

## Naomi McMaster

---

**From:** Lisa Clayton  
**Sent:** 24 February 2015 10:39  
**To:** Naomi McMaster  
**Subject:** Northview heights rejected bid- June 2014 [OFFICIAL SENSITIVE]

Naomi,

Please see below details of the rejected bid taken from IMS.

I have had to crop the background information out of the screen shots as they contain the names of other scheme bids from other providers etc.

Let me know if you require any further information

Lisa

Offer Line - [L3865] - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Offer line ID: 7517

Partnership Period: 2015-18

Status: Rejected

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, Hungerford AM

Bringing empty properties back into use? No

Proposal type: Firm ☐ RTB re-provision

Scheme Comm

Geography: Products Site

Operating area: South and South West

Minimum geography: Berkshire West

Local authority: 295 West Berkshire

Refer To Provider Unreject Accept 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, Hungerford AM  
 Bringing empty properties back into use? No  
 Proposal type: Firm ☐ RTB re-provision

Offer line ID: 7517  
 Status: Rejected  
 Data status: Valid

Geography **Products** Site

Scheme Comm



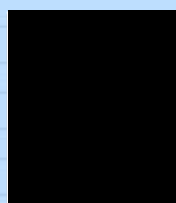
Processing Route: Acquisition & Works

Sub product ID	Sub Product Name	Funding Requested (£)	Number of Units	Delete Row
9083	Affordable Rent			
9084	Affordable Home Ownership			

Total Scheme Costs(£):

Capital Contributions(£):

Funding Requested (£):



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, Hungerford AM

Bringing empty properties back into use? No

Proposal type: Firm ☐ RTB re-provision

Offer line ID: 7517

Status: Rejected

Data status: Valid

Geography Products **Site**

Scheme Comment



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

Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name:	Sovereign Northview Heights, Hungerford AM
------------------	--

Sub product ID: 9083

Sub product: Affordable Rent

Number of units:	4	Funding requested:	117,582
------------------	---	--------------------	---------

Organisations	Unit Details	Capital Contributions	Scheme Costs	Scheme Forecast	Scheme Progress
---------------	--------------	-----------------------	--------------	-----------------	-----------------

Developing: L3865 - Sovereign Housing Association Limited

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

Owners of units:  

[illegible]

# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product ID: 9083

Sub product: Affordable Rent

Number of units: 4 Funding requested: 117,582

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	Facility
	1162867	Valid					Flat	Newbuild	General	Self-Contained
	1162869	Valid					House	Newbuild	General	Self-Contained
	1162870	Valid					House	Newbuild	General	Self-Contained
			4	12						

Gross Rent Per Week

Total floor area of houses (m2)

Gross Rent p. a

Total floor area of flats (m2)

Total Initial Sales

[SAVED]

Foreign Development Consortium - AHP 15-18

Line status:

Rejected

Unit Type Entry - [SAVED]

Offer Line SP ID: 9083

Name: Sovereign Northview Heights, Hungerford AM

Unit Id

1162867

Unit Detail | Supported Housing Revenue Funding | Client Groups | Rent

What type of housing does this unit provide? General Needs

Specialist housing type:

Supported/Older People housing type:

S.106:

Not S106 units

Rent terms:

Affordable rent

No. units:

2

No. bedrooms  
per unit:

1 Bed

No. persons  
potential per unit:

2

Building Type:

Flat

Facilities:

Self Contained

Works type:

New Build

Custom Build?

No

Meets wheelchair standards:

No

Are these units intended as  
move on accommodation?

No

Do these units incorporate design features or management  
arrangements intended to meet the needs of a particular  
group?

No

Particular group:

Floor area

Internal floor area per  
unit (sq. m):

Save

Cancel



Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Northview Heights, Hungerford AM

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

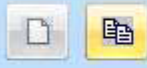
Unit Type Entry - [SAVED]

Offer Line SP ID: 9083 Name: Sovereign Northview Heights, Hungerford AM

Unit Id: 1162867

Unit Detail: Supported Housing Revenue Funding Client Groups: Rent

Organisations Unit Detail



Unit Id	Status
1162867	Valid
1162869	Valid
1162870	Valid

Expected market value (£): [Redacted]

Prospective rent per week inclusive of all charges (£): [Redacted]

Market Rent pw (£): [Redacted]

Prospective rent as % of Market Rent inclusive of all charges: [Redacted]

☐ Target rent plus service charges exceeds 80% of the market rent.

Gross Re

Gross Re

Total Init

Save Cancel



Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Northview Heights, Hungerford AM

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

## Unit Type Entry - [SAVED]

Offer Line SP ID: 9083 Name: Sovereign Northview Heights, Hungerford AM

Unit Id: 1162869

Unit Detail | Supported Housing Revenue Funding | Client Groups | Rent

What type of housing does this unit provide? General Needs

Specialist housing type:

Supported/Older People housing type:

S.106: Not S106 units

Rent terms: Affordable rent

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

Number of storeys per dwelling:

Meets wheelchair standards: No

Are these units intended as move on accommodation? No

Reconfiguration of existing residential units to increase number of units?

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

Particular group:

Internal floor area per unit (sq. m):

Unit Id	Status
1162867	Valid
1162869	Valid
1162870	Valid

Gross Re

Gross Re

Total Init

Save

C

Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Northview Heights, Hungerford AM

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

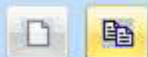
Unit Type Entry - [SAVED]

Offer Line SP ID: 9083 Name Sovereign Northview Heights, Hungerford AM

Unit Id 1162869

Unit Detail Supported Housing Revenue Funding Client Groups Rent

Organisations Unit Detail



Unit Id	Status
1162867	Valid
1162869	Valid
1162870	Valid

Expected market value (£): [REDACTED]

Prospective rent per week inclusive of all charges (£): [REDACTED]

Market Rent pw (£): [REDACTED]

Prospective rent as % of Market Rent inclusive of all charges: [REDACTED]

☐ Target rent plus service charges exceeds 80% of the market rent.

