

## Appendix F – Housing Investment Fund, Marginal Viability Fund

### HIF Online Form: Table of Questions TO BE COMPLETED

#### Opening – All Bids

Screen Title	Question	Options / Commentary	Character Limit
<b>Bid Details</b>	Which Authority is making the bid?		
	Please indicate which type of funding the scheme requires		
	Is it a joint bid with other local authorities?		

#### Marginal Viability

Screen Title	Question	Options / Commentary	Character Limit
<b>Contact Details</b>	Are you an agent making this submission on behalf of one or multiple local authorities?		
<b>Scheme Details</b>	What is the name of the scheme you would like funding for?		
	Please provide a brief description of your proposal and why this is the right approach to deliver housing for your area		1,000
	Please provide an approximate outline of the area covered by the scheme by drawing on the map		
	What types of physical infrastructure will the scheme deliver?		
	Please attach site plan(s) for your proposal		
<b>Options Appraisal</b>	What is the problem being addressed? Please include details of any trigger event that has caused the scheme to become unviable		1,000
	What options have been considered and why have alternatives been rejected?		1,000
	What will happen if funding for this proposal is not secured - would an alternative (lower cost) solution be implemented? If yes, please describe this alternative and how it differs from this proposal		1,000
<b>Strategic Approach</b>	How does your scheme demonstrate strong local leadership in: <ul style="list-style-type: none"> <li>• making more land available for housing development by</li> </ul>		2,000

	<p>delivering ambitious plans that address housing pressures as reflected in price signals. Where areas go beyond this it will further strengthen their bid;</p> <ul style="list-style-type: none"> <li>• effective joint working between authorities; and</li> <li>• the delivery of new homes</li> </ul>		
	How does your scheme demonstrate that the infrastructure would unlock significant numbers of new and better homes, taking into account local housing markets, areas of opportunity for growth, constraints holding back new housing supply, and making the most of all available funding streams		1,000
	How does your scheme demonstrate diversifying the housebuilding market, for example by encouraging new market entrants and SME builders to deliver housing		1,000
	<p>Can you provide evidence of support for your proposal from the following:</p> <p>Local MP(s)  Your upper tier authority  Combined authority  All supporting local authorities  Local Enterprise Partnership(s)  Local community  Development partner(s) (Infrastructure)  Development partner(s) (Housing)</p>		500 (for reasoning)
<b>Plan Status</b>	Is there an adopted plan in place (either a development plan or spatial development strategy) or has a plan been submitted for examination?		
<b>Economic Case</b>	How many sites will the funding bring forward?		
	Please provide details of who controls the site(s) and any conditions to be met to secure ownership		500
	What is the total size of the site(s) (in hectares)?		
	How much of the total area is on brownfield land (in hectares)?		
	What % of the scheme (by floorspace) is housing?		
	Where will the homes be located?		

	What % of the total homes delivered will be affordable?		
	Projected housing delivery profile 2017/18 2018/19 2019/20 2020/21 2021-2025 2026-2030 2031-2035 Future Years		
	What is the current planning status of the homes? Full / Detailed Outline Planning in Principle Allocated None		
	How many of these homes would be delivered without HIF funding?		
	Please provide an explanation for the number of homes that would be delivered without HIF funding		500
	Do you wish to provide your own site specific valuations, as referred to in the value for money annex of the <a href="#">supporting document</a> ? (valuations must be consistent with the <a href="#">DCLG Appraisal Guide</a> )		
<b>Financial Case</b>	How much HIF funding are you bidding for?		
	What is the profile of the required HIF funding? 2017/18 2018/19 2019/20 2020/21		
	How much are the total scheme costs?		
	Please provide a detailed breakdown of the total scheme costs in relation to the below: Land Infrastructure (including sunk costs) construction abnormals professional fees finance costs allowance for developer profit other		
	Please provide a summary evidencing how you have assumed the scheme costs subject to this bid		500
	How much is the assumed Gross Development Value (GDV) for the scheme?		

	Please provide a detailed breakdown of the assumed GDV of the scheme in relation to the below: Private Sale rent income affordable sales income commercial income other		
	Please provide a summary evidencing how you have assumed the GDV subject to this bid		500
	Have you applied for, or received, other public funding for this scheme?		500
	What are the funding sources for this scheme? (excluding this bid) Local Authority investment (including LGF funding) PWLB Loan other public sector investment, CIL/S106 contribution private sector investment (including debt finance)		
	Do you aim to recover any of the funding (to be retained locally)?		500
	Please attach your cashflow for this scheme		
<b>Milestones &amp; Delivery</b>	Please provide actual or estimated dates for the following delivery milestones: Infrastructure planning permission granted all outstanding statutory permissions received (if applicable) Infrastructure contractor(s) appointed residential contractor(s) appointed infrastructure works started; infrastructure works completed first residential units commenced; first residential completions		
	Please list planning references for the infrastructure works		
	Please provide details of engagement with contractors and the procurement process		
	Please list statutory powers or consents already obtained		
<b>Approach to Delivery</b>	Please attach an outline delivery plan for your proposal, using the template available <a href="#">here</a>		
	Please summarise your plan to deliver the infrastructure		1000
	Please summarise how there		1000

	is a clear link between the provision of the infrastructure and the delivery of the homes		
	Please summarise how all the key delivery partners are working together effectively		1000
<b>Management Case</b>	Please outline the authority's approach to governance and oversight of the delivery of the proposal		1000
	Please provide details of the authority's resourcing for the proposal		1000
	Please provide details of your proposed contract management and monitoring approach for the scheme		1000
	Please outline key risks to delivery and mitigations		
	Please outline any project dependencies		1000
	Please attach your Section 151 officer sign off for your proposal		