

Designing and Building Community Led Housing

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Wessex Community Land
Trust Project

Designing

- Grants for feasibility and planning work
- Ranging from £30,000 - £160,000
- £1.5m - £2m in total
- Homes England's grant fund closes March 2020 - Dorset Council's still open

Wilmington CLT, East Devon
Chawleigh CLT, Mid Devon
Sixpenny Handley CLT, Dorset.
Marshfield CLT, South Gloucestershire
Broad Chalke CLT, Wiltshire
Pill and District CLT, North Somerset
Yarcombe CLT, East Devon
Langton Matravers CLT, Dorset
Corfe Castle CLT, Dorset
Dorchester Area CLT, Dorset
Upper Coly Valley CLT, East Devon
High Ham CLT, South Somerset
Broadwindsor Group Parish CLT, Dorset

Frome Area CLT, Mendip
Salcombe CLT, South Hams
Lyme Regis CLT, Dorset
The Seavingtons' CLT, South Somerset
Cheriton Bishop CLT, Mid Devon
Powerstock & District CLT, Dorset
Appledore CLT, Torridge
Newton & Noss CLT
Chagford Community Trust
South Petherton CLT, South Somerset
The Miles and Hurman CIO, Sedgemoor
Clovelly PC, Torridge
Bishops Caundle CLT, Dorset

Professional advisers

- Architect
- Engineer
- Ground engineer
- Topographical surveyor
- Ecologist
- Arboriculturalist
- Archaeologist
- Landscape architect
- Solicitor
- CDM services (Construction, Design and Management)
- Quantity surveyor (otherwise known as Employer's Agent)

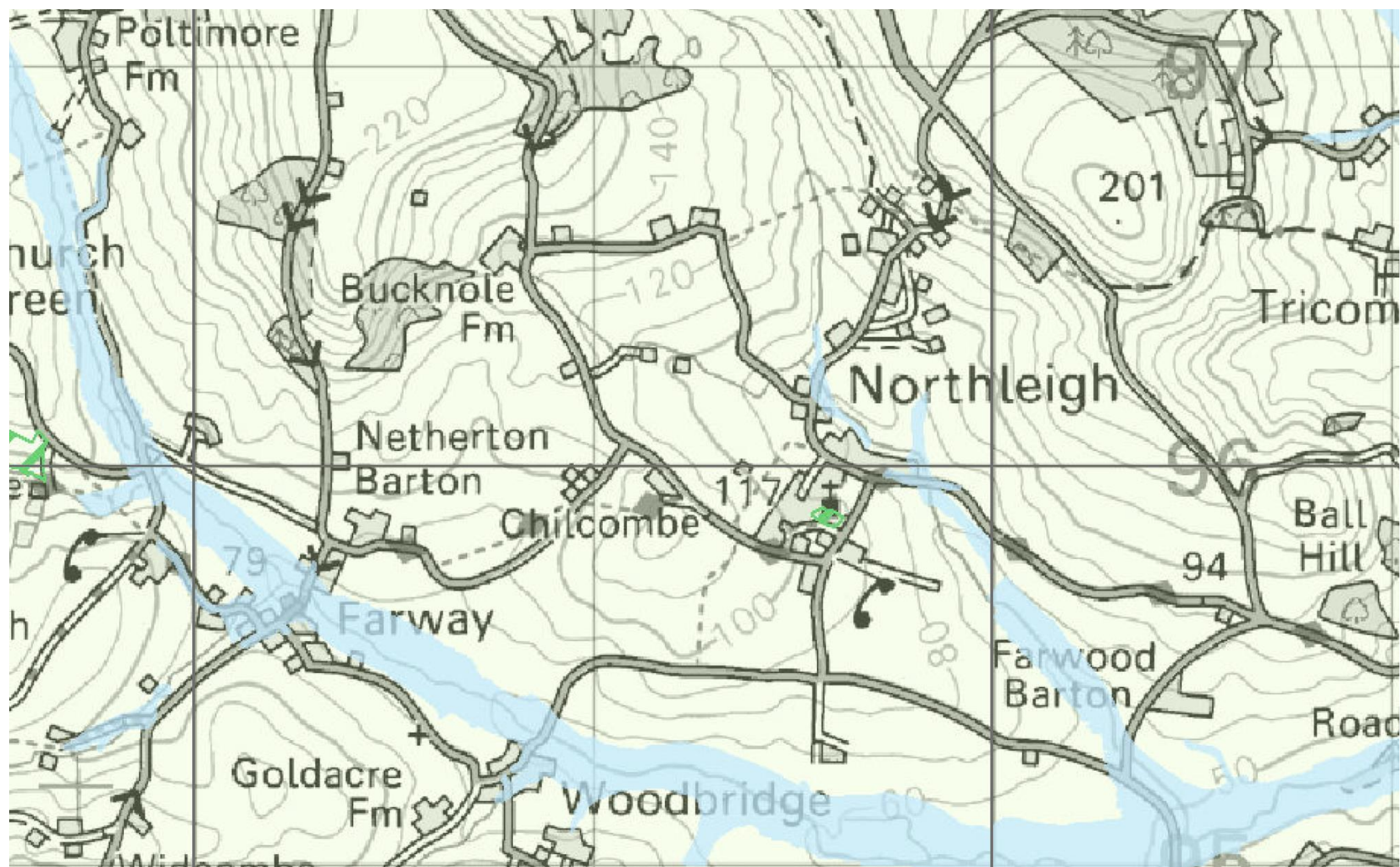
Tendering

- The Grant Recipient must secure the **best value for money** in all purchases of services where the costs of such purchases is or would be paid for by the Grant.
- Subject to paragraph 12.4, the Grant Recipient **must obtain quotes for the provision of all services with a cost of £500 or more, and where the cost is £5,000 or more, it must, obtain at least 3 written tenders** (unless otherwise agreed by Homes England in its absolute discretion). If required to do so by Homes England, it must produce documentary evidence of compliance with this paragraph 12.
- **If the Grant Recipient follows a single tender procedure**, for example, where the value of a contract is very low or where there is only one supplier capable of providing the goods or services concerned, it must keep a record of the reasons why that procedure was thought to be appropriate.
- The Grant Recipient shall comply with all relevant European and domestic law in relation to the supply of goods and services including the Public Contracts Regulations 2015 and guidance issued pursuant to those regulations.
- **Where the Grant Recipient is a Registered Provider and the Total Grant Allocation exceeds £10,000 the Grant Recipient shall conduct a full open competition, which shall include (without limitation) publishing the opportunity on the EU Contracts Finder.**

