

GREATER LONDON AUTHORITY

[REDACTED]
[REDACTED]

Our Ref: MGLA190520-2219

11 June 2020

Dear [REDACTED]

Thank you for your request for information which the GLA received on 19 May 2020. Your request has been dealt with under the Freedom of Information Act 2000.

The GLA's response to your request is as follows:

Q1. How many homes are 'started' when one shovel is stuck into the ground. Just one home? All of Phase One of a development? Or hundreds of homes on a complex scheme that may take decades to deliver? There may be much potential ambiguity here. Can the reporting system be better regulated to avoid mis-counting starts?

The recording of starts is reported using a methodology that has remained consistent since responsibility for funding affordable housing was devolved to the GLA in 2012. The methodology is also consistent with that used by MHCLG for its official national statistics.

In all cases starts are recorded in line with the agreed and published definition of a start set out within the Grant Agreements and the Capital Funding Guide. This definition is recognised by Government and has been in place since national housing powers were devolved to London.

Q2. Perhaps delivery is taking longer because of funding gaps. Maybe there are 'false starts', where a shovel is put into the ground and an online form filled in, while actual delivery cannot go ahead because funding is not in place. What action can you take to drive any 'false starts' out of the reporting system?

The Mayor launched the 2016-21 Affordable Housing Programme and follow on Addendum Programme to 2022 with both programmes funded from the housing settlement agreed with MHCLG. Partners formally bid for programme allocations to support delivery of projects that meet the requirements for these programmes. Starts on site reported in the GLA statistics all receive formal GLA approval to proceed within the Mayor's programmes with funding agreed from the outset with each housing provider.

GREATER LONDON AUTHORITY

Q3. *Please can you comment on why some tenures are further behind on delivery after being started: Social Rent and London Affordable Rent, and shared ownership are more than 50% behind; while market housing (funded by affordable housing grant) and Affordable Rent (above LAR rates) appear to be completing in full. Perhaps some homes started as Social Rent or LAR are being delivered as Affordable Rent. Is there anywhere that these changes of tenure are reported in the GLA's planning control system?*

The Mayor has secured the largest affordable housing settlement (£4.82bn) for London since housing programmes were devolved to the GLA. As part of this settlement, the Mayor secured funding to support genuinely affordable homes for Social Rent and London Affordable Rent. Projects with those tenures were approved in the new programmes launched by the Mayor since taking office in May 2016 and therefore will be reported as starts and completions over the course of the programme. The market homes and affordable rent home completions appearing in the published statistics from 2016 will, in many cases, relate to approvals made in earlier programmes.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this email.

Yours sincerely



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>