

GLA Affordable Housing Capital Funding Guide

Version Details

Section		Date	Details of changes made
3. Housing for rent		October 2025	Review of the whole 'Section 3 – Housing for Rent' aimed at streamlining content
3. Housing for rent		October 2025	Merged the 'Affordable Rent' and 'Social Rent' sections together to reduce repetitions
3. Housing for rent		October 2025	Removed reference to audit requirements (this is already covered in 'Section 9 – Compliance audit' of the GLA Affordable Housing Capital Funding Guide)
3. Housing for rent		October 2025	Added reference to requirement for London Living Rent rents to be at least 20 per cent below comparable market rates
3. Housing for rent		October 2025	Added reference to 'London Living Rent' section encouraging prioritisation of key workers when letting the homes
3. Housing for rent		October 2025	Added new 'Intermediate Rent' that sets out rent setting, eligibility and tenancy requirements for Intermediate Rent products that will be funded by the GLA.
4. Housing for sale		October 2024	Updated sub-letting section to introduce additional permissions
4. Housing for sale		October 2024	Re-introduced clarification on cash purchases at 4.1.110 correcting a document reversion error
2. General		May 2024	Removed a circular paragraph reference from 2.2.41
2. General		May 2024	Made language more succinct at 2.2.84
2. General		May 2024	Update to AHP 21-26 Additionality requirement
2. General		May 2024	2.3.29 Cap updated in line with London Plan Guidance

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2. General		May 2024	Clarification of requirement relating to Automatic Fire Suppression Systems
6. Grant Recovery		May 2024	Update to permitted use of Partner held RCGF
2. General		February 2024	Additionality wording updated
2. General		February 2024	Clarification added to how building safety applies to homes acquired which have been occupied before conversion. More detail can be found at https://www.london.gov.uk/programmes-strategies/housing-and-land/mayors-priorities-londons-housing-and-land/building-safety-london
2. General		February 2024	Additionality for estate regeneration clarification
2. General		February 2024	Site signage – referred to ‘2.4m by 2m’, corrected to read “2.4 by 1.2m”
2. General		February 2024	Other public subsidy information clarified
2. General		February 2024	LLR Recovery information moved from Section 3 to section 6

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2. General		February 2024	The Recovery determination link redirected to correct page
2. General		February 2024	Viability wording updated
2. General		February 2024	Additionality Viability Assessment section replaced
6. Grant Recovery		February 2024	recovery determination link updated
7. Grant Recovery		February 2024	recovery determination link updated
4. Housing for Sale		October 2023	Many leases issued prior to 12 October 2023, or those which have secured an exemption in line with paragraph 4.1.152, use RPI as the relevant inflation index. Those leases provide for rent increases to be limited by RPI plus 0.5% using the RPI figures for the specified month, published annually. When the RPI figure for the specified month is nil or negative, rent increases should be applied in line with the provision at paragraph 4.1.154.
4. Housing for Sale		October 2023	Partners will be required to limit annual rent increases to a maximum of CPI + 1 % for new leases issued effective from 12 October 2023 onwards. Shared ownership homes that have already started on site will be exempt from the requirement and may apply rent increases limited to RPI + 0.5% if partners elect to do so. Where providers have allocations with the GLA for named projects, which were approved before 12 October 2023, these will also be exempt from the requirement and may apply rent increases limited to RPI + 0.5% if partners elect to do so. In both cases, the GLA encourages partners to move to a CPI + 1% linked rent increase as soon as it is sustainable to do so.
4. Housing for Sale		October 2023	+ 1%, using the CPI figure, for a specified month, published annually. Exempt leases may use the RPI figure + 0.5%, for a specified month, published annually.
4. Housing for Sale		October 2023	When the index figure for the specific month is nil or below and the RPI-based model lease applies, any rent increase will be limited to a maximum of 0.5%. When the index figure for the specific month is nil and the CPI-based model lease applies, any rent increase will be limited to