Cashflow - Homes England grant draw down

- Milestone 1: incorporation - 25%
- Milestone 2: site identified - 25%
- Milestone 3: feasibility complete - 40%
- Milestone 4: planning application - 10%





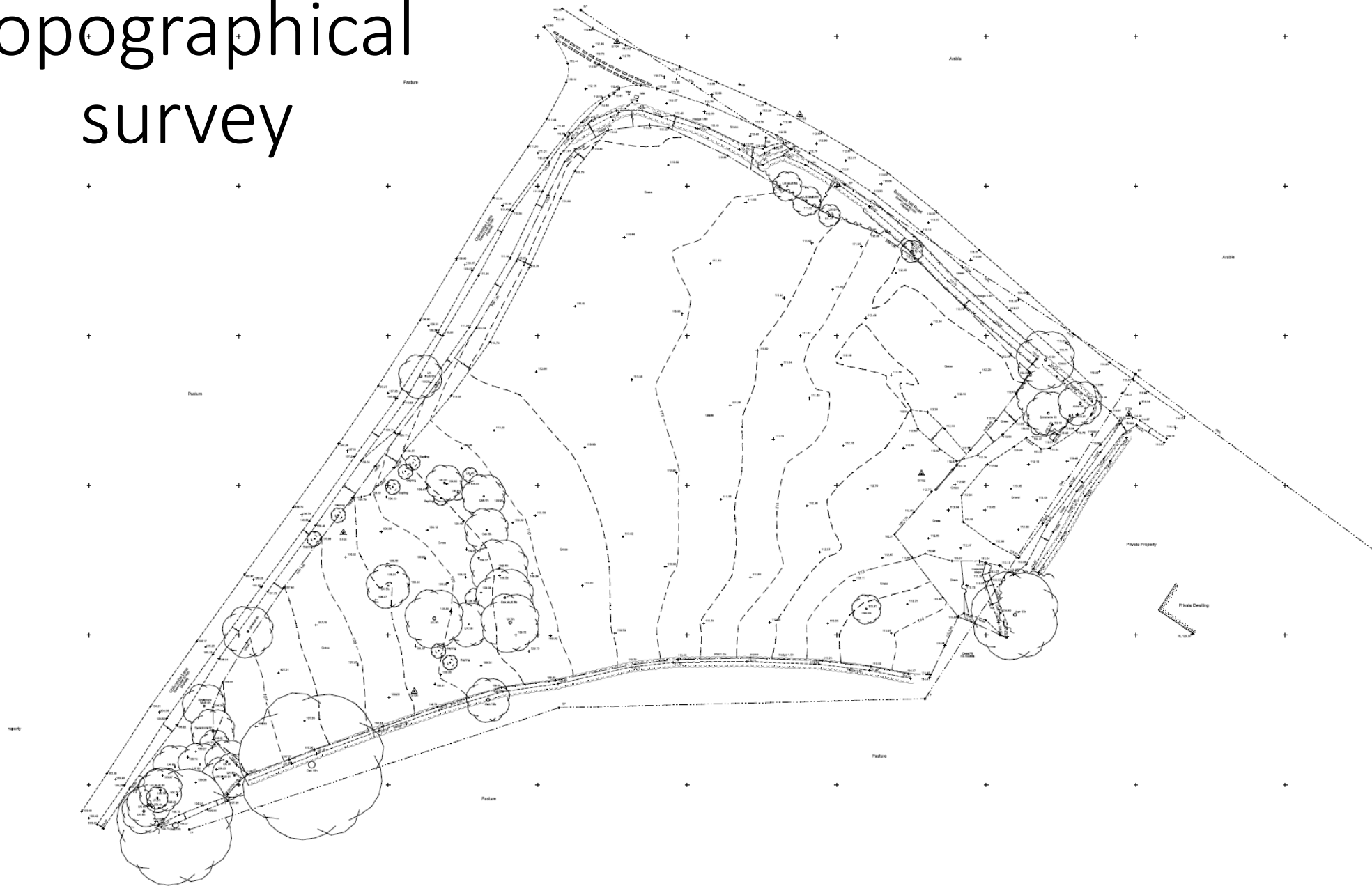


Google

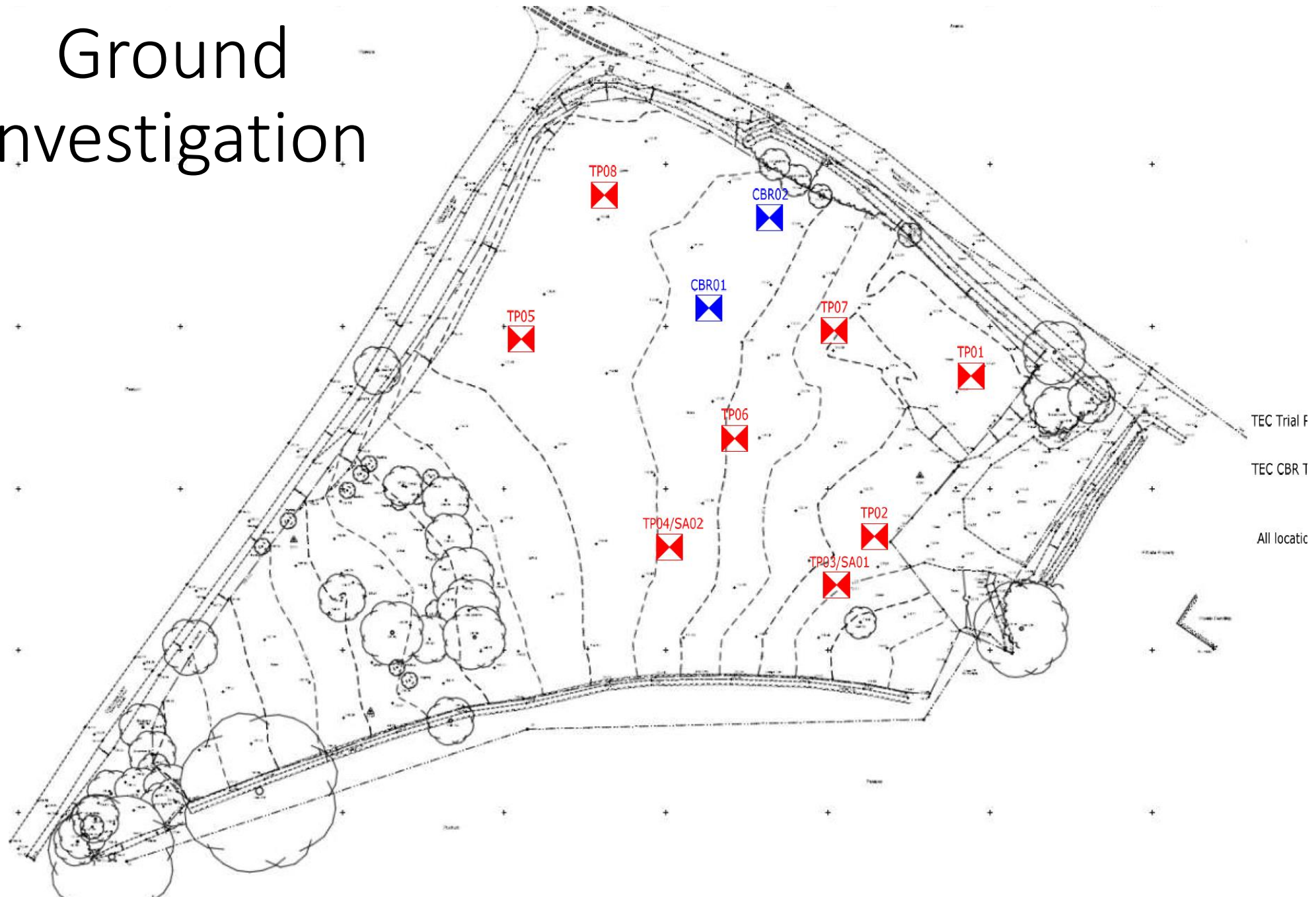
1.2 acres

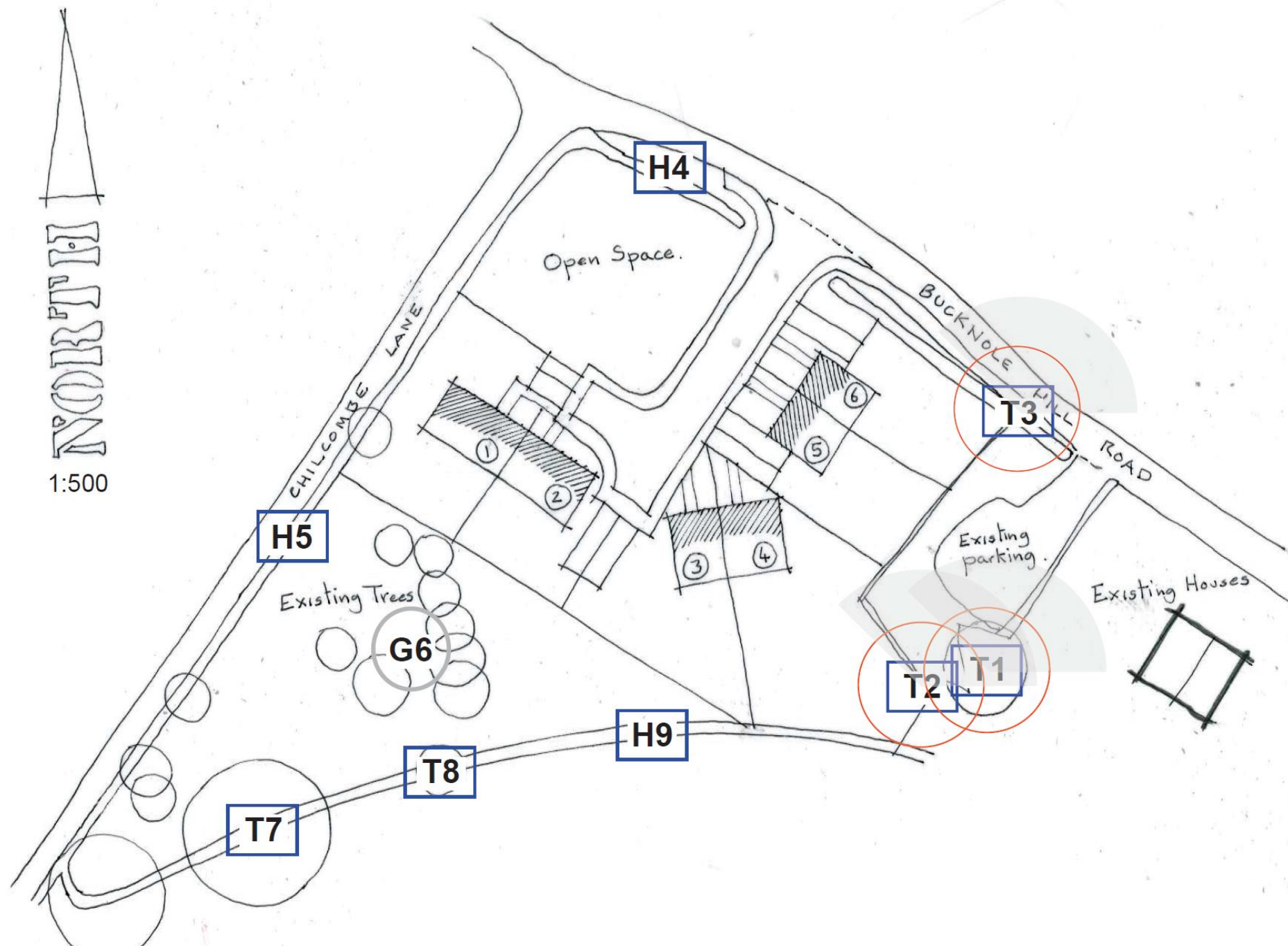


Topographical survey








Ground investigation






Tree Quality Assessment

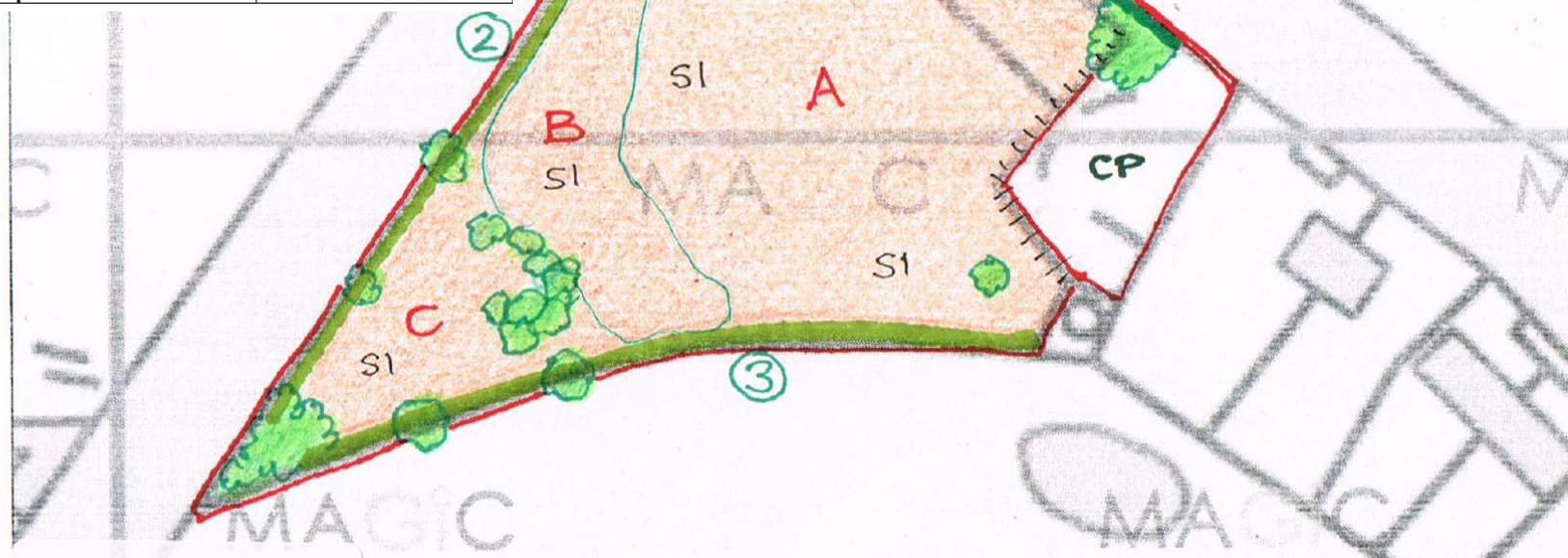
