

Mayoral Decision Notice

East Midlands Combined County Authority

MDN Number:	MDN20240001		
Authorised Decision-Maker:	Claire Ward Mayor of East Midlands Combined County Authority		
Decision:	<p>The Mayor, in consultation with the constituent council leaders has approved that the sites listed in Appendix A be selected as the shortlist of schemes and reserve schemes for endorsement for support utilising the Brownfield Housing Fund.</p> <p>This approval was provided in alignment with the delegation provided by the Combined County Authority on 17 June 2024 who resolved to delegate authority to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC to the Mayor, in consultation with the four constituent council Lead Members.</p>		
Date decision taken:	09 August 2024		
Financial Impact:	Financial Year	Revenue £'000	Capital £'000
	2024/25	£3.3M	-
	2025/26	£13.5M	-
	2026/27	-	-
	Total	£16.8M	-
Decision detail:	That the schemes set out in Appendix A are selected as the preferred schemes and reserve schemes for the endorsement for support through the Brownfield Housing Fund.		
Reason(s) for the Decision:	<p>Confirms decision taken by the Mayor in consultation with the four constituent council Lead Members, as delegated by the Combined County Authority Board on 17 June 2024, to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC.</p> <p>EMCCA has secured a devolved allocation of £16.8m of Brownfield Housing Fund (BHF) investment from Central Government to support the delivery of housing on brownfield sites across the East Midlands.</p> <p>This decision moves forward the process with selected developers to deliver a pipeline of brownfield site housing schemes with all monies committed by March 2026.</p>		

Consultation required:		<p>Consultation undertaken regarding the call for sites is set out in the report to the Combined County Authority Board on 17 June 2024.</p> <p>At that meeting the Combined County Authority Board resolved that the Mayor would consult with each of the 4 constituent council leaders when approving sites.</p> <p>A letter was sent to each constituent council Leader on the 31 July as part of this consultation.</p>
Any alternative option(s)		Any alternative options were addressed during the establishment of the call for sites.
YES	NO	
	X	

If the decision is a Key Decision complete the following section:

Is this a Key Decision?		This is a key decision by virtue of the costs associated with the decision.	
YES	NO		
X			
Is the decision eligible for call-in by OSC?		This decision is eligible for call-in as it is a key-decision.	
YES	NO	(If yes insert date of start of the call-in period [publication])	14 August 2024
X		If yes insert date of end of the call-in period	21 August 2024
Is the decision an urgent key decision?		No	

It is the responsibility of the MDN author (Lead Officer) to ensure the following section is completed before submission to the Approver.

MDN Appendices:	<p>A. Shortlist of Preferred Schemes B. June 17 Report to the Combined County Authority C. EOI Assessment Framework and Scoring Process D. Letter to Constituent Councils 31 July 2024</p>		
Background Documents:	<p>Minutes of the Combined county Authority meeting held on 17 June 2024.</p> <p>Item: Agenda Item 8: Brownfield Housing Fund: Selection of Schemes</p> <p>Minute: The Combined County Authority resolved to delegate authority to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC to the Mayor, in consultation with the four constituent council Lead Members.</p>		
Name of any Member who declared an interest in relation to the decision:	None recorded.		
Contact Officer:	Name:	Barry Cummins	
	Post/ Title:	Interim Lead for Housing and Land	
	Tel:	-	
	Email:	Barry.Cummins@eastmidsdevo.org.uk	

