

LBTH Affordable Self-Build Programme Bid Scoring Criteria – Jan 2022 Update

This document sets out the criteria against which the Council will assess bids from community groups and individuals.

Assessment Criteria

The winning bid will be the one that best meets the criteria set out below:

Section	Criteria	Guidance	High scores include	Weighting	
1. Scheme overview	1.1 Governance and management*	<p>Please describe the incorporation type of community-led housing organisation that applies to your group. Describe your governance structures and processes for this group, both in the design and construction period and during the ongoing management of the homes once built. To include:</p> <ul style="list-style-type: none"> • Legal incorporation details • Named roles and responsibilities • Membership and allocations policies • Vision of the group • Other organisational policies and procedures • Long-term governance and management details <p>*This criterion will not be counted where bids are submitted by individuals for single unit sites.</p>	<ol style="list-style-type: none"> 1. Evidence that governance structures are correctly aligned to the objectives of the organisation (e.g. CLT or co-op, etc.) 2. Evidence of processes that ensure that governance is robust and guided by the overarching will of the community the group is constituted for – i.e. democratically organised. 3. Communication with experts (e.g. London CLH Hub). 4. Clear distinction of governance if organisations are seeking to partner with other organisations(e.g. Housing Association). 5. Clear explanation of how homes will be managed once built. 6. Internal project management processes/systems. 	20% of 80%
	1.2 Local connection	<p>Please demonstrate your group's connection to London Borough Tower Hamlets based on whether you are a borough resident, cumulative time lived in the borough or connection to area through family, work, community group etc.</p> <p>This should also include reference to how local connection will be prioritised for unallocated and/or future re-sales/lettings.</p>	<ol style="list-style-type: none"> 1. Applicants demonstrate a strong narrative and local connection to the Borough of Tower Hamlets, through either time lived in the Borough, family connection, employment or involvement in community organisations/voluntary work/other. 2. A detailed allocations policy that prioritises local connection for initial and future sales/lettings. 	10% of ...	
	1.3 Community benefit	<p>Please demonstrate the benefit the proposed scheme will bring to the local community. To include:</p> <ul style="list-style-type: none"> • Meeting local housing need (affordability/tenure/occupancy) • Additional services /facilities • Community engagement (during and post development) 	<ol style="list-style-type: none"> 1. A well communicated understanding of local need and the relationship to the needs of the group. 2. An appropriate and realistic response to meeting an identified local need through, for example,affordability, tenure, dwelling size, key principles and scheme design. 3. A well thought out strategic approach to community engagement 	10% of ...	
	1.4 Value to the council	<p>Please demonstrate how your proposal will achieve value for money for the Council by helping to meet key policies and strategic objectives, for example:</p> <ul style="list-style-type: none"> • Delivering more affordable housing • Supporting strong, resilient and safe communities • Encouraging better health and wellbeing • Any other relevant Council policies or objectives 	<ol style="list-style-type: none"> 1. Schemes that maximise affordability in perpetuity, the inclusion of affordable rented tenures will be seen favourably. 2. Proposals that respond to identified social needs and deliver long term value for communities in Tower Hamlets. 3. Proposals with a clear approach and response to identified health and wellbeing issues. 	10% of ...	

