

# London Social and Affordable Homes Programme 2026-36

## Bidding guidance

## Key information

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## Overview

This guide explains how to bid for funding through the London Social and Affordable Homes Programme 2026-36 (LSAHP).

It should be read along with the [London Social and Affordable Homes Programme 2026-36 funding guidance](#).

Further detail about the GLA's funding rules is set out in the GLA's [Affordable Housing Capital Funding Guide](#) (CFG). The CFG will be updated in due course to reflect LSAHP.

If you have already registered with the GLA's grant management system, Open Project System (OPS), go straight to section 3.

This guide may be updated from time to time.

If you have any questions about how to submit your bid that are not covered by this guide, contact your designated GLA Area Manager. If you have not worked with the GLA before, email [affordablehomes@london.gov.uk](mailto:affordablehomes@london.gov.uk) to discuss your application for funding.

# Registering on OPS

If you have not previously used OPS, you will need to register and create a new organisation profile to be able to bid for LSAHP funding.

If your organisation already registered, but you need to register a new user, go to the 'registering a new user' section below.

Where both your organisation and users are already registered with OPS, go to section 3.

## Registering a new organisation

Visit the [OPS login page](#) and submit a request to register.

If your organisation is not already registered on OPS, you must select the programme you would like to register for.

You can do this by selecting, under the 'GLA Housing and Land Directorate' option, either:

- London Social and Affordable Homes Programme 2026-36, or
- London Social and Affordable Homes 2026-36 – SSH (for specialist and supported housing bids only).

You will be asked to provide information about your organisation and OPS user(s).

Once you register for one programme, you will be able to bid into other programmes as well.

## Organisation administrators ('org admin')

The user whose details are registered with the organisation's OPS account will become the organisation's initial organisation administrator ('org admin') once the request is approved.

Org admins are responsible for:

- keeping the organisation's details up to date
- approving new users for the organisation
- deactivating the accounts of users that have left the organisation
- assigning each user in the organisation a role (including assigning additional org admins).

The GLA recommends a minimum of two org admins per organisation. Org admins can assign other users the org admin role using the 'users' tab at the top of the main page.

## Registering a new user

If your organisation is already registered on OPS but you do not yet have an OPS user account, you will need to request access via the OPS homepage. Your organisation's administrator ('org admin') will need to provide you with a registration key.

Once you have submitted your information this will be sent to your org admin for approval.

**Note:** Org admins can find the registration key in the ‘manage organisations’ section of the menu bar. Org admins can update the registration key at any time using the edit button.

If you are not sure if your organisation is registered on OPS, or who your org admin is, contact your designated GLA Area Manager lead or email [affordablehomes@london.gov.uk](mailto:affordablehomes@london.gov.uk).

## **Registering a consortium or partnership**

Some bidders may work together as a consortium or partnership to submit bids for LSAHP funding. A consortium is a group of different organisations who come together to bid for funding. A partnership is generally made up of a parent company with one or more subsidiary organisations within its control.

**Note:** If you are bidding as part of a consortium or partnership, you will first need to create a new consortium for LSAHP using the ‘consortiums & partnerships’ option under the ‘organisations’ tab on the main OPS menu. Once you have registered, the GLA will need to approve your consortium before you can create a bid.

When you are creating your funding bid as a consortium, you will need to confirm that you are submitting the bid as a consortium or partnership. You will do this in the ‘project details’ block under ‘bidding arrangement’. This is explained in the relevant sections of this guidance.

## **Submitting a bid on OPS**

Once your organisation is registered on OPS, you can submit a bid for LSAHP funding.

Before submitting a bid, make sure you have read the [LSAHP funding guidance](#) and engaged with the GLA.

## **Preparing to bid**

### **Choose your bidding route**

You must first identify which route you want to bid through and either create a new ‘programme allocation’ (an indicative bid) or a new ‘named project’. You can find guidance on which bidding route to select and how to create a programme allocation or named project bid below.

### **Create your bid**

Once you have decided on your bidding route, you will need to create a programme allocation or named project, and populate the OPS template. You can find more information on how to do this in the relevant sections of this guidance.

You must complete each block, although not every question within each block will be relevant to your bid. OPS shows where questions are optional and provides explanatory text to support you to complete some of the

questions.

## **Submit your bid**

Once you have completed your bid, please submit your bid and email your Area Manager.

