**Brownfield Land Release Fund (BLRF):**

**Application for Self and Custom Build (SCB)**

Thank you for your interest in applying for project funding. Please [consult the prospectus](https://www.local.gov.uk/self-and-custom-build-september-2021) and [FAQs](https://www.local.gov.uk/one-public-estate-and-self-and-custom-build-faqs) before completing this form.

One form should be completed for each project. Please do not exceed 15 sides of A4 per project.

Supporting evidence may be provided, where relevant and if not adequately covered in the form below.

Applicants are also advised to consult their local One Public Estate (OPE) Partnership and OPE Regional Programme Managers for further advice before submitting the application.

**Section 1: Basic Details**

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| Project name: |  |
| OPE partnership: |  |
| Lead local authority: |  |
| Lead contact: | *Provide name, job title, organisation, telephone, and email contact* |

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| --- | --- |
| Project summary: | *Please provide a short description of the project and suitability for BLRF and / or SCB* |
| Amount of SCB requested: | *For mixed schemes please apportion as appropriate* |
| Costs breakdown: | *Please provide a summary of the breakdown of the costs of BLRF and / or SCB funded works you are applying for (Please note these should be for capital works only)* |
| Number of additional SCB homes unlocked: | *As above* |
| Number of homes that would come forward in the absence of SCB funding: |  |

**Section 2: Gateway Criteria**

**Please note that applications must meet the Gateway Criteria to be eligible for funding. Applications that are not eligible will not be assessed.**

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| --- | --- | --- |
| Is the land in the ownership of the lead local authority? | | Yes/No |
| Is the funding for capital works? | | Yes/No |
| Are the capital works deliverable to release the land by September 2024? | | Yes/No |
| Is the BCR 1.5 or above? | | Yes/No |
| If the BCR is 1.0 or above are there any non-monetised benefits? | | Yes/No |
| Describe the market failure this project addresses and the need for SCB funding. | *Please describe how grant funding will enable or accelerate delivery through gap fundings and include supporting evidence which demonstrates this e.g. viability appraisal.* | |
| Please indicate any additional supporting evidence you are providing to evidence that funding is required | *For example, costs breakdown/estimates* | |

**Section 3: Value for money (40%)**

***Please note you must also complete the Technical Annex***

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| --- | --- |
| Please provide any commentary on the Technical Annex. |  |
| Planning additionality assumption. | *Please explain why you have selected High/Medium/Low planning additionality* |
| Have you amended the ‘estimated overall additionality’? | Yes/No  *If yes, please provide an explanation and state whether Increased/Decreased* |
| Is the project compliant with local affordable housing policy? | Yes/No  *Please provide any further detail on how the project delivers affordable housing, including provision above policy levels* |
| Will the project result in any non-monetised benefits (NMB)? | *If Yes, add in details to the table below. Please consult the prospectus and Regional Programme Managers for further guidance.* |

*Please edit rows below as required. For example, there may be two rows for Energy efficiency and none for life and health.* ***Ensure that the NMBS listed below match the Basic Details Form tab 3.Non-Monetised Benefits exactly.***

|  |  |
| --- | --- |
| Category | Description/Evidence |
| Affordable Housing Mix and Tenure |  |
| Energy efficiency and Greenhouse Gas values |  |
| Environmental and natural capital |  |
| Land values |  |
| Life and health |  |
| Travel Time |  |
| Visual amenity Impacts |  |
| Other |  |
| Other |  |
| Other |  |

