

Non-financial Assessment - Scoring Matrix Overview
Application for Commuted Sums for Affordable Housing

Scheme Name:	Dunkirk Mill
Applicant:	Chorley Community Housing
Number of Units:	34
Scheme Type:	19 x 2b4ph, 11 x 3b5ph, 4 x 1b2pf
GN/Supported:	General Needs
Commuted Sum Required:	£510,000 (£15,000 per unit)

Strategic Fit	Key requirement to be met	Max. Score	Score	Details
Strategic Relevance	Meets one or more of the priorities in the Housing Framework	1	1	Delivery of 34 units for affordable rent. Bringing forward a site identified for housing in the Local Plan which has been vacant for a number of years.
Meets Local Housing Need	Can demonstrate development meets local need and has taken in to account future housing need	1	1	SHMA 2017 indicates a need for 1, 2 and 3 bedroom affordable rented homes. Recent Select Move waiting list information identifies 1,199 applicants with 491 applicants selecting Leyland (inc. Moss Side) as their first choice area.
Deliverability				
Planning	Scheme has planning approval or likely to receive planning approval	2	2	Outline planning permission granted in 2009 and renewed in 2015. The site is allocated in the Local Plan as Housing Land (Policy D1).
Ownership of land	Land is in ownership of applicant, or development agreement is in place with owner of land	1	1	Purchase of the land is imminent. <i>Contracts have since been exchanged with the land owner.</i>
Experience	Experience developing organisations with proven record of delivering affordable housing, particularly those receiving Homes and Communities Agency's Affordable Housing Programme funding	1	1	CCH are a housing association part of Adactus Housing Group who own and manage over 13,000 properties across the North West.
Design and Sustainability				
Energy Efficiency	Energy efficiency of properties	3	1	Units built in accordance with old HQI sizes and circulation spaces. Built to current building regulation standards equivalent to the old Code for Sustainable Homes level 3.
Space Standards	Space standards	2	1	Units built in accordance with old HQI sizes and circulation spaces. Built to current building regulation standards equivalent to the old Code for Sustainable Homes level 3.
Post development management	Evidence of how the scheme will be managed post development	1	1	The units will be let and managed by CCH in house lettings team.
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