

# Two Million Reasons To Design For Derby

Derby Cityscape together with the Housing Corporation and Derby City Council invite you to submit proposals for a mixed tenure housing scheme as part of our city living design competition.

**A Housing Corporation grant of £2 million\* will be awarded towards the cost of building the winning scheme.**

**City living** plays an important role in the Masterplan for Derby city centre. We are creating a range of sustainable communities that are attractive and affordable; places that offer people from all walks of life a positive experience of city living. Our £2 million design competition will support the vision by enabling construction of an inspiring, mixed tenure city living scheme.

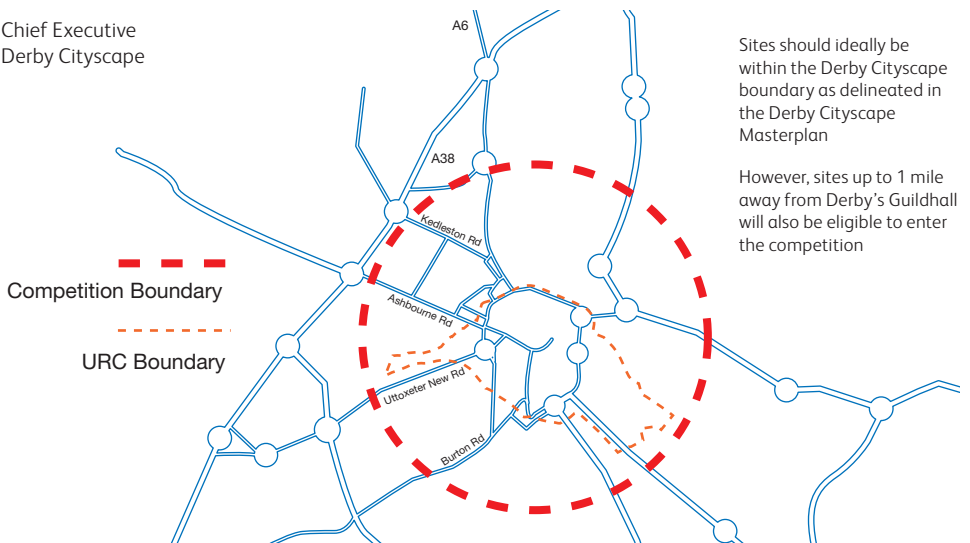
This design competition demonstrates Derby Cityscape’s commitment to design led regeneration, something we share with our partners at the Housing Corporation, Derby City Council, English Partnerships, emda, CABE and English Heritage.

As well as the reward of £2 million, the competition will provide a platform from which applicants will be able to demonstrate their creativity, expertise, and commitment to best practice in housing design.

I look forward to working with you.

**John Cadwallader**

Chief Executive  
Derby Cityscape



Sites should ideally be within the Derby Cityscape boundary as delineated in the Derby Cityscape Masterplan

However, sites up to 1 mile away from Derby's Guildhall will also be eligible to enter the competition

# Process & Timings

## Phase 1 Expressions of Interest

10 copies of Phase 1 Submissions to be submitted to the offices of Derby Cityscape by 17.00 hrs on 5th August 2005. These Expressions of Interest to include:

- Site location plan
- An outline of the project proposal, design approach and vision statement
- Housing market analysis and identification of target client groups
- Outline of approach to engage with the local community
- Estimated project costs and level of Social Housing Grant required
- Proposed delivery mechanisms and partnership details (if applicable)
- Individual team member CVs; company biographies and references
- Examples of other work
- Details of the applicant's ownership of the site (if applicable) or other interest in the land

## Phase 2 Detailed Submissions

On 6th September 2005, shortlisted applicants will be invited to work up a scheme in detail. 10 copies of these Phase 2 Submissions are to be delivered to the offices of Derby Cityscape by 17.00 hrs on 25 November 2005 and should include:

- Details of land ownership and the applicant's interest in the land
- A Design Statement
- Housing market analysis and identification of target client groups
- Architectural drawings to a given scale, to include a site location plan, site layout, elevation drawings, floor plans, contextual studies, landscaping plans etc.
- Financial project appraisal
- Details of delivery mechanisms and project management
- A completed Housing Corporation sustainability toolkit assessment
- Confirmation of compliance with all relevant Housing Corporation requirements

Phase 2 submissions will be detailed and will be produced in consultation with the Housing Corporation, Derby Cityscape, and Derby City Council.

## Announcement of the Winning Scheme

On 20<sup>th</sup> December 2005 the winning scheme will be announced and the housing grant will be allocated. Works must begin within 12 months of the announcement and must be completed within 36 months of the announcement.

## Judging Advisory Panel

Cllr. Maurice Burgess, Leader of Derby City Council  
David Showler, Housing Corporation  
Louise Wyman, English Partnerships  
Nick Corbett, Derby Cityscape  
Janet Currie, Regeneration East Midlands  
Heather Emery, CABE  
Anthony Streeten, English Heritage

This panel will make a recommendation to the Housing Corporation.

## Rules and Advice

1. There is a total Social Housing Grant of up to **£2 million** towards the cost of constructing the winning scheme(s). Usual value for money assessments will be carried out by the Housing Corporation.
2. Sites should ideally be within the Derby Cityscape boundary as delineated in the Derby Cityscape Masterplan. However, sites up to 1 mile away from Derby's Guildhall will also be eligible to enter the competition (see map). Any other sites will only be considered at the discretion of the Housing Corporation in conjunction with Derby Cityscape. Preference will be given to sites which are highly visible to members of the public, for example from main routes into the city centre.
3. A developer or housing association may form the delivery vehicle for the scheme or a partnership between the two. Any organisation must be in a position to deliver through the normal Approved Development Programme mechanisms.
4. Preference will be given to mixed tenure schemes with a mix of market and affordable housing. In line with the Local Plan Policy, 30% of the units should be affordable and the mix of affordable properties should meet local housing need. The definition of affordable is as set in the Local Plan and Supplementary Planning Guidance on Affordable Housing, and includes affordable rent as well as shared ownership or low cost market options. It is expected that some affordable rented accommodation will be provided.
5. The affordable housing should ideally be evenly distributed across the scheme.
6. Appropriately qualified professional staff must be employed to manage effective construction of the winning scheme.
7. In Phase 2 of the competition a detailed Design Statement must be included to show how proposals take account of a vigorous site analysis. The site analysis must make clear what the character of the surrounding area is. The Design Statement should make clear what the vision is for the project, what the project objectives are, and what the relevant planning policies are. It should be explicit how the designs have been developed to address all of these considerations.
8. The scheme must be started within 12 months and completed within 36 months of the announcement of allocation of grant monies.
9. The Housing Corporation Sustainability Toolkit Assessment must be provided as part of the competition submission for Phase 2.
10. The winning scheme must display a banner with Housing Corporation, Derby Cityscape, and Derby City Council branding during construction works (banners to be provided) and reasonable access to these organisations and their agents is to be allowed during construction to review and record progress on site and to undertake marketing.
11. The affordable properties will be managed by an organisation meeting relevant Housing Corporation and Derby City Council requirements.
12. The best of contemporary design will be expected together with innovation in sustainable construction techniques. It is recommended that reference be made to the Urban Design Compendium available from English Partnerships. [www.englishpartnerships.co.uk](http://www.englishpartnerships.co.uk)

(Final decisions on eligibility, rules, and interpretation is by the Housing Corporation)

## Contacts:

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