



Ministry of Housing,
Communities &
Local Government



Homes
England

MAYOR OF LONDON

NHA LDN - Submit Your Site in PDF format

Weblink: <https://www.london.gov.uk/nhasubmission>

This form is for Developers (private, RPs, Local Authority developer) seeking assistance / intervention from NHA London (generally post-planning and/or non planning related issues)

Step 1 – Draw a polygon

Please draw a polygon of the site boundary on the map.

Step 2 – Complete the following questionnaire

Questions marked with * are mandatory.

About you

1 *Your name

Open text (within 200 characters)

2 *Your email address

Answer in email address format

3 *Your position

Open text (within 200 characters)

4 *Your organisation name

Open text (within 200 characters)

About the site

5 *What is the name of the site?

Open text (within 200 characters)

6 *What is the site address?

Open text (within 800 characters)

7 What is the site postcode?

Answer in postcode format, e.g. AB1 2CD

8 *What London Borough(s) is your site in?

Drop-down list of London Boroughs: Multiple selection is allowed for sites which straddle two boroughs

9 What is your Molior site ID, if used?

Open text (within 100 characters)

10 If the site is part of a wider development scheme, please provide the name of this scheme.

Open text (within 200 characters)

11 If a lead developer has been appointed, please provide the name of the developer. If you are the lead developer, please write your own organisation name.

Open text (within 200 characters)

12 *How would you categorise the principal developer on your site? If you do not yet have a developer, please tick 'Not Applicable'.

Drop down, single selection:

- London Borough
- Housing Association
- International developer
- UK wide developer
- Regional/London developer
- Joint venture
- SME
- Other private
- Other public body
- Not applicable

13 What is the name of any other partner(s) in the development, if applicable?

Open text (within 800 characters)

14 *What is the current planning status of the site?

Drop down, single selection:

- Pre-application discussions
- Planning Application
- Full planning consent (signed s106)
- Resolution to grant
- Lapsed consent

- Under construction and progressing
- Started construction but stalled
- Other

- *If other, please specify - open text (within 200 characters)*

15 What is the planning application reference number, if applicable?

Open text (within 200 characters)

16 *Have you already started on site?

Drop down, single selection:

- Yes, started on site
- No, haven't started

17 If no, what is your predicted start date? (*Only answer if response to Q16 is "no"*)

Answer in MM/YYYY format

18 *How many homes are currently planned for this site? Please write the number of homes for each housing type.

- Total no. of homes:
- Affordable:
- Build to rent:
- Private for sale:
- Student/ Co-living:
- If other home type:
 - Please specify type:
 - Please specify number:

19 *Do you have a registered provider in place?

Drop down, single selection:

- Yes
- Offers obtained
- No
- N/A - RP or Borough
- N/A - no affordable units

20 * If no, why not? (*Only answer if response to Q19 is "no"*)

Drop down, single selection:

- Too early in the planning process
- No offers received
- Offers unacceptable
- Other
 - *If other, please specify: open text (within 800 characters)*

21 *If you have a Build to Rent element in your project, do you have a Build to Rent investor in place?

Drop down, single selection:

- Yes
- Offers obtained
- No
- Not applicable

22 In the development appraisal, what is the anticipated unit price on £psf (blended)?

Drop down, single selection:

- Under £500psf
- £500-£800psf
- £800-£1,000psf
- £1,000-£1,500psf
- Over £1,500psf

Barriers to Delivery

23 *What are the key barriers to delivery on this site?

Drop down, multiple selection (up to 20 options):

- Access to finance
- Biodiversity net gain - availability/ cost
- Building redesign
- Building Safety Regulator - Gateway 2
- Building Safety Regulator - Gateway 3
- Community Infrastructure Levy regulations
- Compliance with planning conditions
- Compliance with planning regulations
- Construction costs are too high
- Contaminated land remediation requirements
- Contractor insolvency
- Electricity supply and/or grid connection
- Engagement with any other public body, including Government departments
- Flood mitigation requirement
- Insufficient market sales
- Insufficient water supply/provision
- Issues on site e.g. skills, labour, materials
- Issues with statutory consultees - Environment Agency
- Issues with statutory consultees - National Highways

