



Application Form to apply for LBTH GRANT for Affordable Housing
by Registered Providers

Q1	RP Details	Name
	Name of Provider	George Green's Almshouses
	Contact Person	John Brier - Housing Consultant
	Telephone Number	07904 - 630968
	Email Address	john.e.brier@co.uk

Q2	Scheme Details	
	Street Address & Post Code	Purchase of existing 1 Bed (2 person flat). 16, SPANER ROAD, LONDON, E3 4EN.
	Site Plan (please attach)	N/A

Q3	Is this scheme	
	a) new build project promoted by the RP	No
	b) an "off the shelf" i.e. completed by the RP or others	No
	c) a S106	No
	d) purchasing ex-Right to Buy/Street Property	Yes

Notes: If a) promoted by the RP please indicate whether an affordable rent or mixed funded scheme and complete the table in Question 4 below against each units; if b) whether off the shelf or completed whether by RP or others sale; if b) or c) provide name of the developer; d) must not be an affordable dwelling unit

Q4	Overall Scheme Details	Table 1							
	Number of units by size and tenure	1B 2ps A,SM,MR,SO,S or WC	2B 3p etc.	2B 4p etc.	3B 5p etc.	3B 6p etc.	4B 7p etc.	4B 8p etc.	
	A=Affordable Rent								
	SM=Sub market rent	1							
	MR=Market rent								
	SO=Shared Ownership								
	S=Open market sale			3 SO					
	WC=Wheelchair	1 AR		1 S					
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The above Q covers the entire scheme. Please add total for each unit size and tenure per floor and if any of these units are houses insert a new column for these and for different person sizes, and a line for each floor. See example

Q5	Number of units for which funding sought (for S106s and street purchases go to Q6)	Table 2							
		G/F	1B 2ps e.g. 2	2B 3ps	2B 4ps	3B 5ps	3B 6ps	4B 7ps	4B 8ps
		Floor Area	56m ²						
		F/F	1						
		Floor Area	45m ²						
		Totals	21						

This Q relates only to the units subject to the funding bid. Please complete as above showing the number of similar size for each floor, and separately identify houses from flats. Add columns and lines as appropriate

Q6	S106/or street property purchases units If applicable, and different from Q5 above	Table 3	1B 2ps	2B 3ps	2B 4ps	3B 5ps	3B 6ps	4B 7ps	4B 8ps	
		Number								
		G/Floor Area								
		Number								
		F/Floor Area								
		Totals								

Complete as in Q5 above

Q7	How many fully wheelchair units are there?	NONE
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Show by number in each Bedroom size, in m2 and whether there is car parking. Are all of these units subject to the funding bid?

Q8	Planning Status (a) Does the scheme have planning consent? (b) Is the scheme currently in planning?	Yes/No (if yes provide Planning Decision reference)	NOT APPLICABLE
		Yes/No (if yes provide Planning Application reference.)	EXISTING REFERR
		Yes/No	

<p>(c) If no to above, has there been any pre-application discussion with the Planning Department?</p> <p>(d) If neither a, b or c when will a planning application be submitted</p> <p>Is the scheme referable to the GLA</p>	<p>—</p> <p>—</p> <p>NO</p>
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a) If the scheme has planning please provide an electronic copy of the consent and conditions; if c) please provide details of when these discussion took place and the name of the Planner consulted; if d) The RP should indicate what stage the scheme is at e.g. has the design team and cost consultants been appointed and give a realistic timetable when the application will be submitted; e) only for schemes of more than 150 units or high storey heights

Q9 Scheme status with RP		
Initial approval to proceed to planning?	Yes/No	Date N/A
Board approval to seek planning or go to tender?	Yes/No	Date N/A
Has the scheme been tendered?	Yes/No	Date N/A

Has the RP Executive Team; Development or RP Board approved the commitment of this scheme and to what stages e.g. 1)outline to proceed to planning 2) to go to tender 3) to let a contract subject to funding, 4) to let a building contract with funding in place

Q10	Does the RP own the land, or have an option or contract in place to purchase?	Please describe current status N/A
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Please specify ownership details and give full details of the RPs interests

Q11	What further Approvals are required before this scheme is committed?	NONE
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From both the Executive Team or RP Board

Q12	Has Grant funding been sought or approved (by the GLA)	NO
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If funding has been sought or approved please provide full details and how you propose to reconcile this with the existing funder if using LBTH funding to substitute?

