

Social Housing Grant (SHG)

Acquisition and/or Construction APPROVAL Form

PART 01 SCHEME DETAILS

Stage	Tender	Eastings & Northings	312530 168257
Registered Social Landlord	Newydd	Scheme Ref No	2020-064
Site Area - hectares	0.1335	Local Authority - Community Council	Vale of Glamorgan - Barry
Scheme Name and Address		ACG Band	4
Castle Hotel			
44 Jewel Street			
Barry		Site Vendor	Newydd HA
Postcode		CF63 3NQ	
Is ownership currently registered with the vendor?		No	
Planning Approval Stage	Detailed Planning Obtained	Is land free or discounted?	No
Detailed Planning Expected		Decision notice ref no.	2012/00685/FUL

Please note a decision notice reference number must be provided in order for grant to be approved.

PART 02 PROCUREMENT ROUTE

Procurement Route	Collaborative design & build
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PART 03 SCHEME ON-COSTS

Base On-costs	10.50%
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PART 04 ACQUISITION GRANT

	£
Land Property Value	325,000.00
Land Property Purchase	300,000.00
On-Costs	31,500.00
Total Acquisition Grant	331,500.00

(Tranche 1-100% of line 48 or 90% of total SHG from Column 13, Part 9 whichever is the lower)

PART 05 SCHEME COSTS

Scheme Cost	Value £
01 Land/Property Purchase Price (Part 04 - lower of value or purchase)	300,000.00
02 Pre Tender costs	0.00
03 Main contract (excluding NQC's)	1,472,830.00
04 VAT	
05 Sub total (lines 01 to 04)	1,772,830.00
06 On-Costs	186,147.15
07 Scheme Cost (lines 05 and 06)	1,958,977.15
09 Abnormals (Part 06 - NOT to be deducted from GSC)	0.00
10 NQC's	

PART 06 ABNORMALS

Abnormal	Value £
TOTAL	0.00

PART 07 CONTRACT DETAILS

Name of Contractor	CW Facilities Management
Last Date for tender acceptance	11/01/2021
Date of start on site	01/03/2021
Length of contract	52 weeks
Estimated completion date	01/03/2022

PART 08 OTHER FUNDING & FINANCING**Public Subsidy**

Source	Value £
Land for Housing Loan	300,000.00
TOTAL	300,000.00

Financing

Source	Value £
Development Finance	747,148.15
Long Term Finance	747,148.15

PART 09 UNIT DETAILS, SCHEME ACG AND GRANT CALCULATION

ACG Band 4

1 Persons	2 Bedrooms (1)	3 Type (2)	4 NFA per home m ² (3)	5 Need (4)	6 Tenure (5)	7 Works Type (6)	8 No of Homes	9 Base ACG	10 Total Home ACG	11 Total NFA	12 Total Home Cost ACG x SCI	13 Total Grant £ (7)	14 Supplements (8)
2	1	F	47	A	SR	NB	11	113,600	1,249,600	517	1,487,024	862,474	
2	1	F	51	A	SR	RH	1	113,600	113,600	51	135,184	78,407	
3	2	F	78	A	SR	RH	2	141,500	283,000	155	336,770	195,327	
									-	-	-	-	
									-	-	-	-	
									-	-	-	-	
									-	-	-	-	
									-	-	-	-	
									-	-	-	-	
			176				14		1,646,200	723	1,958,978	1,136,207	
Supplements (Total Part 11)												-	
Recycled Capital Grant													
MCI												75,621	
Scheme Grant Total												1,211,829	

(Part 05 Line 07 less Total Part 11) ÷ Part 09 Col 10 Total x 100

Notes

(1) Bedrooms

Use occupancy number not general unit size for supported housing

(2) Type

F Flat
M Maisonette
DH Detached House
DB Detached Bungalow
SH Semi Detached House
SB Semi Detached Bungalow
TH Terrace House
TB Terrace Bungalow
BE Bedsit Self Contained
HL Hostel
WR Women's Refuge

Add W to above codes if wheelchair standard accommodation

(3) NFA-Net Floor Area (see glossary of terms)

(4) Need

A General Family
B General Non family
CN Elderly (non sheltered)
CS Elderly (sheltered)
CF Frail elderly
E1 Women escaping domestic violence
E2 With learning difficulties
E3 With Mental Health problems
E4 Alcohol dependency
E5 Drugs dependency
E6 Refugees
E7 Physical disabilities (supported)
E8 Young vulnerable
E9 Ex Offenders
E10 Single homeless(supported)
E11 With chronic illness
E12 Single parents(supported)

(5) Tenure

SR Social Rent
IR Intermediate Rent
TN Tenure Neutral

(6) Works Type

NB New Build
ED Existing Dwelling
OTS Off the Shelf
RH Rehab

(7) Total Grant

If supplements are used:
column 12 - (column 10 x 100 - grant %)

(8) Supplements

Enter a Y if supplements used

PART 10 CERTIFICATION**Acquisition Certification**

Grant Approved at this time	
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Construction Certification

Grant Approved at this time	£1,136,208 (£817,208 SHG & £319,000 RCG)
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SIGNED (Print & Date)	[Information redacted]	22/02/2021
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PART 11 SUPPLEMENTS & EXCEPTIONAL PROVISION

Complete only if wheelchair standard accommodation or other exceptional provision is being provided.

	Shared Housing			Self-Contained Housing		
	ACG	No.	Total	ACG	No.	Total
Shared housing/self contained/bedsits			-			-
General			-			-
Fire			-			-
Staff Accommodation			-			-
Refuge			-			-
Wheelchair-first			-			-
Wheelchair-subsequent			-			-
Sub-total (A)	-	-	-	-	-	-
Other Exceptional Provision* (B)	-	-		-	-	
TOTAL (A)+(B)	-	-	-	-	-	-

*(including VAT and on-costs)

TOTAL -

Exceptional Provision - Brief Details - Total £

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