



Brownfield Land Release Fund (BLRF):

Application for Brownfield Land Release (BLRF) and Self and Custom Build (SCB)

Thank you for your interest in applying for project funding. Please consult the online [Prospectus](#) and [FAQs](#) before completing this form.

One form should be completed for each project; this may be an application for BLRF funding only, SCB funding only or a combination of both funds. Please do not exceed 12 sides of A4.

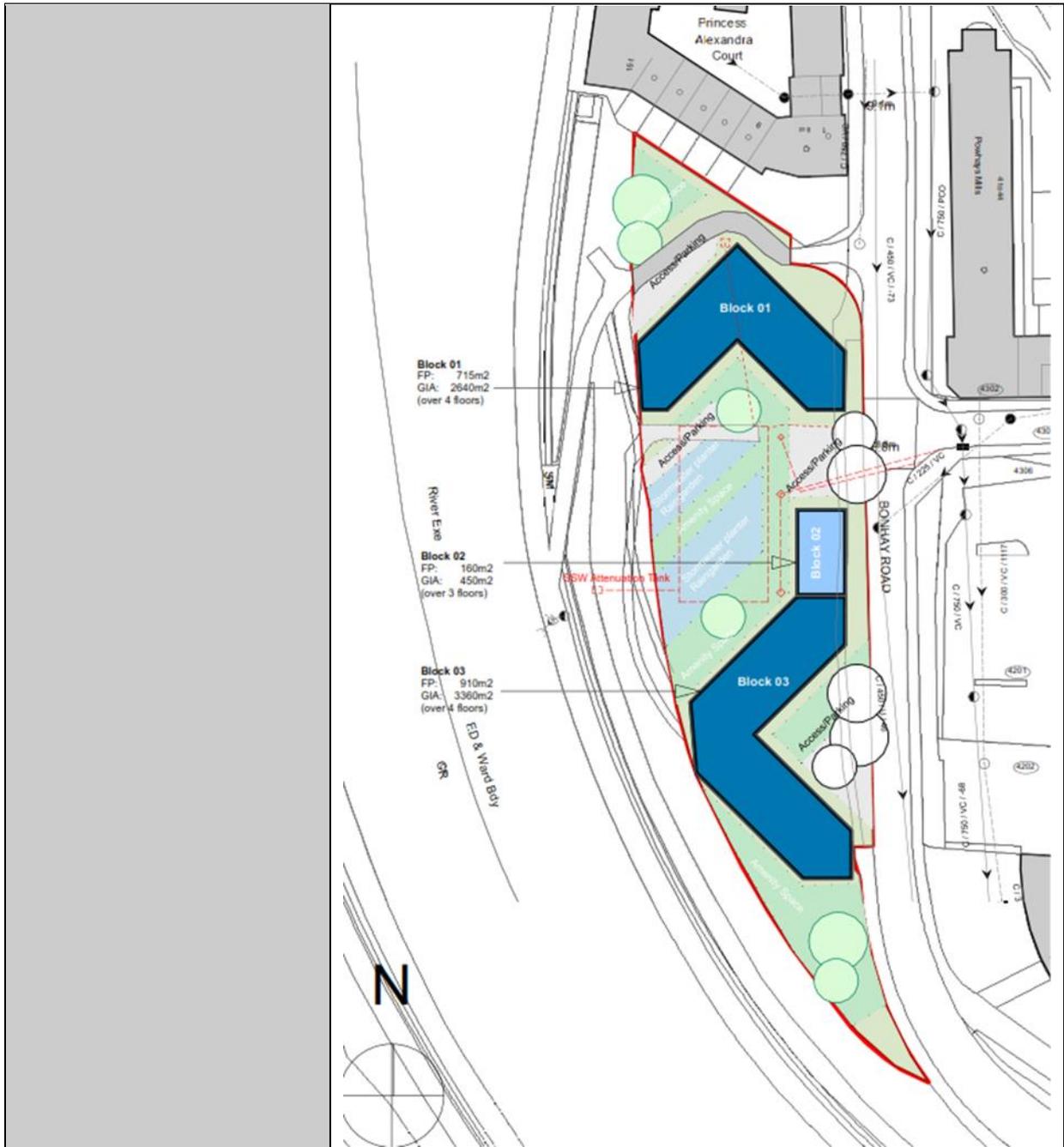
All questions in this form relate to both funds, unless specifically stated otherwise. Supporting evidence may be provided, where relevant and if not adequately covered in the form below.

