

## Naomi McMaster

**From:** Lisa Clayton  
**Sent:** 24 February 2015 10:54  
**To:** Naomi McMaster  
**Subject:** Northview heights- Approved Feb 2015 IMS screen shots [OFFICIAL SENSITIVE]

Offer Line - [L3865] - [SAVED]

Partnership:	Sovereign Development Consortium - AHP 15-18	Offer line ID:	10794
Partnership Period:	2015-18	Status:	Accepted
Offer name:	Sovereign Development Consortium AHP 15-18 Offer	Data status:	Valid
Offer type:	Affordable Rent and Home Ownership 2015-18		
Offer line name:	Sovereign Northview Heights AHO CME, Hungerford AM		
Bringing empty properties back into use?	No		
Proposal type:	Firm	<input type="checkbox"/> RTB re-provision	

Geography: Products Site

Operating area: South and South West

Minimum geography: Berkshire West

Local authority: 295 West Berkshire

Refer To Provider Reject Unaccept Allocate Audit Cancel

Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Partnership Period: 2015-18

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Offer type: Affordable Rent and Home Ownership 2015-18

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Bringing empty properties back into use? No

Proposal type: Firm ☐ RTB re-provision

Offer line ID: 10794

Status: Accepted

Data status: Valid

Geography **Products** Site

Scheme Comme



Processing Route: Acquisition & Works

Sub product ID	Sub Product Name	Funding Requested (£)	Number of Units	Delete Row
12902	Affordable Home Ownership	46,748	5	

Total Scheme Costs(£):

Capital Contributions(£):

Funding Requested (£): 46,748

Offer Line Source: Continuous Market Engagement

Will the development of this scheme involve the demolition of any housing units Yes

Number of units to be demolished 28

Demolition Comments

Demolition of substantial existir  
There will also be 4 social rent  
The 28 bedspaces relate to the

[Refer To Provider](#) [Reject](#) [Unaccept](#) [Allocate](#) [Audit](#) [Cancel](#)

Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Partnership Period: 2015-18

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Offer type: Affordable Rent and Home Ownership 2015-18

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Bringing empty properties back into use? No

Proposal type: Firm ☐ RTB re-provision

Offer line ID: 10794

Status: Accepted

Data status: Valid

Geography Products Site

Scheme Comme



Site ID	Site Description	Firm Units	Delete Row
13273	Sovereign Northview Heights, Hungerford AM	5	

Refer To Provider Reject Unaccept Allocate Audit Cancel

## Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product ID: 12902



Sub product: Affordable Home Ownership

Number of units:	5	Funding requested:	46,748
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Organisations	Unit Details	Capital Contributions	Scheme Costs	Scheme Forecast	Scheme Progress
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Developing: L3865 - Sovereign Housing Association Limited

Owner of land during development: L3865 - Sovereign Housing Association Limited

Owners of units:  

[illegible]

## Summary Report

Save

Cancel

# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

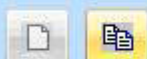
Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product ID: 12902

Sub product: Affordable Home Ownership

Number of units: 5 Funding requested: 46,748

Organisations Unit Details Capital Contributions Scheme Costs Scheme Forecast Scheme Progress



	Unit Id	Status	No of Units	No of Persons	Unit Size (sq.m)	Prospective Rent per week	Property Type	Build Type	Type Of Housing	Facilit
	1184700	Valid	1	4	77.50		House	Newbuild	General	Self-Contained
	1184704	Valid	2	4	77.50		House	Newbuild	General	Self-Contained
	1184706	Valid	2	5	95.10		House	Newbuild	General	Self-Contained
			5	22						

Gross Rent Per Week

Total floor area of houses (m2) 422.70

Gross Rent p. a

Total floor area of flats (m2) 0.00

Total Initial Sales

Summary Report

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Cancel



Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

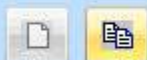
Offer name: Sovereign Northview Heights AHO CME, Hungerford AM

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

Organisations Unit Detail



Unit Id	Status
1184700	Valid
1184704	Valid
1184706	Valid

Gross Revenue

Gross Revenue

Total Initial

Unit Type Entry - [SAVED]

Offer Line SP ID: 12902 Name Sovereign Northview Heights AHO CME, Hungerford AM

Unit Id 1184700

Unit Detail Supported Housing Revenue Funding Client Groups Shared ownership

What type of housing does this unit provide? General Needs

Specialist housing type:

Supported/Older People housing type:

