

Appendix A3 - Bristol City Council Affordable Housing Funding Policy Scoring Criteria

Scoring Overview			
	Score Criteria	Points	Score
Priorities scoring:			
Meeting Housing and Community Need / BCC Corporate 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
BCC Corporate Priorities/ Meeting Housing and Community Need	<i>How does potential development proposal meet BCC Corporate priorities of meeting housing and community needs? – 9 points:</i> Meeting demonstrable housing need - 2 points: <i>Applicant to consider development location, tenure mix, property type, design and specification of units, local demand for specific house types.</i> 0 point = no information provided, no engagement with BCC strategy and enabling team.	Text response up to 750 words Narrative to show understanding of housing need, its application and evidence base. If applicable, explain, detail and evidence how housing proposal addresses the needs of diverse groups.	/9 Pass mark = 1 or more for ‘Meeting demonstrable housing need’ to achieve a pass for this section, regardless of meeting other criteria. Pass mark = 1 or more for “Proportion of Affordable Housing”

	1 point = addresses need to some extent e.g. Meeting affordable housing need of the city. 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. - 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.	
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Sustainability	<i>How does potential development proposal meet BCC sustainability goals? – 2 points:</i> Applicant to demonstrating how they are addressing the cities climate and biodiversity emergency: 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	Sustainability statement – narrative up to 500 words May be supported by supported by Planning drawings, accreditations / certificates, or design statements.	/2
Social Value/ Wider Community Benefit	<i>What will the proposed development offer in Social Value? – 5 points:</i> 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: • 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	Text response up to 500 words that responds to detailed issues. Supported by completed Social Value Measures Table.	/5 Pass mark = 2

	Area/ community specific needs addressed (such as a new community centre where one is required/ enhancing access paths to community assets etc.) 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		
Equality / Diversity	<i>Can the applicant demonstrate compliance with Equality Act 2010 and effective equality and diversity policies and practices – 2 points:</i> 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.	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. Applicants adopted Equality and Diversity policy.	/2 Pass mark = 1

Deliverability scoring:			
Ref	Criteria	Evidence Base	Points

Ownership	<i>What is the land ownership or acquisition status of the proposed development? – 3 points:</i> 0 point = Site identified, no contract for land agreed 1 point = HOTS in negotiation / agreed 2 points = Contract exchanged (BCC or private land) 3 points = Land acquired	Narrative up to 350 words May be supported by evidence of level of legal interest in site.	/4 Pass mark = 1 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:	Text response up to 500 words. Development appraisal (Optimix / Proval / Pamwin etc) (full and summary) in PDF	/6

	• Demonstrating appropriate land value • Change in tenure mix • RCGF / internal subsidy • 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) The success of this will be measured as follows: 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	format, supported by cost consultant statements and include an appropriate contingency. 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. Development appraisals must show a financially viable scheme with BCC support to be successful in bid but unviable without.	
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> • 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	Text response up to 500 words supported by documents to evidence compliance inc: Prior Annual Report (s), other financial records (on request).	0-5 Pass mark = 3

	See AHFP for exceptions to requirements for newly formed CLH organisations	Grant Review, Affordability Review and Funding Agreement statement.	
Additional Criteria Scoring(for targeted bid rounds)			
Ref	Criteria	Evidence Base	Points