In future, if the project is returned to you for edits, please summarise these in the explanatory comments when resubmitting.

## **Bidding routes**

Guidance on the bidding routes for LSAHP is set out in paragraphs 80-95 of the funding guidance. You can submit bids for named projects and indicative allocations on OPS.

Named project bids are for funding to deliver site-specific projects. There are no limits on the number of named projects that can be submitted on OPS.

The indicative route on OPS is called 'programme allocations'. Indicative bids are to secure funding for longer-term pipeline development plans. You can submit up to two indicative bids:

- one indicative bid to deliver standard products, and
- one indicative bid to deliver supported and specialist housing.

These will need to be submitted as separate bids on OPS.

Speak to your GLA Area Manager if you are not sure which route to bid through.

You can find more information on what the GLA will fund as supported and specialist housing in paragraph 30 of the funding guidance.

## **Submitting an indicative bid**

Please note that where this guidance refers to:

- the 'funding guidance', you should refer to the [LSAHP funding guidance](#). This is the updated version of the guidance published in February 2026. A table of changes made since the original November 2025 publication is available at the bottom of the page.
- the 'funding agreements', you should refer to the [Affordable Homes Programme 2021-26](#) funding agreements, until the LSAHP funding agreements are made available.

Indicative bids are known as programme allocations on OPS. More detail on indicative bids in LSAHP is available in paragraphs 86 to 89 of the funding guidance.

Unless otherwise specified, where we refer to an 'indicative bid' in this guidance, this refers both to an indicative bid and an indicative bid for supported and specialist housing.

## Creating an indicative bid

You can create a new indicative bid using the programme allocations option under the 'programmes & projects' tab on the main OPS menu.

If you are creating an indicative bid to deliver supported and specialist housing, check you have chosen the 'London Social and Affordable Homes 2026-36 – SSH' programme option and the 'SSH indicative' allocation type.

## What to put in your bid

The following sections set out guidance for the blocks and questions on OPS relating to submitting an indicative bid. This guidance is not intended to be comprehensive. If you have any queries about submitting an indicative bid on OPS, please speak to your GLA Area Manager.

Please ensure that your indicative bid(s) includes only information on those homes you are bidding for funding for as part of your indicative bid(s), and not information on any homes you may be bidding for funding for in separate named projects.

You can submit up to two indicative bids:

- one indicative bid to deliver standard products, and
- one indicative bid to deliver supported and specialist housing.

These will need to be submitted as separate bids on OPS.

### Block 1: Project details

You can change the main contact details for your bid in this section.

If you are submitting your bid as a consortium or partnership, you will need to set this out in the 'bidding arrangement' section. You must first have registered your consortium on OPS for LSAHP and this must have been approved by the GLA (you can find information on how to do this in section 2 of this guidance). If you confirm that you are bidding as a consortium or partnership, you will be prompted to provide information on:

- the developing organisation (please see note below)
- the organisation with grant liability during development (optional)
- the organisation with grant liability after completion (optional).

**Note:** For indicative bids as part of a consortium, please put the lead partner as the developing organisation (you can change the developing organisation for individual named projects when you profile out your indicative).

### Block 2: Affordable homes

Tables 1 and 2

You will need to set out the number of homes for which you are applying for funding in the first two tables, split by tenure type and indicating the years in which the homes will start on site (table 1) and complete (table 2).

You can bid for funding to deliver the following tenures:

- social rent
- intermediate rent
- shared ownership
- London Living Rent
- Affordable Rent (supported and specialist housing bids only)
- other affordable (see options below).

You will only be able to bid for indicative funding to deliver a maximum of one type of ‘other affordable’ housing. You can bid to deliver:

- Affordable Rent (temporary accommodation) – the GLA will only fund a limited number of these homes, and they may only be homes that are acquired by a local authority.
- London Affordable Rent – this is a legacy product and the GLA does not anticipate that any bids will include this product.
- older persons’ shared ownership (supported and specialist housing bids only)
- home ownership for people with long-term disabilities (supported and specialist housing bids only).

You must also provide details here of any affordable homes you are proposing to deliver to replace homes that are being demolished on estate regeneration projects and indicate how many of those homes being demolished are considered to be ‘obsolete’. The current definition of obsolete can be found in the [GLA’s Capital Funding Guide, paragraph 2.3.6 \(PDF, 430KB\)](#).