S.106: Not S106 units Ownership type: Shared ownership

No. units: 1 No. bedrooms per unit: 2 Bed No. persons potential per unit: 4

Building Type: House Facilities: Self Contained

Works type: New Build Custom Build? No

Meets wheelchair standards: No

Are these units intended as move on accommodation? No

Floor area  
Internal floor area per unit (sq. m): 77.50

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? No

Particular group:

Save

C

Summary Report

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Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Northview Heights AHO CME, Hungerford AM

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

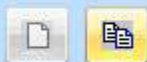
Unit Type Entry - [SAVED]

Offer Line SP ID: 12902 Name Sovereign Northview Heights AHO CME, Hungerford AM

Unit Id 1184700

Unit Detail Supported Housing Revenue Funding Client Groups Shared ownership

Organisations Unit Detail



Unit Id	Status
1184700	Valid
1184704	Valid
1184706	Valid

Expected market value (£): [REDACTED]  
 Assumed average initial sale %: [REDACTED]  
 Expected first tranche sales receipts (£): [REDACTED]  
 Proposed rent per week (£): [REDACTED]  
 Proposed rent as % of unsold share: [REDACTED]

Gross Revenue

Gross Revenue

Total Initial

Save

Summary Report

Save

Cancel

Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Northview Heights AHO CME, Hungerford AM

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product: Affordable Housing

Number of units: 2

Organisations

Unit Detail

Unit Id

St

1184700	Valid
1184704	Valid
1184706	Valid

Gross Re

Gross Re

Total Init

Unit Type Entry - [SAVED]

Offer Line SP ID: 12902

Name: Sovereign Northview Heights AHO CME, Hungerford AM

Unit Id: 1184704

Unit Detail

Supported Housing Revenue Funding

Client Groups

Shared ownership

What type of housing does this unit provide? General Needs

Specialist housing type:

Supported/Older People housing type:

S.106: Not S106 units

Ownership type: Shared ownership

No. units: 2

No. bedrooms per unit: 2 Bed

No. persons potential per unit: 4

Building Type: House

Facilities: Self Contained

Works type: New Build

Custom Build? No

Meets wheelchair standards: No

Are these units intended as move on accommodation? No

Floor area

Internal floor area per unit (sq. m): 77.50

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? No

Particular group:

Save

Cancel

Summary Report

Save

Cancel



Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Northview Heights AHD CME, Hungerford AM

Offer line name: Sovereign Northview Heights AHD CME, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

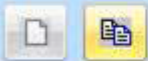
Unit Type Entry - [SAVED]

Offer Line SP ID: 12902 Name Sovereign Northview Heights AHD CME, Hungerford AM

Unit Id 1184704

Unit Detail Supported Housing Revenue Funding Client Groups Shared ownership

Organisations Unit Detail



Unit Id	Status
1184700	Valid
1184704	Valid
1184706	Valid

Expected market value (£): [REDACTED]  
 Assumed average initial sale %: [REDACTED]  
 Expected first tranche sales receipts (£): [REDACTED]  
 Proposed rent per week (£): [REDACTED]  
 Proposed rent as % of unsold share: [REDACTED]

Gross Revenue

Gross Revenue

Total Initial

Save

Summary Report

Save

Cancel

Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

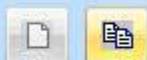
Offer name: Sovereign Northview Heights AHO CME, Hungerford AM

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

Organisations Unit Detail



Unit Id	Status
1184700	Valid
1184704	Valid
1184706	Valid

Gross Revenue

Gross Revenue

Total Initial

Unit Type Entry - [SAVED]

Offer Line SP ID: 12902 Name Sovereign Northview Heights AHO CME, Hungerford AM

Unit Id 1184706

Unit Detail Supported Housing Revenue Funding Client Groups Shared ownership

What type of housing does this unit provide? General Needs

Specialist housing type:

Supported/Older People housing type:

S.106: Not S106 units Ownership type: Shared ownership

No. units: 2 No. bedrooms per unit: 3 Bed No. persons potential per unit: 5

Building Type: House Facilities: Self Contained

Works type: New Build Custom Build? No

Meets wheelchair standards: No

Are these units intended as move on accommodation? No

Floor area  
Internal floor area per unit (sq. m): 95.10

Do these units incorporate design features or management arrangements intended to meet the needs of a particular group? No

Particular group:

Save

C

Summary Report

Save

Cancel

Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Northview Heights AHD CME, Hungerford AM

Offer line name: Sovereign Northview Heights AHD CME, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

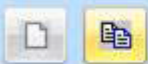
Unit Type Entry - [SAVED]