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			1%. When the index figure for the specific month is any negative amount and the CPI-based model lease applies, any rent increase will be limited to a maximum of 0%.
4. Housing for Sale		October 2023	When choosing not to apply a rent increase when the relevant index is nil or negative, the GLA does not anticipate Shared Ownership leases should be subject to a formal variation as this would be both costly and time consuming for both landlords and leaseholders. The latest model leases published in October 2023 now make it clear that downward rent reviews are permissible.
4. Housing for Sale		October 2023	An updated model lease was published on 12 October 2023 to reflect the change from RPI + 0.5% to CPI + 1% for rent increases.
2. General		March 2023	Section 2.3 numbering corrections
2. General		March 2023	Added Pre-Manufactured Value (PMV) background information
2. General		March 2023	Added link to EDI page on london.gov
6. Grant Recovery		March 2023	Paragraph moved from 3.3.32
4. Housing for Sale		February 2023	Paragraph removed to reflect that the GLA will no longer require providers to obtain GLA consent for authorising cash purchasers of shared ownership.
4. Housing for Sale		February 2023	Sentences updated to highlight the measures that the GLA will take to ensure our policy is followed.
0. Glossary		April 2022	definitions of “Ex-RSLs” and “New-RPs”
2. General		April 2022	"Acquisition and works. The construction of new dwellings on
2. General		April 2022	land purchased by the IP without the benefit of any public subsidy. In certain circumstances the IP may enter into a building licence agreement."

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2. General		April 2022	Works only. The construction of new dwellings on land already owned by the IP, and for which the IP has received public subsidy in the past to help acquire it. This excludes land in the ownership of the RP which it purchased without the benefit of any public subsidy (Acquisition & Works).
2. General		April 2022	Heading - a title heading from the Additionality section was missed off. This has been added.
2. General		April 2022	Worked Examples - added.
4. Housing for Sale		April 2022	Exceptional circumstances may result from a variety of difficult situations, including but not limited to personal and/or building safety challenges.
4. Housing for Sale		April 2022	SO Exceptional Circumstances
6. Grant Recovery		April 2022	Changing 'may ' to 'will ' require any balance in a fund to be repaid immediately if this occurs.
6. Grant Recovery		April 2022	CFG Definition of Major Repair works
6. Grant Recovery		April 2022	Reference to an Ofgem Programme Feed in Tariff (FIT) removed as no longer relevant
6. Grant Recovery		April 2022	Reference to Market Rent Housing, Short Life and 'HAMA PLUS' deleted as it is old terminology
6. Grant Recovery		April 2022	Removed reference to rural programmes as the GLA does not generally consider these restrictions are required in London for Shared Ownership properties.
6. Grant Recovery		April 2022	"Permitted uses within 21-26 content added:
6. Grant Recovery		April 2022	In the 2021-2026 Affordable Homes programme, part funded, and nil grant funded homes are not eligible to count towards the funding target agreed with DLUH. GLA approval for projects jointly or fully funded by RGCF is therefore unlikely within that programme. "
6. Grant Recovery		April 2022	Reference to RCGF expenditure in the borough from which it was generated. We do not expect

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			or monitor this any longer.
2. General		November 2021	Reference design standards and framework and what IPs will be required to confirm/upload onto OPS for AHP2021-26.
2. General		November 2021	Reference sustainability standards and framework and required uploads onto OPS for AHP2021-26. (linked to design standards)
2. General		November 2021	Building safety standards
2. General		November 2021	Sequence of changes from indicative to named.
2. General		November 2021	Evidence and set deadlines as to when the transaction needs to be completed.
2. General		November 2021	Sustainability Standards Exemption Framework
2. General		November 2021	MMC requirements updated.
2. General		November 2021	Refers to the Homes for Londoners Look-Book updated with approach details.
2. General		November 2021	Design Quality Action Plans (DQAP) provisions are included in the AHP2021-26 agreements which may become operative if the GLA notifies IPs that it intends to do so following conclusion of the pilots. Includes but is not limited to; bearing the costs of the implementation at an organisational level (much like the EDI requirements).
2. General		November 2021	Post Occupancy Evaluation pilots (POE) provisions are included in the AHP2021-26 agreements which may become operative if the GLA notifies IPs that it intends to do so following conclusion of the pilots. Includes but is not limited to; bearing the costs of the implementation, proactively getting the data and conducting self-assessment. This analysis takes place after project completion so falls outside of the standard AHP timeline.