Please note:

- if you are not delivering any estate regeneration projects, you can enter zero into these fields
- the GLA will only fund replacement homes on estate regeneration schemes that deliver a net increase in affordable housing, as set out in paragraph 44 of the funding guidance. Further details will be added to the GLA’s Capital Funding Guide in due course
- the GLA will report to MHCLG on the number of non-additional homes being delivered through the programme.
- these figures should apply to homes within your indicative bid only, and not any homes covered by other named projects you may be submitting
- these questions relate to the affordable homes within the estate regeneration scheme(s) only, and you should exclude any private homes from these figures
- some of the figures on these tables will be calculated automatically.

### Table 3

Please input the grant requested per tenure and the total scheme costs for each tenure. The grant requested per home per tenure and the grant requested as a percentage of total scheme costs will be generated automatically. Please note that when you profile out any approved indicative bids into named projects, the averages across all the named projects will need to match the averages set out in your approved indicative bids(s) for:

- the overall grant rate per unit per tenure
- the overall grant as a percentage of total scheme costs per tenure.

You will also be asked to input Recycled Capital Grant Funding (RCGF) by tenure. Please note though that paragraph 108 of the funding guidance states that LSAHP bids may not include provider-held RCGF, and the GLA therefore does not expect any RCGF to be included in this section.

Please note when completing the total scheme costs per tenure that:

- these apply to the total cost of delivering only the homes for which you are requesting funding
- only eligible scheme costs can be included. Please refer to the funding agreements for the list of eligible scheme costs (see part 1 and 2 of schedule 2).

You may wish to add additional justification for the grant rates you are requesting. For supported and specialist housing bids, please outline any wider savings and/or benefits to the public sector that you expect to arise as a result of your proposals, being as specific as possible. The GLA may ask you for additional information to justify your bid.

#### Table 4 and 5

In table 4, please break down your scheme costs across the following three areas (as defined in part 1 and part 2 of schedule 2 of the funding agreements):

- acquisitions or land costs
- works costs
- on costs

In table 5 you will need to set out your income (ie contributions) towards your indicative bids across the following areas:

1. **Capitalised net rental income (rented)** – contribution from capitalised net future rental income streams (including any borrowing against rental income streams). It excludes shared ownership rental income. If you are not maximising your borrowing on the capitalised net rental income (ie if the income you are stating here is less than the income you will receive from / could borrow against the rental income), you must set out why this is the case in your grant justification.
2. **Capitalised net rental income (shared ownership)** – contribution from capitalised net shared ownership rental income streams (including any borrowing against these future shared ownership rental income streams). If you are not maximising your borrowing on the capitalised net shared ownership rental income (ie if the income you are stating here is less than the income you will receive from / could borrow against the shared ownership rental income), you must set out why this is the case in your grant justification.
3. **Income from shared ownership first tranche sales** – expected income from shared ownership first tranche sales.
4. **Income from private sales** – cross-subsidy from private sales on the developments included within the indicative bid. Cross subsidy from private sales on other developments should be noted under ‘Other provider contributions’.
5. **Right to Buy receipts** – contribution from any retained Right to Buy receipts. Organisations should ensure they use their Right to Buy receipts in line with government guidance on the use of [Right to Buy receipts](#).

6. **Other provider contributions** – includes capital contributions from internal reserves, cross-subsidy from private sales on projects not included in the indicative bid, and any borrowing not included in the capitalised net rental income fields.
7. **Other public subsidy** – public sector contributions not included in any of the above. This could include other grant funding allocated to a site (for example, Brownfield Land Release Fund). The GLA will request further details where organisations are contributing other public subsidy.
8. **Other sources of funding (previously other income contributions)** – any other contributions not covered by the above categories. Further details will be requested by the GLA about this funding.

#### **Table 6**

The figures on this table will be generated automatically.

### **Block 3: Grant drawdown forecast**

You will need to tell us when you expect to draw down GLA funding. You should assume you will draw down payment tranches according to the milestones set out in the funding guidance (paragraph 103) for non-strategic partners. If you later achieve strategic partner status, the GLA will work with you to update your grant drawdown forecasts according to the strategic partner milestones set out in paragraph 101 of the funding guidance.

The definitions of each milestone are set out in the funding agreements. You may draw down funding to cover any eligible costs at each milestone.