Offer Line SP ID: 12902 Name Sovereign Northview Heights AHD CME, Hungerford AM

Unit Id 1184706

Unit Detail Supported Housing Revenue Funding Client Groups Shared ownership

Organisations Unit Detail



Unit Id	Status
1184700	Valid
1184704	Valid
1184706	Valid

Expected market value (£): [REDACTED]  
 Assumed average initial sale %: [REDACTED]  
 Expected first tranche sales receipts (£) [REDACTED]  
 Proposed rent per week (£): [REDACTED]  
 Proposed rent as % of unsold share: [REDACTED]

Gross Revenue

Gross Revenue

Total Initial

Save

Summary Report

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Cancel

# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product ID: 12902

Sub product: Affordable Home Ownership

Number of units: 5 Funding requested: 46,748

Organisations | Unit Details | **Capital Contributions** | Scheme Costs | Scheme Forecast | Scheme Progress

Contributions	Amount (£)	Comments
Other capital sources	0	
Loan supportable from net rental income of units in this scheme		
Cross subsidy from open market sales (this scheme)	0	
Cross subsidy from open market sales (other schemes)	0	
Cross subsidy from provider's own resources		Asset management land contribution and other business subsidies.
Investment capacity generated from conversions	0	
Cross subsidy from LCHO sales (this scheme)	0	
Cross subsidy from LCHO sales (other schemes)	0	
Recycled Capital Grant Fund		
Other public subsidy - grant funded	0	
<b>Total Contributions:</b>		

Of the above contributions, how much borrowing is intended to be secured under an Affordable Home Guarantee?

0

Summary Report

Save

Cancel

# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product ID: 12902

Sub product: Affordable Home Ownership

Number of units: 5 Funding requested: 46,748

Organisations Unit Details Capital Contributions Scheme Costs Scheme Forecast Scheme Progress

Contributions	Amount (£)	Comments
Cross subsidy from open market sales (this scheme)	0	
Cross subsidy from open market sales (other schemes)	0	
Cross subsidy from provider's own resources		Asset management land contribution and other business subsidies.
Investment capacity generated from conversions	0	
Cross subsidy from LCHO sales (this scheme)	0	
Cross subsidy from LCHO sales (other schemes)	0	
Recycled Capital Grant Fund		
Other public subsidy - grant funded (double click on line to enter values)	0	
Total initial sales income		
Total Contributions:		

Of the above contributions, how much borrowing is intended to be secured under an Affordable Home Guarantee?

0

Summary Report

Save

Cancel



# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product ID: 12902

Sub product: Affordable Home Ownership

Number of units: 5 Funding requested: 46,748

Organisations | Unit Details | Capital Contributions | **Scheme Costs** | Scheme Forecast | Scheme Progress

A. Public land No

H. Total scheme cost (E+F+G)

B. Purchase Price

I. Capital contributions

C. Has the price been marked down in your account? No

J. Transfer value

D. Current Value

K. Funding requested 46,748

L. Surplus/Deficit (H - (I+J+K)) 0

E. Acquisition cost (=D)

F. Works cost Works cost per m2

G. On costs

H. Total scheme cost (E+F+G)

Summary Report

Save

Cancel

# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Sub product ID: 12902

Sub product: Affordable Home Ownership

Number of units: 5 Funding requested: 46,748

Organisations | Unit Details | Capital Contributions | Scheme Costs | **Scheme Forecast** | Scheme Progress

	Milestone	Optional	Payment Applicable	Actual	Forecast/Actual Date	Payment (£)	
	Planning Consent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12-Dec-2014	0	
	Acquisition	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21-Apr-1989	0	
	Start on Site	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24-Apr-2015		
	Final Cost	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	24-Mar-2016		
	Occupancy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	27-May-2016	0	

Summary Report

Save

Cancel

## Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18 Line status: Accepted

Offer name: Sovereign Development Consortium AHP 15-18 Offer Data status: Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM Sub product ID: 12902

Sub product: Affordable Home Ownership

Number of units: 5 Funding requested: 46,748

Organisations | Unit Details | Capital Contributions | Scheme Costs | Scheme Forecast | **Scheme Progress**

### Planning

Planning status: Detailed planning submitted

Detailed planning approval date: Outline planning approval date: Planning submission date: 06-May-2014

Further steps required (before start on site can occur): Funding agreement needs to be drafted along with the S106 further to West Berks Council intention to fund rented units as social rent. Discharge of pre-commencement planning conditions to allow demolition which will

Date by which further steps will be achieved: 24-Apr-2015 Forecast date for detailed planning approval: 12-Dec-2014