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2. General		November 2021	New programme - additionality content.
2. General		November 2021	Development Costs in Schedule 2 of the grant agreement is consistent with the "Scheme Cost Information"
2. General		November 2021	explains that Nil Grant Units will not form part of AHP2021-26, but IPs may nevertheless be required to upload details to OPS of any new affordable homes in London for which they are the landlord, which did not receive GLA funding and aren't already recorded on OPS as NGU's under AHP2016-23 or another GLA programme.
2. General		November 2021	<i>Review the description of works of demolition and service diversion under section 2 of the CFG to check it is still appropriate (this is relevant to the definition of "Start on Site Works" in the grant agreement).</i>
2. General		November 2021	Requirement that partners are expected to keep a record of all grants received (date, amount, property details, purpose, any repayments). This helps mitigate the risk that historic grant is accidentally forgotten and not accounted for upon the occurrence of a recovery event.
2. General		November 2021	Reimprovements no longer an applicable term
2. General		November 2021	There is no longer an adjustment to grant on the basis of other public subsidy.
2. General		November 2021	Supported and Specialist Housing content moved to section 5
2. General		November 2021	Programme Change Notice is equivalent to needing approval on OPS
2. General		November 2021	Use of term Framework Delivery Agreement - replaced with Grant Agreement
2. General		November 2021	Changing wording of Registered Social Landlord and Registered Provider
2. General		November 2021	Check use of schemes - may be better to refer to Projects for accuracy

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2. General		November 2021	Units / homes referred to as Dwellings
3. Housing for Rent		November 2021	Update LLR eligibility for AHP 2021-26 per MD2706
3. Housing for Rent		November 2021	Grant recovery paragraphs within these sections.
3. Housing for Rent		November 2021	Include the Right to Shared Ownership
3. Housing for Rent		November 2021	IPs providing LLR under AHP2021-26 are expected to use the new model SO lease for SO sales of LLR accommodation unless the GLA expressly agrees to the use of the old model where the GLA is satisfied that there is a clear rationale to justify this
3. Housing for Rent		November 2021	London Living Rent benchmarks for 2021/22 will be capped at £1,400 a month including service charges. CFG for rent - add section on re-letting at or below benchmarks
3. Housing for Rent		November 2021	The GLA will extend eligibility for LLR homes funded through the new AHP to all those who live or work in London and who either have a formal tenancy (e.g. in the private rented sector) or who are living in an informal arrangement with family or friends as a result of struggling with housing costs.
3. Housing for Rent		November 2021	The GLA will expect investment partners to support LLR tenants into home ownership within ten years. Bids will be assessed accordingly and the GLA will seek to maximise the number of LLR homes that can be delivered through the programme, but partners are invited to discuss any flexibility they may require in this regard when bidding for funding through the new AHP.
3. Housing for Rent		November 2021	'Secure fixed term' minimum fixed term of two years, per Rent Standard Intermediate Rent

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4. Housing for Sale		November 2021	Expand for other Tenures - Housing providers receiving grant through the AHP 2021-2026 that choose to set additional prioritisation criteria for the first three months of marketing new intermediate homes will be required to publish details of the criteria on which intermediate housing applications might be prioritised, which might reflect local eligibility and/or prioritisation criteria, within their published policy statements.
4. Housing for Sale		November 2021	New model shared ownership lease and fundamental clauses
4. Housing for Sale		November 2021	Reference to DPF return (Disposal Proceeds fund) removed as no longer in usage. GLA requires RPs to certify compliance with the procedural requirements and ensure a print off of their annual return is shown to their external qualified auditor as signed by the RP's authorised signatory.
4. Housing for Sale		November 2021	Reference to the Affordable Housing affordability certificate requirement per contracts
4. Housing for Sale		November 2021	Tenures for AHP2021-26 (note the AHP2021-26 grant agreement says "Approved Affordable Housing" will be of the type described in the CFG).
4. Housing for Sale		November 2021	Needs to cover the new model shared ownership lease and fundamental clauses in respect of the same (review Homes England's CFG wording if the intention is to take a consistent approach). It should be clear as to when the new model shared ownership lease must be used (obviously for AHP2021-26 SO units, but what about AHP2016-23, Land Fund, specialist housing and any new GLA programmes?).
4. Housing for Sale		November 2021	The expectation to use a 990-year lease for shared ownership will also apply to homes sold through the Right to Shared Ownership. The Model lease should have a minimum 990-year lease. Freeholders can amend contract in the last c30 years of a lease extension.
4. Housing for Sale		November 2021	The GLA will expect all investment partners in the AHP 2021-2026 to sign up to the principles of the existing Shared Ownership Service Charges Charter and to commit to working with the GLA