Applicants are also advised to consult their local One Public Estate (OPE) Partnership and OPE Regional Programme Managers for further advice before submitting the application.

Section 1: Basic Details

Project name:	Bonhay Meadows
OPE partnership:	Devon and Torbay One Public Estate
Lead local authority:	Devon
Lead contact:	██████████

Project summary:	<p>This is a brownfield site in a highly accessible and sustainable location but is currently under-utilised as a SWW underground stormwater attenuation tank facility. There is an opportunity to provide circa 86 Passivhaus apartments, 625m² of commercial amenity facilities & enhancement of Public Open Space on this site whilst retaining the underground attenuation. The site is challenged by the high abnormal costs notably around ground level remodelling for flood risk and ground conditions requiring piled foundations.</p> <p>Funding will be utilised to undertake ground level remodelling unlocking and accelerating redevelopment of the site for a high quality, low carbon scheme of new Passivhaus homes. These homes will be delivered by Exeter City Living, which has a strong track record of successful delivery of Passivhaus homes, and will contribute to the delivery of additional, high quality homes in Exeter – meeting housing need and supporting ECC’s commitment to delivering low carbon homes and its 2030 net-zero target.</p>
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Amount of BLRF requested:	£1,009,870
Amount of SCB requested:	n/a
Costs breakdown:	<p>Ground level remodelling for Flood Risk ██████████</p> <p>Piled foundations ██████████</p> <p>Retaining walls ██████████</p> <p>Substation ██████████</p> <p>Total £1,009,870</p>

Number of additional BLRF homes unlocked:	86
Number of additional SCB homes unlocked:	n/a
Number of homes that would come forward in the absence of BLRF:	0
Number of homes that would come forward in the absence of SCB funding:	n/a

Section 2: Gateway Criteria

Please note that applications must meet the Gateway Criteria to be eligible for funding. Applications that are not eligible will not be assessed.

Is the land proposed for BLRF, brownfield only?	Yes
Is the brownfield or SCB land in the ownership of the lead local authority?	Yes
Is the funding for capital works?	Yes
Are the capital works deliverable to release the land by March 2024?	Yes
Is the BCR 1.5 or above?	Yes
If the BCR is 1.0 or above are there any non-monetised benefits?	Yes
The applicant is not one of the seven Mayoral Combined Authorities or constituent lower tier authorities that have had opportunity to receive funding under the £400m Brownfield Fund.	Yes
Describe the market failure this project addresses and the need for BLRF / SCB funding.	<p>High abnormal costs and enabling works mean that this development is commercially unviable – this means that the site is locked in existing, low-value use.</p> <p>Provision of BLRF will be used to cover the abnormal costs associated with residential redevelopment. The project is for low carbon Passivhaus homes of mixed tenures in line with Local Plan policy and of a density and additionality set out in the Liveable Exeter Vision.</p>
Please indicate any additional supporting evidence you are providing to evidence that funding is required.	Initial Cost Plan attached for 97 units however 11 units have been replaced with public amenity facilities to enhance the cycle facilities for the area.

Section 3: Value for money (40%)

Please note you must also complete the BLRF Technical Annex

Please provide any commentary on the Technical Annex.	<p>The indicative Benefit-Cost Ratio is above 4.5 with the Planning Additionality increased to High as set out below and the Additionality used in the calculation assessed at 75%.</p> <p>The proposal is to provide a Passivhaus regeneration development in line with the Council's ambitions to deliver exemplar low-carbon developments and support the realisation of its goal to achieve net-zero status by 2030. It will deliver homes on a brownfield site to a standard above current Building Regulation requirements and at a higher density than policy achieving additionality of 75% as indicated in the in the benefit cost ratio calculation.</p>
Planning additionality assumption:	The overall additionality has been increased to High. The site is currently a brownfield site incorporating SWW surface water attenuation tanks. The site is currently not allocated in the local plan and is capable of increasing public amenity facilities as well as increasing the overall land supply over the counterfactual.
Have you amended the 'estimated overall additionality'?	No
Is the project compliant with local affordable housing policy?	<p>Yes</p> <p>Current appraisal assumptions allow for Local Policy compliant levels of Affordable Homes equating to 35% Affordable, 65% open market. The affordable dwellings comprising 70% Social Rent and 30% Shared Ownership or Affordable Rent.</p>
Will the project result in any non-monetised benefits (NMB)?	Yes

