

Our reference: MGLA240823-4959

21 September 2023

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 9 June 2023. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

- 1. The 25 April email from Housing and Land refers to a revised indicative bid from LBB on OPS; may we have a copy?*
- 2. The same email refers to an attached spreadsheet – but it's not in what you've sent us. Please may we see it?*
- 3. The latest email exchange is dated April 30; are you really saying there was no email traffic between the GLA and LBB from May 1 to July 25?*

Our response to your request is as follows:

- 1. The 25 April email from Housing and Land refers to a revised indicative bid from LBB on OPS; may we have a copy?*
- 2. The same email refers to an attached spreadsheet – but it's not in what you've sent us. Please may we see it?*

The key details of the revised indicative bid for the Affordable Homes Programme 2021-26 (AHP 21-26) from the London Borough of Brent (LBB) that was approved on OPS on 20 July 2023 are summarised below.

Project details (last approved on OPS 13/10/2021):

Oranisation name	London Borough of Brent	
Programme selected	Affordable Housing Programme 2021-2026	
Project type selected	Indicative	

Affordable Homes delivery (last approved on OPS on 20/07/2023):

Start on site delivery year	Number homes	Tenure type
2024/25	287	Social Rent
2025/26	285	Social Rent

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Total number of homes	572	
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Completion delivery year	Number homes	Tenure type
2025/26	158	Social Rent
2026/27	165	Social Rent
2027/28	193	Social Rent
2028/29	56	Social Rent
Total number of homes	572	

The grant allocation amounts and viability assessment (the referenced 'attached spreadsheet') are considered to be exempt from disclosure by virtue of the disclosure-exception provision found under regulation 12(5)(e) of the EIR. Regulation 12(5)(e) applies when disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law.

If we were to release the grant allocation amounts it would be prejudicial to ongoing negotiations with the GLA's Investment Partners. The information is covered by the common law obligation of confidentiality, the information is not trivial in nature, nor is it in the public domain. Disclosure of the information would inevitably harm the confidential nature of it and therefore the exemption at Regulation 12(5)(e) is engaged in respect of disclosure of the redacted information.

Regulation 12(5)(e) is as qualified exemption from our duty to disclose information under the EIR, and consideration must be given as to whether the public interest favouring disclosure of the information covered by this exemption outweighs the public interest considerations favouring maintaining the exemption and withholding the information. The GLA acknowledges that there is a public interest in the delivery of the Affordable Homes Programme. However, it is not in the public interest to release information which would be likely to prejudice the position of our partners in future negotiations and any procurement exercises. We therefore find that the public interest is balanced in favour of non-disclosure because of the harm its release would cause

3. *The latest email exchange is dated April 30; are you really saying there was no email traffic between the GLA and LBB from May 1 to July 25?*

There was no further email correspondence between the GLA and LBB from 1 May 2023 to 9 June 2023 (when your request for information was received) regarding Brent's Affordable Homes Programme 2021-26. It was discussed within the meetings between the GLA and LBB within this period and the notes from these meetings was disclosed on the first page of the attachment provided in response to your previous request.

Between 9 June 2023 and 25 July 2023, further emails were exchanged between the GLA and LBB regarding Brent's Affordable Homes Programme 2021-26, and these emails have been attached to this response.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA240823-4959

Yours sincerely

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## **Information Governance Officer**

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

[REDACTED]

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**From:** [REDACTED] <brent.gov.uk>  
**Sent:** 26 July 2023 14:01  
**To:** [REDACTED]  
**Subject:** RE: LB Brent - AHP 21-26 - Letter confirming allocation

Hi [REDACTED]

Thanks for sharing the allocation letter.

A quick question on the replacement funding, am I right in thinking there is no such condition that schemes will have to SOS by the 31 Mar 25?

I believe that this is what DLUHC have dictated on the Homes for England and I just wanted to check that this is not the case for the GLA.

