# Community Housing Provider (CHP) Direct Dealing Proposal Form (Stage 1)

This form is to be completed by a CHP to submit a proposal under the LAHC Community Housing Provider Direct Dealing Policy

1. Please complete this form and submit to LAHCPartnerships\_Transactions@facs.nsw.gov.au

| 1. A. Lead CHP details
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| --- |
| CHP Name |  |
| Registered Tier |  |
| ABN |  |
| Contact name |  |
| Position / title |  |
| Phone |  |
| Email |  |

| B. Value of transaction and/or proposed LAHC investment |
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| 1. Please indicate the proposed $ value of the transaction and/or LAHC capital investment.
2. *Following are some examples of how to determine the requested values (although this list is not exhaustive):*

*If the proposal relates to the acquisition of a LAHC property, this is the market value of the property.* *If the proposal relates to the sale of a property to LAHC, this is the proposed sale price.**If the proposal requests a capital investment by LAHC, please indicate the $ value of the proposed investment – noting LAHC’s investment will typically be in the form of making land available for redevelopment. In this case the ‘capital investment value’ (CIV) will equate to the total value of the LAHC contribution towards the project, comprising the land value and any capital and/or other contributions.*  |

| C. Proposal pathway |
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| Please indicate the proposed pathway for assessment under the CHP Direct Dealing policy.

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| [ ]  Small scale proposals (LAHC Capital Investment Value (CIV) up to $10m) | [ ]  Redevelopment proposals on CHP-managed land (LAHC CIV up to $25m) |

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| D. Proposal |
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| 1. Provide:
2. 1. The name and a brief description of your proposal:
3. 2. Details of your proposal, which must at least include the following:
	* 1. Objectives, anticipated outcomes and benefits of the proposal
		2. Number of dwellings provided and tenure mix
		3. Details of any LAHC property involved, including whether the CHP currently manages the asset and under what agreement (e.g. Social Housing Management Transfers program)
		4. The name and role of any other counterparties involved (e.g. Council, financiers, builders, other consortium members)

|  |  |
| --- | --- |
| **Name** | **Role** |
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* + 1. Capital sources (e.g. equity, debt, grant, LAHC contribution, etc.)
		2. Indicative commercial structure (e.g. build to rent, project delivery agreement, acquisition of LAHC property).
		3. Delivery strategy and expected program / timing
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| E. Uniqueness |
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| Demonstrate how the CHP is in a unique position to offer LAHC an opportunity or deliver an outcome that would not otherwise be achieved by LAHC through a competitive market process |

| F. Strategic alignment |
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| Explain how the proposal is aligned to NSW Government’s objectives and outcomes for housing; in particular, growing and changing social housing to meet the needs of vulnerable people and families |

| G. Value for money |
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| Explain how your proposal presents value for money for LAHC |

| H. Capability and capacity |
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| Describe your capability and capacity to deliver the proposed transaction and outcomes |

| I. Risk allocation |
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| 1. Please indicate the proposed risk allocation between the CHP and LAHC, to the extent known at this stage.
2. Key risks may include risks associated with due diligence enquiries, planning and development approvals, environmental conditions, construction and tenancy relocations.

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| **Risks to be managed by CHP** | **Risks to be managed by LAHC** |
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| J. Project risk |
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| 1. Identify risks in the transaction or project and how you propose to manage those risks.

*The following table is provided as an example:*

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| --- | --- | --- | --- |
| **Risk** | **Likelihood** | **Impact** | **Management / Mitigation Strategy** |
|  |  |  |  |
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| K. Compliance with NSW Government and LAHC policy (Construction / redevelopment only) |
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| 1. The following policies are likely to apply to larger scale construction or redevelopment projects. Please indicate your awareness and ability to comply with policies relevant to your proposed project.

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| --- | --- | --- |
| **Policy** | **Applicable**  | **Will comply** |
| Aboriginal Procurement Policy (APP)(for projects valued[[1]](#footnote-2) over $5m[[2]](#footnote-3)) | Choose an item. | Choose an item. |
| Targets and reporting under the [Infrastructure Skills Legacy Program](https://www.nsw.gov.au/education-and-training/vocational/vet-programs/infrastructure-skills) (ISLP) (for projects valued over $10m) | Choose an item. | Choose an item. |
| LAHC [Asset Management Framework for new social housing properties managed by CHPs](https://www.dpie.nsw.gov.au/__data/assets/pdf_file/0009/378693/AMF-for-new-social-housing-properties-managed-by-CHPs-May-2021.pdf). (Applicable where a CHP manages tenancies and maintenance for new, LAHC-owned social housing properties) | Choose an item. | Choose an item. |

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| L. Attachments  |
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| 1. Optional: Please provide any supporting documentation that may support your proposal.
2. Examples may include valuations, planning advice, feasibility modelling or design drawings.

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| **Attachment** | **Comments (if relevant)** |
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| M. Declaration |
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| 1. This proposal is to be signed by an authorised representative of the CHP.
2. By submitting this proposal, I solemnly and sincerely declare that:
	* 1. I am duly authorised to make this declaration on the CHP’s behalf
		2. I have read and understood the Policy
		3. I consent to LAHC obtaining any relevant information from the NSW Community Housing Registrar
		4. the CHP is a Tier 1, Tier 2 or Tier 3 CHP (as relevant to the Proposal) under the NRSCH or NSW Local Scheme
		5. the CHP has: (*select one box*)

[ ]  no serious regulatory compliance issues, OR[ ]  serious regulatory compliance issues to declare (if so, describe below)* + 1. the CHP has: (*select one box*)

[ ]  no material unsatisfactory or unresolved contractual issues with a LAHC lease or other contractual agreement, OR[ ]  material unsatisfactory or unresolved contractual issues to declare (if so, describe below)* + 1. I will notify LAHC in writing if any statement in this form becomes incorrect, with full details
		2. I will notify LAHC in writing immediately if any conflict of interest arises or which I perceive may arise during the course of discussions with LAHC regarding the proposal, and
		3. [ ]  I do not have any existing or potential conflicts of interest (including any direct or indirect financial, personal, or any other interest or association) to declare that may create, or be perceived to create, a conflict of interest in this proposal, OR

[ ]  I have the following conflict(s) of interest to declare (if so, describe below). |

|  |  |
| --- | --- |
| Name |  |
| Position |  |
| Signature |  |
| Date |  |

1. For the APP and ISLP, project value is based on the construction or development value of the social housing to be returned to LAHC. [↑](#footnote-ref-2)
2. While the APP threshold is $7.5 million, LAHC applies a threshold of $5 million. [↑](#footnote-ref-3)