

[REDACTED]
[REDACTED]

Our Ref: MGLA120421-0441

24 May 2021

Dear [REDACTED]

Thank you for your request for information which the GLA received on 10th April 2021. Your request has been dealt with under the Freedom of Information Act 2000.

You asked for:

Please make available all and every document pertaining to the issuance of a £2.1m grant to Octavia Housing Association for the Sulgrave Gardens Passive House development circa 2010/2011.

Our response to your request is as follows:

We have checked our records stored electronically. The total grant allocated to the project was £2,115,000 of which £60,000 was recycled capital grant. The scheme delivered 9 homes for rent and 13 homes for Low Cost Homeownership Homebuy at a total scheme development cost of £8,577,416.

Planning permission was secured for the scheme in December 2010. As the scheme commenced on site in March 2011, the funding decision would have been taken as part of the National Affordable Homes Programme (NAHP) 2008-11. The allocation would have been made prior to the scheme start date and could have been as early as 2008.

Further details regarding the NAHP 2008-11 programme funding criteria which was issued by the Housing Corporation is available here, but the organisation no longer exists, and it's website is also no longer in use. Below is a link to the funding prospectus for the NAHP 2008-11.

[NAHP 08-11.indd \(housinglin.org.uk\)](#)

Since the allocation decision was taken some time between 2008 and 2010, we do not have information on how the assessment was carried out, but we do have information on what allocation decision was taken. Please see attached document for more information. If the allocation was made prior to 2008, it is most likely that the decision was made by the Housing Corporation. If the allocation was made after 2008, then the funding decision would have been

GREATER **LONDON** AUTHORITY

taken by the Homes and Communities Agency, which was replaced by Homes England and the Regulator of Social Housing in January 2018. Prior to that, under the Localism Act 2011, the London function of the Homes and Communities Agency was transferred to the Greater London Authority on the 1 April 2012.

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

Yours sincerely,


**Area Manager, North West Area Team
Housing and Land**

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>

GLA: Affordable Housing projects - Scheme level information (April 2011 to March 2018)

Project Details				Negotiated Grant Block				Grant Source Block				Contribution Details				Additional Information				Milestones				Payment information				Unit details																																															
Local Org Programme	Local Organisation Name	Consortium Partnership Name	Consortium Date Org	Scheme M	Project Name	Address	Borough	Post Code	OS R Coordinate	OS Y Coordinate	Tenure Type	£ GRANT REQUEST	Total Development in Cost	TOTAL AFFORDABLE UNITS	OF WHICH SPECIALS ED UNITS	M Grant	Grant	RCGP	GPF	Other Public Subsidy	Other Contributions	Total Sales	Estimated Rental Income Payable Affordable Rent	Estimated Rental Income Payable Affordable Home Ownership	Offer Line 1	Other Line GP 1	Other Line GP 2	Number of Self Constructed units	Number of Shared Units	Number of Shared Units - Long term	G 9910 Prospective Eligible Housing Benefit Charge C	G 9912 Prospective Non-Eligible Housing Benefit Service Charge C	G 9913 Expected make-up of Affordable Rent	G 9918 Average Rent of Affordable Home Ownership	Client Group	Scheme Status Description at point of Migration	Processing Route	Planning Consent Actual Date	Detailed planning permission achieved Grant %	Detailed planning permission achieved Status	Detailed planning permission achieved Chain status	ECB Data Column A: whether self- financed or whether self- spend is achieved or forecast	Start On Site Grant %	Start On Site Unit Status	Start On Site Chain Status	Health Data Column A: whether whether payment is achieved or forecast	Health Payment Grant %	Health Payment Status	Health Payment Status	Completion Date	Completion Grant %	Completion Unit Status	Completion Chain Status	Reclaim Date	Reclaim Grant	Reclaim Status	Reclaim Grant status	Self Spend	Self Payment Reclaim	Health Payment	Health Payment Reclaim	FC Payment	FC Payment Reclaim	NB	Re	Wholesale Units	Total Unit	Number of people 1	Number of people 2	Number of people 3	Number of people 4	Number of people 5	Number of people 6	Number of people 7	Number of people 8
NRP	L2717	Ottawa Housing	Ottawa Hou	899443	Rent	Rent 48-68 Hammerston 106 79A		S23431	178646	RENT		3602500		9	0	1360000	50000	0		2902501	0						9	0	6	£10.83	£0.00	£0.00	£0.00	0	Final Phase Acquisition & Works	15/12/2010	Achieved	14/03/2011	0%				0%		15/11/2013	100%	Achieved	Achieved					0	£0	£875,000	9	2	820.0	2	0	1	4	2	0											
NRP	L2717	Ottawa Housing	Ottawa Hou	559464	RENT	RENT 49-68 Hammerston 106 79A		S23431	178646	LOHD		4674916		13	0	708000	10000	0		2902541	1454075						13	0	1	£31.26	£0.00	£0.00	£76.10	0	Initial Phase Acquisition & Works	15/12/2010	Achieved	14/03/2011	0%				0%		15/11/2013	100%	Achieved	Achieved					0	£0	£362,500	13		900.0	5	2	5	1	0	0											