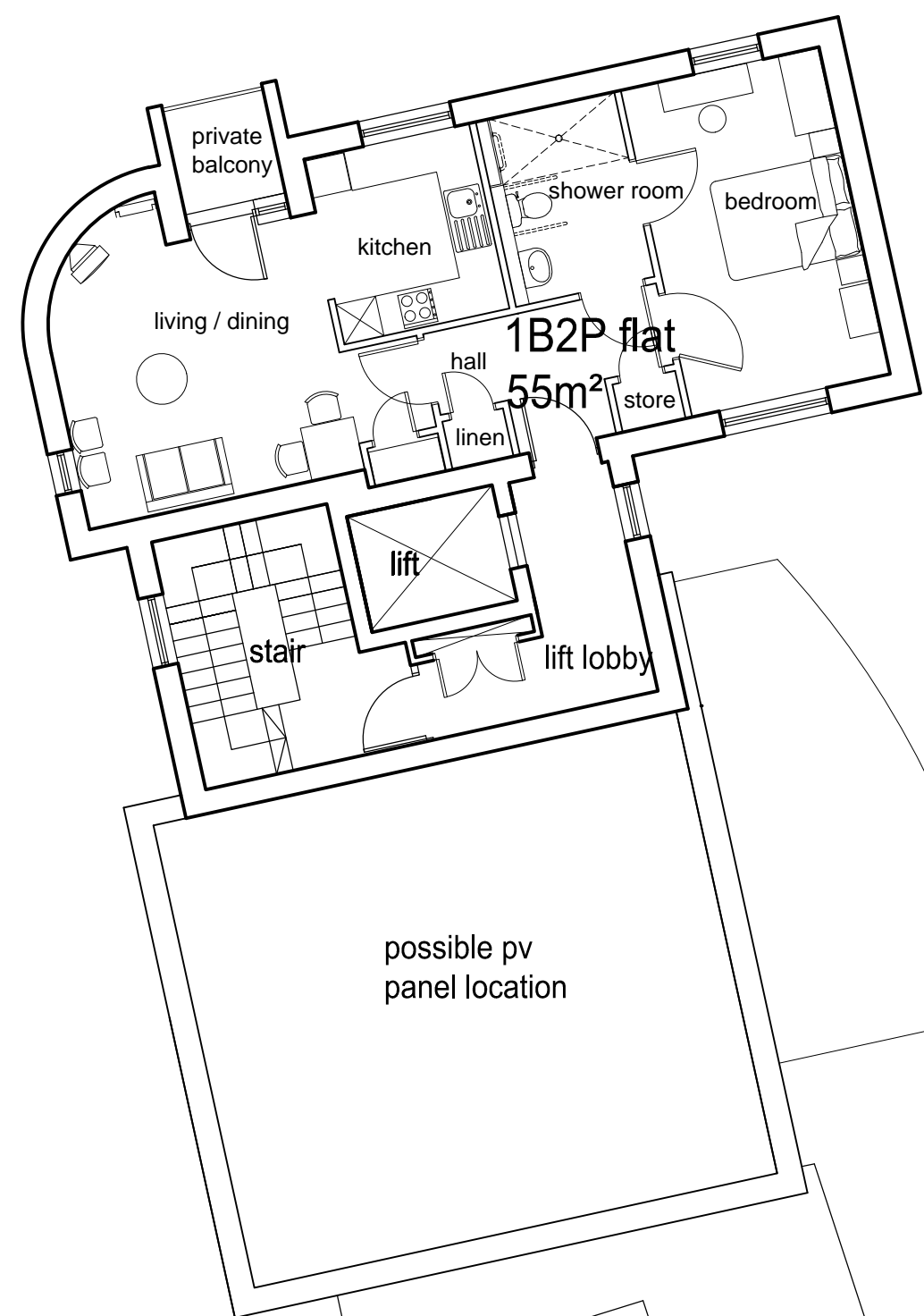


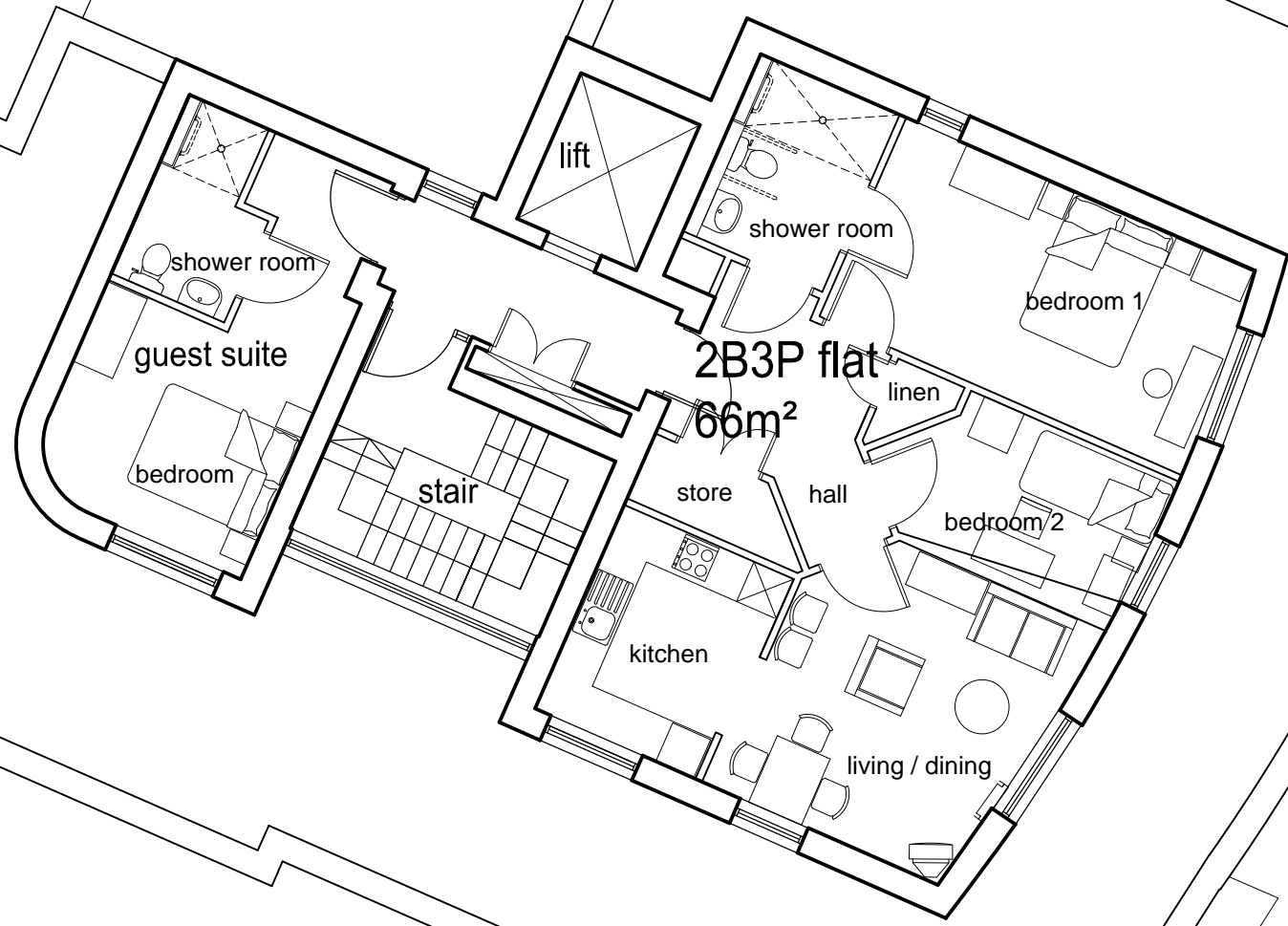
- 1a) Please provide a copy of the grant application and supporting documents, received in 2013, in relation to The Friendly Almshouses (TFA)'s site at Stockwell Park Road.