You will need to include an explanation if your grant drawdown request does not align with the standard payment milestones.

### **Block 4: Development information**

You will need to complete all questions in this section.

#### **Delivering acquisitions**

You will need to set out how many of the homes in your indicative bid(s) will be acquisitions. The GLA defines acquisitions as those homes acquired by organisations after the homes are completed, whether this is:

- unsold completed new-build homes (never-occupied homes)
- existing market homes (previously-occupied homes).

Only a limited number of homes within your indicative bid(s) should be acquisitions. You must set out the total number of acquisitions you want to deliver through your indicative bids and split these by the two acquisition types listed above. When taken together, the figures for the two acquisition types must equal the total number of acquisitions you are bidding for.

#### **Acquisition delivery profile**

Please set out the delivery profile for your acquisitions per year of the programme. This should be based on the years you expect to claim a start on site milestone. The GLA expects any acquisitions to come forward in the early years of the programme.

#### **Estate regeneration homes**

You will need to set out the total number of homes you expect to deliver with LSAHP funding on estate regeneration schemes. You should exclude any estate regeneration homes being delivered as part of other bids being submitted (for example, in a named project bid).

#### **Shared ownership**

You must state the average first tranche sale percentage you are assuming across all shared ownership homes in your bid.

#### **Intermediate rent homes**

If your indicative bid includes intermediate rent homes, you must set out what proportion of these will be for either Key Worker Living Rent or intermediate rent at London Living Rent benchmarks. As set out in paragraph 23 of the funding guidance, the GLA will prioritise bids for Key Worker Living Rent homes. If you are considering delivering another form of intermediate rent, please speak to your GLA Area Manager before submitting your bid.

#### **Homes delivered on brownfield and greenfield land**

You must set out how many of the homes you are delivering will be built on brownfield and greenfield land. For the purposes of reporting for this programme:

- brownfield land is defined as developed land that is, or was previously, occupied by a permanent structure
- greenfield land is defined as anything that is not brownfield land.

The combined number of homes you input as being delivered on brownfield and greenfield land must equal the total number of homes in your indicative bid.

#### **Nil-grant s106 homes**

The GLA expects organisations bidding for funding through LSAHP to maximise opportunities to acquire affordable housing delivered through section 106 agreements (see paragraph 134 of the funding guidance).

You will need to report on the number of nil-grant s106 homes you have acquired or are delivering directly. Please include:

- the number of nil grant s106 homes you have acquired in London from developers since 1 April 2025
- the number of nil grant s106 homes you have completed in London on your own land since 1 April 2025.

For the purposes of submitting the information on OPS:

- an acquisition of a nil grant s106 home equates to having a secure legal interest in the project as defined in GLA funding agreements
- a completion of a nil grant s106 home equates to have achieved practical completion as defined in GLA funding agreements.

If you are submitting both an indicative and an indicative (supported and specialist housing) bid, you should only report any nil-grant s106 homes as part of your indicative bid and report zero on your indicative (supported and specialist housing) bid.

### **Assumptions**

You must set out the assumptions behind your indicative bid. During the assessment process, the GLA may ask for more information about your assumptions.

### **Block 5: Deliverability and risk**

Please refer to paragraph 87 of the funding guidance, which sets out that you should include evidence demonstrating:

- the number of homes you will deliver on an identified pipeline of sites (project-based numbers)
- the number of homes you will deliver based on expected delivery capacity over the programme period, and evidenced in your business planning (capacity-based numbers).

The total number of homes you bid for in the affordable homes section should be a combination of your project-based numbers and capacity-based numbers. More information on completing these sections is set out below.

Information provided in this section is for the GLA to better understand and assess the deliverability of your project-based numbers and capacity-based numbers.

#### **Pipeline site delivery**

You will need to complete and upload your identified pipeline of sites using the ‘indicative delivery pipeline’ spreadsheet, which is [available to download on the GLA’s website](#). The information you provide will be treated confidentially and will not be provided to anyone outside the GLA. If you are submitting two indicative bids (ie including one for supported and specialist housing), you will need to submit a spreadsheet for each bid (and please note that there is a separate spreadsheet for supported and specialist housing bids).

The list of projects and the numbers within each project are not contractually binding. The GLA will use the data to better understand the deliverability of indicative bids. You should include an estimate of the homes for which you will seek funding (even though there may be more homes on the identified site).