Regards

[REDACTED]  
[REDACTED]  
Senior Development Manager  
Housing Supply & Partnerships

**Tel:** 02089371589  
**Mob:** 07407512720  
**Email:** [REDACTED] <brent.gov.uk>  
**London Borough of Brent** | [www.brent.gov.uk](http://www.brent.gov.uk)  
**Twitter** - @Brent\_Housing [https://twitter.com/Brent\\_Housing](https://twitter.com/Brent_Housing)  
**Facebook** - brentcouncilhousing <https://www.facebook.com/brentcouncilhousing>

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**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 20 July 2023 17:38  
**To:** [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@brent.gov.uk>  
**Subject:** LB Brent - AHP 21-26 - Letter confirming allocation

Hi all,

Hopefully you have now seen the attached letter confirming Brent's AHP 21-26 allocation following the re-bidding exercise that was carried out earlier this year – but sending on in case you haven't.

I have now approved the indicative projects on OPS.

Any questions, then please let me know.

Kind regards,  
[REDACTED]

[REDACTED]  
[REDACTED]  
**Senior Area Manager, North West Area Team, Housing and Land**  
**GREATER LONDON AUTHORITY**  
City Hall, Kamal Chunchie Way, London E16 1ZE

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 21 July 2023 10:07  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: LB Brent - AHP 21-26 - Letter confirming allocation

Morning [REDACTED]

That all sounds really positive, and if it is helpful to talk through proposals ahead of your board meeting on 24 August to ensure alignment with the AHP 21-26 programme then please let me know.

Kind regards,  
[REDACTED]

[REDACTED]  
[REDACTED]  
**Senior Area Manager, North West Area Team, Housing and Land**  
**GREATERLONDONAUTHORITY**  
City Hall, Kamal Chunchie Way, London E16 1ZE  
[REDACTED]

**london.gov.uk**  
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

*My preferred pronouns are* [REDACTED]

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**From:** [REDACTED] <[REDACTED]@brent.gov.uk>  
**Sent:** 21 July 2023 09:58  
**To:** [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@brent.gov.uk>  
**Subject:** RE: LB Brent - AHP 21-26 - Letter confirming allocation

Morning [REDACTED]

Thank you for sharing a copy with us.

We are now going to be finalising the sites for this programme, our aim is to present a draft programme to our internal Board on 24 August and then we will upload the individual sites onto OPS.

Best wishes

[REDACTED]  
[REDACTED]  
Head of Affordable Housing & Partnerships | Resident Services  
London Borough of Brent | Brent Civic Centre | Engineers Way | Wembley | HA9 0FJ  
020 8937 [REDACTED]  
[www.brent.gov.uk](http://www.brent.gov.uk)  
@Brent\_Council

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**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 20 July 2023 17:38  
**To:** [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>  
**Cc:** [REDACTED] <[REDACTED]@brent.gov.uk>  
**Subject:** LB Brent - AHP 21-26 - Letter confirming allocation

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Hopefully you have now seen the attached letter confirming Brent's AHP 21-26 allocation following the re-bidding exercise that was carried out earlier this year – but sending on in case you haven't.

I have now approved the indicative projects on OPS.

Any questions, then please let me know.

Kind regards,

[REDACTED]

[REDACTED] [REDACTED]

**Senior Area Manager, North West Area Team, Housing and Land**  
GREATERLONDONAUTHORITY  
City Hall, Kamal Chunchie Way, London E16 1ZE

[REDACTED]

**[london.gov.uk](https://www.london.gov.uk)**

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

*My preferred pronouns are* [REDACTED]

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

**The GLA stands against racism. Black Lives Matter.**

**Kim Wright**

Chief Executive

London Borough of Brent

Date: 13 July 2023

Dear Kim,

## **Affordable Homes Programme (AHP) 2021-26: Confirmation of New Allocation**

As you know, in light of the economic challenges the sector faced since the beginning of 2022, earlier this year we invited you to make changes to the AHP 2021-26 allocations you were awarded in 2021. Following a period of negotiations with both our investment partners and government, I am now pleased to confirm your revised AHP 2021-26 allocation in the attached document.