Description	Evidence
1. Improvements to National Cycle Way	Potential to link with existing cycleway and incorporate cycle hub on ground floor which is expected to support an increase in cycle patronage. It will also help Exeter achieve a key objective of encouraging 50% of all local trips to be made through active travel methods and support the reduction of congestion and pollution levels within the city
2. Enhancement of amenity space.	Enhanced hard and soft landscaping and incorporation of additional public facilities.

3. Access to new homes, supporting choice and equality	Exeter has a significant challenge in terms of delivering new homes and in terms of the affordability of homes (it is currently the 6th most expensive city in the UK in relative affordability terms.) Delivery of new homes will therefore be of significant benefits to existing and future residents and will support the continued growth and development of the city.
4. Improved Biodiversity and Health and Wellbeing	Landscape scheme to link with river corridor; planting to be to “Building With Nature” Accreditation. Designs to enhance amenity value to green spaces.

Section 4: Strategic case (30%)

Objectives:	<p>At a city level, the city is committed to delivering up to 12,000 new homes in the next 20-year period and to delivering development which is both sustainable and inclusive and which also successfully responds to the unique characteristics and needs of the city. This means focusing development on previously developed, brownfield sites within the tight administrative boundaries of the District. The city is also seeking to create a critical mass of development in the city to support the continued economic vitality and vibrancy of the city – supporting its role as the economic engine of the region and supporting local businesses and the city centre.</p> <p>Regionally, Exeter and Devon are committed to delivering development which reduces the dependency on private car ownership by delivering development in central, accessible locations.</p> <p>Nationally, government is committed to progressing sustainable development and delivering new homes to meet need and address affordability challenges. Government is also committed to supporting recovery from the negative effects of covid-19 and to levelling up.</p>
Strategic fit:	<p>The scheme will meet all of the objectives set out above:</p> <p>At a city-level – it will support the delivery of new, high quality and low-carbon homes on a brownfield, under-utilised site in a highly accessible and sustainable location. This is wholly consistent with the Vision of the Council’s strategic housing programme, Liveable Exeter (https://www.liveableexeter.co.uk/) and the emerging Local Plan. The project will also support the vibrancy of the city and facilitate its continued growth and economic success. The scheme will also support improved biodiversity and boost parkland amenity.</p> <p>At a regional-level, it will support the realisation of 50% of local journeys being made by active means, reduce car-dependency and reduce congestion and pollution.</p> <p>In relation to national policy, the development will yield sustainable development and deliver new homes to meet housing needs and</p>

	<p>address affordability issues. It will also create further demand and critical mass in the city, supporting the economic recovery of the city from the effects of covid-19. The work of ECC and ECL in delivering new homes were also identified as a crucial component in facilitating recovery from the negative effects of the covid-19 pandemic and are promoted as a key recovery mechanism within the city's covid-19 recovery plan – which was produced in conjunction with public, private and third sector organisations in the city and which has now been formally endorsed by the Council. A copy of the report is contained here: https://news.exeter.gov.uk/building-exeter-back-better-a-collaborative-recovery-plan-for-exeter/</p>
Local impact:	<p>ECC and ECL are committed to utilising a local supply chain and ensuring upskilling of contractors to modern methods of construction. ECL has already undertaken the construction of several Passivhaus schemes in Exeter and ECC is currently delivering western-europes first Passivhaus leisure centre, St Sidwells Point (see: https://www.kier.co.uk/our-projects/st-sidwells-point-leisure-centre/). This means that the city is becoming a centre of excellence in low carbon technology and the city is committed to continuing this and ensuring opportunities flow to local businesses and employees.</p> <p>Exeter also has a significant and successful scheme to draw people into construction roles and upskill people to further their career opportunities. This is achieved through Exeter Works (https://exeterworks.org/) and Building Greater Exeter (https://buildinggreaterexeter.co.uk/)</p> <p>As previously mentioned, the scheme also delivers significant positive local impact by way of seeking to maximise opportunities for SMEs and local businesses. The Council's procurement policy seeks to engage with local SMEs as set out in "Devon Districts Procurement Strategy 2019-2022. The Council's development company ECL has been using local consultants with Passivhaus expertise for a number of years to design & manage the development of their housing projects.</p>
Added value:	Provides an opportunity for mixed tenure communities on an otherwise under-utilised brownfield site.
Will the proposal be an exemplar for SCB?	N/A