You will also need to set out the number of higher-risk buildings on a pipeline site. Please use the government criteria for determining whether a building is a higher-risk building. If it is too early to identify whether there will be any higher-risk buildings on a site, please leave this column blank.

If you are submitting an indicative bid for supported and specialist housing, please ensure you include the intended client group in your bid.

The GLA recognises that this pipeline will be subject to change. Any approval of the indicative bid by the GLA does not constitute approval of the projects listed in the indicative pipeline, which will be subject to due diligence as they are profiled out from the indicative allocation.

## **Delivery capacity and appetite**

You will need to provide some justification to demonstrate your delivery capacity and appetite. This is to help the GLA assess the deliverability of both project-based numbers and, in particular, capacity-based numbers (which are essentially identified by subtracting the number of homes identified in the delivery pipeline from the total number of homes in the indicative bid). You can include reference to your organisation's financial headroom, approved business plan and/or current and future delivery strategies.

## **Risk**

Please include a statement highlighting the three biggest risks to delivering your indicative bids.

## **Supported and specialist housing revenue funding**

If you are submitting an indicative bid to deliver supported and specialist housing, you will also be asked to give an indication of how much additional delivery could be achieved (over and above your current bid), if you were to access additional revenue funding.

## **Block 6: Low-interest loans**

This block solely relates to low-interest loans. The government has confirmed that [£1.5bn of low-interest loans will be allocated in London](#). The government has also confirmed that loans will be available for private registered providers but not for local authorities. Further details about low-interest loans were set out in the [government's January 2026 progress update](#).

The GLA is interested in understanding the demand for low-interest loans from providers operating in London, and how many additional LSAHP homes could be delivered if providers had access to these loans.

Both the GLA and government expect providers to submit ambitious grant bids for LSAHP, with the loans intended to secure additional homes over and above those delivered with LSAHP grant funding alone. Please be reminded that, as per paragraph 83 of the funding guidance, the initial bidding round is the only confirmed opportunity for you to bid for long-term indicative funding. The homes included in your indicative bids should not be reliant on access to low-interest loans.

You will need to complete this block (even if your organisation is not a private registered provider) but only private registered providers interested in accessing low-interest loans will need to complete more than one question. If your organisation is a private registered provider interested in accessing low-interest loans, you will be asked to set out how many additional LSAHP homes you could deliver with access to low-interest loans. The GLA has created four scenarios that you can respond to:

- impact of access to £10m of low-interest loans
- impact of access to £50m of low interest loans
- impact of access to £100m of low-interest loans
- impact of access to £150m of low-interest loans.

You are not required to respond to all of these scenarios.

This information will not be assessed by the GLA as part of the LSAHP assessment process, nor will it be used to assess access to low-interest loans in future.

The GLA and government will publish full details of the bidding process for low-interest loans in due course.

# Submitting a named project bid

Please note that where this guidance refers to:

- the ‘funding guidance’, you should refer to the [LSAHP funding guidance](#). This is the updated version of the guidance published in February 2026. A table of changes made since the original November 2025 publication is available at the bottom of the page.
- the ‘funding agreements’, you should refer to the [Affordable Homes Programme 2021-26](#) funding agreements, until the LSAHP funding agreements are made available.

Named project bids are for site-specific projects that are separate to any indicative bid(s) you may be submitting. You can find out more about named projects bids in paragraph 85 of the funding guidance.

The following sections set out guidance for a number of blocks and questions on OPS. The guidance is not intended to be comprehensive. If you have any queries about the questions about submitting a named project bid on OPS, please speak to your GLA Area Manager.

## Creating a named project bid

To create a named project bid, please use the ‘projects’ option under the ‘programmes & projects’ tab on the main OPS menu. You can ‘create new’ and select the options relevant to your bid.

For supported and specialist housing bids, you will need to ensure you select the correct programme (London Social & Affordable Homes 2026-36 – SSH). You can then choose the ‘named project’ option.

## Completing your named project bid

### Block 1: Project details

This section asks you to provide some basic details about your project. You will also need to provide the borough where your project is located and a brief description of the project. You can use the [online grid reference finder](#) to find the co-ordinates for your project.

