

## Round 1 – site release revenue funding

Clarification	Response
Eligibility and bidding process	
<b>1</b> Which sites are not eligible for funding?	Sites which are not intended primarily for housing, will not be prioritised in the scoring. Sites with provision for minimal levels of non-residential floorspace will only be considered, if a case is made to justify their inclusion. The programme definition of a “small site”, <b>in the funding prospectus FAQs, page 13</b> , should be noted.
<b>2</b> Are sites intended for council-led delivery, which won't be marketed to small builders via the GLA portal, eligible?	No, these sites are not eligible for small sites revenue funding. Funding is provided to support sites which can be sold to or delivered by small builders and developers, or provide an opportunity for small builders to develop housing. An acquisition or delivery opportunity must be marketed on the GLA portal.
<b>3</b> Can Councils bid for revenue funding for sites intended for joint ventures/development agreements?	Yes, these sites are eligible for funding, however, they will need to be marketed as an opportunity through the portal.
<b>4</b> Is the funding accessed on a first-come first-served basis, or will all applications be assessed after the relevant deadline?	Applications for each round of funding will be assessed against the evaluation criteria set out in the prospectus after the submission deadlines set out in the prospectus for each round, in <b>section 10, page 15</b> . Internal governance and due diligence will take place prior to grants being awarded and bidders being notified of the outcome of their application.
<b>5</b> Are infill sites on existing housing estates eligible for funding?	Yes, infill sites on existing estates are eligible for funding. The criteria emphasise deliverability of sites for housing, so early liaison with planners at the Council would be beneficial.
<b>7</b> Is a small site which does not provide affordable housing, due to capacity for fewer homes than the planning threshold, eligible?	Small sites delivering fewer than 10 homes are eligible for Round 1 revenue funding.
<b>8</b> Is the funding intended to make projects that wouldn't occur without it take place? Or is it intended to improve the standard of already viable budgets?	Round 1 revenue funding is intended to unlock small sites which may otherwise not be brought forward for housing.

<b>9</b>	Is Round 1 funding open to NHS bodies?	A formally established organisation that is (at least in part) publicly funded to deliver a public or government service (not including forms of public entity that do not require staff to carry out their functions such as public funds or trusts) are eligible. Any public body which fits this definition and owns the freehold interest for the site can apply for Round 1. If the application is being developed by third parties, the OPS registration and submission needs to be on behalf of the public landowner who is eligible to receive the funding, but the application itself could be developed by a wider team. Round 1 is also open to wholly owned arm's length bodies.
<b>10</b>	Are sites that require funding for surveys and demolitions eligible?	Round 1 offers revenue funding for surveys, however capital funding for activity such as demolition is not provided. The evaluation criteria should be reviewed to ensure that delivery meets programme objectives.
<b>11</b>	Are small sites that deliver employment and further education for young people leaving care, alongside new homes, eligible?	Sites with provision for minimal levels of non-residential floorspace will only be considered where there is clear justification. As set out in the prospectus, the programme actively seeks to support delivery of affordable housing, particularly models of community-led, or specialist and supported housing which meets the needs of Londoners who face barriers to housing in addition to affordability. This includes sites with potential for Gypsy, Roma and Traveller provision.

**Grant requests and management**

<b>12</b>	Can one application cover multiple sites?	Yes, multiple sites can be applied for through a single application. Attention should be paid to correctly completing the supplementary form ( <b>section 11 of the funding prospectus</b> ) which outlines work required on a site-by-site basis. As set out in the prospectus, grant requests are capped at £20,000 per site. For example, one application for three sites will be capped at £60,000 (£20,000 multiplied by three). A single application for funding to support multiple sites will be assessed once for all sites, whereas multiple sites applied for individually will be assessed on a case-by-case basis.
<b>13</b>	Can one application be made for site identification across multiple sites?	Sites should already be identified in order to bid for the funding. Bidders are required to demonstrate deliverability as a core evaluation criteria for Round 1.
<b>14</b>	What is the monitoring process for grant if you are successful?	Monitoring and grant agreements will be determined on a case-by-case basis with successful bidders.

<b>15</b>	Can we only apply for a certain amount of money, and do we need to provide justification/breakdown for the figure?	As set out in the prospectus, Round 1 is capped at £20,000 per site, you can apply for funding up to that amount. The supplementary form ( <b>section 11 of the funding prospectus</b> ) should be completed and uploaded to OPS. The OPS application framework will set out mandatory questions around overall grant funding requests/breakdowns.
<b>16</b>	Is there a final date when grant must be drawn down?	All funding must be drawn down by the deadlines set out in the grant funding prospectus ( <b>in section 10, page 15</b> ) within this financial year. Relevant outputs highlighted as part of individual applications and milestones must be submitted via OPS and the final 50 percent of grant claimed by 28 March 2024.
<b>18</b>	Is there a limit on what can and can't be covered by the funding? Does it exclude design or planning fees? Does it have to be spent on construction-related expenses only?	Round 1 covers revenue costs only. Individual grant agreements will clarify what funding can be spent on specifically, as negotiated through the application process. The supplementary form ( <b>section 11 of the funding prospectus</b> ), completed with applications, will need to highlight what work is completed, pending, or required.
<b>19</b>	Is there a clawback mechanism?	All grants are recoverable if identified objectives are not met.
<b>20</b>	Do revenue funding applications need to be supported with quotes?	It is not a requirement to support grant requests with quotes. Due diligence which is pending or required should be highlighted on the supplementary form ( <b>section 11 of the funding prospectus</b> ) and uploaded to applications.

**Marketing and project delivery**

<b>21</b>	Are we expected to sell the site to a small builder (signed up with the GLA) once site investigation is complete and through your portal?	All sites which receive grant funding should be marketed through the Small Sites Small Builders portal. However, there is no obligation to sell the site as a freehold/long-lease interest. The portal can be used to find a small builder or developer as a delivery partner and/or to build-out the proposal.
<b>22</b>	What is the process following the success of the bid?	Key dates are set out in the prospectus ( <b>section 10, page 15 of the prospectus</b> ) in relation to the grant award process. Project delivery will take place for around six months for Round 1 and four months for Round 2. All outputs should be delivered to the GLA by 28 March 2024 for final drawdown of grants to be made within this financial year.
<b>23</b>	What is the definition of a site release?	This means the point at which the site is marketed on the GLA portal, for lease, acquisition, or as a partnering/delivery opportunity.

<b>24</b>	What if it emerges from the due diligence process that the site cannot be sold?	The objective is to market sites through the GLA portal, however, if through the due diligence process, it emerges that the site is not suitable for sale, an alternative site should be put forward by the landowner. Grant will be recovered if funded sites are not delivered to the market in a timely or satisfactory manner.
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