



Environment & Sustainable Communities Committee	Agenda Item Item: 7 Appendix A
12 June 2023	

Community Homes Grant Assessment Criteria

All applications to the grant fund will be assessed against the following criteria:

1 Definition of Community Led Housing

Although the legal form and activities of each community-led housing scheme differ, schemes that are genuinely community-led all share three common principles. These principles will be used by the Combined Authority (CA) as the definition of community-led housing for the purposes of the fund:

- Meaningful community engagement and consent occurs throughout the development process.
- There is a presumption that the community group or organisation will take a long-term formal role in the ownership, stewardship, or management of the homes.
- The benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Although these three principles will be seen consistently across all schemes supported by CPCA, the delivery model and legal form chosen by community groups may vary. Applicants will need to demonstrate that their proposal supports community-led housing as defined above.

2 Eligibility

Applicants that are constituted as a corporate body, or an equivalent form of a constituted body are eligible to bid for funding. Eligible organisations include (but are not restricted to):

- a community benefit society.
- a co-operative society.
- a company limited by guarantee.
- a community interest company.
- a registered charity.
- an organisation of another type operating as a social enterprise and principally reinvesting their surpluses for social benefit.

The list above is not considered to be exhaustive, and applicants should seek clarification if further guidance is required.

3 Deliverability

Groups will need to have reached a stage where they can demonstrate that their proposals are deliverable. Consideration will be given to the group's capacity to deliver the project. Projects which have progressed furthest towards the development phase are likely to submit a stronger case for funding on deliverability grounds.

Groups will need to demonstrate that they have a clear and deliverable plan to undertake pre-development work that will progress to housing development. Deliverability can be evidenced by an applicants' track record or knowledge of the development process but plans that incorporate relevant professional advice will provide greater evidence of deliverability.

4 Value for Money

Applications will be assessed against value for money and applicants should demonstrate that they utilised previous project expenditure responsibly. Funding will not be awarded to schemes that rely solely of the grant application to progress and applications that include match-funding will effectively demonstrate value for money.

The assessment will consider the potential impact of the project on deliverability of further homes in the future.

5 Strategic Fit

Assessments will consider the extent to which the proposed scheme or activity is likely to contribute to the aims of the fund in delivering CA community led housing objectives.

Collaboration with the wider community is expected to deliver additional benefits in respect of social impact, design consideration, mix of tenures, financing and approaches to delivery.

To ensure the funding supports projects that are genuinely community led, applications will be assessed against the level of community control and engagement demonstrated prior to the application. Applications that can demonstrate greater levels of community control will be considered more favourably.