	Category A
	Category B
	Category C
	Category U

 Indicates the direction and extent of direct sunlight through the main part of the day




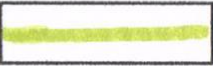
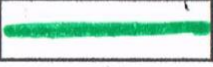
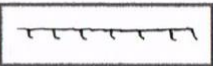
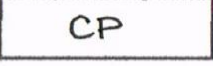

 Standard root protection area described as a circle

Tree Survey

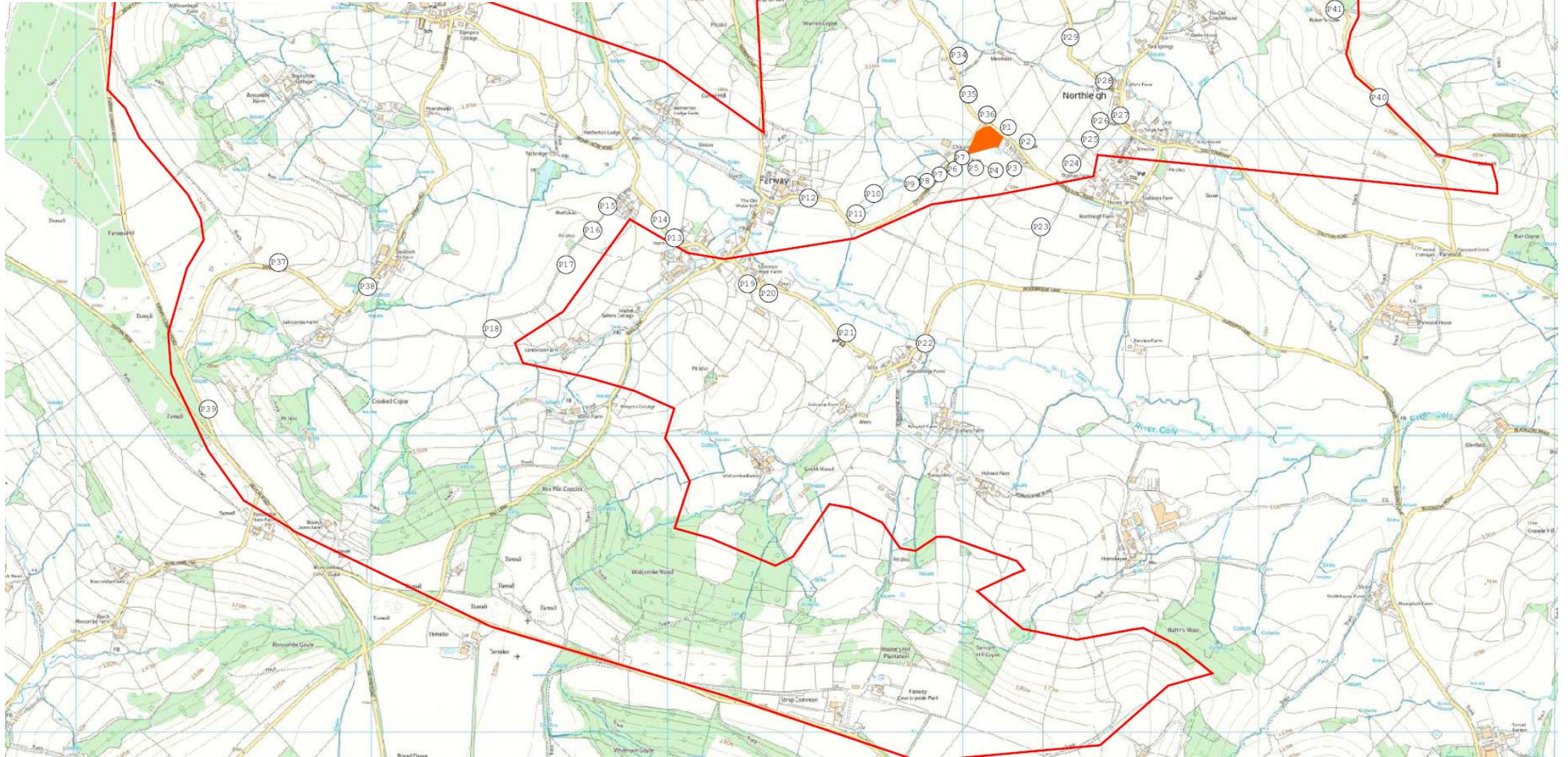
Bats (roost)	No
Bats (flight line / foraging habitat)	Probable, but low quality
Dormice	No
Otters	No
Great crested newts (<i>*check consultation zone</i>)	No
Cirl buntings (<i>*check consultation zone</i>)	No
Barn owls	No
Other Schedule 1 birds	No
Breeding birds	Possible in hedges
Reptiles	No
Native crayfish	No
Water voles	No
Badgers	No
Other protected species e.g. tentacled lagoon worm, native oyster, seahorse, fan mussels	No
Species of principal importance	No
Invasive species	No



