

through provision on site or across the North West Cambridge area.

Current planning status

The NIAB site is contained within Cambridge City. The land is allocated for residential development in the Cambridge City Local Plan. The developers submitted a planning application in December 2006. David Wilson is also seeking land to be released for residential development to the north of the NIAB site within South Cambridgeshire for approximately another 1,000 homes through objections to the submission LDF documents. It is unlikely that the inspector will make any decisions on additional land until late 2007. An Area Action Plan is being developed by South Cambridgeshire District Council and Cambridge City Council for the university site between Madingley Road and Huntingdon Road.

Links

South Cambridgeshire District Council

www.scambs.gov.uk

Cambridge City Council

www.cambridge.gov.uk

View: North West Cambridge Area Action Plan
Issues and Options Report

Green Issues

www.greenissues.com/niab

What kind of proposals are we looking for?

The aspiration driving the Cambridge Challenge is to select one strategic development partner to deliver affordable housing for the sites identified. However, we reserve the right to consider different partners for different sites.

Proposals are invited from lead partners who have passed the Housing Corporation's 2006-08 pre-qualification questionnaire or consortiums of these lead partners. The best type of provider delivery vehicle is that which demonstrates the added value of delivering a programme of new homes using this approach.

The Cambridge Challenge offers clear opportunities – selection of a partner in advance of the NAHP 2008-10 bid round; the potential for a five-year funding commitment and development presence on the site thereafter subject to satisfactory review after the fifth year.

A successful proposal will explain how the opportunities afforded by the Cambridge Challenge can be used to deliver what we want to achieve. We are interested in innovative proposals but will require evidence of capacity to deliver – in terms of proven track record, technical/staffing resources and finances. We will also be looking for confirmation that bidders have had discussions with the identified land owners/house builders.

We intend to select over two stages: stage one will invite organisational information and statements

of good financial and commercial standing. Bidders will be asked to provide a method statement for each of the following areas:

- governance;
- staff resources;
- relationship management;
- design;
- sustainability;
- housing management;
- specialist housing;
- public realm stewardship;
- development of new communities;
- empowerment;
- development/procurement; and
- the uniqueness of their proposal.

A shortlist of prospective partners will be made and stage two will involve probing your development/procurement offer in more detail as well as requesting further information on qualitative aspects of submissions. Stage 2 will include financial analysis of proposals, site visits and presentation/interviews. Selection criteria will continue to be based on the Stage 1 method statement topic areas. Stage 2 is likely to include tenant participation.

The pre-qualification questionnaire form is located on our website (www.housingcorp.gov.uk). It seeks to identify the basic components of the proposal so that a decision can be taken about whether we should proceed with working up the details with you.

Which organisations will be eligible for funding?

Registered social landlords or non-registered social landlords under Section 27A of the Housing Act are eligible to submit an application for grant funding for the Cambridge Challenge.

These organisations must have passed the pre-qualification stage of the Housing Corporation's 2006-08 bid round, results of which were announced in 2006.

Organisations which have formed consortia specifically to submit a Cambridge Challenge offer will be required to demonstrate the accountable organisation and where ultimate decision-making rests. The lead organisation must have passed the pre-qualification stage of the Housing Corporation's 2006-08 bid round as detailed above. The lead organisation and all sub-partners must have 4 Green traffic-lights.

Detailed guidance on submissions is set out in the Cambridge Challenge Pre-Qualification Questionnaire, available on the Housing Corporation website and via the Cambridge Challenge Team.

Your pledge

We expect the successful partner to work with us to agree formally their 'pledges' which will be taken forward in implementing the Cambridge Challenge. These will be the offers you to make to us in your submission addressing 'what we want to achieve'.

Who can be contacted for advice?

Advice	Name	Title	Organisation	Contact details
General	Ringo Sandhu	Project Manager	Housing Corporation	Cambridge.Challenge@housingcorp.gsx.gov.uk
Southern Fringe	Sarah Lyons	Partnership Projects Officer	Cambridge City Council	Sarah.Lyons@cambridge.gov.uk 01223 457910
	John Oldham	Director and Group Chief Town Planner	Countryside Properties (Special Projects Ltd)	John.Oldham@cpplc.com 01277 260000
	Robin Tetlow	Managing Director	Tetlow King Planning (Grosvenor / USS)	Robin@tetlow-king.co.uk 0117 956 1916
Northstowe	Sarah Lyons	Partnership Projects Officer	South Cambridge District Council	Sarah.Lyons@cambridge.gov.uk 01223 457910
North West Cambridge	Tim Roxburgh	Project Director	English Partnerships	TimRoxburgh@englishpartnerships.co.uk 01908 353750
	Alan Joyner	Projects Director	Gallaghers Estates	Alan.Joyner@gallagheruk.com 01223 309027
	Sarah Lyons	Partnership Projects Officer	Cambridge City Council	Sarah.Lyons@cambridge.gov.uk 01223 457910
	David Saffhill	Managing Director	David Wilson Partnership Homes	DSaffhill@dwh.co.uk 01902 789811
Sub-regional overview	Sue Beecroft	Sub-Regional Housing Strategy Co-ordinator	Cambridgeshire Horizons	Sue.Beecroft@cambridgeshirehorizons.co.uk 01223 714044