Financial Implications:	<p>The report considered by Board on 17 June set out the following financial implications:</p> <p><i>All costs incurred in relation to the schemes approved will fall within the funding envelope of £16,828,488 already approved and will be closely monitored. In relation to the applicants of the BHF, all activity and expenditure, up to the order being passed by Government, is undertaken at the applicant's risk.</i></p> <p>Appendix A EMCCA Preferred and Reserve Shortlist Table details £17.6m of schemes shortlisted against the £16.8m grant funding available. The £17.6m is only an estimate and this figure is likely to reduce once due diligence has been undertaken. In any event, if the schemes don't change the funding being offered would remain at £16.8m.</p> <p>The £16.8m spend is fully funded as detailed above from the Brownfield Housing Fund investment from Central Government.</p>
Name and Date:	Sarah Thirkettle, Head of Finance and Deputy S73 Officer 9 th August 2024
Legal Implications:	<p>This approval has been provided in alignment with the delegation provided by the Combined County Authority on 17 June 2024, who resolved to delegate authority to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC to the Mayor, in consultation with the four constituent council Lead Members.</p> <p>This is also a key decision by virtue of the level of financial approval that is involved. As a result, the decision is eligible to be considered for call-in by the Overview & Scrutiny Committee. The decision cannot therefore be implemented until the scrutiny call-in period has expired at 5pm on 21 August 2024</p>
Name and Date:	Jodie Townsend, Interim Director Law & Governance and Monitoring Officer 8 th August 2024
Procurement Implications:	Procurement of the consultants to assist the process and decision-making was undertaken by Derbyshire County Council utilising Derbyshire County Council procurement procedures.
Name and Date:	
Human Resource Implications:	To ensure that rapid progress can be made on the next stages we will require appropriate capacity and capability within EMCCA. This is being progressed with ED Place.
Name and Date:	Andrew Nash, Interim People Lead 8 th August 2024

Authority for decision

The decision-maker was authorised to make this decision through:	YES	NO	DATE
The Combined County Authority/ Committee/ Mayoral resolution:	X		
The officer scheme of delegation:			
The officer sub-delegation scheme:			
Other:			
Authorisation provided by (must be within an approved budget) (Name, Title and signature of officer with authority to approve)			

Mayoral
signature:

Claire M Ward

Date:

14/08/2024

Shortlist of Preferred Schemes

Scheme Name	Applicant	Location (postcode)	LA Area	BHF Request	No. of new dwellings	EOI Score	Start on site date (estimated)
Queens Road (Ph2)	MRP Investment & Development	Nottingham (NG2 3NH)	Nottingham City Council	£4,584,000	382	18	April 2025
The Island Quarter (Ph1)	Conygar Investments	Nottingham (NG2 4LA)	Nottingham City Council	£4,156,100	322	18	February 2025
Hawton Lane	Lovell	New Balderton (NG24 3DN)	Newark & Sherwood	£2,472,000	309	20	November 2024
Land off Bridge Street	Wheeldon Brothers	Langley Mill (NG16 4EE)	Amber Valley	£2,084,466	109	17	August 2024
Trent Basin West (Ph1 Only)	Igloo	Nottingham (NG2 4BN)	Nottingham City Council	£900,000	45	16	April 2026
Castleward	Lovell	Derby (DE1 2RJ)	Derby City Council	£896,000	112	20	June 2024
St Peters Street	Michael Placks (on behalf of JMS Construction Ltd)	Derby (DE1 1SN)	Derby City Council	£695,000	50	19	June 2024
Miller Road	Chesterfield Borough Council	Chesterfield (S43 3BE)	Chesterfield	£525,000	18	16	November 2024
Welbeck Gardens	Forge New Homes	Bolsover (S44 6XX)	Bolsover	£515,000	58	20	July 2024

Leviers Court	Nottingham Community Housing Association	Arnold (NG5 8AX)	Gedling	£290,000	30	17	November 2024
Mansfield Road	AG Group	Derby (DE1 3QY)	Derby City Council	£220,000	33	18	August 2023 (stalled site)
Former Argos, Bath Street	Erewash Borough Council on behalf of Huntington Property One Ltd (developer)	Ilkeston (DE7 8FB)	Erewash	£215,523	11	17	December 2024
TOTAL				£17,553,089	1,479		