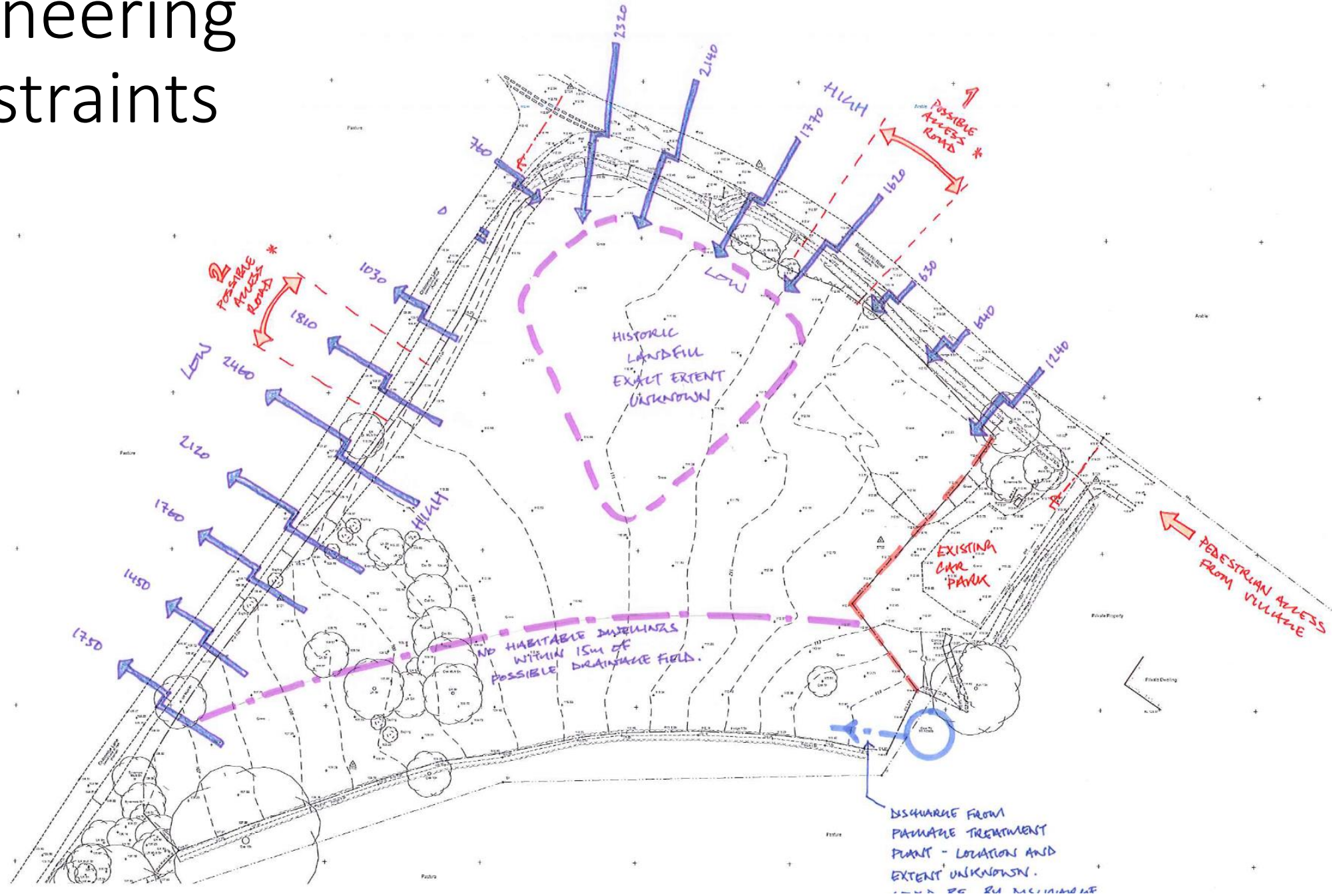
Ecological Survey

	SI grassland
	Copse
	Individual tree
	Trimmed hedge
	Tall hedge
	Fence
	Car park
	Red line

