

GREATER LONDON AUTHORITY

Susan Hall AM

Chairman of the Budget and Performance
Committee
(sent by email)

Date: 24 September 2020

Dear Susan,

Funding allocations and expenditure

Thank you for your letter dated 8th September setting out the queries related to the committee's request for information about the current affordable housing settlement of £4.82bn. You requested clarity on how much of the fund has been allocated and paid to individual housing providers and how much is still available to allocate to new bids.

Allocations and payments

The overall £4.82bn settlement includes £0.05bn for the Move-On programme to develop homes for people moving on from hostels and refuges. This contributes directly towards meeting the Mayor's aims for a permanent route off the street for rough sleepers in the capital and support for survivors of domestic abuse. This funding is ring-fenced for move on accommodation and leaves £4.77bn of the settlement for the general affordable housing programmes. Details of the move on allocations are not included in the figures below as the projects and providers in this programme are of a sensitive nature.

In total, the general AH settlement is £4.77bn and the GLA has made allocations of £4.24bn, of which £1.63bn has been paid to housing providers. Details of the overall allocation and amounts paid to individual organisations are shown in appendix 1.

Overall, this leaves £535m of the general affordable housing settlement still to allocate to new projects.

Programme target

The settlement requires the GLA to achieve 116,000 affordable housing starts on site by 31 March 2023 and the details set out in appendix 1 relate to allocations for 115,000 homes expected over the programme period. The remaining settlement of £535m will be used to fund additional homes towards the target, plus further over-programming of around 5,000 homes

(4% of the programme target) to ensure that any slippage or non-delivery between now and the end of the programme can be mitigated through schemes progressing with GLA allocations.

It should also be noted that my team work closely with partners to ensure that grant funding levels on projects are assessed against requirements to make schemes viable. Over the course of the programme this has resulted in headroom that places the GLA in a strong position to support additional homes towards the 116,000 starts target and a level of over-programming to ensure the target is met.

Public records

To ensure our ability to continue to drive forward value for money on grant allocations, details of overall grant paid and remaining allocations to organisations are not in the public domain, nor is the overall headroom in the programme, and I am requesting that the list in appendix 1 and the headroom noted above, is not published. In line with GLA governance requirements details of individual allocations to providers are published on the GLA website on a quarterly basis. These are available at the following link, under the section entitled delegated approvals.

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

We also provide a summary of approvals at the start of each programme following an initial bids round.

I hope the information above and in the following appendix are helpful in contributing towards your review of the affordable housing programme, but please let me know if you need anything further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R Hyatt', with a horizontal line drawn underneath it.

Rickardo Hyatt
Assistant Director of Housing and Interim Deputy Executive Director Housing and Land

Encl: Appendix 1

Appendix 1: Affordable housing allocation for current housing settlement by organisation.

Note: The last set of GLA audited accounts relate to the financial year ending 31 March 2019 and the table below shows payments to the same period to ensure alignment with the GLA published audited accounts. In August 2020, the GLA published unaudited accounts for 2019-20. Payments of £540m were made for AH programmes for that period, these are included within the remaining allocations figures below.

Grand Total £1,632,197,337 £2,602,842,574

Organisation	Paid allocation (to 31 March 2019)	Remaining allocation (from 1 April 2019 onwards)
A2 Dominion	£106,917,422	£51,482,077
Agudas Israel Housing Association Limited	£903,486	£882,000
Almshouse Consortium Ltd	£1,000,000	£0
AmicusHorizon Limited	£3,548,494	£0
Anchor Hanover Group	£0	£300,000
Anchor House	£150,000	£0
Berkeley Homes	£2,590,000	£0
Big Issue Invest Limited	£5,079,711	£0
BL Canada Water Holdings Ltd	£0	£21,600,000
Brick by Brick (Croydon Council)	£0	£23,082,000
Catalyst Housing Group Limited	£1,101,250	£0
Catalyst Housing Limited	£65,873,774	£23,625,000
Circle Anglia Limited	£449,457	£1,326,158
City of London	£270,000	£29,190,000
City of Westminster Council	£2,000,000	£15,810,000
City West Homes (SPV)	£128,000	£0
City YMCA, London	£0	£2,190,000
Clarion Housing Group	£15,178,037	£211,199,995
Connected Partnership	£6,714,586	£37,764,191
Cornerstone Foster Care	£78,930	£0
Countryside Properties (UK) Ltd	£5,000,000	£0
Croydon Council	£0	£45,290,000
East Thames Group Limited	£2,055,982	£0
Eastend homes	£16,000	£4,634,000
Estuary Housing Association Limited	£1,547,320	£1,890,000
Evolve Housing + Support	£0	£3,780,000
Family Mosaic Housing	£3,889,600	£48,000
Genesis Housing Association Limited	£7,341,826	£0
George Peabody Donation Fund	£3,772,785	£3,117,198
Grainger Trust Ltd	£1,652,000	£0
Habinteg Housing Association Limited	£512,000	£0
Hexagon Housing Association Limited	£12,351,742	£5,080,623