**Section 4: Strategic case (30%)**

|  |  |
| --- | --- |
| Objectives: | *Please summarise the project objectives* |
| Strategic fit: | *Please outline fit with other relevant government or local policy objectives, for example supporting economic recovery or levelling up* |
| Local impact: | *Please describe the impact of the project on the local area / community, for example on local employment, local suppliers or providing skills/apprenticeships opportunities* |
| Housing need: | *Please describe whether the project meets a particular housing need e.g. key worker or affordable housing, a mix of tenures, for older people or schemes that will benefit ex-service personnel, homeless or ex-offenders* |
| Will the proposal be an exemplar for SCB? | *Yes/No*  *If yes, please outline how the proposal will be an exemplar for showcasing self and custom build including demonstrating delivery in a particular setting e.g. rural or urban and high/low density*  *Are you willing to share learning and experiences with other authorities to encourage understanding in the delivery of self and custom build?*  *Yes/No* |

**Section 5: Project delivery and risks (20%)**

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| **High level project milestone** | **Expected Date**  **(DD/MM/YYYY)** |
| Procurement of specialist SCB advice (if applicable) |  |
| Procurement of delivery partner (if applicable) |  |
| Procurement of SCB funded capital works contractor commencement date |  |
| Commencement of SCB funded capital works date (first if multiple dates) |  |
| Completion of SCB funded capital works date (last, if multiple) |  |
| Land released |  |
| Expected start on site (new homes) |  |
| Expected development end date (final housing unit completion) |  |

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| --- | --- | --- |
| **Intended route for land release** | **Yes/No** | **Date land will be released (DD/MM/YYYY)** |
| Will the land be released via an unconditional contract?  *Note: this could be a development agreement, or when a building licence with a delivery partner is signed, or when freehold or leasehold transfer takes place (whichever is sooner)* |  |  |
| Will the land be transferred to a development vehicle owned, or partly owned by the local authority?  *Note: this could be a Local Authority wholly owned housing delivery vehicle or a public–private JV* |  |  |
| If neither of the above, will the land be released at the point at which housing development begins on site? |  |  |
| If none of the above, will the land be released at the point of exchange of contacts for the first plot in a Self or Custom Build scheme? |  |  |

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| --- | --- |
| Milestones commentary | *Opportunity to comment on the core high level project milestones dated. This may include wider context of the project and additional project milestones to those above* |
| Project governance | *Please describe proposed project governance and how this links to the OPE partnership and reporting* |
| Please describe your track record of housing delivery or previous LRF scheme delivery |  |
| Does the project have any outline planning consent or pre-app advice? | Yes/No  *Please provide any commentary* |
| Has the project been through any internal governance/ approvals processes? | Yes/No  *Please provide any commentary* |
| Please describe likely procurement route for funded activity and disposal | *Please provide commentary e.g. direct contract, outright disposal, third party enabler, development partner* |

|  |  |
| --- | --- |
| **Key project risks** | **Proposed mitigation** |
| 1. Please detail top risks |  |
| 2. |  |
| 3. |  |
| *Add as required* |  |

**Section 6: Innovation (5%)**

|  |  |
| --- | --- |
| Will the proposal take forward development at pace? | Yes/No  *If yes, please explain how* |
| Does your project involve SMEs? | Yes/No  *If yes, please explain how* |
| Does your project involve Modern Methods of Construction? | Yes/No  *If yes, please explain how* |
| Does your project support wider sustainability and environmental objectives e.g. carbon reduction? | Yes/No  *If yes, please explain how e.g. carbon reduction objectives* |
| Please describe any other innovative elements of the project (e.g. new delivery models, joining up across local authority boundaries or design quality). | *Please outline any relevant adopted design codes and design policies that will be applied* |

**Section 7: Public Sector Equality Duty (5%)**

|  |  |
| --- | --- |
| Please describe how your project meets the requirements of the Equality Act 2010. | *For example, schemes that address the needs of those who share one or more protected characteristics, as defined in the Equality Act 2010, and are disproportionately affected by low home ownership and / or overcrowding.* |

**Section 8: Application sign-off**

All project applications must be approved by the applicant Local Authority Chief Executive, or Section 151 Officer (please sign below) and co-ordinated by the relevant local OPE partnership for submission as part of one overall return.

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| --- | --- |
| Application approval | |
| Name:  Job Title:  Signature: | Date: |