

Availability of Government Grant Funding - 10/01/2019

A search of available government grants has identified 5 relevant potential funding streams as presented in the table below. Of these, the Mincing Lane Nursery proposed scheme would only be eligible to apply for the recently launched Community Housing Fund – Phase 2.

Funding Stream	Source	Status
Affordable Homes Programme 2015-18	Homes and Communities Agency	Ineligible
Shared Ownership and Affordable Homes Programme 2016-21	Homes and Communities Agency	Ineligible
Community Led Project Support programme	Homes and Communities Agency	Closed
Community Housing Fund – Phase 1	Homes England	Ineligible
Community Housing Fund – Phase 2	Homes England	Application being made

Below provides details of each of these potential funding streams and their suitability.

Affordable Homes Programme 2015-18 Prospectus January 2014¹

The following extracts demonstrate why this scheme is ineligible for this funding stream:

- 1) *“Provider offers for affordable home ownership will only be accepted where these form part of an overall programme that includes Affordable Rent...”*
- 2) *For the purposes of the 2015-18 programme, bids will be considered for affordable home ownership where the form of affordable home ownership is shared ownership as described in the Affordable Housing Capital Funding Guide...*
- 3) *...Bids that only include proposals for affordable home ownership, with no Affordable Rent within the overall proposal, will not be considered...*
- 4) *... No other alternative home ownership models will be considered for funding under the 2015 -18 Affordable Homes Programme.”*

Shared Ownership and Affordable Homes Programme 2016 to 2021: prospectus²

As above, the Discount Market Sale (DMS) housing model is not included in the products eligible for funding:

- *“We are seeking bids that can form part of a Programme where 88% of homes built are for Help to Buy: Shared Ownership, 5% for homes for older, disabled and vulnerable people and 7% for Rent to Buy....This Addendum to the Prospectus invites bids against the available funding, including for Affordable Rent.”*

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/343896/affordable-homes-15-18-framework.pdf

² <https://www.gov.uk/government/publications/shared-ownership-and-affordable-homes-programme-2016-to-2021-prospectus>

Community Led Project Support programme³

This programme is now closed.

Community Housing Fund- Phase 1⁴

Phase One is only for predevelopment revenue costs and does not include capital build costs.

“Under Phase One of the Fund, Homes England is making available grants to eligible organisations to support:

- *applications for revenue funding for capacity building and predevelopment costs, including revenue grants to local authorities to support community groups*
- *As noted above, funding for Phase One of the Fund will not cover bids for the capital build costs.”*

Community Housing Fund- Phase 2⁵

Bioregional Homes and the Mincing Lane scheme may be eligible for receipt of funding from this source, but it is competitive pot with a limited fund, and eligibility requires qualification as a Homes England Investment Partner, so is by no means certain.

- *The Fund will remain open to receive new applications until funding is fully committed or until 31 December 2019 – whichever occurs first.*
- *the homes receiving support from the Fund will need to be additional to those that would be delivered under the S106 agreement alone. Supporting evidence of additionality will be required - for example, the local planning authority’s viability assessment.*
- *Capital funding will not be available for schemes that would otherwise be delivered by the market on a commercial basis. Sites developed under the Fund may, however, include an element of housing for market sale to cross-subsidise the affordable homes. Homes England encourages that approach because it reduces the requirement for public subsidy and improves value for money. In such cases, the capital grant proposal will be assessed solely on the basis of the affordable element of the development*

³ <https://www.gov.uk/government/publications/community-led-project-support-applying-for-funding>

⁴ <https://www.gov.uk/government/collections/community-housing-fund>

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/741069/CHF_Phase_two_addendum.pdf