

Annex A - Supported move-on accommodation scheme proposal

Please submit an Annex A for each capital scheme proposed under the Next Steps Accommodation Project proposal (excludes any proposals under section 5B which will be taken forward separately)

Completion Instructions: Please enter details of your proposal in the white cells. Tab 1 collects qualitative information regarding the bidding organisation and partners plus supporting statements. Tab 2 collects quantative information about the scheme proposal.

1. BIDDING ORGANISATION INFORMATION

Name of Bidding Organisation	Derby City Council
Registered Office: Address 1	The Council House
Address 2	Corporation Street
Address 3	
Town	Derby
Postcode	DE1 2FT

Date of Company Registration	N/a - Local Authority
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Type of Organisation	Local Authority
Please Provide your Registered Provider Number	00FK

Principal contact for all enquiries: Title	Mr
First Name	Phil
Surname	Taylor
Position	Operations manager - Derby Rough Sleeper Project
Email Address	phil.taylor@derbyhomes.org
Telephone Number	7833717258

Is your organisation a Homes England Investment Partner?	Y
If applicable, please specify your IMS provider code	The DCC IMS log on number is 34661075 and the DCC local authority code is 485

2. SUPPORTING STATEMENTS

2.1 SCHEME PROPOSAL OUTLINE

Please provide a brief outline of the scheme proposal, including details of how the intended scheme will contribute towards achieving the aims of the programme as set out in the funding guidance

2.2 DESIGN STATEMENT

Please describe your approach to design of the proposed homes (Design values, user-centred design considerations, psychologically-informed environment, energy saving features etc)

2.3 TENANCY SUPPORT STATEMENT

Please describe your approach to providing support to tenants (Name / contact details of support provider(s), type of support, support hours per week per tenant etc)

This scheme consists of purchase of 20 x 1 bed flats with revenue support. These units will enable supply and flow into our housing pathway. These schemes compliment our existing work and focus on unblocking our remaining barriers. They also give choice to our customers to align our offer with their aspirations.

Properties will be acquired from the open market in Derby. These will be one bedroom flats, with a range of designs. After acquisition, all properties will undergo improvement works as necessary to meet or exceed the Decent Homes standard within 12 months of acquisition.

We have begun discussions with our local supported accommodation providers and are confident we would be able to grant fund support for these units. Riverside and Action are well positioned to ad these units to the other elements they will be delivering of our NSAP proposal. 5 hours support will be provided and include support planning in line with our wider services. Support can be enhanced where needed from our rough sleeper outreach service. All individuals supported through this scheme will be included in our Multi-Agency Rough Sleeper Hub (MARSH) cohort which works to ensure system-wide coordination and support to meet the needs of this complex group.

OFFICIAL

1 Scheme location details

Scheme Name	Firm or Indicative bid	Local Authority name	Scheme Address line 1	Scheme address line 2	Scheme address line 3	Post code	X co-ordinate	Y co-ordinate	Is the scheme being built as part of an s106 obligation?	Planning permission status (pick list)	Land ownership status (pick list)	Works contract tendering status (pick list)
Next Steps Accommodation - Acquisitions Programme for Derby City	Firm	Derby City Council	The Council House	Corporation Street	Derby	DE1 2FS	n/a	n/a	No s106 agreement on site		Land purchase negotiations underway	Works contracting process not yet begun

2 Scheme type and design

Scheme Name	No. of homes	Client Group to be housed	Proposed rent type	Works type	Scheme processing route	Est lease length (for Leased properties)	Is the scheme bringing empty properties back into use ?	Number of bedrooms per home	Number of Persons	Facilities	Average m2 per home
Next Steps Accommodation - Acquisitions Programme for Derby City	20	Rough Sleepers	Social Rent	Refurbishment	Purchase and repair	n/a	Y	1	1 or 2	Self Contained	uncertain until bought

3 Organisation details

Scheme Name	Who will act as Registered Provider landlord for the property (enter name)	Landlord organisation Registered Provider number	Who will manage the property (enter name)	Management organisation Registered Provider number
Next Steps Accommodation - Acquisitions Programme for Derby City	Derby City Council	00FK	Derby Homes Ltd	4576

3 Rent details

Scheme Name	No. of homes	Weekly market rent per home	Proposed weekly rent per home	Proposed weekly service charge per home (if applicable)
Next Steps Accommodation - Acquisitions Programme for Derby City	20	Estimated at around £100 per week	Social Rent estimated at between £70 and £75 per week	Estimated at £160 to £170 per week depending on range of services to be provided. This excludes the individuals care package, but includes utilities, council tax, fully furnished and other traditional service charges linked to flats

4 Tenants

Scheme Name	Please describe who these homes will be suitable for / targeted at (e.g. General; gender-specific; age-specific; dry house etc)	Will units be offered furnished, part-furnished, or unfurnished?	If part-furnished or unfurnished, how will tenants be supported to get essentials for their new home?
Next Steps Accommodation - Acquisitions Programme for Derby City	Rough Sleepers - move on accommodation as part of wider rough sleeper pathway.	Furnished	

5a Funding Breakdown - Capital

Other Capital Cost Contributions														
Scheme Name	No. of homes	Total capital scheme cost	NSAP capital funding required	Borrowing supported by rents	Provider's own resources	Cross subsidy from open market sale units	Recycled Capital Grant Fund	Disposal Proceeds Fund	Other public subsidy	Other public subsidy amount	Other funding (describe)	Other funding amount	Other Capital Cost Contributions - Total	Total NSAP and other contributions
Next Steps Accommodation - Acquisitions Programme for Derby City	20	£2,400,000	£1,200,000		£1,200,000								£1,200,000	£2,400,000

Validation to TSC

£0

5b Scheme Costs - Capital

Scheme Name	Acquisition costs	Lease costs (if applicable)	Works costs	On costs	Total capital scheme costs (calculated)	Validation (Funding - costs must = zero)
Next Steps Accommodation - Acquisitions Programme for Derby City	£2,040,000		£360,000		£2,400,000	

6a Funding Breakdown - Revenue

Other Revenue Cost Contributions							
Scheme Name	Tenant support costs per tenant per week	Total tenancy support costs from occupancy date to 31 March 2021	Revenue contributions to total tenant support costs from other sources (please specify source)	Revenue contributions to total tenant support costs from other sources (amount)	Revenue contribution to tenancy support costs requested from NSAP	Total other revenue requested from NSAP	Please give a breakdown of other proposed revenue spending
Next Steps Accommodation - Acquisitions Programme for Derby City	£134.62	£35,000	0	£0	£35,000	£0	

6b Annual revenue profile - Tenancy support costs requested from NSAP

Scheme Name	2020/21	2021/22	2022/23	2023/24
Next Steps Accommodation - Acquisitions Programme for Derby City	£35,000.00	£140,000.00	£140,000.00	£140,000.00

7 Capital delivery profile

Scheme Name	Acquisition date	Start on site date	Completion date	Occupancy date
Next Steps Accommodation - Acquisitions Programme for Derby City	By end of Nov 2020	By end of Nov 2020	By end of Dec 2020, with some possible slippage into early 2021	From Jan 2021