Gross Re

Gross Re

Total Init

Save

# Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Northview Heights, Hungerford AM

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

## Unit Type Entry - [SAVED]

Offer Line SP ID: 9083 Name Sovereign Northview Heights, Hungerford AM

Unit Id 1162870

Unit Detail Supported Housing Revenue Funding Client Groups Rent

What type of housing does this unit provide? General Needs

Specialist housing type:

Supported/Older People housing type:

S.106: Not S106 units Rent terms: Affordable rent

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

Number of storeys per dwelling: Meets wheelchair standards: No

Are these units intended as move on accommodation? No

Reconfiguration of existing residential units to increase number of units?

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

Internal floor area per unit (sq. m):

Particular group:

Gross Re

Gross Re

Total Init

Save

Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Northview Heights, Hungerford AM

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product: Affordable Housing

Number of units: 1

Unit Type Entry - [SAVED]

Offer Line SP ID: 9083 Name: Sovereign Northview Heights, Hungerford AM

Unit Id: 1162870

Unit Detail: Supported Housing Revenue Funding Client Group: Rent

Organisations Unit Detail



Unit Id	Status
1162867	Valid
1162869	Valid
1162870	Valid

Expected market value (£): [REDACTED]

Prospective rent per week inclusive of all charges (£): [REDACTED]

Market Rent pw (£): [REDACTED]

Prospective rent as % of Market Rent inclusive of all charges: [REDACTED]

☐ Target rent plus service charges exceeds 80% of the market rent.

Gross Re

Gross Re

Total Init

Save

## Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product ID: 9083

Sub product: Affordable Rent

Number of units: 4 Funding requested: 117,582

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		
Disposals Proceed Fund	0	
Total Contributions:		

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

0



## Offer Line Sub Product - [SAVED]

Partnership: Sovereign Development Consortium - AHP 15-18

Line status: Rejected

Offer name: Sovereign Development Consortium AHP 15-18 Offer

Data status: Valid

Offer line name: Sovereign Northview Heights, Hungerford AM

Sub product ID: 9083

Sub product: Affordable Rent

Number of units: 4 Funding requested: 117,582

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

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)

## Offer Line Sub Product - [SAVED]

Line status: Rejected

Data status: Valid

Sub product ID: 9083



Funding requested: 117,582

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

[illegible]



## Offer Line Sub Product - [NOT SAVED]

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

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

Offer line name: Sovereign Northview Heights, Hungerford AM Sub product ID: 9083

Sub product: Affordable Rent

Number of units: 4 Funding requested: 117,582

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

### Planning

Planning status: Planning discussion underway with planning office

Detailed planning approval date: Outline planning approval date: Planning submission date:

Further steps required (before start on site can occur):

Date by which further steps will be achieved: Forecast date for detailed planning approval: 29-Aug-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

Offer Line Site - [SAVED] X

Offer line name: Sovereign Northview Heights, Hungerford AM

Site ID: 13273 

Description: Sovereign Northview Heights, Hungerford AM

Number of firm units this offer line: 9

Site Location

Local authority: 295 - West Berkshire

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

Postcode: RG17 0DH

Save Cancel

Offer  
Statu  
Data

Firm Uni

105.3	
199.8	
115.3	
5.0	Edit
7.0	Edit
147.8	
206.8	

Offer Line Site - [SAVED]

Offer line name:
Site ID:
Description:
Number of firm units this offer line:
Site Location:
Local authority:
D.S. X Coordin
Postcode:

Update Site - [L3865] - [SAVED]

Lead Partner:
L3865
SOVEREIGN

Site Description:
Sovereign Northview Heights, Hungerford AM
Site ID:
13273

Location Local Authority:
295
West Berkshire
Status:
Completed

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 individual
Large scale contract procurement (through con
Bulk purchase of components
Partnering supply chain
Partnering arrangements with contractor
Other

Offer Line Site - [SAVED] X

Offer line name:

Update Site - [L3865] - [SAVED]

Site ID:

Lead Partner:

L3865

SOVEREIGN

Description:

Site Description:

Sovereign Northview Heights, Hungerford AM

Site ID:

13273

Number of firm units this offer line

Location Local Authority:

295

West Berkshire

Status:

Comp

Site Location

Local authority:

O.S. X Coordin

Postcode:

General

Geography

Section 106

O.S. Co-ordinates:

X:

434028

Y:

168378

Postcode:

RG17 0DH

Operating Area:

South and South West

Rural Community

Rural Site

No

Community Size

population 3001 - 10,000

Rural Exception Site

No

Provider rural classification

No

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

105.3

199.8

115.3

5.0

7.0

147.8

206.8

Edit

Edit

Offer Line Site - [SAVED]

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

Site ID: Lead Partner: L3865 SOVEREIGN

Description: Site Description: Sovereign Northview Heights, Hungerford AM Site ID: 13273

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

Site Location

Local authority: General Geography Section 106

D.S. X Coordin

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?

105.3

199.8

115.3

5.0 Edit

7.0 Edit

147.8

206.8

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

Get our latest [news](#)  
Follow us on [Twitter](#)  
Follow us on [LinkedIn](#)  
Sign up for our weekly [e-newsletter](#)

Find out what's happening [in your area](#)

OFFICIAL SENSITIVE - COMMERCIAL