If you are submitting your bid as a consortium or partnership, you will need to set this out in the ‘bidding arrangement’ section. You must first have registered your consortium on OPS for LSAHP and this must have been approved by the GLA (you can find information on how to do this in section 2 of this guidance). If you confirm that you are bidding as a consortium or partnership, you will be prompted to provide information on:

- the developing organisation (please see note below)
- the organisation with grant liability during development (optional)
- the organisation with grant liability after completion (optional).

**Note:** the ‘developing organisation’ is the relevant consortium member who is responsible for delivering the specific named project and may differ from the lead partner.

## **Block 2: Affordable homes**

### **Tables 1 and 2**

You will need to set out the number of homes for which you are applying for funding, split by tenure type.

You can bid for funding to deliver the following tenures:

- social rent
- intermediate rent
- shared ownership
- London Living Rent
- Affordable Rent (supported and specialist housing bids only)
- other affordable (see options below).

You will only be able to bid for funding to deliver a maximum of one type of ‘other affordable’ housing. You can bid to deliver:

- Affordable Rent (temporary accommodation) – the GLA will only fund a limited number of these homes, and they may only be homes that are acquired by a local authority.
- London Affordable Rent – this is a legacy product and the GLA does not anticipate that any bids will include this product.
- older persons’ shared ownership (supported and specialist housing bids only)
- home ownership for people with long-term disabilities (supported and specialist housing bids only).

You must also provide details of any affordable homes you are proposing to deliver to replace homes that are being demolished on estate regeneration schemes, and indicate how many of those homes being demolished are considered to be ‘obsolete’. The current definition of obsolete can be found in [GLA’s Capital Funding Guide, section 2 \(PDF, 430KB\)](#).

These questions relate to the affordable homes within an estate regeneration scheme only, and you should exclude any private homes from these figures.

Please note:

- if you are not delivering an estate regeneration project, you can enter zero into these fields
- the GLA will only fund replacement homes on estate regeneration schemes that deliver a net increase in affordable housing, as set out in paragraph 44 of the funding guidance. Further details will be added to the GLA’s Capital Funding Guide in due course.
- the GLA will report to MHCLG on the number of non-additional homes being delivered through the programme.
- some of the figures in these tables will be calculated automatically.

### **Table 3**

Please input the grant requested per tenure and the total scheme costs for each tenure. The grant requested per home per tenure and the grant requested as a percentage of total scheme costs will be generated automatically. Please note when completing the total scheme costs per tenure that:

- these apply to the total cost of delivering only the homes for which you are requesting funding.
- only eligible scheme costs can be included. Please refer to the funding agreements for the list of eligible scheme costs (see part 1 and 2 of schedule 2).

You will also be asked to input Recycled Capital Grant Funding (RCGF) by tenure. Please note though that paragraph 108 of the funding guidance states that LSAHP bids may not include provider-held RCGF, and the GLA therefore does not expect any RCGF to be included in this section.

You will need to justify the grant you are requesting. For supported and specialist housing projects, make sure you:

- outline any wider savings and/or benefits to the public sector, being specific and providing figures where possible
- set out any additional costs which impact on the grant request for homes that are specialist by design.

The GLA may ask you for additional information to justify your bid. You may be asked to complete a standard proforma.

#### Tables 4 and 5

In table 4, please break down your scheme costs across the following three areas (as defined in part 1 and part 2 of schedule 2 of the funding agreements):

- acquisitions or land costs
- works costs
- on costs.

In table 5 you will need to set out your income (ie contributions) towards the named project across the following areas:

1. **Capitalised net rental income (rented)** – contribution from capitalised net future rental income streams (including any borrowing against rental income streams). It excludes shared ownership rental income. If you are not maximising your borrowing on the capitalised net rental income (ie, if the income you are stating here is less than the income you will receive from / could borrow against the rental income), you must set out why this is the case in your grant justification. You must also set out in your grant justification the total income from rent (excluding rent from shared ownership homes) you will receive from the relevant funded homes on this project.
2. **Capitalised net rental income (shared ownership)** – contribution from capitalised net shared ownership rental income streams (including any borrowing against these future shared ownership rental income streams). If you are not maximising your borrowing on the capitalised net shared ownership rental income (ie, if the income you are stating here is less than the income you will receive from / could borrow against the shared ownership rental income), you should set out why this is the case in your grant justification. You must also set out in your grant justification the total income from rent from shared ownership homes that you will receive from the relevant funded homes on this project.