Shortlist of Reserve Schemes

Scheme Name	Applicant	Location (postcode)	LA Area	BHF Request	No. of new dwellings	EOI Score	Start on Site Date
Shipleys Lakeside Project - Plot D	Waystone	Heanor (DE75 7JL)	Amber Valley	£1,129,298	100	16	April 2025
Woburn Close Phase 2	Bolsover District Council	Blackwell (DE55 5HE)	Bolsover	£1,178,000	43	16	
Becketwell Ph2	St James Securities Group Limited	Derby (DE1 1JW)	Derby City Council	£5,775,000	225	16	
TOTAL				£8,082,298	368		

*making our region more prosperous, sustainable and fairer,
helping our people and businesses to create and seize opportunities*

Combined County Authority Board		Agenda Item
Date	17 June 2024 – Annual General Meeting	8
Report Title	Brownfield Housing Fund: Selection of Schemes	
Accountable EMCCA Board Member	Mayor Claire Ward	
Accountable Chief Officer	Mark Rogers, Interim Chief Executive	
Accountable Employee	Barry Cummins, Land and Housing Lead	
Report has been considered by	Informal Board	
Key decision	No	
Public Report	Yes	
Voting Arrangements	A: simple majority including the Mayor	
Recommendation(s) for action or decision:		
The Combined County Authority is recommended to:		
A	Delegate authority to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC to the Mayor, in consultation with the four constituent council Lead Members.	

1. Purpose

- 1.1 This report seeks delegated authority for the Mayor in consultation with the four constituent council Lead Members to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC.

2. Background

- 2.1 The East Midlands Combined County Authority (EMCCA) and Homes England (HE) are working in partnership to unlock the delivery of stalled residential sites, to create high-quality homes and thriving, sustainable places.

2.2 EMCCA has secured a devolved allocation of £16.8m of Brownfield Housing Fund (BHF) investment from Central Government to support the delivery of housing on brownfield sites across the East Midlands. The aim is to directly unlock the delivery of between 1,000-1,400 new high-quality homes across the East Midlands region. Housing delivery must commence and BHF monies must be spent by 31 March 2026. £16.8m has been committed through the Brownfield Housing Fund to EMCCA to deliver over two years with all payments being complete in 25/26 as shown in spend profile below:

Year	Year One – 2020/21	Year Two – 2021/22	Year Three – 2022/23	Year Four – 2023/24	Year Five – 2024/25	Year Six – 2025/26
Capital Spend	£0	£0	£0	£0	£8,414,744	£8,414,744

3. Requested Delegation

3.1 The Combined County Authority is seeking to develop a pipeline of brownfield site housing schemes which can justify a financial case for public sector grant funding support to unlock housing delivery. To inform this pipeline the Combined County Authority issued a call for schemes.

Call for Schemes

3.2 Expressions of Interest and a Prospectus were issued at a formal launch of the fund on 19 April 2024 with two workshops held on 22 April 2024 for interested stakeholders. The bidding window was closed on 10 May 2024.

3.3 The response to the scheme has been very positive with 50 individual submissions having an aggregate value of circa £76m supporting circa 9000 units. Evaluation of the submissions is currently under way and given the complexity of some of the schemes this process cannot be concluded in time to meet the deadline for papers to have the preferred scheme recommendations to be considered at this Board meeting.

3.4 The next steps following evaluation and nomination of the successful candidates will be to commence the preparation completion and exchange of funding agreements with EMCCA in support of the financial allocations. Funding support is conditional on commencement of start on site and the latest date for this to happen to claim outputs this year is 31 March 2025.

3.5 Given the following Board is scheduled for September 2024, a delegation is sought for Mayor in consultation with constituent lead members to approve the preferred selection of schemes for EMCCA to meet its Brownfield Housing Fund timetable obligations to DLUHC.

3.6 Approved schemes will be reported to next meeting in September.

What can Brownfield Housing Fund grant support?

