

BCC Response to Homes West Feedback

Policy and actions	RP Response	BCC response
Current BCC Grant rates on 100% AR schemes	Live West consider current grant limits of £50k/ unit on 100% AR funding schemes adequate. Sovereign consider proposed grant rate of £55k/unit too low - see commentary below	BCC has revised grant rate to £55k per unit on 100% AR schemes
Current Partnership Grant rates	Live West consider proposed Partnership grant limits of £65k/ unit on 100% AR funding schemes adequate Sovereign consider proposed grant rate too low - see commentary below. Clarion Initial thoughts are that our previous appraisals were extremely borderline at £65k/unit for rented units therefore welcome increases	BCC following consultations with HE has revised the Partnership grant to £75k per unit
Partnership Grants for additional AH on s106 - total subsidy limits to be raised to £90k/unit	Sovereign have recently appraised a number of opportunities in Bristol and the West of England either to acquire land or acquire completed non S106 units from developers. We have appraised these developments utilising a variety of funding streams including HE grant, BCC funding, RCGF and Sovereign internal subsidy. The latest appraisals carried out on schemes in Bristol that would allow Sovereign to be the successful bidder in acquiring AR units with rents capped at LHA rates indicate a total subsidy/grant requirement of between £108k and £130k, this varies dependent on OMV's. Live West consider Grant levels should reflect the value of the additionality to be secured rather than being set at an arbitrary fixed rate and would perhaps be better expressed as a percentage Clarion Initial thoughts are that our previous appraisals were extremely borderline at £65k/unit for rented units therefore welcome increases	BCC following consultations with HE has revised the total public subsidy limit to £100k per unit to address the need for RPs to be more competitive.
Partnership Grants - limits to be raised to £75k/unit to acquire ESP or PDR	Live west consider grant rate should reflect the value of the additionality to be secured rather than being set at an arbitrary fixed rate	

<p>Supplementary grants to support adoption of Heat networks etc</p>	<p>Live West definitely support this proposal and based upon the limited evidence available to us, £10k/unit should be adequate, with the proviso that this be kept subject to review – on smaller schemes the cost per unit will be higher and officers should be permitted discretion to increase the rate on difficult schemes where heat network connections or GSHPs may otherwise be unviable</p>	<p>No change to proposal</p>
<p>Grants to be extended to CLH and CLTs</p>	<p>Live West support this principle so long as it is subject to clawback provisions in the event that the organisation transfers into the private sector and/or ceases to be not-for-profit</p>	<p>BCC has clarified in text that AHF Policy is only available to Not for Profit organisations</p>