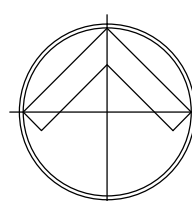
third floor plan

fourth floor plan

Roof plan over fourth floor



0 1 2 3 4 5 6 7 8 9 10m  
Scale @ 1:100



155-167 Stockwell Park Road SW9  
third & fourth floor and roof plans

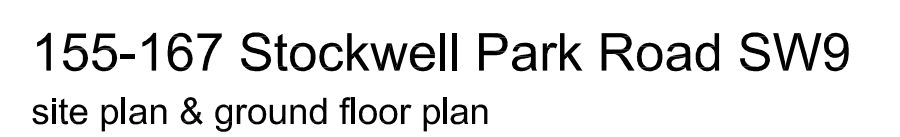
**MEPK**  
ARCHITECTS

10-18 Vestry Street  
London N1 1RE  
T: 020 7251 5573  
F: 020 7251 5574  
london@mekpk.co.uk  
www.mekpk.co.uk

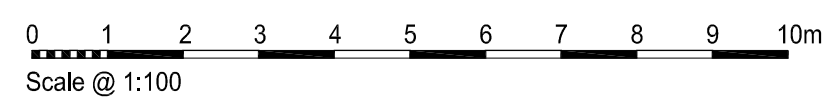
drawn: AF  
date: 27-01-11  
scale: @ A3  
job number: 0860  
drawing number: P-07  
revision: A  
checked:



- 0 1 2 3 4 5 6 7 8 9 10m  
Scale @ 1:100









## **GLA Affordable Homes Programme**

### **Continuous Market Engagement Bidding Template Guidance**

#### **Continuous Market Engagement**

On 10 August 2012 the GLA informed partners with existing AHP Framework Delivery Agreements that it would be looking to assess new scheme proposals and allocate additional programme to partners through Continuous Market Engagement (CME).

This guidance is to assist partners to submitting such proposals using the CME bidding template. In addition to these notes, bidders should refer to the 2011-15 Affordable Homes Programme Framework document published on 14 February 2011 <http://www.homesandcommunities.co.uk/affordable-homes> in particular Chapter 5, Programme Requirements.

#### **What can be bid for?**

The GLA is inviting new proposals, on specific sites, for either Affordable Rent, shared ownership (Affordable Home Ownership) or a combination of the two tenures.

Providers can submit proposals at any time but these will only be considered by the GLA where the partner's existing AHP programme is fully identified and the new proposals offer additional delivery to existing allocations. This will be evidenced by all delivery being on specified sites in the 'scheme profile' screen of IMS.

The same criteria used to assess offers for the 2011-15 AHP main programme will be used to assess proposals bid under the GLA continuous market engagement route.

Each site bid must be able to stand on its own right as the GLA will reserve the right to select only specific sites within proposals to maximise value-for-money, deliverability and strategic fit. Partners should therefore request the actual grant which each scheme needs in order to be delivered.

#### **Payment of grant**

Following the acceptance of additional schemes into a partner's programme the Agreed Payment Rate for that partner will be adjusted accordingly, due to the change in grant and unit numbers. Payment will be based on the Agreed Payment Rate for all units across the partners programme (existing and additional). Units which start on site in 2012/13 financial year are eligible for a payment of 75% tranche payment made at start on site.

#### **Conversions**

There is the potential that a small amount of conversion capacity may become available from other AHP partners through slippage and the GLA is open to proposals from partners who believe additional conversion capacity could support additional delivery.

Conversion capacity could be created through converting existing social rent housing, at the point of re-let, to Affordable Rent or shared ownership or through disposal.

There is no requirement for providers to propose additional conversions. Where it is requested, the GLA will consider proposals on a with and without conversions basis. If the need for conversions is accepted then the conversion capacity generated will be used to offset the grant required for accepted schemes on a pound for pound basis.

Only conversions of stock within Greater London will be considered. No additional conversions of social rented schemes funded through the National Affordable Housing Programme 2008-11 will be considered.

#### **S106 sites**

As outlined in the draft affordable housing supplementary planning document, published for consultation in November 2011, the GLA would like to see affordable housing delivery maximised in London. In certain cases this could include the use of GLA funding to support delivery that would otherwise be non-viable.

If the scheme proposed to be funded is required to be affordable housing by planning obligations, as part of a larger developer-led scheme, then the provider will also be required to submit evidence that affordable housing is being maximised by this proposal. This would normally be satisfied by a development appraisal model or similar toolkit demonstrating that grant is required in order to make the optimal mix of affordable housing viable. This approach must be supported by the relevant London Borough.

For the avoidance of doubt, schemes of 100% affordable housing or Registered Provider led schemes where the receipts from open market sale are being reinvested into affordable housing delivery are not considered to be 's106 sites'. This is regardless of any s106 obligations which may exist on such sites.