3. **Income from shared ownership first tranche sales** – expected income from shared ownership first tranche sales.
4. **Income from private sales** – cross-subsidy from private sales on the same project. Cross subsidy from private sales on other developments should be noted under ‘other provider contributions’.
5. **Right to Buy receipts** – organisations should ensure they use their [Right to Buy receipts](#) in line with government guidance on the use of Right to Buy receipts.
6. **Other provider contributions** – includes capital contributions from internal reserves, cross-subsidy from private sales on other projects, and borrowing not included in the capitalised net rental income fields.
7. **Other public subsidy** – public sector contributions not included in any of the above. This could include other grant funding allocated to a site (for example, Brownfield Land Release Fund). The GLA will request further details where organisations are contributing other public subsidy.
8. **Other sources of funding (previously other income contributions)** – any other contributions not covered by the above categories. Further details will be requested by the GLA about this funding.

#### Table 6

The figures on this table will be generated automatically.

#### Table 7

You will need to provide the following information:

- the number of habitable rooms for each tenure of affordable homes you are delivering with grant (the number of homes per tenure will be generated automatically according to the figures you input into table 2)
- the number of homes (and habitable rooms) being delivered on the project without grant
- the number of private homes (and habitable rooms) being delivered on the project.

### Block 3: Milestones

You will first need to choose the relevant ‘processing route’, that is the way in which you are delivering the homes. This choice will inform the milestones you will need to complete. The available processing routes are described below:

1. New-build – land and development - funding for the acquisition of land and then development of new-build homes
2. New-build – development only - funding for the development of new-build homes only
3. Acquisition of new-build homes prior to completion – purchase of new-build homes in advance of the homes being completed
4. Acquisition of completed new-build homes - acquisition of completed homes that have never been occupied
5. Acquisition of completed homes previously occupied - acquisition of completed homes that have been previously-occupied
6. Modern Methods of Construction (MMC) – (off-site manufacturing) - funding for the delivery of category 1 MMC homes (pre-manufacturing (3D primary structural systems)
7. SSH remodelling (supported and specialist housing only) - remodelling of existing homes to bring them up to required standards

8. SSH refurbishment - refurbishment of existing homes to bring them up to required standards.

#### **Milestone payment tranches**

For each payment milestone you will need to tell us the year you propose to drawdown GLA funding, and how much funding you propose to drawdown. You should assume you will drawdown payment tranches according to the milestones set out in the funding guidance (paragraph 103) for non-strategic partners. If you later achieve strategic partner status, the GLA will work with you to update your grant drawdown forecasts according to the strategic partner milestones set out in paragraph 101 of the guidance.

Please note:

- once a project is approved by the GLA, you will not be able to change the processing route
- if any milestone dates do not apply to your project, click 'n/a'
- you can propose bespoke milestones to provide additional detail about your project.

#### **Block 4: Design standards**

The questions in this block will depend on the type of project you are delivering (new-build, acquisition, permitted development or (where relevant) remodelling and refurbishment).

You should ensure you have read paragraphs 56 to 63 of the [funding guidance](#).

Depending on the type of project you are delivering, you may be asked to provide the following:

- for new builds, there are no specific LSAHP design requirements
- for acquisitions, you will need to confirm whether the homes will meet the London Plan minimum gross internal area and storage space standards, and justify where this is not the case
- for self-contained acquisitions, refurbishments and remodelled homes (delivered through supported and specialist housing projects), you will be asked to confirm that the homes will meet the London Plan minimum floorspace and storage requirements or that they have a minimum floorspace of 26 square metres. Where this is not the case, you will be asked to provide some justification.
- for private living spaces in refurbished shared accommodation (delivered through supported and specialist housing projects), you will need to confirm that the private living spaces have a minimum total floorspace of 10.5 square metres, and justify where this is not the case
- for permitted development projects, you will be asked to confirm the project meets London Plan minimum gross internal area and storage space standards, and provide justification where this is not the case. You will also be asked to confirm whether the project's design proposals have support from your local planning authority. The GLA may request further information from you regarding the design of these types of projects.

Please note that if you are applying for funding to purchase new-build homes prior to completion, you should select the 'new-build' route for your project in this section.

#### **Block 5: Building safety standards**

The questions in this block will depend on the type of project you are delivering. Please ensure you answer all questions.

You should ensure you have read paragraphs 51 to 55 of the [funding guidance](#).