3.7 The funding is principally designed for capital expenditure and can fund a range of interventions that unlock the development of housing on brownfield land which would otherwise not happen.

3.8 Eligible capital expenditure could include:

- Offsite infrastructure (if directly linked to the delivery of the dwellings)
- Site remediation and demolition to prepare sites
- On site infrastructure
- Direct delivery of new homes
- Site acquisition and land assembly
- Placemaking infrastructure such as public realm, place making interventions

- Capacity to support any of the capital delivery activity detailed above, where it is directly attributable to the creation or maintenance of a capital asset

3.9 It is focused on capital grant funding although EMCCA is happy to explore options for other types of intervention (such as repayable grant/loan support) where more applicable.

What are the key eligibility criteria?

- 3.10 To meet the criteria for the fund, eligible schemes must:
- Be on **brownfield** land within the East Midlands Combined Authority Boundary. The NPPF defines 'brownfield' and we will also support sites on local Brownfield Registers and those clearly designated as brownfield sites in Local Plans.
 - Demonstrate that housing is being **unlocked** (i.e. a strong additionality case they could not be delivered in the absence of BHF).
 - Be able to spend any BHF funding on a defrayed basis by **March 2026** and commence construction by then.
 - Be Subsidy Control compliant.
 - Achieve a minimum **Benefit Cost Ratio (BCR) of 1** in accordance with HMT Green Book principles.
 - Deliver a **minimum of 5 new homes**.
 - Demonstrate evidence that the **site is allocated or planning permissions/consents** have or are being applied for/secured.
 - Demonstrate evidence of **site/land ownership** or landowner consent of any land required to deliver the project.
 - Evidence **market failure** and demonstrate a clear rationale why the scheme would not otherwise be delivered.
 - Alignment with the EMCCA Strategic Objectives.

The application and decision-making process

- 3.11 Given the timeframes, the focus of this call is on deliverable schemes that can progress at pace. All applications will be appraised using HM Treasury Green Book principles and will need to demonstrate alignment to these.
- 3.12 The deadline for receipt of completed applications was 10 May 2024. Applications are reviewed against the scheme eligibility and deliverability criteria as defined above in addition to stating how they might align with or support the broad objectives set out in the EMCCA Strategic Framework (approved by EMCCA Board on 20 March).
- 3.13 The schemes are currently being reviewed by our formally appointed external agents, Cushman and Wakefield, throughout May and early June 2024 and will be assessed against compliance with the fund criteria, EMCCA strategic fit, realism of assumptions made, and overall timetable and deliverability of outputs specified.
- 3.14 Recommendations will then be made in respect of those schemes that provide the optimal balance of criteria satisfaction and deliverability to meet the requirements to commence activity in the timetable associated with the grant of the Fund both in 2024/25 and 2025/26. This may or may not have a bias in either year in terms of spend and outputs.
- 3.15 A list of ranked selections and recommendations will be presented to the Mayor for endorsement and approval, in consultation with the four constituent council lead members. It is intended, following the conclusion of this process that successful applicants will be notified in late June / early July to enable the commencement and preparation of individual Full Business Cases needed for all submissions.

- 3.16 To enable this process, delegated authority to approve the preferred selection of schemes for the Combined County Authority to meet its Brownfield Housing Fund timetable obligations to DLUHC is required. It is requested that this delegated authority be provided to the Mayor, in consultation with the four constituent council Lead Members.
- 3.17 Subsequent Full Business Cases will be submitted to the Combined County Authority for final Board approval under the current scheme of delegations, as and when they are ready to enable grant to be drawn down. The timetable will vary for each scheme depending upon the individual circumstances of the site.