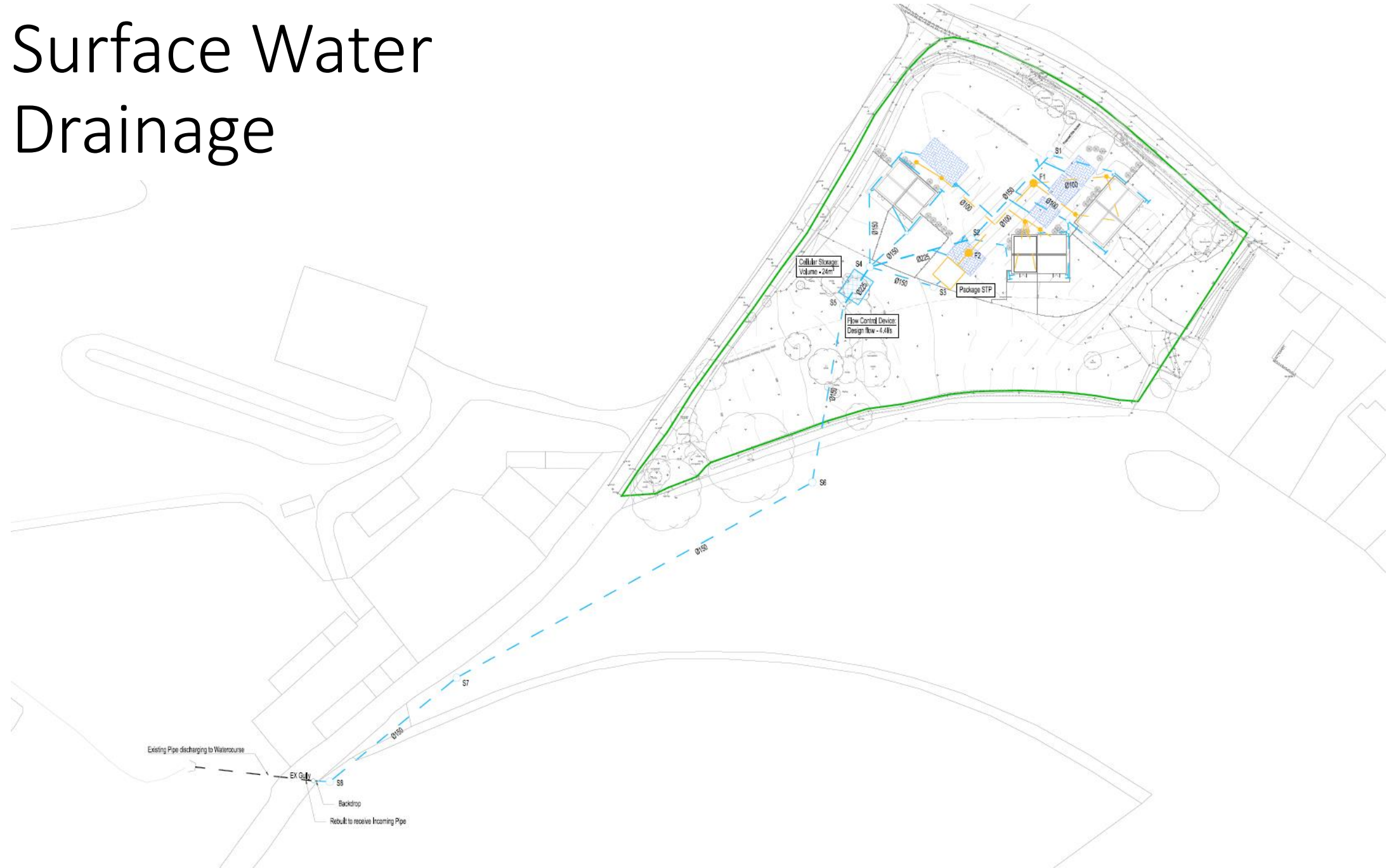
Landscape and visual impact assessment



Engineering Constraints



Surface Water Drainage



Proposed layout





Perspective View 1



Perspective View 2



Perspective View 3

Perspectives





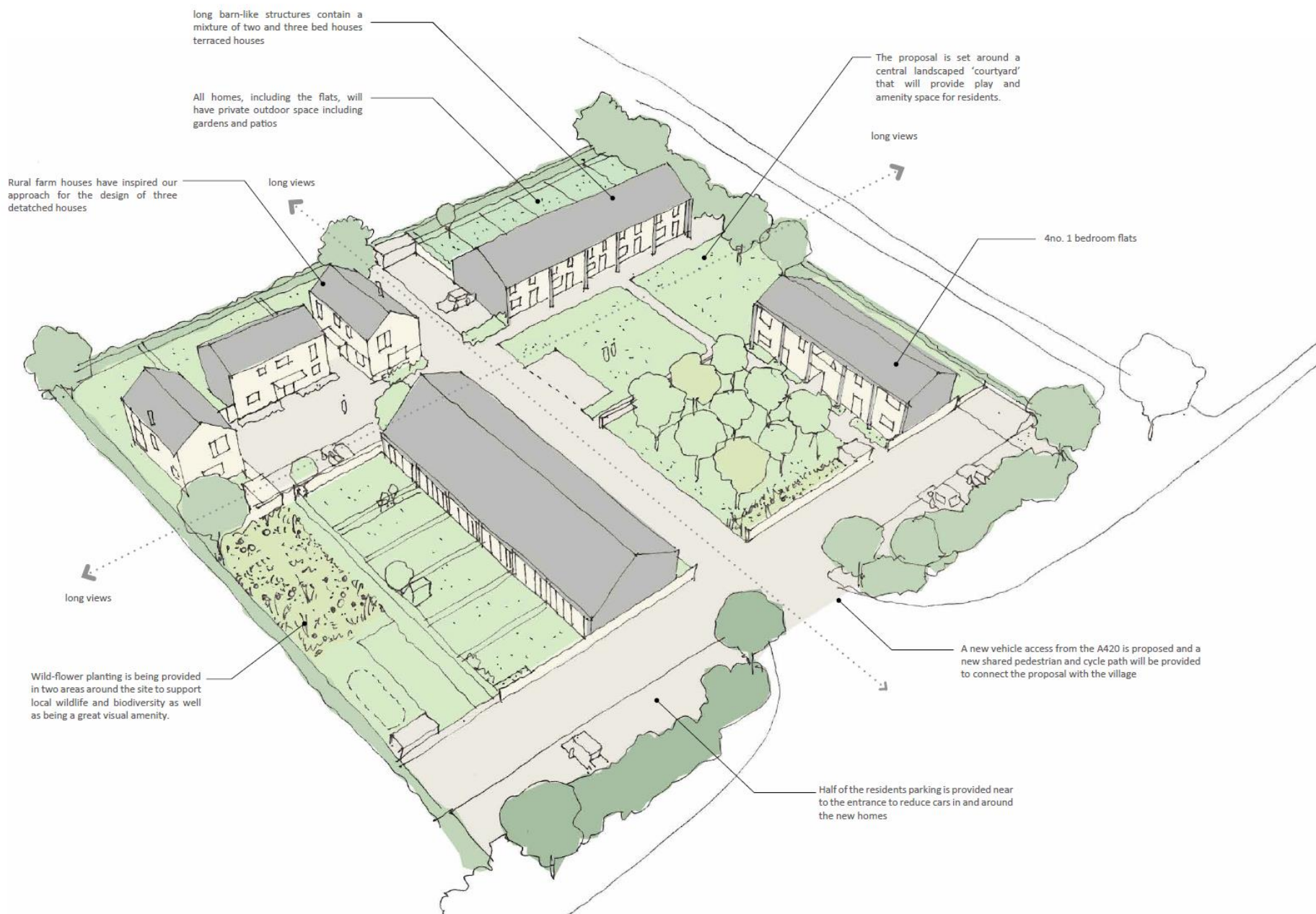


Common CLT aspirations impacting on design:

- Social Rents
- Aesthetics
- Energy Conservation









Board on board timber cladding



light tone brick



local stone walling

Materials and sustainability

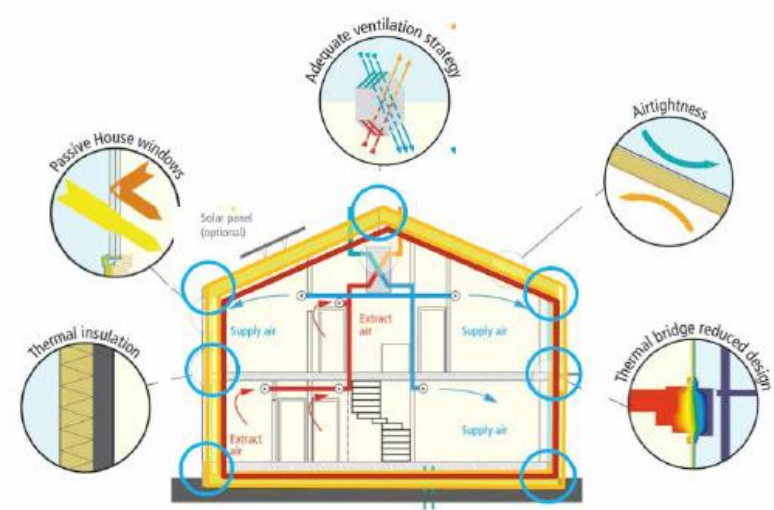
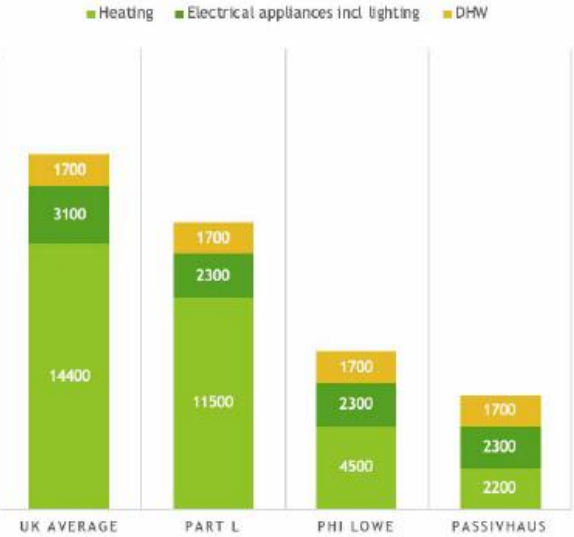


Diagram showing the key principles of passivhaus

Construction technology

We are exploring a range of construction techniques including off-site fabrication, insulated clay blocks and insulated raft foundations.

ENERGY DEMAND COMPARISON



Cross Laminated Timber



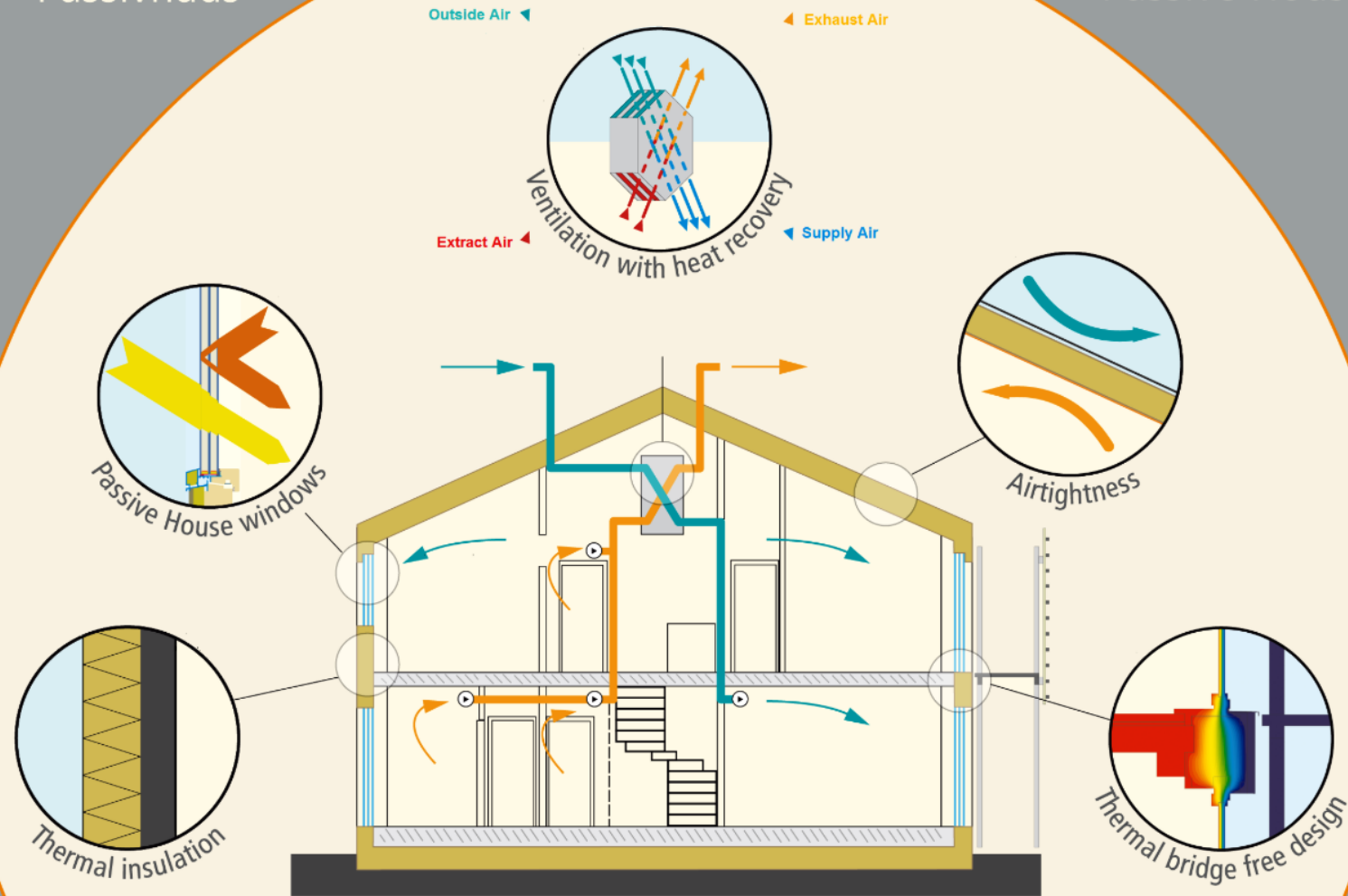
Poroton Insulated Clay blocks



Structurally insulated panels

Passivhaus

Passive House



5 The five basic principles



Building for Life

https://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



Homes
England

Nationally Described Space Standard

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Pre-planning support from Wessex CLT Project