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			to develop a new and improved Charter, reflecting the new shared ownership model introduced by Government.
4. Housing for Sale		November 2021	The GLA will require all investment partners in the AHP 2021-2026 to publish details of additional fees and charges (other than service charges) for shared ownership homes on their websites. The new AHP Funding Guidance will outline the expectation that these charges should be reasonable and kept to a minimum.
4. Housing for Sale		November 2021	The GLA will require all investment partners in the AHP 2021-2026 to provide a key features document to potential purchasers at the start of the marketing and sales period for all new shared ownership homes. In addition to the information already required through a key information document, as outlined in the shared ownership model lease, this key features document should also include detailed information on the tenure of a property and the length of any lease, as well as the full range of potential costs, including any expected service charges, permission fees and any other charges (including those relating to resales and lease extensions).
4. Housing for Sale		November 2021	The GLA will support the delivery of DMS homes where they are delivered on schemes that align with wider strategic housing policy objectives, such as community-led schemes and/or schemes that provide homes to groups of people who share a protected characteristic.
4. Housing for Sale		November 2021	To ensure that DMS homes are affordable, the GLA will utilise its planning powers to strengthen guidance on market value and income caps for DMS homes, to be consistent with existing affordable home ownership policies.
4. Housing for Sale		November 2021	The GLA will utilise its planning powers to introduce measures to ensure DMS homes remain affordable in perpetuity, with income caps applicable to subsequent sales. In addition, the GLA will provide guidance on how DMS homes should be valued, to ensure DMS homes remain affordable in perpetuity and to seek to minimise the administrative burden placed on local authorities.
4. Housing for		November 2021	[Mirror Homes England - Georgie checking threshold for inclusion in CFG] The GLA expects the requirement to provide a key features document to potential buyers would apply to all new

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Sale			shared ownership homes sold through the Right to Shared Ownership.
4. Housing for Sale		November 2021	The GLA expects all investment partners in the Affordable Homes Programme 2021-2026, including those with homes sold through the Right to Shared Ownership, to sign up to the principles of the Shared Ownership Charter for Service Charges.
4. Housing for Sale		November 2021	Expand for other Tenures - Housing providers receiving grant through the AHP 2021-2026 that choose to set additional prioritisation criteria for the first three months of marketing new intermediate homes will be required to publish details of the criteria on which intermediate housing applications might be prioritised, which might reflect local eligibility and/or prioritisation criteria, within their published policy statements.
4. Housing for Sale		November 2021	The Government requires that the Mayor introduces the Government's new Shared Ownership model in the Affordable Homes Programme 2021-2026.
5. Specialist Programmes		November 2021	Paragraph from website and content from Section 2
6. Grant Recovery (RPs)		November 2021	Timing of debiting RCGF.
6. Grant Recovery (RPs)		November 2021	Grant recovery position for LLR flipping to SO, and the Right to SO for Social Rent tenants.
6. Grant Recovery (RPs)		November 2021	Grant recovery position regarding the Right to Shared Ownership for Social Rent and Affordable Rent tenants, with examples.
8. Resident ballots		November 2021	Estate boundaries. "In cases where the boundary of an existing social housing estate is unclear, IPs should seek advice from their relevant GLA contact about how to approach this issue
8. Resident		November 2021	Voter eligibility

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ballots			
8. Resident ballots		November 2021	Outline or full planning permission secured on or before 18 July 2018 must remain valid, in order for a project to secure exemption four.
8. Resident ballots		November 2021	Permit schemes that have secured exemptions four or five under the existing Affordable Homes Programme (AHP) to retain them if they seek funding from the GLA's new AHP, rather than its current AHP, provided there are no changes to plans for exempt SERPs that mean the RBR should apply.
0. Glossary		November 2021	Ballot requirement definitions
0. Glossary		November 2021	The EDI requirements will be included in standard contracts for all grant recipients and all organisations will be expected to meet and evidence these requirements within one year of receiving a grant allocation. Upon review, if the grant recipient has not met the contractual requirements relating to EDI they will be offered the chance to submit a 'remediation plan' outlining how they will meet the requirements within a three-month period. If after this three-month period the partner has still not met the requirements the GLA will be able to take action to terminate the contract and claw back any grant received by the organisation. The EDI funding conditions identify the contractual requirement to deliver on EDI requirements within 12 months of contracts being entered into.