Now that the allocations are confirmed, we are keen to work with you to ensure the revised commitments are met. Delivery, and - for those partners with indicative allocations - pipeline, will be reviewed at quarterly meetings and, if annual commitments cannot be met, we will need to reallocate funding.

## **Deadlines for Profiling Out Indicative Allocations**

We expect partners to profile out indicative allocations into named projects as quickly as possible. The contract sets out deadlines for when partners must profile out indicative allocations by, to retain allocations during the programme. For indicative allocations for homes scheduled to start on site during 2023/24, we will extend the deadline for profiling out named projects to 30 September 2023. For indicative allocations scheduled to start on site during 2024/25, the deadline for profiling out named projects will be 30 June 2024; for 2025/26, we expect partners to profile out any outstanding indicative allocation before 30 June 2025. Your Area Manager will be touch with you to understand the pipeline of projects that will utilise indicative allocations for those partners that have them.

## **Continuous Market Engagement (CME)**

We are still finalising the arrangements for Continuous Market Engagement (CME) with government. Further details will be released as soon as these are agreed. We expect to use CME to support projects that: deliver starts in 2023/24; maximise social rent; and offer the highest level of additionality. We will also prioritise projects that deliver specialist and supported housing; or help to deliver estate regeneration. We also expect partners to profile out existing indicative allocations before submitting bids for CME and we will not be approving additional indicative allocations through CME.

## **Grant as a Percentage of Total Scheme Costs (TSCs)**

Please note that if total scheme costs increase during a project following an approval of grant, the GLA is not in a position to increase grant proportionately.

## **Additionality / Additional Viability Assessment Principles**

A key objective for AHP 2021-26 is to maximise the number of new homes in London and so funding will only be available for homes that are net additional. When seeking approval for named projects, partners should follow the relevant guidance in the GLA Capital Funding Guide, [here](#) (see 'Thresholds for using GLA AHP grant', p42).

## **Estate regeneration**

Following negotiation with DLUHC, the GLA can now fund replacement homes following demolition as part of an estate regeneration project. We expect that such projects will only

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receive funding when they support an overall increase in the supply of affordable housing, and the Mayor's resident ballot requirement continues to apply.

To help us assess bids and comply with DLUHC monitoring requirements, partners will need to provide information on the number of affordable homes before and after regeneration when new grant requests for named projects are submitted. As part of this the GLA will need to collect information about any homes landlords deem 'obsolete'. Prior to approval, we will need to understand how you reached the decision that these homes are obsolete and could not be retained, by reason of type, condition or building safety. Please ensure you consider this in advance of submitting project proposals which include the replacement of obsolete homes.

## **Building Safety Requirements**

As you will know and have agreed to via the contract, all allocations are subject to confirmation that the GLA's building safety requirements will be met on named projects. Where partners have not yet completed the building safety block in GLA OPS to confirm that projects will comply, allocations in this letter are conditional on completing this confirmation. Please ensure the building safety block in GLA OPS is completed as soon as possible to secure the project allocation.

## **EDI Requirements**

The GLA's Equality, Diversity, and Inclusion (EDI) requirements are ongoing through the course of the programme. Partners are required to develop, publish and implement an EDI Action Plan and demonstrate compliance with the five minimum standards on a continuing basis. It is a contractual requirement to comply with these requirements, and a breach could impact on funding.

## **Post Occupancy Evaluation and Delivering Quality Homes**

From October 2021 until December 2022, the GLA conducted two pilot projects with selected Investment Partners (see [here](#)) to test and refine the proposed Post Occupancy Evaluation (POE) and Delivering Quality Homes (DQH) funding requirements. Following the successful completion of the pilots, the GLA looks forward to expanding these initiatives across the wider AHP 21-26. Further detail will be circulated in due course.