Helping the CLT to:

- Obtain tenders from architects, engineers, surveyors etc
- Apply to Homes England or Dorset Council for grant
- Appoint advisers for feasibility work
- If the project looks viable and following pre-app advice, appoint professional advisers to prepare a planning application and an option agreement
- Select an RP partner – role dependent on the CLT's preferred model ('long lease' or 'service level agreement')

Building

- Asset Value
- Value for Money
- Procurement

Asset Value

- Mortgageability
- Insurance
- > 60 year life



Homes
England

Shared Ownership
& Affordable
Housing
Prospectus

Background to this Requirement

Homes England has a stake in the long-term sustainability of the housing procured by providers. The housing stock must not only meet the reasonable needs of tenants in terms of quality, comfort and affordability, it must also represent a reasonable investment to providers in terms of maintaining equity and value as a basis for sound future business planning.

To achieve these aims it is essential for the mortgage and valuation market to have confidence in the ability of any non-traditional house construction technique to produce housing which will last and maintain values equivalent to those for traditionally constructed dwellings. Whereas the mortgage and valuation market has experience based upon hundreds of years of traditional construction, this is not the case for many of the non-traditional techniques now making the transition from the commercial or foreign sectors into the housing sector. Such techniques are generally still regarded as innovative in the UK housing market.

Providers are required to specifically consider and suitably address mortgage and durability issues where traditional components are combined in innovative ways.



Homes
England

Shared Ownership & Affordable Homes Programme - Prospectus

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/517678/SO_and_AHP_prospectus_13_04_16.pdf

Shared Ownership and Affordable Homes Programme 2016 to 2021

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Value for Money

Our key consideration in assessing value for money is the level of grant requested per home. We expect bidders to take all reasonable measures to minimise the grant requested and where this is not the case we will not make allocations. Such measures will include:

- minimising costs in build and over the life of the home through efficient procurement, construction and management;
- maximising other cost contributions (for example cross-subsidy from market sales or disposals and, for Registered Providers using RCGF or DPF);
- minimising land costs, including by working with public sector partners, including local authorities, to identify land available at nil or reduced consideration.



Homes
England

Capital
Funding
Guide



Homes
England

Capital Funding Guide

<https://www.gov.uk/guidance/capital-funding-guide>

- 1.Help to Buy: Shared Ownership
- 2.Rent to Buy
- 3.Specialist Homes for Older, Disabled and Vulnerable People
- 4.Housing for Rent
- 5.Department of Health and Social Care Programmes
- 6.Programme Management
- 7.Grant Recovery - Registered Provider
- 8.Grant Recovery - Unregistered Bodies
- 9.Procurement and Scheme Issues
- 10.Finance
- 11.Right to Acquire
- 12.Social HomeBuy
- 13.Voluntary Right to Buy Pilot
- 14.Strategic Partnerships
- 15.Capital Funding Guide Library and Updates
- 16.Glossary

Procurement – audit checklist

1. Valuation report for the site/property acquired.
2. Confirmation from RP's solicitors of the dates of exchange of purchase contracts and of completion, the purchase price paid and a comprehensive report on title
3. Documentary evidence to indicate that the procurement arrangements used agree with arrangements and procedures approved by the RP's governing body
4. Where RPs are receiving any other subsidy they must maintain a funding profile on file showing that grant is not being received in respect of costs subsidised by any other body
5. Where capital contributions to the scheme from other sources, including other public sources, are involved, confirmation of the amounts on offer and the sources of funding should be retained, including any correspondence with the third party (parties)

Procurement – audit checklist

6. Surveys, drawings, specifications, specialist and other consultants' reports
7. Terms of appointment of consultants
8. Evidence of the basis of selection of consultants and building contractor
9. Copies of the building contract document and final account documentation
10. Planning permissions, building regulations approval and any other statutory consents
11. Details of the insurance of the property during construction and following completion
12. Sale valuations (sale schemes only)
13. Details of prospective rents documented on the RP's development files

Procurement – audit checklist

- 14. Certificate of Practical Completion
- 15. For major site development works and VAT - final certificate/account in respect of the pre works and VAT certificates equating to the actual works costs above
- 16. Consultant's estimate of final works costs and, where appropriate (Design and Build and Package Deals, etc.) a separate estimate of the non-works elements, e.g. on costs
- 17. Latest interim certificate showing actual costs to date
- 18. For charitable providers that have claimed grant to cover VAT - a letter from Customs and Excise or the RP's professional adviser confirming that the supply cannot be zero rated

RP Audit File

Ref:	Item	Links to Templates	Control Stage	Internal Control	Homes England Requirement	Homes England Compliance Gateway	Sales Require ment	Charging Document	Required by AC	Required by AP	On File Yes/No	Saved to Documotive Yes/No
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[illegible]

- ‘Design & Build’ contracts invariably used - controls cost risk where grant is fixed <https://www.jctltd.co.uk/category/design-and-build-contract>
- Tenders comprise planning consent plus ‘Employers Requirements’
- Scope for contractors to utilise existing supply chains
- RPs can specify important details
- RPs represented by ‘Employer’s Agents’
- Standard internal layouts often used
- Panels of contractors often used

Issues to consider

- Landscape - developments must 'enhance' the AoNB
- High energy performance - extra 5-10% for accredited Passivhaus
- Social Rents - add approx. £1,000 grant per £1 of reduced rent
- CLT projects - typically > £2,000/m² due to local constraints
- Grant rates - rarely above £100,000/unit
- Role of RP partner – leaseholder or service provider?