Section 5: Project delivery and risks (20%)

High level project milestone	Expected Date (DD/MM/YYYY)
Procurement of specialist SCB advice (if applicable)	N/A
Procurement of delivery partner (if applicable) ECL	August 2021 (ECL)

Procurement of BLRF and / or SCB funded capital works contractor commencement date	Sept 2022
Commencement of BLRF and / or SCB funded capital works date (first if multiple dates)	April 2023
Completion of BLRF and / or SCB funded capital works date (last, if multiple)	Dec 2023
Land released	30/11/22
Expected start on site (new homes)	April 2023
Expected development end date (final housing unit completion)	June 2025

Intended route for land release	Yes/No	Date land will be released (DD/MM/YYYY)
<p>Will the land be released via an unconditional contract?</p> <p>Contract will be conditional on obtaining satisfactory Planning Approval.</p> <p><i>Note: this could be a development agreement, or when a building licence with a delivery partner is signed, or when freehold or leasehold transfer takes place (whichever is sooner)</i></p>	No	
<p>Will the land be transferred to a development vehicle owned, or partly owned by the local authority?</p> <p><i>Note: this could be a Local Authority wholly owned housing delivery vehicle or a public-private JV</i></p>	Yes	30/11/22
<p>If neither of the above, will the land be released at the point at which housing development begins on site?</p>	N/A	
<p>If none of the above, will the land be released at the point of exchange of contracts for the first plot in a Self and Custom Build scheme?</p>	N/A	

Milestones commentary:	Scheme has undergone pre application consultation with EA on flood risk and early pre pre-app consultation with ECC Public Realm and Planning Teams.
Project governance:	<p>Strong governance arrangements exist in relation to the delivery of city projects. Exeter City Living is the proposed site developer, is wholly owned by the City Council and has a strong track record of similar schemes in the city. See: https://exetercityliving.co.uk/</p> <p>Scheme progress will also be monitored through other governance (ECC's Growth Board) and through the relationship with the Liveable</p>

	<p>Exeter programme, to ensure that key milestones and deliverables are realised.</p> <p>The Liveable Exeter programme itself is governed through a unique and innovative city-level leadership model, drawing in representatives of many major city institutions and ensuring wide ranging support for initiatives such as the ECL housing delivery programme.</p>
Please describe your track record of housing delivery or previous LRF scheme delivery.	<p>LRF has been secured for two schemes in 2021.</p> <p>A delivery contract has been signed for one scheme.</p> <p>Both schemes have a resolution to grant planning approval, and both anticipate commencement on site within the next 7 months. Both schemes achieve high environmental standards and embody ECC and ECL's commitment to high quality and innovative design.</p> <p>Exeter City Council and Exeter City Living both also have a strong record of delivering housing schemes within the city – several of which are award winning. Recent examples of work can be viewed on ECL's website (https://exetercityliving.co.uk/)</p>
Does the project have any outline planning consent or pre-app advice?	<p>No, but early pre pre-app consultation has taken place with the LPA, initial flood modelling and consultation with the Environment Agency regarding flood risk.</p> <p>The scheme proposals are consistent with strategic city ambitions in terms of the ambition for the regeneration of urban brownfield sites to deliver high quality, low carbon homes. This principle is embedded within the City Council's strategic housing programme: Liveable Exeter (https://www.liveableexeter.co.uk)</p>
Has the project been through any internal governance/ approvals processes?	<p>Yes - the project forms part of the Council's development company business plan and is reviewed regularly by the ECL Board.</p>
Please describe likely procurement route for funded activity and disposal.	<p>Exeter City Living (ECC's wholly owned development company) will be the developer, with the Main Contractor procured through ECL</p>