Q13	Are you intending to put in additional subsidy e.g. from RCGF or from own resources?	YES - RCGF RESOURCES - E178K + E33K LOAN
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If yes, state the source of subsidy as a total and the amount per unit

Q14	Has private loan finance	Yes/NO CHARTER BANK - EXISTING FACILITY
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been obtained?

If yes please confirm the amount and name of lender. If the answer is no state when is it anticipate finance approval will be obtained

Q15 Rent details/service charges								
	Weekly rent	1B 2ps	2B 3ps	2B 4ps	3B 5ps	3B 6ps	4B 7ps	4B 8ps
		* 17.503						

State the weekly rent to be charged (including service charges). If the rent is different within each unit category, by floor, or e.g. for a house or a wheelchair unit please show by adding a separate line or column

* includes service charge

Q16 Bid Details			
	Overall Scheme	LBTH Funded Element	% of the total
a) Acquisition cost*	£ 265k	£	
b) Works costs	£ 24k		
c) On-costs	£ 13k		
d) Total scheme cost	£ 302k	} 90.6k	
e) Overall scheme cost per unit	£ 302k		30%
f) Grant amount sought per unit from the LBTH	£ 90.6k		
g) Total grant sought from LBTH	£ 90.6k		

*NB If the land element is being funded the value of this will need to be certified by a Valuer

Q17	Timescale	
	a) Project start on site b) Practical completion	N/A RT Dec 18

Date of start on site & date of practical completion

Q18	Grant Drawdown by quarter sought by the RP	QTR3	QTR4	QTR1	QTR2	QTR 3	QTR 4
		Oct/Dec 2016	Jan/Mar 2017	April/June 2017	July/Sept 2017	Oct/Dec 2017	Jan /Mar 2018
		£	£	£	£	£	£
		QTR1	QTR2	QTR3	QTR4	QTR 1	QTR2
		April/June 2018	July/Sept 2018	Oct/Dec 2018	Jan/Mar 2019	April/June 2019	July/Sept 2019
		£	£	£ 91K	£	£	£
		QTR3					Total Eligible Grant
		Oct/Dec 2019					£
		£					

Grant drawdown will be based upon 30% of eligible expenditure (as defined in the Grant Agreement). The amount and these dates will be incorporated into the Grant Agreement and should be the dates when money has been spent by the RP. The claims will need to be supported by a valuation certificate and certified by the Registered Provider's Finance Director

Q19	Development Appraisal	
(a)	Does the scheme fall within the RP's approval criteria for appraisal	Yes
(b)	When does the scheme break even?	Year 1 - Due to large green reserves plus small loans

In answering (a) please illustrate what the approval criteria is, and for example what level of NPV is required. If the answer to (a) is no, state why it does not; (b) should state what year the scheme breaks even

Q20	Does the scheme fully meet	
	a) the London Plan Design Standards	No - Existing Property
	b) the RP's Design, Maintenance and Employer's Requirements	Yes - Below Standard

If the scheme does not fully accord with the above standards explain where it falls short. In the absence of a Design Brief does it meet the standards set out in the LBTH's own Design Guide for New Build Local Authority Housing?

Q21	How does the scheme fit with the wider strategic objectives of LBTH?	To meet Permanent Accommodation for Single Homeless - Woman in LBTH -
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Please provide evidence of how the scheme meets the Council's wider strategic, housing, planning or regeneration objectives

Certification	<p>We certify that the above information is correct to the best of the bidder's knowledge and confirm that the information submitted or requested to the London Borough of Tower Hamlets will be provided on an "open book" basis and will form part of the Grant Agreement with the Council</p> <p>Signed Chief Executive or Director of Development Agent for LGA</p> <p><i>John Baylis</i>.....Date.....9TH JULY 2018</p> <p>Director of Finance</p> <p>N/A.....Date.....</p>
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The LBTH may require further information in order to clarify scheme details. The RP is asked to provide this as requested in order to properly evaluate the scheme