2. Technical proposal	Scheme design	<p>Please explain the proposed scheme design for your chosen site including:</p> <ul style="list-style-type: none"> • Design principles – the guiding principles behind your scheme that respond to your group’s vision and values and approach to aspects such as sustainability, public realm, materials and quality. • Outline design – including site plan, indicative floor plans (at 1:200), 3D views and/or elevations that show the scheme in context. • Response to technical pack - indicate how you have considered the content of the pack and how your scheme and design will address the site constraints • Schedule of accommodation – including number, type, tenure and built areas of all the homes proposed within the scheme. • Detail of any shared spaces (e.g. laundry, guest room, common house, etc) • Design and construction standards to be incorporated – for instance, lifetime homes, Passivhaus, U-values, on-site energy generation, modular construction, circular economy principles etc. • Brief for how the design will be further developed beyond outline design. 	<ol style="list-style-type: none"> 1. Clear translation of group vision and values into appropriate and achievable design principles, demonstrating a realistic vision for the scheme. 2. Strong design concept, responding to the site context and group vision 3. A clear understanding of the site constraints and contents of the technical pack. 4. Outline architectural design that shows clarity of concept and addresses the site constraints in a way that is well thought out and appropriate to the site and its surroundings. 5. Identification of areas where innovation could be achieved within the scheme through, for example, energy efficiency, renewable energy, health and wellbeing, design concept, materials and construction. 6. Proposals that maximise efficiency of the sites and deliver high quality design, materials and construction specifications. 	25% of...	
		<p>Please demonstrate how you plan to deliver the proposed scheme in a way that manages risk and completes within the expected timeframe. Sections in your bid might include:</p> <ul style="list-style-type: none"> • Group capacity and experience, including identified partners and consultants • Proposed development timeline. • Finance and fundraising strategy (including letters of support/intent to lend from lender if you have them). • Detailed programme plan. • Project risk assessment. 	<ol style="list-style-type: none"> 1. Demonstrated skills and capacity to deliver the proposed scheme, either internally within the group or to client appropriate services themselves. 2. A realistic and achievable plan for delivery. 3. A clear programme plan which maps out the various activities and milestones stated in the bid against key dates and timeframes. 4. A realistic finance and fundraising strategy mapped against key milestones. 5. A clear understanding of risks and an appropriate plan to mitigate them. 	25% of...	
4. Financial proposal	Financial model	<p>Please demonstrate the financial model used in your scheme. Indicating:</p> <ul style="list-style-type: none"> • The number and mix of units. • The mix of tenures and levels of affordability. • Detailed breakdown of expected costs and revenues. • Financial Assumptions with justifications for key assumptions. • Sweat equity valuations (sweat equity is a term meaning an interest in a property earned by the community in return for labour towards upkeep or restoration, e.g. self- build/self-finish (painting the walls themselves). • Show how viability relates to the proposed scheme. 	<ol style="list-style-type: none"> 1. ‘Open book’ approach financial model with detailed assumptions, costings, income and cashflow presented in an open spreadsheet format. 2. A bid that presents a realistic and viable proposal. 	50% of...	...20%
	Receipt offered to LB Tower Hamlets	<p>Please indicate your best financial offer for the site conditional on obtaining planning permission and development funding and subject to the contractual terms proposed for the site.</p>	NA	50% of...	

Scoring:

Each criteria (excluding Receipt offered to LB Tower Hamlets) will be scored of 5, according to the following guidance.

A score of 0 on any of the criteria will allow the Council to disqualify that bid, irrespective of other scores.

The Council reserves the right not to select a preferred bidder following the scoring process.

5	Excellent	The bidder has provided a response that is robust and supported by suitable and relevant evidence of experience and technical and professional ability which exceeds the Council's expectations.
4	Good	The bidder has provided a response that is robust and supported by suitable and relevant evidence of experience and technical and professional ability.
3	Satisfactory	The response is compliant, and the bidder has provided responses that demonstrate they meet the minimum requirements.
2	Fair	The response is superficial and generic. The bidder has provided insufficient response, or the response given demonstrates limited experience and limited technical and professional ability to meet the Council's requirements
1	Poor	The bidder has provided wholly insufficient responses, or the response given demonstrates very limited experience and insufficient technical and professional ability to meet the Council's requirements. Should any potential bidder be allocated with this score, its bid submission may be rejected.
0	Unacceptable	The bidder has not answered the question, has omitted information or has provided information that is not relevant and the Council is unable to determine whether the bidder possesses sufficient technical and professional ability. Should any potential bidder be allocated with this score, its bid submission may be rejected.