4. Next Steps

- 4.1 EMCCA will be required to provide a quarterly Monitoring Report to the Department for Levelling Up Homes and Communities, following scheme selections, to demonstrate progress against key milestones and adherence to fund principles, and an annual statement.
- 4.2 The quarterly report will include:
- Spend against the allocated profile at a programme level
 - General delivery update against the programme plan – where applicable this will include risks, by exception, and any mitigating action being or to be taken.
- 4.3 EMCCA will shortly commence work on a suite of templates and draft Standard Agreements required support grant allocations, reflecting the necessary overage, default and security provisions required to mitigate any risks.

5. Appendices

- 5.1 There are no appendices to this report.

6. Implications

Financial Implications

- 6.1 All costs incurred in relation to the schemes approved will fall within the funding envelope of £16,828,488 already approved and will be closely monitored. In relation to the applicants of the BHF, all activity and expenditure, up to the order being passed by Government, is undertaken at the applicant's risk.

Legal Implications

- 6.2 A formal funding agreement will be put in place for each approved project. The funding agreements will be developed to address any potential legal issues arising. All shortlisted projects will be required to submit a UK Subsidy Control Assessment before receiving funding to ensure compliance.

Other Significant Implications

- 6.3 No other significant implications have been identified.

Background Papers

- 6.4 Not applicable

EOI Assessment Framework and Scoring Process

C&W developed a bespoke EOI assessment framework in order to enable a simple and efficient means of assessing the eligibility and deliverability of the received applications. This is based on tried and tested approaches we have applied elsewhere and is summarised below:

Stage 1 – Eligibility/Compliance checks - EOI's received all checked for compliance with the DHLUC programme pass/fail criteria:

- Is the site brownfield? (Y/N)
- Ability to commence housing delivery before 31.03.26? (Y/N)
- Referenced potential for viability gap? (Y/N)
- Is there a demonstrable additionality case for funding support? (Y/N)

This enabled us to conclude on the programme compliance of schemes based on a “Yes” response to all 4 questions above [note we have not undertaken nor requested Benefit Cost Ratio assessments at this stage although we acknowledge the DLUHC/MHCLG requirement for this to be >1 and this will be tested at the FBC stage.

