

SMALL HOUSEBUILDING SCHEME

FREQUENTLY ASKED QUESTIONS

1. How much will the council pay for completed new build homes?

These are the unit guide prices by type. They are given as a guide and are not the maximum price the Council will pay. Please note that if you can offer units to the council that meet our specification at purchase prices that are lower than the guide prices, this will mean that our funds can go further, and more projects can be agreed. However, all units MUST meet our minimum specification:

1 bed apartments	£115k
2 bed apartments	£155k
2 bed family homes (terraced, semi or detached)	£180k
3 bed family homes (terraced, semi or detached)	£205k
4 bed family homes (terraced, semi or detached)	£260k
2 bed bungalows (semi or detached)	£200k
3 bed bungalows (semi or detached)	£250k

2. What is your specification?

The council will only agree to purchase homes that meet the Nationally Described Space Standards (NDSS):

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

All schemes must be capable of obtaining planning permission, so all builders are referred to the council's Local Plan:

<https://www.tendringdc.gov.uk/planning/local-plans-and-policies/view-our-local-plan>

The council will not accept homes that include non-standard features, fixtures and fittings e.g underfloor heating and en-suite bathrooms. A specification can be downloaded from the link below:

<https://www.tendringdc.gov.uk/housing/small-housebuilding-scheme>

3. Will the council buy a number of homes from within a larger scheme?

Yes, provided the price and programme are acceptable. We are looking for certainty of price and timescales.

4. I know a suitable piece of land, but I haven't agreed terms to buy it. Will the council wait?

The council has fixed its budget for this first round of projects so it will prioritise projects that can be delivered soonest. However, we are very keen to see a pipeline of small sites come forward. So please give us details of what you have in mind so that we can assess whether future rounds of this initiative should be considered. You can do this by completing the ISP at a date that suits you.

5. What are the trigger points for staged payments?

The payment trigger points and proportion of unit prices are as follows:

Exchange of contracts; (10%)

Golden brick; (17%)

Roof stage; (25%)

Plaster stage; (25%)

Practical completion;(18%)

5% will be retained against defects identified post completion. The freehold interest in the land will transfer to the council at Golden Brick stage, which is construction to slab level – (just past foundation). Trigger payments will be dependent on the council's Building Inspectors being satisfied with the quality of the work.

6. Will I have to pay S106 costs?

The development will need to have regard for local planning policies and accordingly any S106 costs which may be triggered on some sites (e.g. open space contributions if applicable and a recreational disturbance avoidance and mitigation strategy (RAMS) contribution of £125.58 per dwelling). However, the council is interested in acquiring above the target policy level of affordable units. The Council's Planning Officer can advise on any potential S106 costs if required.

The council will only buy affordable homes.

7. Will I be able to engage with Planning Officers to find out if my scheme is likely to get planning permission?

Yes, the council will offer pre-application consultations to all SME builders whose projects are shortlisted. The operation of the council's planning service will be consistent with normal practice and shortlisted schemes are not guaranteed to get planning permission. The council's role as the Local Planning Authority will remain totally independent of this initiative.

8. What contract will I enter into with the council if my scheme is approved?

The council has prepared a Golden Brick Development Agreement. This Agreement will be provided to all builders whose schemes are approved. We do not expect to agree any changes to this contract. There will be an opportunity for you to withdraw if you do not find the Agreement acceptable.

9. Will the council pay any abortive costs I may incur in working up schemes that are ultimately not selected?

No, all your upfront work is at your risk. This council is not obliged to accept any of the proposals put forward. However, a budget has been agreed for the first round of this initiative.

10. How do I submit my schemes?

If you are interested in submitting a bid, please e-mail housingmail@tendringdc.gov.uk and you will be sent an Invitation to Submit a Proposal form. The form will tell you how your scheme proposals will be assessed by the council.

11. Is there someone I can contact if I have questions?

In the first instance you should contact housingmail@tendringdc.gov.uk , To be fair to all our local builders, we will add to the list of FAQs if new issues arise. You should not contact the council on other numbers as this is the route that has been set aside to for this initiative.

**THANK YOU AND WE LOOK FORWARD TO HEARING ABOUT THE
SCHEMES YOU CAN BRING FORWARD**