Should you have any further questions or require additional clarification, please do not hesitate to reach out to your Area Manager.

We appreciate your continued partnership and commitment to delivering affordable housing in London and look forward to working with you over the next few years.

Yours,



Heather Juman

Assistant Director, Housing



< indicative project (to be profiled to named sites)						Approved allocation 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**From:** [REDACTED] <[REDACTED]@london.gov.uk>  
**Sent:** 03 July 2023 09:22  
**To:** [REDACTED] <[REDACTED]@brent.gov.uk>; [REDACTED] <[REDACTED]@brent.gov.uk>  
**Subject:** LB Brent - Service charges charter

Hi both,

You may recall that when the AHP 21-26 contracts were signed, partners were asked to sign up to the GLA's service charge charter at the same time. The charter outlines a set of best-practice principles for housing providers to adopt when managing service charges and we ask partners to sign up to the charter as part of the 21-26 AHP.

We have the attached signed copy of the letter from yourselves, but you will note that neither of the tick-boxes were 'ticked' confirming that Brent is signing up to the charter. Please could you review the letter, add this to LB Brent letterheaded paper, select the relevant option, and sign/seal and return an updated version of the letter to us? Electronically is fine, and I can send across on DocuSign if preferable.

More details on the charter can be found here: [Service Charges Charter](#).

Any questions, then please let me know.

Kind regards,

[REDACTED]

[REDACTED]

**Senior Area Manager, North West Area Team, Housing and Land**  
GREATERLONDONAUTHORITY  
City Hall, Kamal Chunchie Way, London E16 1ZE

**london.gov.uk**  
[REDACTED] [london.gov.uk](#)

*My preferred pronouns are* [REDACTED]

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

**Tim Steer**

Executive Director (Interim) Housing and Land – Greater London Authority  
City Hall  
Kamal Chunchie Way  
London E16 1ZE

Dear Tim

**Signatory Letter – Service Charges Charter**

Thank you for inviting my organisation to sign the GLA's new Service Charges Charter<sup>1</sup>. I understand that the Charter, developed collaboratively with providers and shared owners, sets out principles for service charges, relating to transparency, affordability, design, challenge and redress.

*(Please select one of the following and the GLA will update its' records accordingly)*

- ☒ I hereby sign up to the Service Charges Charter and I confirm that my organisation will implement and uphold the principles of the Charter.
- ☐ However, I am not willing to sign up to the Service Charges Charter at this time.

I confirm that my organisation will disclose to all prospective shared owners of GLA-funded homes, via the Key Information Documents requirement, our status in relation to the Service Charges Charter

Yours sincerely

DocuSigned by:  
  
E79F392A59C24B3...

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<sup>1</sup> <https://www.london.gov.uk/what-we-do/housing-and-land/service-charges-charter>

**From:** [redacted]  
**Sent:** 05 July 2023 11:29  
**To:** [redacted]  
**Subject:** LB Brent - fortnightly catch-up  
**Attachments:** 05-07-2023 - LB Brent Programme Notes.xlsx; SHAP building requirements June 2023 v002.pdf

Hi both,

Ahead of our catch-up tomorrow morning, please find attached report setting out the actions needed on OPS in the next few weeks. In terms of an agenda, I was hoping to run through the below, please let me know if you would like to add anything to this:

- AHP 21-26
  - GLA update on allocations
  - EDI Action Plan
  - Service charges letter

make buildings suitable for the above purposes. We also continue to invite bids for the wider SHAP Programme

[REDACTED]

Kind regards,

[REDACTED]

[REDACTED] [REDACTED]

**Senior Area Manager, North West Area Team, Housing and Land**  
GREATERLONDONAUTHORITY  
City Hall, Kamal Chunchie Way, London E16 1ZE

[REDACTED]

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*My preferred pronouns are* [REDACTED]