

Appendix 2

HomesWest

Selection criteria for Registered Provider partners

Introduction

The four West of England Unitary Authorities are seeking to enter into partnerships with Registered Providers that are focussed on the delivery of key local priorities for affordable housing as well as meeting the strategic delivery aims of the region. We are placing significant importance on the ability of RPs to rise to the *local* challenges each UA is experiencing in delivering its affordable housing programme but are also keen to work with RPs to deliver the strategic trajectory of affordable housing delivery across the region. We envisage partnerships made up of both smaller, specialist and local RPs alongside larger, national or regional organisations. We welcome RPs from outside of the region who are keen to work in the West of England.

Registered providers may choose to be considered for a place on one or more of the 4 local HomesWest UA level Partnerships. A place in any one local Partnership automatically gives the RP a place on the strategic HomesWest partnership.

RP Partner selection

Any RP seeking selection to HomesWest will be asked to demonstrate their ability to meet a series of 10 key principles underpinning the HomesWest partnership. Each UA has then determined the key local priorities for their District – an RP may respond to all or some of these depending on the areas in which they intend to work.

There is a presumption towards selection for all RPs able to demonstrate a willingness to sign up to these principles, which will form part of a Partnership Agreement with each UA. Each RP will be scored on the 10 key principles. Any RP scoring under 70 points may be invited to interview and each individual UA may seek to interview any RP in order to consider an RPs ability to respond to local priorities.

Selection at one UA level will not automatically result in selection at another, although a place on the strategic HomesWest partnership is ensured.

Selection matrix

Please use the matrix below to provide concise responses that demonstrate your organisation's commitment to the key 10 HomesWest principles. Please do not post links, attach appendices or add other supporting evidence unless specifically instructed. Responses should be kept to the limit stipulated for each section.

Single Member Decision: Updated partnership working with Registered Providers
September 2014

Your responses will inform the terms of your partnership agreement with each of the WoE UAs.

<u>Key Selection principles</u>	<u>Score</u>
I agree that in order to be part of the HomesWest partnership, [.....organisation name.....] agrees to fulfilling the following criteria:	
HCA Regulatory Judgement Governance and Viability Rating of 1.	Yes /No
Willingness to pay Enabling Fees as set annually across the West of England	Yes /No
Payment of £500 joining fee per organisation to cover cost HomesWest Events for a full three year period and periodically as required post 2018	Yes /No
Willingness to sign up to a specific Partnership Agreements and Annual Performance Agreements for each UA that your Organisation wishes to work with	Yes/No
<p align="center"><u>INDICATIVE DRAFT FOR INFORMATION ONLY</u></p> <p><u>These 4 key principles are not negotiable and all future HomesWest partners will be expected to answer 'yes' if they wish to be considered for selection</u></p>	
<p>Please demonstrate your Business Plan or other strategic commitment to delivery in the West of England, or at a specific UA level</p>	

No more than 250 words	[] / 15
<p>Please evidence your capacity to deliver on your proposed commitment in the West of England or at a UA level taking into account the trajectory of delivery 2015-2018</p> <p style="text-align: center; color: lightblue; font-size: 2em; opacity: 0.5;">INDICATIVE DRAFT FOR INFORMATION ONLY</p>	
No more than 250 words	[] / 15
<p>Please demonstrate where your organisation is delivering full compliance with local policies (Core Strategies/SPD's).</p>	

<p>No more than 250 words</p>	<p>[] / 15</p>
<p>Please demonstrate your Organisation's commitment to excellence in Housing Management.</p> <p style="text-align: center; color: lightblue; font-size: 2em; opacity: 0.5;">INDICATIVE DRAFT FOR INFORMATION ONLY</p>	
<p>No more than 250 words</p>	<p>[] / 15</p>
<p>Please demonstrate your activities that show a commitment to active participation in HomesWest local partnership meetings and to joint working on delivering locally agreed actions.</p>	

<p>No more than 250 words</p>	<p>[] / 15</p>
<p>Please demonstrate examples of your organisation activity that shows a Commitment to adding value – eg: enhanced design and build standards, train and build/apprentices/social enterprise, innovation to increase supply etc.</p> <p align="center" style="font-size: 2em; color: lightblue; opacity: 0.5;">INDICATIVE DRAFT FOR INFORMATION ONLY</p>	<p>[] / 25</p>
<p>No more than 500 words</p>	<p>[] / 25</p>
<p>Total score – Strategic core principles</p>	<p>[] / 100</p>
<p>HomesWest Bath & NE Somerset</p> <p>Bath & North East Somerset has a Core Strategy target for the delivery of 12,956 homes including 3,290 affordable homes to 2029. Set against a backdrop of a World Heritage City, 2 Areas of Outstanding Natural Beauty, 25,000 hectares of Greenbelt covering 70% of the District & 50 conservation areas, homes in the district are some of the most expensive the West of England. With an average house price of £312,355 and a 9:1 house price to earnings ratio* affordability of</p>	

<p>housing products present a significant concern to the Council. Our 'HomesWest – B&NES' RP partners will demonstrate <small>*Hometrack data July 2014</small></p>	
<p>B&NES Local Priority 1: A clear commitment to RP-led delivery of both affordable and market homes (where these directly support the delivery of affordable homes) across the District.</p>	
<p>B&NES Local Priority 2: A commitment to explore new ways of working to deliver homes that are truly affordable in the context of high property & land values, with an emphasis on delivering new tenure options and new methods of delivery for those in housing need.</p>	
<p>B&NES Local Priority 3: A commitment to deliver high quality specialist and supported housing opportunities including rural housing & ExtraCare housing provision.</p>	
<p>B&NES Local Priority 4: A commitment to promoting affordable housing issues at a local level, including rural housing, by engaging with communities, landowners, local politicians, the voluntary sector & funders & investors and taking an active role in strategic decision making across the Council to maximise delivery.</p>	
<p>HomesWest Bristol</p> <ol style="list-style-type: none"> 1. Priority 1 2. Priority 2 3. Priority 3 etc 	
<p>HomesWest North Somerset</p> <ol style="list-style-type: none"> 1. Priority 1 2. Priority 2 3. Priority 3 etc 	
<p>HomesWest South Gloucestershire</p> <ol style="list-style-type: none"> 1. Priority 1 2. Priority 2 <p>Priority 3 etc</p>	

Name	
Position	
On behalf of:	
Organisation	
Address	

Email	
telephone	

**INDICATIVE DRAFT FOR
INFORMATION ONLY**