



## Evaluating Bids for One for One Replacement Funding

### Assessment Process

We will make an assessment on the quality of responses. Our assessment will take into account the economic and financial standing and the technical, or professional ability of the Provider, as well as the details provided on the Bid Form in support of the 5 key criteria listed below;

- Strategic Fit
- Deliverability
- Value for Money
- Affordability
- Accessibility

We may seek independent financial and market advice to validate information provided, or to assist in the evaluation.

We reserve the right to request references, conduct reference site visits and ask for presentations as part of the bid assessment process and to satisfy ourselves that the provider is a fit and proper organisation to award Local Authority Affordable Housing Grant funding.

Registered providers will be allowed to revise their bid after submission.

Allocation of Local Authority Grant will also depend on certainty of delivery, particularly on how confident we are that the grant will be claimed by the dates set out on the bid form. This is a key requirement because we will have to return unspent retained Right to Buy receipts to central government with significant financial penalties if we fail to spend the receipts within the designated 3-year period.

### Evaluation Criteria Marks

When assessing your responses, against the evaluation criteria we will apply a score of between 1 and 5.

1 = a few good points but main issues missing. 5 = Perfect answer. All areas addressed with good examples

Evaluation Criteria	What We Would Like to See	Marks
<b>Strategic Fit</b>	Demonstrate how your organisation will work with the Council to ensure scheme proposals meet the Council's strategic objectives in relation to the size, mix, length of tenancies i.e. 5 – years, access to amenities and innovative use of external space i.e. roof gardens terraces and balconies	<b>1 - 5</b>

<b>Deliverability</b>	<p>The scheme must be deliverable within the timeframe set out in the indicative programme.</p> <p>Provide a statement, (see section D, <b>Bid Form for Local Authority Grant Funding, Retained Right to Buy Receipts</b>), not exceeding 300 words setting out how the scheme will complete within agreed deadline. The statement should address the following;</p> <ul style="list-style-type: none"> <li>• Site ownership i.e. provide a copy of land registry title</li> <li>• Whether the site has secured planning consents. If it hasn't, confirmation that pre planning application advice has been received and a timetable setting out how it will be achieved.</li> <li>• demonstrate you are in contract with a development contractor. If not, provide a timetable for their appointment.</li> <li>• provide confirmation of anticipated construction period</li> <li>• demonstrate how, 'start on site' will be achieved by the agreed date.</li> <li>• confirm payment dates and amounts, see, "<b>London Borough of Enfield – Local Authority Affordable Housing Grant Funding 2016, Worked Example</b>".</li> </ul>	<b>1 - 5</b>
<b>Value for Money</b>	<p>Scheme proposal should demonstrate value for money. The most competitive schemes that maximises the number of bed/person spaces to be provided per pound of grant will be prioritised for funding, (see C1 <b>Financial Assumptions</b>).</p>	<b>1- 5</b>
<b>Affordability</b>	<p>The maximum acceptable rents for the grant funded dwellings should be between 60% and 80% of the market rent, (see B4, <b>Proposed Rent Levels</b>).</p> <p>If your scheme proposals include the London Living Rent, it should be set at 33% of the median income for Enfield. The median household income for Enfield is £32,472, (estimated 2015). This equates to a rent of £208 pw.</p> <p>You should also demonstrate how your scheme proposal addresses the following;</p> <ul style="list-style-type: none"> <li>• energy efficiency guidance set out in the London Plan.</li> <li>• maximises energy efficiency and addresses fuel poverty</li> <li>•</li> </ul> <p>Rents should include service charges and the scheme design should ensure that service costs are minimised and absorbed in the rent.</p>	<b>1- 5</b>
<b>Accessibility</b>	<p>Specifications should include the following;</p> <ul style="list-style-type: none"> <li>- minimum clear opening of doorways of 900mm</li> <li>- family sized properties - 2b4p, 3b6p, 4b7/8p</li> <li>- no low surface boxing in around basin, WC and shower and no doc M pack bathroom furniture</li> <li>- access to a garden</li> <li>- access to an allocated parking space</li> </ul>	<b>1- 5</b>