

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA050320-4433

30 March 2020

Dear [REDACTED]

Thank you for your request for information which the Greater London Authority (GLA) received on 5 March 2020. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

You asked for:

- 1. Can you provide all viability assessments and reviews – by the applicant, council, and GLA – for the latest planning application to redevelop the Grahame Park estate in Barnet? Barnet's Planning Committee passed this scheme last week, quoting GLA support, but planning documents on the council's website do not include an FVA or reviews or GLA reports. Could you briefly explain why?*
- 2. Low cost rent levels: the 33 secure tenants involved in this phase will be able to return to new flats on the estate. Their new rents will be at 'target social rents' in accordance with London-wide guidance. No planning document states what the costs are. Can you provide details of housing costs in cash per week for the following*?*

Our response to your request is as follows:

The GLA holds the following information within scope of your request:

- The applicant's October 2019 viability assessment report (GP Stage B Financial Viability Assessment Report _v3.0) and;
- 20191125 Heybourne Park appraisal;
- 20191125 Heybourne Park appraisal cashflow;
- Updated version of the applicant's viability report dated 24th February 2020 (GP Stage B Financial Viability Assessment Report _v4.0) and;
- 20200224 Heybourne Park FVA summary v4.0;
- GLA Grahame Park Estate FVA comments March 2020.

These documents are uploaded to our Disclosure Log in response to your request:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information/foi-disclosure-log/eir-grahame-park-estate-barnet-march-2020>

The GLA is not able to comment regarding which planning documents were made available on the council's website. In response to part 2 of your request, the GLA does not hold this information.

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

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>

**1 bed flats*

- a) Current base social rent & service charges separately (For Barnet Homes tenancy)*
- b) Target social formula rents for new flats & service charges separately (For NHG tenancy)*
- c) Actual rents if above social rent formula target (The RSH's rent standard permits registered providers to set rents 5% above formula, subject to caps)*

2 bed flats

- a) Current base social rent & service charges separately (For Barnet Homes tenancy)*
- b) Target social formula rents for new flats & service charges separately (For NHG tenancy)*
- c) Actual rents if above social rent formula target (The RSH's rent standard permits registered providers to set rents 5% above formula, subject to caps)*

3 bed flats

- a) Current base social rent & service charges separately (For Barnet Homes tenancy)*
- b) Target social formula rents for new flats & service charges separately (For NHG tenancy)*
- c) Actual rents if above social rent formula target (The RSH's rent standard permits registered providers to set rents 5% above formula, subject to caps)*