Bidding for Off The Shelf units

Off The Shelf units are defined as brand-new completed dwelling or dwellings, suitable for social housing letting, purchased from a contractor/developer or their agents, following an inspection by a suitably experienced or qualified person. Known in the industry as a Turnkey project, as it is ready for immediate use.

#### **Completing the CME Bidding Template**

Excluding this guidance page, there are two further sheets in the bidding template; one for new supply and one to record conversion capacity. Completed bidding templates should be sent to the lead GLA Area Manager responsible for your organisation.

#### **New supply**

Providers should enter a line for each proposed additional scheme that forms part of this bid. Any individual sites that provide affordable home ownership and affordable rent should be entered on separate lines and indicated in the naming of the site (it is suggested that the same site name is used, with AHO or AR added to the end of the name). Similarly, scheme phases should also be entered on separate lines and, where linked to other lines by tenure, the naming convention noted above should be applied, with the additional phase number added to the end of the name.

The GLA reserves the right to fund only selected schemes and, with the exception of schemes where AR / AHO is being delivered on the same site as part of the same phase, each scheme should be deliverable in its own right.

All bids must be on the basis of identified sites with information on the planning and land ownership status provided to allow the GLA to assess deliverability.

Providers should record 'yes' to the question 'Is this a s106 scheme?' if the scheme proposed to be funded is required to be affordable housing by planning obligations, as part of a larger developer-led scheme. If 'yes' is answered then the provider will also be required to submit evidence that affordable housing is being maximised and indicate on the sheet that this has been submitted.

#### **Conversions**

There is no requirement to fill out the conversions tab (see above section on conversions).

Where it is requested, the GLA will consider proposals on a with and without conversions basis. If the need for conversions is accepted then the conversion capacity generated will be used to offset the grant required for accepted schemes on a pound for pound basis.

#### **Further Questions**

Please contact the lead GLA Area Manager responsible for your organisation for further details on the CME bidding process or bidding requirements.

END.

## Affordable Homes Programme Continuous Market Engagement Bidding Template - New Supply

**Notes:** Please read the guidance in this template before completing this section and input your bid detail in the yellow cells shown below. Grey cells are automatically updated from the information you enter.

<b>Name of Lead Partner (Select from list)</b>	Select
<b>Lead Partner Code</b>	

Please enter a unique Scheme / Site name	Affordable Rent or Affordable Home Ownership? (select from list)	Local Authority Location (select from list)	GLA London Area Team  (No input required)	Post Code (or nearest valid post code)	Number of homes	How many homes are Off the Shelf?	What is the Planning Status of the scheme? (select from list)	What is the land ownership status of the scheme? (select from list)	Is this a S106 Scheme? (select from list)	Have you submitted evidence that affordable housing is being maximised on this scheme? (select from list)  (if cell is grey no input required, only applicable to S106)	Start on Site (SOS) Date - (DD/MM/YY)  (if cell is grey no input required, not applicable to off the shelf units)	SoS Year  (No input required)	Quarter  (No input required)	Proposed Completion Date (DD/MM/YY)	Completion Year  (No input required)	Quarter  (No input required)	Number of larger homes	Number of supported housing homes	Number of social rented units  (if cell is grey no input required, not applicable to AHO)	Number of nil grant S106 homes  (if cell is red col U and V must total col F "Total units" )  (if cell is grey, no input required, unless this is a S106 scheme)	Number of S106 homes requiring grant  (if cell is red cells U and V must total col F "Total units" )  (if cell is grey, no input required, unless this is a S106 scheme)
Friendly Almshouses, 167 Stockwell Park Road, London	AR	Lambeth	South	SW9 0TL	31	0	Full planning granted/approval of reserved matters	We hold a freehold/leasehold interest in the site	No		30/05/2013	2013	1	31/12/2014	2014	3	0	33	33		
TOTAL	n/a	n/a	n/a	n/a	31	0	n/a	n/a	n/a	n/a	n/a	n/a		n/a	n/a		0	33	33	0	

**BID SUMMARY INFORMATION** (auto calculated from data entered in yellow cells above)

### 1) London Area Team and Unit Mix Summary

London Area Team	Total AR Units	Total S106 nil grant	Total AR funding	Total AHO units	Total AHO funding	Total Larger homes	Total grant funded S106	Total Supported	Total Social Rent
North East	0	0	£0	0	£0	0	0	0	0
North West	0	0	£0	0	£0	0	0	0	0
South	31	0	£1,617,000	0	£0	0	0	33	33
<b>Total:</b>	<b>31</b>	<b>0</b>	<b>£1,617,000</b>	<b>0</b>	<b>£0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>33</b>