Key project risks	Proposed mitigation
1. Scheme fails sequential test.	<p>EA support, flood risk mitigation measures and early dialogue with ECC Planners.</p> <p>A high-quality scheme will be submitted for planning, addressing the strategic planning ambitions of the city, which should minimise the planning risk associated with the scheme.</p>
2. Flood risk and EA consent to the proposed works	<p>Initial flood risk advice has been provided via a Pre-app consultation and engagement with the Environment Agency, which continues with the development of the scheme. Feedback received to</p>

	<p>date has confirmed broad support the development proposals.</p> <p>Flood risk mitigation measures to avoid residential accommodation within the worst-case flood levels.</p>
3. Impact on SWW Attenuation Tank	Scheme designed around attenuation tank to maximise density whilst maintaining operational capability and access.
4. Planning – objection based on current assumption site is “Open Space”.	Enhanced Public amenity use and Bio-diversity on site improving quality of areas of open space. Consultation with Public Realm team indicates support for our proposals.

Section 6: Innovation (5%)

Will the proposal take forward development at pace?	Yes – funding will support the unlocking of this site by addressing the site abnormalities which represent a barrier to delivery. ECC will utilise its own wholly owned development company (ECL) to progress development at pace and will seek to use Modern Methods of Construction (MCC) to deliver a new high quality, low-carbon scheme at pace.
Does your project involve SMEs?	<p>Yes - The Council’s procurement policy seeks to engage with local SMEs and incorporates the principles set out in “Devon Districts Procurement Strategy 2019-2022.</p> <p>Local Architects Se3 Design, and surveyors Kirkham Board and Project managers QSPM Consultants have been involved in the preliminary stages of the design process. Due to the size of the project, it is thought that it will be of greater interests to smaller regional contractors and designers.</p>
Does your project involve Modern Methods of Construction?	Yes - it will be constructed of either a hybrid clay block thin bed system or modular off site manufacture dependent upon cost optioning at the time of detailed design.
Does your project support wider sustainability and environmental objectives e.g. carbon reduction?	<p>Yes- the scheme is for low carbon certified Passivhaus dwellings as part of the Council’s carbon reduction agenda and will support the council in achieving its net-zero ambitions</p> <p>The project also will enhance cycle network connectivity – reducing congestion and helping the city achieve its strategic objective of achieving 50% of local journeys by active travel methods.</p>
Please describe any other innovative elements of the project (e.g. new delivery models, joining up across local authority boundaries or design quality).	<p>Design objective is to be exemplar, meeting Exeter’s Residential Design Guide and the Liveable Exeter Vision.</p> <p>The scheme will adopt heat pump technologies, promote low carbon modes of transport due to location and dwellings will be Passivhaus. Externals will be to Building With Nature Standard.</p> <p>Exeter City Council have a track record of developing climate resilient Certified Passivhaus homes for more than 12 years and have a clear</p>

	objective to deliver net zero carbon development as part of its Net Zero Exeter 2030 Plan.
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Section 7: Public Sector Equality Duty (5%)

Please describe how your project meets the requirements of the Equality Act 2010.	<p>No adverse impact is expected on any groups with protected characteristics.</p> <p>The site is well located to the City Centre, riverside walks and cycle ways. The project will provide a mix of tenures including 35% affordable homes. Affordable homes will be delivered offering a mix of M4(2) and M4(3) standards, in accordance with the Council's housing needs.</p>
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Section 8: Application sign-off

All project applications must be approved by the applicant Local Authority Chief Executive, or Section 151 Officer (please sign below) and co-ordinated by the relevant local OPE partnership for submission as part of one overall return.

Application approval	
Name: [REDACTED]	Date: 01.06.2021
Job Title: Director Finance (S151)	
Signature: [REDACTED]	