



AHSP Application

Project Reference Number	P40174
Status	Approved
Type	Tender
Grant Provider	Housing
AHSP Application	<redacted>

Tender

Benchmark Code Type	City and Urban
Number Of Units	149
Number Of Contractor	McTaggart Construction
Wider Benefits	False
Wider Benefits Described	No
Acquisition Costs (£)	1.00
Works Costs Only (£)	25015571.10
Fees Including Vat On Fees (£)	1543143.04
Other Costs (£)	211369.05
Scottish Government Grant Required (£)	0.00
I Confirm The Accuracy	True
Additional Information	

Certification

Completed	True
Compatible With The Terms Of Scottish Governments Programme Agreement	Yes
Has Local Community Had Say In Planning	Yes
Has Local Community Had Say In Planning Explanatory Statement	A Community Consultation Event was held as part of the planning process. Link also met with the local community council.
Housing Tender Return Is Included In The Application	Yes
Has The Site Property Been Formally Acquired	Yes
Confirm Actual Date Site Acquired	31/01/2018 00:00:00
Has Confirmation Of Acquisition Settlement Screen Been Completed	Yes
Provide Details Of The Stage Reached In Negotiations	Site acquired



Estimated Settlement Date	31/01/2018 00:00:00
Has An A4 Project Location Plan Been Attached	Yes
We have conducted an appraisal of the site and are satisfied that we have sufficient information on which to judge the sites development potential for the purpose above.	Yes
We are satisfied that the site can be developed cost effectively and our proposal(s) for it will be developed with reference to current published grant subsidy targets. It is accepted that Scottish Government support for the project at this stage is conditional on the future detailed proposals being acceptable in relation to these targets. Accordingly, it is accepted that it may be required to repay any grant advanced, if the proposals exceed the agreed subsidy targets or are otherwise not approved by the Scottish Government.	Yes
We will purchase the project site for a price not exceeding its current market value at the time of purchase, as determined by the District Valuer or other independent professional valuer. The proposed purchase price has been compared with such an independent report and the valuation takes account of all known development or planning constraints.	Yes
We will instruct our solicitors to conclude the purchase of the site in accordance with the terms of the offer of grant issued by the Scottish Government response to this Tender Application. Immediately following settlement of the purchase transaction our Solicitors will complete the Scottish Government Confirmation of Acquisition Settlement information confirming all grant conditions have been met.	Yes
We will comply with all relevant guidance in developing our proposal for the project.	Yes
We have complied with all relevant guidance published by the Scottish Government in developing its proposals, including all guidance relating to the procurement of building works and professional services which can be accessed through the Scottish Government website at:	Yes



http://www.scotland.gov.uk/Topics/Built-Environment/Housing/investment/procurement	
Where value based selection of contractors is utilised, involving balancing quality and price, and best value can be demonstrated through its use, the contractor named in this application has achieved the highest combined quality and price score representing best value.	Yes
Contractor Has Achieved The Highest Combined Quality And Price Score Explanatory Statement	McTaggart Construction were appointed through an interview process involving 3 contractors from Link's framework. McTaggart were successful from a quality /price perspective.
Contractor Has Submitted The Lowest Tender	n/a
We Have Appointed An Employers Agent Or Quantity Surveyor	Yes
We Have Appointed An Employers Agent Or Quantity Surveyor Explanatory Statement	Contract is PPC 2000 and we have appointed a Quantity Surveyor from Link's framework to fulfill the role of Client Representative/QS.
This project will promote opportunities to provide local community benefit and/or deliver added value.	Yes
Project Will Promote Opportunities To Provide Local Community Benefit Explanatory Statement	Community benefits will be provided by the contractor in line with Link Group's requirement using CITB benchmarks and as agreed with Link's Employability Development Officer.
Please Provide Evidence Of Community Benefit Clauses	
All necessary statutory and other approvals or consents required for the project (including, but not limited to, full planning consent and building warrant) have been obtained prior to a building contract being entered into. The works will be carried out in full compliance with the conditions of these consents.	No
Reasons Why Statutory And Other Approvals Or Consents Have Not Been Obtained	Full planning consent has been granted. Building Warrant stage 1 approval is imminent. Building Warrant stage 2, Road Construction Consent and Scottish Water Technical Approval have all been applied for and awaiting further response. All applications have had correspondence and are far into



