affordable Housing”</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"> 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% Is the applicant a CLH provider? – 1 point: 1 point = yes Appropriate community engagement / involvement – 1 point: 0 point = none or, very limited with little evidence 1 point = clear examples of appropriate community engagement/ involvement 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 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 	May be supported by Planning drawings, accreditations / certificates, or design statements.	
Sustainability	<i>How does potential development proposal meet BCC sustainability goals? – 2 points:</i>	Sustainability statement – narrative up to 500 words	/2

	<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>	
Social Value/ Wider Community Benefit	<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"> • Support the creation, sustainability and growth of local micro, small and medium sized enterprises • Support the creation and retention of high-quality, sustainable jobs for local people which pay at least the living wage • Support local people with opportunities for life-long learning, skills development and experiences of work • Reduce air pollution and greenhouse gases (both direct emissions and those embodied in any supplies and services) • Reduce and reuse waste, particularly waste that is harmful and/or sent to landfill • Support Bristol becoming a more ecologically resilient and biodiverse city • Area/ community specific needs addressed (such as a new community centre where one is required/ enhancing access paths to community assets etc.) 	<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>Pass mark = 2</p>

	<p>0 point = no info provided, demonstrating misunderstanding of question</p> <p>1 point = filled in the Social Value toolkit calculator competently</p> <p>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</p> <p>3 points = meeting the above AND have a clear and detailed methodology as to how they intend to achieve their objectives</p> <p>4 to 5 points = for credibly evidencing meeting 3 or more of the social value objectives</p>		
Equality / Diversity	<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</p> <p>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.</p> <p>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>Pass mark = 1</p>

Deliverability scoring:

Ref	Criteria	Evidence Base	Points
Ownership	<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>Pass mark = 1</p>

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

Funding Need Scoring:

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

	<ul style="list-style-type: none"> • Options for Cross subsidy (mixed tenure schemes) • Value engineering and scheme redesign • HE subsidy • Lending rates • Scheme payback – between 30 & 40 yrs • Sales income assumptions • Other (please note) <p>The success of this will be measured as follows:</p> <ol style="list-style-type: none"> 1. The % grant against total scheme costs being sought from BCC: 0 point = >60% 1 point = 30-59% 2 points = <30% 2. Scheme payback period: 1 point = for any payback period outside of 30 & 40 years 2 points = between 30 & 40 years 3. Scheme is financially viable: 2 points = Yes 	<p>Confirmation of funding sources available to deliver scheme from the HE, RP Reserves & RCGF, private finance facilities, charitable and other funding sources - Letters of intent or confirmation of availability of funding.</p> <p>Development appraisals must show a financially viable scheme with BCC support to be successful in bid but unviable without.</p>	
Financial Appraisal	<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"> • Three years signed audited accounts • Most recent management accounts • Financial Forecast Returns / Medium Term Financial Plans • Credit/loan facilities – supported by letters from banks and financial institutions <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>Pass mark = 3</p>

Additional Criteria Scoring(for targeted bid rounds)			
Ref	Criteria	Evidence Base	Points

