

Cambridge Challenge: Selection of a strategic lead development partner for the delivery of affordable housing at Northstowe, Cambridge Southern Fringe and North West Cambridge.

Selection Criteria	Weighting	Lead Reviewer
Governance	2	Housing Corporation - Regulation
Staff Resources	1	Housing Corporation - Regulation
Relationship Management	1	Cambridgeshire Horizons
Design	3	Housing Corporation
Sustainability	2	Housing Corporation
Housing Management	3	South Cambridgeshire District Council
Specialist Housing	1	South Cambridgeshire District Council
Public Realm Stewardship	1	English Partnerships
Developing New Communities	3	Cambridge City Council
Empowerment	2	Cambridge City Council
Development/Procurement Proposals	3	Housing Corporation
What is unique about your proposal?	1	Cambridgeshire Horizons

Weighting:

1-3 with 3 being the highest

Rating of Evidence:

0=does not meet requirements

1= partially meets requirements

2=fully meets requirements

3=exceeds requirements

Note: It is suggested that all bidders must achieve a rating of at least '2' (fully meets requirements) for all criteria with a weighting of 2 or above in order to be short listed.

Supporting Guidance

The method statement evaluation criteria is as follows:

Governance

- Organisational structure of the proposed delivery vehicle - clear allocation of roles, responsibilities, and risk between Consortium members and clear, lead accountable organisation
- Strong organisational structure and development management structure of the proposed delivery vehicle with clear accountabilities

Staff Resources

- Appropriate skill sets and established & experienced key personnel
- Full time commitment of key staff

Relationship Management

- Identification of key stakeholders
- Understanding of critical relationship management issues in the short and long term

Design

- The ability to comply with or exceed English Partnerships and Housing Corporation quality standards
 - The ability to produce consistently High Quality Design
- An awareness of local and regional design guidance

Sustainability

- An understanding of the national and regional issues surrounding increasing densities, open space and sustainable urban drainage and low/zero carbon developments
- Anticipation of the requirement to meet Level 3 'Code for Sustainable Homes' (December 2006)
- Create exemplar housing developments, demonstrating sustainable development with low carbon and greenhouse gas emissions

Housing Management

- Strong delivery of basic housing management functions
- Respect Agenda with particular reference to the prevention of Anti Social Behaviour

- Choice Based Lettings/local letting plans
- Aspirations of intermediate home occupiers/leaseholders and tenant and integration of these within the wider community
- Integrating affordability in the wider community
- Expertise in the delivery of integrated mix tenure developments and sustainable communities

Specialist Housing

- Mechanisms and opportunities afforded to all residents to participate in the wider management of their homes/communities including those from the hard to reach, BME and vulnerable groups.

Public Realm Stewardship

- Local community engagement
- Dedicated resources
- Nature and type of resources that could be committed
- Models agreed to date
- Innovative, longer term and affordable options

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Development of New Communities

- Existing relationships with local and community sector organisations
- Business planning including long term staffing requirements, maintenance needs and costs
- Community facilities in step with growth
- Link with services provided through other statutory providers
- Communication and collaboration is open, transparent, two way, honest and effective
- Track record of successful integration of different types and tenures of housing within cohesive communities
- Systems for monitoring, reflecting evaluation and learning from investment in social infrastructure

Empowerment

- Resident Board membership
- Effective mechanisms enabling people to make fully informed choices about what processes or procedures are best for them
- Experience of establishing and supporting tenant representative bodies
- Support and encouragement for resident involvement over service design and delivery
- Building relationships that enable resident and community influence in the neighbourhood

Development/Procurement Proposals

- Volume procurement reducing costs
- Use of RCGF & other capital funding streams
- Cross-subsidy reducing grant subsidy
- Overage
- Efficiency savings increasing the construction of more affordable homes
- Delivery of large scale projects on programme and within budget

What is your unique about your proposal?

- Innovation
- Value for Money
- High Quality workable solutions
- Partnership Approach