	the process and we do not expect issues to come up.
Is The Site Zoned For Housing In The Current Development Plan	Yes
Do the homes meet current Building Regulations in respect of Energy for Space Heating?	Yes
Which Level Will Be Achieved	Full Bronze plus Aspects 1 and 2 of Silver Level
Has The Project Received Any Previous Scottish Government Grant	Yes
Grant Type	Grant funding from AHIP/ AHSP
Year Of Payment	2018/19
Actual Amount Drawn	1704018.70
Has The Project Received Any Previous Scottish Government Grant Explanation	Link has received grant money for an enabling works package which included the demolition of the hospital buildings. Grant offer of £2,086,872.61 has been received, all of which will be claimed by the end of March 2019.
We Have Obtained Confirmation Of All Funding Required	Yes
We Have Obtained Confirmation Of All Funding Required Explanatory Statement	
Confirmation That Resources Are Not Needed For Other Purposes	
Confirmation That Resources Are Not Needed For Other Purposes Explanatory Statement	
Having assessed the scope for reducing costs and for applying private finance the project cannot be delivered for less subsidy than now requested and as part of this assessment consideration has been given to compliance with European Union State Aid rules.	Yes
The development design reflects the principles in the Scottish Governments place-making documents: Designing Places as well as Designing Streets.	Yes
The units will be designed to meet all current applicable Building Regulations and will include all Housing for Varying Needs (HfVN) Essential Features.	Yes
Will other quality standards be specified and apply to the units provided?	No



We have completed purchase of the project site and/or all existing properties proposed for acquisition and have secured all rights of access required to carry out the works.	Yes
Alternatively, we have entered into a licence agreement with another party to develop the land or another agreement	n/a
Does The Site Have Any Planning Obligations	Yes
Does the site have any planning obligations such as Affordable Housing Policy requirements, Section 75 etc?	A section 75 agreement is to be concluded with the council stating that Link is required to upgrade the rail bridge to an adoptable standard, in order for the council to adopt it for future maintenance.
We will ensure (i) adequate supervision of the works, and (ii) that Scottish Government Housing Supply Division is given reasonable access to the site during construction or improvement works if required.	Yes
(For social rent) - The proposed new units will be managed under Scottish Secured Tenancies (SST).	Yes
(For social rent) - Rent levels are in line with our own rental policy projected annually to the estimated date of practical completion of the whole project.	Yes
Is the current applicable 3P social benchmark rent exceeded by more than 5%?	No
Does the Project include work to existing buildings?	Yes
Do the proposals take account of the needs of any tenants and/or owners affected by the project and have other owners been fully consulted regarding their participation on the basis of the proposed improvement/repair costs, with all common costs apportioned in accordance with the title conditions for the building?	n/a
Explanatory Statement	Existing Ravenscraig Hospital building and outbuildings have been demolished as part of the enabling works.
Are Decant Properties Required	No
Have Sufficient Decant Properties Been Made Available	n/a



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Normative Standards

Housing for Varying Needs (HfVN) Part 1 - Houses and Flats	
Dwellings in general (excluding dwellings specifically for older ambulant or wheelchair users) - All basic requirements met	108
Dwellings in general (excluding dwellings specifically for older ambulant or wheelchair users) - All basic requirements not met	0
Dwellings for older/ambulant disabled - All basic requirements met	23
Dwellings for older/ambulant disabled - All basic requirements not met	0
Dwellings for wheelchair users - All basic requirements met	18
Dwellings for wheelchair users - All basic requirements not met	0
Internal Floor Area	
Net internal floor area of the project (m2) - Mainstream	9276.58
Net internal floor area of the project (m2) - Particular Needs	3008.76
Gross internal floor area of the project (m2) - Mainstream	10458.00
Gross internal floor area of the project (m2) - Particular Needs	3228.00
Sustainability	
Does The Client Have A Sustainability Policy In Place	Yes
Does This Project Comply With That Policy	Yes
Energy Rating	
State The Average SAP1 Rating For All Dwellings - New Build	87
State The Average SAP1 Rating For All Dwellings - Rehab	0
Greener Homes	
Does the project building standards meet Section 7, Silver Level, of the 2011 Building Regulations in respect	Yes



of both Carbon Dioxide Emissions and Energy for Space Heating.	
Energy Costs (Space and Water Heating) (£ per annum)	
State Average Space And Water Heating Costs For All Dwellings - New Build	153.00
State Average Space And Water Heating Costs For All Dwellings - Rehab	0.00
CO2 Emissions (tonnes per annum)	
State Average CO2 Emissions For All Dwellings - New Build	1
State Average CO2 Emissions For All Dwellings - Rehab	0
Security Conscious Design	
Is the project intended to be accredited as 'Secured by Design' by the Police Authority?	Yes
'Brownfield' and 'Greenfield' Development	
State The Number Of New Build Units That Are Being Developed On Brownfield Land - Flats	36
State The Number Of New Build Units That Are Being Developed On Brownfield Land - Houses	113
State The Number Of New Build Units That Are Being Developed On Greenfield Land - Flats	0
State The Number Of New Build Units That Are Being Developed On Greenfield Land - Houses	0