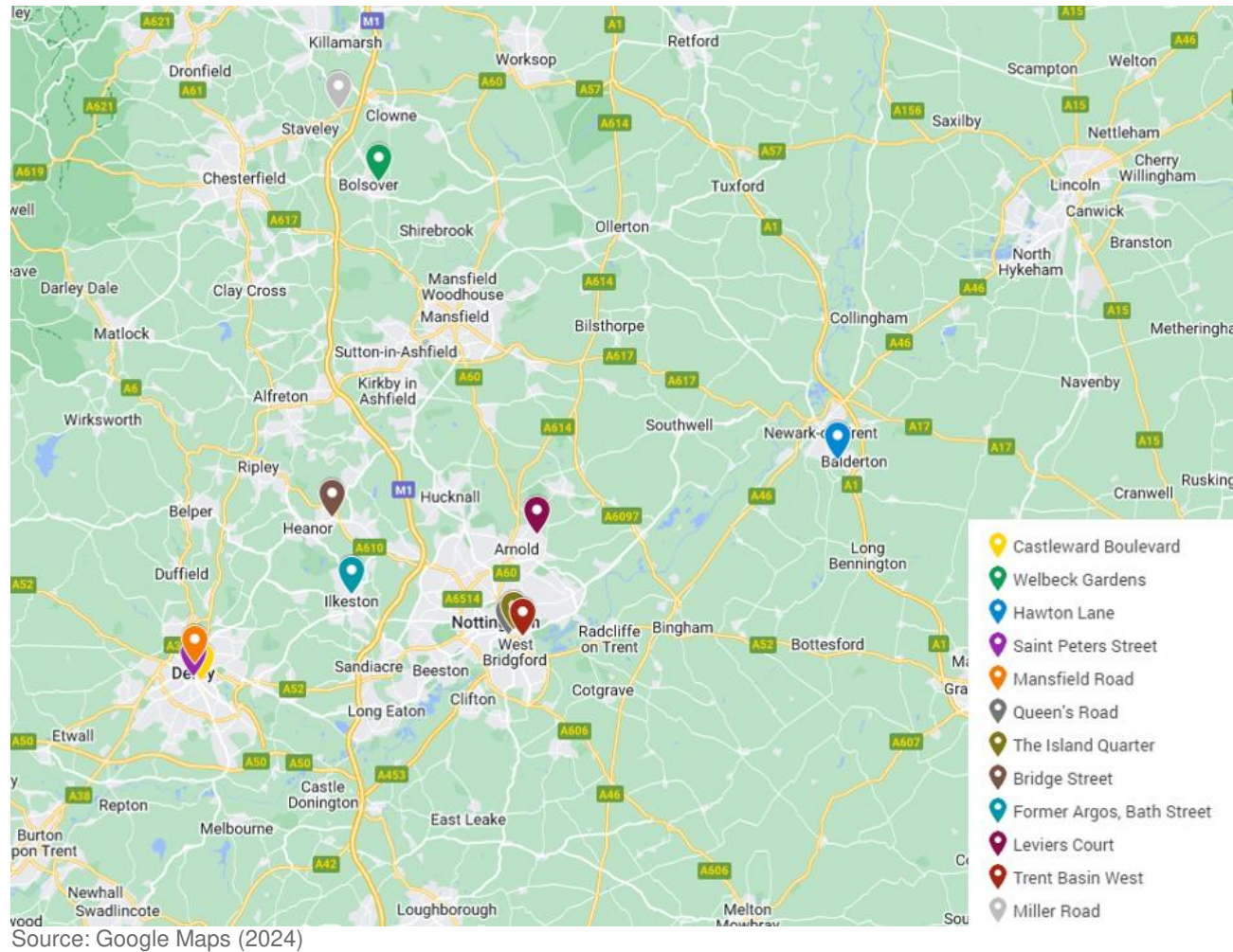
Stage 2 – Deliverability and VFM assessment - a quantitative scoring assessment of each compliant scheme was then undertaken in the accordance with the below scoring framework and criteria. The maximum score a scheme could achieve was 20 on this basis.

Planning Status	Site Ownership position	Developer Status	Brownfield Housing Fund cost per net additional housing unit
1 - No PP in place 2 - OPP being prepared 3 - Outline consent only 4 - RM/Full Planning application submitted or amendments to existing consent needed 5 - Full PP in place	1 - Majority/all of site in 3rd party ownership 3 -Site largely under applicant/promoter control (some minority interests) 5 - Site fully under promoter control - no land ownership risks	1 - no developer/RSL in place 3 - developer/RSL procurement underway 5 - developer/RSL in place/no developer needed (i.e. self-delivery)	1 - >£20k/unit 2 - £17 - £19.99k/unit 3 - £15k - £16.99k/unit 4 - £12k - £14.99K/unit 5 - <12k per unit

Stage 3 – Qualitative Assessment of potential alignment to EMCCA Strategic Objectives – based on information/evidence provided by the applicants only against the following Strategic Objectives:

- Economic Growth
- Skills
- Job Creation
- Net Zero
- Transport Links
- Promote Social Mobility
- Improve health and disadvantaged communities
- Enhanced Green Spaces

Spatial locations of the 12 shortlisted schemes



The next few pages provide a summary of the each of the 12 priority shortlisted schemes to provide further information and detail on each based on the information provided within each of the received EOI applications.