What you need to do next

1. Go to the Housing Corporation's website and download the pre-qualification questionnaire.
2. Work up proposals.
3. Submit them by 12.00 noon on 15 February 2007.
4. Submission should be made electronically to:
Cambridge.Challenge@housingcorp.gsx.gov.uk
5. In addition, four hard copies of all material, with one complete copy of the questionnaire on CD Rom or floppy disc should be received by 12.00 noon on 15 February 2007 by:

Rosemary Harbourne
Housing Corporation
Westbrook Centre
Block 1 Suite 1
Milton Road
Cambridge CB4 1YG
Tel: 01223 272580

6. Failure to meet these submission requirements will result in proposals being rejected.

Appendix A

Selection process and criteria

Stage 1

This initial stage is intended to identify potential bidders capable of delivering the Cambridge Challenge's vision.

Steps

1. Bidders invited to submit standard pre-qualification questionnaire (PQQ) regarding organisational information and statements of good financial and commercial standing. In addition to standard PQQ information bidders will be asked to provide method statements for specific areas (see Table 1 - Selection Criteria Stage 1).
2. Upon receipt of proposals, registered social landlord bidders (lead partner and sub-partners) verified to ensure they have four Housing Corporation green lights.
3. Each proposal will be scored against an agreed selection and weighting criteria. Scoring of each selection criteria will be undertaken by individuals with specific expertise or experience in that field. This will ensure impartiality in the overall assessment of each proposal (see Table 1 - Selection Criteria Stage 1).

4. Project team collectively reviews scoring, and shortlists (anticipate three to five proposals) to take through to Stage 2 assessment.
5. Stakeholder group reviews short listed proposals for approval.
6. Project board scrutinises short listing to ensure that it has been implemented in accordance with project objectives (including this guidance).

Stage 2

The purpose of this stage is to finalise the selection of a strategic partner for the Cambridge Challenge through a financial assessment and further exploration and validation of proposals submitted by short listed bidders. The successful bidders from the first stage will be asked to make a further submission which will demonstrate their financial offer through comparative financial data. They must also outline the financial pledges they can make to achieve minimum levels of intervention whilst meeting the quality thresholds outlined as part of their Stage 1 submission.

The submission documentation will be issued only to successful bidders from Stage 1 along with more explicit guidance on the level of information required and the selection and decision-making process that will subsequently take place.

Note: the pledges made will be viewed as the automatic entry level for the negotiation of grant once the site phasing/mixes are determined.

The second stage will also include site visit to test the offer made as part of the first round submission and to view the quality of produce as supported by the financial submission.

Steps

1. Bidders submit financial information supporting their proposal. This is assessed by financial analysis team.

On-site visit. Team attending will comprise of representatives from across stakeholder groups.

A standardised summary report will be produced for each visit.

2. Presentation and interview. Short listed bidders will be invited to present their proposals to a selection panel (stakeholder group). The selection panel will take this opportunity to further investigate areas of interest previously highlighted. Selection panel members will be asked to score each presentation.
3. Summary report produced for each proposal based on all previous assessments, i.e. PQQ score, financial analysis, on-site visit and

presentation/interview. Report distributed to selection panel.

4. Selection panel convenes to recommend partner.

Table 1

Selection criteria	Weighting
Governance	2
Staff resources	1
Relationship management	1
Design	3
Sustainability	2
Housing management	3
Specialist housing	1
Public realm stewardship	1
Developing new communities	3
Empowerment	2
Development/procurement proposals	3
What is unique about your proposal?	1

Weighting:

1-3, with 3 being the highest

Rating of evidence:

0 = does not meet requirements

1 = partially meets requirements

2 = fully meets requirements

3 = exceeds requirements

Selection criteria for Stage 2 to be advised as part of the second stage invitation.

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We can provide copies in large print, Braille and audio cassette, on request. Other language versions may also be available.

The Cambridge Challenge

Prospectus

The Cambridge Challenge is a pilot partner-commissioning process for three strategic sites in the Cambridge area. It aims to test whether identifying a development partner in advance of specific site details and providing longer-term funding can maximise the impact of Housing Corporation financial support and strengthen the strategic partnerships needed to deliver growth targets.