## 2) Delivery Profile Summary - SoS and Completions

Starts on Site	Q3 12/13	Q4 12/13	2012-13 Total	Q1 13/14	Q2 13/14	Q3 13/14	Q4 13/14	2013-14 Total	Q1 14/15	Q2 14/15	Q3 14/15	Q4 14/15	2014-15 Total
North East	0	0	0	0	0	0	0	0	0	0	0	0	0
North West	0	0	0	0	0	0	0	0	0	0	0	0	0
South	0	0	0	31	0	0	0	31	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Completions	Q3 12/13	Q4 12/13	2012-13 Total	Q1 13/14	Q2 13/14	Q3 13/14	Q4 13/14	2013-14 Total	Q1 14/15	Q2 14/15	Q3 14/15	Q4 14/15	2014-15 Total
North East	0	0	0	0	0	0	0	0	0	0	0	0	0
North West	0	0	0	0	0	0	0	0	0	0	0	0	0
South	0	0	0	0	0	0	0	0	0	0	31	0	31
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>31</b>

Affordable Homes Programme Continuous Market Engagement Bidding Template - Conversions

**Notes:** Please read the guidance in this template before completing this section and input your bid detail in the yellow cells shown below. Grey cells are automatically updated from the information you enter.

1 Conversion Mix and Profile

Total anticipated re-lets across London (from now to 31 March 2015)	Of these, how many conversions are already in your existing approved London AHP programme	Total unconverted re-lets from now to 31 March 2015 (These are the total proposed additional conversions)	Proposed additional conversion to Affordable Rent (not included in current approved London AHP)	Proposed additional conversion to Affordable Home Ownership (not included in current approved London AHP)	Proposed additional conversion to Market Sale Disposal (not included in current approved London AHP)	Proposed number of conversions - check (No input required - This column indicates whether there are any errors in the proposed number of conversions; col C should equal col D+E+F)
		0				Correct - Column D,E, F equal C

2 Proposed Additional Conversion Homes Income & Profile Affordable Rent

Proposed additional conversion to Affordable Rent (not included in current approved London AHP)	Total estimated annual gross MARKET RENT including service charges, for proposed conversions	TOTAL estimated annual gross AFFORDABLE RENT including service charges for proposed conversions	TOTAL AFFORDABLE RENT annual service charge for proposed conversions	AFFORDABLE RENT as a % of market rent	TOTAL current SOCIAL RENT estimated rental income per annum (gross rent after service charges and before management and maintenance) for proposed conversions	AFFORDABLE RENT annual rental income net of service charges	AFFORDABLE RENT estimated Gross Rental Annual Differential (Affordable Rent to Social Rent)	Estimated borrowing capacity from proposed additional conversions of Social Rent to AR
0				0%		£0	£0	

3 Proposed Additional Conversion Homes Income Affordable Home Ownership

Proposed additional conversion to Affordable Home Ownership (not included in current approved London AHP)	Estimated TOTAL disposal value for proposed conversions	Estimated average first tranche sale % for proposed conversions	AFFORDABLE HOME OWNERSHIP total net 1st tranche sales 2011-15	TOTAL current SOCIAL RENT Estimated rental income per annum (gross rent after service charges and before management and maintenance) for proposed conversions	TOTAL AFFORDABLE HOME OWNERSHIP rental income per annum on remaining tranche (gross rent after service charges & before management & maintenance) for proposed conversions	AFFORDABLE HOME OWNERSHIP Est. Rental Annual Differential (AHO to Social Rent) for proposed conversions	Estimated borrowing capacity from proposed additional conversions of Social Rent to AHO (could be negative)	AFFORDABLE HOME OWNERSHIP Total capacity created from proposed conversion
0			0			£ -		£ -

4 Proposed Additional Conversion Homes Income Market Sale

Proposed additional conversion to Market Sale Disposal (not included in current approved London AHP)	MARKET SALE DISPOSAL TOTAL receipts from proposed conversions	TOTAL current SOCIAL RENT estimated rental income per annum (gross rent after service charges and before management and maintenance) for proposed conversions	Estimated current SOCIAL RENT borrowing capacity from proposed conversions	MARKET SALE DISPOSAL net total receipts, net of current SOCIAL RENT borrowing capacity
0				£ -

5 Summary Conversions

Total potential conversion capacity for reduction in grant	£ -
--	-----





Design: RP confirmed this was a transitional scheme and that it will meet the minimum standards for 08/11. Floor plans are attached.