- Issues with statutory consultees - Natural England
- Issues with statutory consultees - other
- JV issues
- Local opposition to development
- Local service provision - education - funding
- Local service provision – education – other
- Local service provision - health
- Nutrient mitigation requirements – availability/ cost
- Planning capacity issues
- Section 106 - issues during implementation of agreement
- Section 106 - issues during negotiations
- Transport infrastructure provision – funding
- Transport infrastructure provision – public transport/ active travel
- Transport infrastructure provision – rail
- Transport infrastructure provision – road
- Wastewater capacity/connection
- Other
 - *If other, please specify: Open text (within 20 characters)*

24 *Does the site need to go through Building Safety Gateways?

Drop down, single selection:

- No - Not a Higher Risk Building
- No - Subject to transitional arrangements
- Yes - Approved
- Yes - Choosing to redesign, despite transitional arrangements
- Yes - Not yet applied
- Yes - Submitted but not yet determined
- Yes - Submitted and rejected

25 *If yes, what are forecast approval dates for the following. (*Only answer if response to Q24 is “yes”*)

- Gateway 1: Answer in DD/MM/YYYY format
- Gateway 2: Answer in DD/MM/YYYY format
- Gateway 3: Answer in DD/MM/YYYY format

26 *What interventions are required to enable delivery by summer 2029?

Drop down, multiple selection:

- Access to funding
- Brokerage support to access finance and investment
- Planning assistance
- Support overcoming regulatory obstacles e.g. BSR, Statutory consultees

- Support overcoming infrastructure obstacles e.g. grid connection, roads, schools
- S106 affordable homes support
- Stakeholder facilitation
- Other
 - *If other, please specify: open text (within 800 characters)*

27 *What type of funding intervention would the site benefit from? (Only answer if response to Q26 is “Access to funding”)

Drop down, multiple selection:

- Loan
- Discounted loan
- Grant (affordable housing)
- Grant (infrastructure)
- Grant (viability gap)
- Other
 - *If other, please specify: open text (within 800 characters)*

28 *Broadly how much funding would you require for each intervention? (Only answer if response to Q26 is “Access to funding”)

Drop down, single selection for each applicable funding type:

Options:

- Not applicable
- £5m - £10m
- £10m - £15m
- £15m - £20m
- £20m - £25m
- £25m - £30m
- £30m - £35m
- £35m - £40m
- £40m - £45m
- £45m - £50m
- £50m above

Type of funding (only specify where applicable):

- Loan funding
- Discounted loan funding
- Grant (affordable housing)
- Grant (infrastructure)
- Grant (viability gap)
- Other

- *If other grant funding type, please specify:*
- *If other grant funding type, please specify amount:*

29 *What are your other funding sources and their status? (Only answer if response to Q26 is "Access to funding")

Drop down, single selection for each applicable funding source:

- Internal sources (e.g. equity): Not applicable/ Secured/ Not yet secured
- Third-party equity: Not applicable/ Secured/ Not yet secured
- Grant (affordable housing): Not applicable/ Secured/ Not yet secured

30 *Please provide additional detail about the nature of the barriers the site is facing and what support you need to accelerate delivery.

Open text (within 800 characters)

31 *If the New Homes Accelerator does not provide any support to this site, how many homes would be delivered before summer 2029?

Enter the answer as a number

32 *If the New Homes Accelerator did intervene at this site, how many homes could be delivered before summer 2029?

Enter the answer as a number

33 *Has there been any existing support from the government/ Mayor of London for this site? If so, please provide details?

Drop down, single selection:

- Yes, capacity support
- Yes, funding
- No
- Not known
- Other
 - *If Other, please specify: Open text (within 800 characters)*

34 If support has been provided, please provide any further details.

Open text (within 800 characters)

Step 3 - Data protection

35 *Do you agree to comply with the terms set out in the [Privacy Policy](#) and [Terms and Conditions](#)? You must agree to the data protection agreement to proceed.

Drop down, single selection

- Yes, I agree
- No, I do not agree

36 Subscribe to future updates

Tick this box if you would like to receive future updates on ATLAS LDN and NHA LDN using the email you provided.

Tick box selection