Depending on the type of project you are delivering, you may be asked to confirm that:

- no combustible materials are used in the external walls (new-build only).
- you will install automatic fire suppression systems (AFSS) in newly-built buildings of all heights, with the exception of houses and buildings similar to houses (new-build only)
- you have undertaken reasonable endeavours to assure yourself that there are no combustible materials in the external walls (acquisitions, refurbishment and remodelling, and permitted development projects) – if you answer ‘yes’, you will be asked to upload a signed copy of the Statement of Reasonable Endeavours. Please note that the GLA is currently in the process of updating the Statement of Reasonable Endeavours and the new version will be available on the GLA’s website shortly.

Please note that if you are applying for funding to purchase new-build homes prior to completion, you should select the 'new-build' route for your project in this section.

## **Block 6: Development information**

### **Pre-contract**

You will need to provide details on the current planning status for your project, including confirming whether you expect the project to secure planning permission via the time-limited planning route proposed in October 2025 as part of the measures to support housebuilding in London (see paragraph 41 of the funding guidance).

You will also need to confirm the current land status and contractor procurement status. Where you have appointed a building contractor, you will be asked to confirm whether the contractor is a small and medium-sized enterprise (SME).

### **Type of project**

You must set out how many of the homes you are delivering will be built on brownfield and greenfield land. For the purposes of reporting for this programme:

- brownfield land is defined as developed land that is, or was previously, occupied by a permanent structure
- greenfield land is defined as anything that is not brownfield land.

The combined number of homes you input as being delivered on brownfield and greenfield land must equal the total number of homes in your named project.

For projects delivering supported and specialist homes, please indicate the primary client group.

You will also need to confirm whether the homes you are delivering have ever been approved in a previous GLA programme (even if no grant was paid out).

### **London Living Rent**

You will need to confirm whether any of the homes you are delivering will be for London Living Rent, and if so, provide details of your rent setting methodology for these.

### **Intermediate rent**

You will need to confirm whether any of the homes you are delivering will be for intermediate rent, and if so, which intermediate rent product you will be delivering. You will then be asked to confirm the details of your rent setting methodology depending on the type of product you are delivering.

If you are proposing to deliver intermediate rent which is not Key Worker Living Rent or Intermediate Rent at London Living Rent benchmarks, you must speak to your Area Manager before submitting your bid.

### **Nominations**

You will need to confirm whether you intend to give the local authority 100 per cent of nomination rights at first let for any social rent or Affordable Rent homes you are delivering. Please note that the expectations for this are set out in paragraph 38 of the funding guidance and if you are not expecting this to be the case, you will need to explain why this is the case, whether this has been agreed with the relevant local authority, and whether a nomination agreement (or equivalent) is in place.

### **Block 7: Estate regeneration**

You will need to confirm whether your project forms part of an estate regeneration project. If it does, you will be asked to provide some further information on the project including whether the resident ballot requirement applies, or if there is an existing and valid exemption to the ballot requirement. Requirements for estate regeneration projects being funded through LSAHP are set out in paragraph 68 of the funding guidance.

Further detail on the GLA's approach to ballots on estate regeneration projects is set out in the Capital Funding Guide and on the [GLA's website](#).

### **Block 8: SSH design information (supported and specialist housing projects only)**

If you are bidding for a supported and specialist housing project, you will need to complete this section and refer to paragraphs 61 and 62 of the funding guidance.

This section asks for details about:

- the design strategy for the housing and how this meets the needs of the intended client group
- the number of homes which are self-contained, and which have shared facilities (and for the latter, the sharing ratio)
- the number of homes which will meet the wheelchair user dwelling standards M4(3) as defined in building regulations
- how security measures will be tailored to the client group and location.

You should ensure you have read paragraphs 61 and 62 of the funding guidance.

### **Block 9: SSH project information (supported and specialist housing projects only)**

If you are bidding for a supported and specialist housing project, you will need to complete this block and provide information on:

- the rents and service charges you will charge.
- the types of tenancies you will offer, any move-on arrangements, how you will manage tenancies and whether any homes are for Housing First clients.

- how the homes will be allocated, the client group, evidence of local authority support and exit strategy for the project, if applicable.
- any risks to delivery of the homes.
- whether the homes will include white goods and furniture and, if not, explain why not.

You should ensure you have read paragraphs 61 and 62 of the funding guidance.

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