We understand planning permission was approved for 33 units but this application was seeking grant funding for 31 units as 2 units served for the wardens and are therefore are not considered for grant funding.

1b) What amount of grant was allocated in relation to this scheme?

Their bid for grant funding was considered on 16/05/13 for £1.617.000 toward this scheme. Any allocation would have been conditional on:

- Scheme completing by March 15
- Input of scheme on GLA IMS system by the end of May 2013
- Provider registration with the HCA
- Deed of Adherence being signed with the Lead Provider

None of the above was met therefore a formal allocation of funding was never made by the GLA.

1c) When was this paid?

No grant was paid for this site as a formal allocation was never made on this scheme.

1d) What sum was repaid to the GLA?

Zero amount was repaid as no grant payment was made by the GLA.

1e) Please confirm the date on which the grant was returned to GLA and the reasons cited for its return.

No grant was returned to the GLA.

2 Please provide any correspondence received from the bidder (or from TFA) setting out the issues preventing delivery of the development within the AHP 11-15 programme.

**From:** [REDACTED]  
**Sent:** 21 August 2013 08:17  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Adding The Friendly Almshouses to the Guinness FDA -DRAFT

Good morning all,

Thank you to [REDACTED] for this draft Deed.

Can I just say that we have been in recent correspondence with [REDACTED] at the GLA around the deliverability of the TFA's project and other matters of due diligence. This morning, I have been briefed on further problems with TFA's chosen contractor. I suggest that there is still a way to go in resolving some of the issues discussed before bringing TFA into the programme.

Regards

[REDACTED]



[REDACTED]  
**Development Director**  
**Guinness South**

**6<sup>th</sup> Floor, One Euston Square, 40 Melton Street, London, NW1 2FD**

**From:** [REDACTED]

**Sent:** 07 August 2013 17:20

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: Guinness Programme Changes

[REDACTED]

I write following our Quarterly meeting and your subsequent email asking for clarification of The Guinness Development Partnership's intentions regarding programme substitutions, grant implications and completions within the AHP 11-15 & AHGP funding regimes.

Having given careful consideration to your queries, the current issues and risks we face and possible resolutions, [REDACTED] has asked that I write to you to propose the following:

[REDACTED]

**2. The Friendly Alms Houses – Albermarle scheme.**

Potentially 31 homes to be delivered in 2 phases. While we continue to pursue this scheme, issues around TFA's bank funding, RP registration outcomes and timescales, and challenges with the current contractor and site access mean that we have decided that delivery within the AHP 11-15 programme is not sufficiently certain, at this stage, for us to offer schedule the scheme as a viable substitute. We will continue to work with TFA in an effort to deliver these homes and will approach the GLA for funding if the situation improves. We feel transparency on this issue with the GLA is critical – which led to our decision to hand the claimed grant back in point 1 above.

[REDACTED]

I hope this clarifies our position and future intent to your satisfaction, however do please let me know if you have any questions.  
Etc.



On behalf of [REDACTED]  
Group Investment Director

[REDACTED]  
**Business Improvement Analyst**  
**The Guinness Partnership Ltd.**

- 3 Please provide a copy of the internal GLA email from October 2013 which refer to the development not completing due to problems with site access.

**From:** [REDACTED]  
**Sent:** 04 October 2013 13:06  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** albermale Road / Guinness

Hi both

Just a quick note on Albermare Road (Friendly) Guinness scheme. Their meeting with contractor moved to next week and it now looks unlikely that ANY of the units will complete by March 15 and this is due to problem with site access. There is a big development next door (Network) and in order to get easy access to the site they would have to demolish one cottage which they are going back to planning to do but still it looks unlikely this will be in time for March 15 completions.

regards

[REDACTED]  
**Area Manager - North West London**

- 4 Was any further application made in the relation to this site in respect of the 2015-2018 funding programme?

The GLA cannot find evidence of a further grant application in the relation to this site in MHC 2015-18 programme