

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA060418-8603

16 April 2018

Dear [REDACTED]

Thank you for your request for information which the GLA received on 6 April 2018. Your request has been dealt with under the Freedom of Information Act 2000.

Our response to your request is as follows:

1. *Please confirm the grants (funding) secured by Peabody for the above residential scheme. If there are multiple grants please specify each source.*
2. *If a high level amount has been approved for all Peabody developments, please confirm if 500 Abbey Road has been included in the approved list.*

I can confirm that 500 Abbey Road is one of a number of schemes that has been allocated under the Abbeywood and South Thamesmead Housing Zone. Overall Peabody has been allocated £35,000,000 to deliver 1,213 units. Within the mix of sites, some are more viable than others and this will assist the delivery of the less viable projects. The following link provides further information on Housing Zones

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/housing-zones>

3. *Do you consider shared ownership as being part of the category affordable housing?*

Yes, the GLA does consider shared ownership as being part of the category for affordable housing. There are two fundable options. The first is London Living Rent which is based on a third of local incomes with a maximum £60,000 income level per household. There are ward specific rents including service charge. This option helps people save up for a deposit with an intention to purchase the property 5 to 10 years after moving in. The second option is London Shared Ownership where purchasers buy a percentage share of the property with the ability to staircase to 100%. There is a £90,000 joint income cap.

4. *What is the process to apply for funding?*
5. *Will funding have to be secured before the planning application starts?*
6. *What are your criteria to approve the funding?*

7. *Is there a maximum amount per home that you would fund?*

The following link explains the process for applying for grant and the criteria to approve funding (section 4 covers assessment of bids)

<https://www.london.gov.uk/sites/default/files/homesforlondoners-affordablehomesprogrammefundingguidance.pdf>.

Partners do not have to have planning permission before applying for grant. In terms of funding and the maximum amount per home that the GLA would fund the GLA has three affordable housing funding routes. **The Approved Provider route** with a single set grant rate of £60,000 per home for London Affordable Rent at or below the benchmarks and £28,000 for both London Living Rent and London Shared Ownership. The **Developer-led route** with a single set grant rate of £28,000 to increase the level of affordable homes provided on section 106 sites and the Negotiated **Route** with varied grant rates mainly for supported and specialised housing and for London Affordable Rent at levels above the benchmarks usually. Allocations are usually made below the set grant rates. There is more detail in Part 2 of the above link.

8. *What is the average funding amount per home in London?*

The GLA does not hold the average funding amount per home in London because of the different funding routes and tenure types.

9. *What is your process to audit how funds are used by the developers*

We can only allocate to organisations that are investment partners with the GLA. If organisations wish to bid for rented schemes, they need to be an investment partner with the GLA plus a Registered Provider with Homes England.

The GLA has a specific compliance audit process for providers. See section 7 of the Affordable Housing Capital Funding Guide link below.

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-capital-funding-guide>

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA060418-8603.

Yours sincerely

[Redacted signature block]

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>