Preferred Shortlist of Schemes

A summary of the emerging shortlist of 12 schemes seeking a total of £17.553m of BHF grant to deliver 1,479 new homes is presented below along with their scores attained through our EOI scoring framework. These are presented in order of the scale of the BHF request with the largest first:

Scheme Name	Applicant	Location (postcode)	LA Area	BHF Request	No. of new dwellings	EOI Score	Referenced alignment to EMCCA Strategic Objectives	Affordable Housing Provision	Start on site date
Queens Road (Ph2)	MRP Investment & Development	Nottingham (NG2 3NH)	Nottingham City Council	£4,584,000	382	18	Reduce Inequality and promote social mobility, Support enhanced green spaces	0%	April 2025
The Island Quarter (Ph1)	Conygar Investments	Nottingham (NG2 4LA)	Nottingham City Council	£4,156,100	322	18	Economic Growth, Build new and coherent transport links	0%	February 2025
Hawton Lane	Lovell	New Balderton (NG24 3DN)	Newark & Sherwood	£2,472,000	309	20	Reduce Inequality and promote social mobility, Improve health and disadvantaged communities	32%	November 2024
Land off Bridge Street	Wheeldon Brothers	Langley Mill (NG16 4EE)	Amber Valley	£2,084,466	109	17	Economic Growth, Match skills to economic need, Create more and higher paid sustainable jobs, Create a net-zero economy, Build new and coherent transport links, Reduce Inequality and promote social mobility, Improve health and disadvantaged communities, Support enhanced green spaces	30%	August 2024
Trent Basin West (Ph1 Only)	Igloo	Nottingham (NG2 4BN)	Nottingham City Council	£900,000	45	16	Economic growth, match skills to economic need, Create more/higher paid sustainable jobs, Build new/coherent transport links, reduce inequality/promote social mobility, improve health/disadvantaged communities, support enhanced green spaces	0%	April 2026

Preferred Shortlist of Schemes (cont.)

Scheme Name	Applicant	Location (postcode)	LA Area	BHF Request	No. of new dwellings	EOI Score	Referenced alignment to EMCCA Strategic Objectives	Affordable Housing Provision	Start on site date
Castleward	Lovell	Derby (DE1 2RJ)	Derby City Council	£896,000	112	20	Economic Growth, Match skills to economic need, Build new and coherent transport links	30%	June 2024
St Peters Street	Michael Placks (on behalf of JMS Construction Ltd)	Derby (DE1 1SN)	Derby City Council	£695,000	50	19	No reference made to objectives	0%	June 2024
Miller Road	Chesterfield Borough Council	Chesterfield (S43 3BE)	Chesterfield	£525,000	18	16	Economic Growth, Create a net-zero economy, build new and coherent transport links.	100%	November 2024
Welbeck Gardens	Forge New Homes	Bolsover (S44 6XX)	Bolsover	£515,000	58	20	Create more and higher paid sustainable jobs, Create a net-zero economy, Build new and coherent transport links, Improve health and disadvantaged communities	10%	July 2024
Leviers Court	Nottingham Community Housing Association	Arnold (NG5 8AX)	Gedling	£290,000	30	17	Economic Growth, Build new and coherent transport links, Reduce Inequality and promote social mobility	100%	November 2024
Mansfield Road	AG Group	Derby (DE1 3QY)	Derby City Council	£220,000	33	18	Build new and coherent transport links, Support enhanced green spaces	0%	August 2023 (stalled site)
Former Argos, Bath Street	Erewash Borough Council on behalf of Huntington Property One Ltd (developer)	Ilkeston (DE7 8FB)	Erewash	£215,523	11	17	Economic Growth, Build new and coherent transport links, Reduce Inequality and promote social mobility	0%	December 2024
TOTAL				£17,553,089	1,479				

