

GREATER LONDON AUTHORITY

(By email)

Our reference: MGLA010222-2930

Date: 28 February 2022

Dear

Thank you for your request for information which the Greater London Authority (GLA) received on 1 February 2022. Your request has been considered under the Freedom of Information Act 2000.

You asked:

The application information for a GLA grant from the Affordable Homes Programme 2021-2026 for regeneration estates, states that "Funding will not be available for units that replace homes that have been or will be demolished. Where homes have become obsolete, the GLA will consider funding their replacement homes in exceptional circumstances".

Please could you give me the definition of what is considered to be an "obsolete" building, particularly in the case of Central Hill Estate, Lambeth, and what are the "exceptional circumstances" for awarding the grant for that estate?

How much GLA funding was awarded, and for how many "obsolete" properties? How many replacement homes is it supposed to be used for?

Our response:

The definition from our Funding Guidance is:

AHP 21-26 grant can be used for new homes which are replacing existing homes, only where those existing homes are obsolete. An obsolete home is defined as one where an affordable home is no longer considered by the landlord to be capable for letting for long term tenancies for reasons pertaining to condition, type or building standards, regulations or safety. The replacement of obsolete homes will only be funded when they are part of a project that also delivers a net increase in affordable housing. The GLA will only provide funding for replacement of obsolete homes on an exceptional basis.

A copy of the bid document has previously been disclosed and our response is located here: [EIR - Affordable Housing grant funding \[Jan 2022\] | London City Hall](#)

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We are unable to disclose the amount of funding allocated to LB Lambeth or the number of replacement homes it would be used for. Our rationale for non-disclosure is included in the response on the above link.

We are aware that the redevelopment plans are in the public domain, but that is different from us publicising the numbers and grant at an early stage pre-planning when these may change and it opens up value for money information. The projects in the council plan may go ahead without GLA funding, so that is a separate set of information

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA010222-2930

Yours sincerely

Heather Juman
Head of Area, South, 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>