Organisation	Paid allocation (to 31 March 2019)	Remaining allocation (from 1 April 2019 onwards)
Home Group	£2,151,131	£21,264,000
Hyde Housing Association Limited	£63,819,392	£120,723,922
Inquilab Housing Association Limited	£1,673,000	£0
Islington and Shoreditch Housing Association Ltd	£6,444,025	£5,030,421
Jewish Community Housing Association Limited	£0	£710,000
Keniston Housing Association	£224,000	£70,000
L&G Affordable Homes	£0	£5,076,000
L.B. Croydon SWLHP	£2,452,495	£0
Lambeth & Southwark Housing Association Limited	£69,210	£3,000,000
Leicester Housing Association Limited	£2,883,254	£481,960
London & Quadrant Housing (L&Q)	£405,967,250	£194,907,750
London Borough Newham	£22,988,866	£84,470,000
London Borough of Barking and Dagenham	£22,854,185	£37,782,000
London Borough of Barnet	£0	£8,700,000
London Borough of Bexley	£238,000	£0
London Borough of Brent	£8,578,500	£85,180,000
London Borough of Bromley	£480,565	£0
London Borough of Camden	£5,112,500	£23,350,000
London Borough of Croydon	£135,000	£0
London Borough of Ealing	£11,970,134	£96,115,000
London Borough of Enfield	£1,661,250	£36,220,500
London Borough of Hackney	£4,034,000	£42,754,000
London Borough of Hammersmith and Fulham	£0	£15,308,000
London Borough of Haringey	£90,761	£61,758,000
London Borough of Harrow - Housing	£3,954,250	£32,144,000
London Borough of Havering	£1,988,478	£51,842,000
London Borough of Hillingdon	£266,000	£11,412,000
London Borough of Hounslow	£3,288,270	£75,446,000
London Borough of Islington	£2,302,500	£22,500,000
London Borough of Lambeth	£2,596,518	£9,996,000
London Borough of Lewisham	£0	£36,600,000
London Borough of Lewisham	£160,000	£0
London Borough of Southwark	£5,255,636	£95,350,000
London Borough of Sutton	£0	£6,500,000
London Borough of Tower Hamlets	£5,487,500	£9,750,000
London Borough of Waltham Forest	£15,424,545	£25,357,000
London Borough of Wandsworth	£3,102,000	£12,074,000
London Borough Redbridge	£979,840	£26,678,000
Metropolitan Thames Valley	£30,123,892	£23,822,108
Moat Homes Limited	£4,592,191	£6,007,000
Network Homes Limited	£50,124,232	£31,016,559
Network Housing Group Limited	£4,723,575	£0

Organisation	Paid allocation (to 31 March 2019)	Remaining allocation (from 1 April 2019 onwards)
Newlon Housing Trust	£2,128,026	£24,678,292
Notting Hill Genesis	£234,015,034	£73,855,259
Notting Hill Housing Trust	£17,291,257	£0
Oak Housing Limited	£720,000	£0
One Housing Group Limited	£29,596,000	£29,376,000
Optivo	£18,933,164	£126,476,895
Orbit Group Limited	£11,180,355	£23,772,000
Paradigm Housing Group Limited	£0	£2,672,000
Paragon Community Housing Group Limited	£508,396	£30,491,748
Peabody Trust	£88,413,570	£196,195,384
Phoenix Community HA (Bellingham and Downham) Ltd	£1,606,457	£12,444,000
Places for People Group Limited	£16,000	£1,694,000
Pocket Living	£42,267,050	£0
Poplar HARCA Limited	£5,066,519	£13,357,823
Resi Housing Limited	£0	£5,968,000
Richmond Housing Partnership Limited	£6,367,200	£24,898,800
Riverside Housing Association Limited	£0	£27,930,000
Royal Borough of Greenwich	£572,500	£32,600,000
Royal Borough of Kensington and Chelsea	£10,920,000	£33,680,000
Royal Borough of Kingston upon Thames	£26,934,750	£67,844,000
Rural Urban Synthesis Society (RUSS)	£326,040	£661,960
Sanctuary Housing Association	£5,189,210	£945,000
Soho Housing Association Limited	£0	£2,837,958
Southern Housing Group Limited	£4,735,977	£42,691,000
St Mungo Community Housing Association	£15,194,442	£0
Sutton Housing Society Limited	£0	£70,000
Swan Housing Association Limited	£66,075,987	£15,482,494
TBG Open Door Homes Limited	£0	£2,632,000
Telford Homes Plc	£408,500	£0
Thames Valley Housing Association Limited	£7,981,000	£46,000
The Guinness Partnership Limited	£77,240,501	£2,922,499
The Guinness Trust	£1,911,443	£0
Viridian Housing	£1,361,677	£0
Walterton & Elgin Community Homes (WECH)	£1,290,000	£1,290,000
Wandle Housing Association Limited	£0	£832,000
Waterside Places	£4,095,936	£0
Westminster Community Homes Limited	£872,000	£0
YMCA London South West	£658,999	£0
YMCA Thames Gateway	£0	£2,810,000