### Land

Land status: Unconditional acquisition of freehold or long leasehold interest has occurred

Acquisition date: 21-Apr-1989 Forecast date for acquisition:

Description of conditions (for conditional acquisition):

### Works

Tendering status: Conditional contract let or partner identified but not yet in contract

Summary Report

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Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Offer line ID: 10794

Offer Line Site - [SAVED]

Accepted

Valid

Offer line name: Sovereign Northview Heights AHO CME, Hungerford AM

Site ID: 13273

Description: Sovereign Northview Heights, Hungerford AM

Number of firm units this offer line: 5

Site Location

Local authority: 295 - West Berkshire

O.S. X Coordinates: 434028 O.S. Y Coordinates: 168378

Postcode: RG17 0DH

Save

Cancel

Refer To Provider

Reject

Unaccept

Allocate

Audit

Cancel

Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18
Offer line ID: 10794

Offer Line Site - [SAVED]
Accepted

Offer line name: Update Site - [L3865] - [SAVED]

Site ID:
Lead Partner: L3865 SOVEREIGN

Description:
Site Description: Sovereign Northview Heights, Hungerford AM
Site ID:

Number of firm units this offer line
Location Local Authority: 295 West Berkshire
Status:

Site Location
Local authority:
D.S. X Coordin
Postcode:

General
Geography
Section 106

**Site**

Is this a strategic site? No
Site

Is this a Brownfield or Greenfield Site? Brown Field

Are the Units part of Street-Fronted Infill? No

Is this a traveller pitch site? No
Site type:

Is the site on Green Belt land? No

Is this site related to bids under the HRA Borrowing Programme 15/16-16/17? No

**Efficient Procurement**

Are you planning to use any mechanisms to achieve efficiencies in the procurement of this project? No

If 'Others' please describe:

Procurement Mechanisms:

Large scale contract procurement (as
Large scale contract procurement (th
Bulk purchase of components
Partnering supply chain
Partnering arrangements with contrac
Other



Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18 Offer line ID: 10794

Offer Line Site - [SAVED] X Accepted

Offer line name: Update Site - [L3865] - [SAVED]

Site ID: Lead Partner: L3865 SOVEREIGN

Description: Site Description: Sovereign Northview Heights, Hungerford AM Site ID:

Number of firm units this offer line: Location Local Authority: 295 West Berkshire Status:

Site Location: Local authority: General Geography Section 106

O.S. X Co-ordinates: X: 434028 Y: 168378

Postcode: RG17 0DH

Operating Area: South and South West

Provider rural classification: No

Provider comment (where provider rural classification different to Rural Site value)

**Rural Community**

Rural Site: No

Community Size: population 3001

Rural Exception Site: No

Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18 Offer line ID: 10794

Offer Line Site - [SAVED] X Accepted

Offer line name: Update Site - [L3865] - [SAVED]

Site ID: Lead Partner: L3865 SOVEREIGN

Description: Site Description: Sovereign Northview Heights, Hungerford AM Site ID:

Number of firm units this offer line: Location Local Authority: 295 West Berkshire Status:

Site Location

Local authority: General Geography Section 106

O.S. X Cooridin

Postcode:

1. Are the affordable homes part of a larger (mixed tenure) scheme and subject to contributions for affordable housing to be secured through a s.106 planning agreement? No

2. Is there a completed s.106 affordable housing agreement for the scheme (i.e. signed and registered with Land Registry)?

3. Does this s.106 explicitly require HCA funding in order to complete, and if so has a DAT or similar test been carried out in order to demonstrate evidence of additionality?

4. What is the anticipated timescale for achieving a completed s.106 (in months)?

5. Is it anticipated that the proposed s.106 will be conditional on HCA funding?

6. What is the total number of affordable homes proposed on the whole scheme? (Do not enter the number for an individual phase, but for the scheme as a whole)

7. What is the total number of all homes (including affordable and market homes) proposed on the whole scheme? (Do not enter the number for an individual phase, but for the scheme as a whole)

8. Have you submitted the HCA's development appraisal model to evidence the additionality of the enhanced s.106 scheme?

9. Have you submitted an alternative appraisal model to evidence the additionality of the enhanced s.106 scheme?

Lisa Clayton  
 Area Manager - Berkshire, Swindon, Wiltshire  
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 2 Rivergate, Temple Quay, Bristol, BS1 6EH  
 Mobile: 07770634408  
[www.homesandcommunities.co.uk](http://www.homesandcommunities.co.uk)

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