Unit Details Table										
Client Type	Build Form	Property Type	Property Sub Type	Provision	Tenure Type	Intended Outcome	No. of Units	No. of Apartments	No. of Bedspaces	Annual Rent (£)
Older People	New Build	Flat	Cottage Flat (4 in a Block)	Amenity	Housing Association Rent	Rent	2	4	4	8032.92
Older People	New Build	Flat	Cottage Flat (4 in a Block)	Amenity	Housing Association Rent	Rent	2	4	4	8032.92
Wheelchair Users	New Build	Flat	Cottage Flat (4 in a Block)	Wheelchair	Housing Association Rent	Rent	11	33	33	49219.28
General	New Build	Flat	Flat	Amenity	Housing Association Rent	Rent	21	63	84	102842.46



Wheelchair Users	New Build	House	End Terraced	Wheelchair	Housing Association Rent	Rent	3	12	18	16277.22
General	New Build	House	Mid Terraced	General Provision	Housing Association Rent	Rent	42	126	168	210124.32
General	New Build	House	End Terraced	General Provision	Housing Association Rent	Rent	25	100	125	129478.00
General	New Build	House	Mid Terraced	General Provision	Housing Association Rent	Rent	36	144	216	195326.64
General	New Build	House	Mid Terraced	General Provision	Housing Association Rent	Rent	5	25	35	29066.50
Wheelchair Users	New Build	House	Bungalow	Wheelchair	Housing Association Rent	Rent	2	8	10	10499.16

Cost Breakdown Table

Tenure Type	Provision	Client Type	Specialist	Amount (£)	Type
Housing Association Rent	General Provision	General	False	1.00	Acquisition
Housing Association Rent	General Provision	General	False	19524348.17	Works Only Cost
Housing Association Rent	General Provision	General	False	1204404.32	Fees (including VAT)
Housing Association Rent	General Provision	General	False	164970.97	Other
Housing Association Rent	Amenity	General	True	3014789.06	Works Only Cost
Housing Association Rent	Amenity	General	True	185974.20	Fees (including VAT)
Housing Association Rent	Amenity	General	True	25473.46	Other
Housing Association Rent	Amenity	Older People	True	287122.77	Works Only Cost
Housing Association Rent	Amenity	Older People	True	17711.83	Fees (including VAT)
Housing Association Rent	Amenity	Older People	True	2426.04	Other
Housing Association Rent	Wheelchair	Wheelchair Users	True	2189311.10	Works Only Cost



Housing Association Rent	Wheelchair	Wheelchair Users	True	135052.69	Fees (including VAT)
Housing Association Rent	Wheelchair	Wheelchair Users	True	18498.58	Other

Funding Breakdown Table				
Tenure Type	Provision	Client Type	Specialist	Amount (£)
Housing Association Rent	General Provision	General	False	12005820.90
Housing Association Rent	Amenity	General	True	1853840.00
Housing Association Rent	Amenity	Older People	True	176556.20
Housing Association Rent	Wheelchair	Wheelchair Users	True	1346240.90

Monthly Profile Table – Estimate of Grant Required Each Month			
Financial Year	Month	Amount (£)	Total Month Spend (£)
2017/18	March	207627.09	207627.09
2018/19	January	1005890.59	1005890.59
2018/19	March	382853.00	428689.31
2018/19	April	0.00	0.00
2018/19	December	490510.10	490501.10
2019/20	March	0.00	2544402.03
2019/20	April	4000000.00	0.00
2019/20	June	0.00	218529.23
2019/20	September	0.00	101067.89
2020/21	January	0.00	577049.66
2020/21	April	9295577.22	0.00
2020/21	July	0.00	39266.09
2020/21	November	0.00	584017.59
2020/21	December	0.00	1353750.42



Detailed Breakdown Table

Amount (£)	Type
12427.00	Acquisition Costs - Legal Fees/Acquisition
1.00	Acquisition Costs - Purchase Price
108509.00	Acquisition Costs - Site Investigation/Survey
604433.00	Consultants Fees - Architect
11513.00	Consultants Fees - CDM Co-ordinator
239854.00	Consultants Fees - CoW
182768.00	Consultants Fees - Employer's Agent
251846.00	Consultants Fees - Engineer
57565.00	Consultants Fees - Landscape Arch.
94983.00	Consultants Fees - Other Fees
11972.00	Other Costs - Site Security
35500.00	Other Costs - Third Party Warranties
23985413.00	Works Only Cost
3006.00	Other Costs - Topographical Survey
1170294.00	Other Costs - Others (Please specify)

HTR Table

Total Works Cost	Gross Internal Floor Area
25015571.10	13686.00

HTR Unit Details Table

Tender HTR	Property Type	Provision	Total Number Of Units	Total Number Of Bedspaces
<redacted>	Flat	Amenity	25	92
<redacted>	Flat	Wheelchair	11	33
<redacted>	House	Wheelchair	5	28
<redacted>	House	General Provision	108	544