Reserve Pipeline Schemes

Scheme Name	Applicant	Location (postcode)	LA Area	BHF Request	No. of new dwellings	EOI Score	Referenced alignment to EMCCA Strategic Objectives	Affordable Housing Provision	Start on Site Date	Reasons for lower score / key risks
Shipleigh Lakeside Project - Plot D	Waystone	Heanor (DE75 7JL)	Amber Valley	£1,129,298	100	16	Economic Growth, Create a net-zero economy.	TBC by applicant	April 2025	New planning application required - previous outline application has lapsed.
Woburn Close Phase 2	Bolsover District Council	Blackwell (DE55 5HE)	Bolsover	£1,178,000	43	16	Economic Growth, Match skills to economic need, Create a net-zero economy, Support enhanced green spaces	100%		High cost per unit at £27k, otherwise would have scored highly. Funding case linked to Council loan payback period
Becketwell Ph2	St James Securities Group Limited	Derby (DE1 1JW)	Derby City Council	£5,775,000	225	16	Economic Growth, Create a net-zero economy, Build new and coherent transport links,	Unknown		High cost per unit at £26k, otherwise would have scored highly
TOTAL				£8,082,298	368					

Mayor of the East Midlands
PO Box 8712
Council House, Corporation Street
Derby
DE1 9UG

Date: 31st July 2024

Leaders,
Derby City Council
Derbyshire County Council
Nottingham City Council
Nottinghamshire County Council

(by email)

RE: Brownfield Housing Fund - Recommendations

Dear Constituent Council Leaders,

You will recall that we originated our call for sites in April this year with a close of submissions in May. We received 50 expressions of interest in total with a combined total funding request of c£85M delivering almost 9000 new homes. This encouraging response to the call for sites demonstrates a strong commitment to developing Brownfield Housing schemes in the East Midlands and responds positively to increasing the supply of new homes of all tenure types in the region.

The prospectus document issued with the call for sites set out the Brownfield Housing Fund (BHF) requirements and the specific criteria against which the schemes would be considered, evaluated, and shortlisted for support. As previously noted, this is an old-style fund with old style criteria that we need to abide by to distribute the money. Given more autonomy in future, we would intend to develop a more inclusive approach with a focus on quality and affordability of homes as much as speed of development.

I am pleased to say that our consultants, Cushman and Wakefield have now, independently, concluded this exercise and are able to shortlist 12 schemes, based upon this information provided, that meet the scheme requirements and demonstrate the highest scoring using the stated criteria.

The enclosed shortlist of sites recommended for support is based upon the methodology and scoring criteria set out in the prospectus and has been used to evaluate the schemes for endorsement. You will see that there are 12 schemes having an aggregate value of £17.553M delivering 1479 homes, which scored the highest and are recommended for endorsement. A further three schemes are identified "in reserve" so that EMCCA will be able to meet its objectives, should any of the initial 12 selections be unable to proceed as intended following further due diligence. The recommendations for supported schemes are based upon the information that was provided during the call for sites.

Following initial endorsement, the next stages include detailed due diligence exercises on each scheme as part of the preparation for Business Case Submission and formal sign off by the EMCCA Board and these schemes will, therefore, be under review until the applicants enter into the legal agreements that support the grant. The first of these agreements are targeted for completion in this financial year 24/25.

Having reviewed the recommendations with my team I am satisfied that the recommendations respond positively to the brief and score optimally on the selection criteria. On this basis, and in line with the delegations universally approved at the EMCCA Board meeting on 17th June, I am now seeking your formal support of the recommendations in order that the successful bidders can be notified, and rapid progress can be made on the next stages. I would be grateful if you can confirm your support for the proposed selection and reserves, shown in Appendix A, in writing to me at your earliest convenience, and no later than Tuesday 6th August 2024.

In view of the fact that applications for BHF are oversubscribed, I am working with Government to develop more Brownfield opportunities across the region, and I will be seeking support for any additional funding that may be available to support a greater number of schemes being progressed. My officers are also exploring with colleagues at Homes England how other schemes could be supported in alternative ways or with other funds.

I am excited that we have a selection of schemes that can be delivered with the help of the BHF fund, and I look forward to seeing the delivery on the ground of these much-needed homes in the East Midlands region.

Yours sincerely,

A handwritten signature in black ink that reads "Claire Ward". The signature is written in a cursive, flowing style.

Claire Ward

Mayor of the East Midlands