

MAYOR OF LONDON

Refugee Housing Programme

Funding guidance for London



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1. Foreword

London has a long and proud history of providing sanctuary to those fleeing conflict and persecution. As Mayor, I am committed to supporting refugees by ensuring they have the dignity and security needed to rebuild their lives and thrive in our great city.

Many of us have been watching in horror at the humanitarian catastrophes that have recently unfolded across the globe, including in Afghanistan and Ukraine. At the outset of these crises, I worked in partnership with the government and London boroughs to ensure an integrated approach to resettling refugees in London.

Since March 2022, London has welcomed Ukrainians fleeing the illegal invasion of their country under the Homes for Ukraine and Ukraine Family Scheme. Our city has also hosted the resettlement of Afghans who served alongside UK military personnel and assisted our diplomatic efforts in Afghanistan, as well as vulnerable Afghans, such as women and girls, LGBTQ+, and other minority groups at risk due to their ethnicity or religion.

As the initial six-month commitment by hosts through the Homes for Ukraine scheme comes to an end, and while hundreds of Afghan refugees and evacuees remain in Home Office bridging accommodation in London, it is clear that long-term housing solutions for refugees are needed.

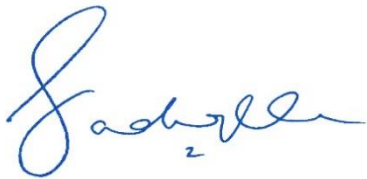
In August 2021, I expanded my existing Right to Buy Back programme to offer funding for larger homes for Afghan refugees, with funding so far allocated to buy back 39 homes. As part of our wider commitment to displaced and vulnerable people, I am now proud to announce our new Refugee Housing Programme that will see City Hall fund up to 630 affordable homes for Ukrainians and Afghans. These people, many of whom have been through the most horrendous and traumatic experiences, will soon have a foundation on which to rebuild their lives.

I hope that local authorities – and in due course, housing associations – will benefit from this funding to help build a better and fairer London by providing housing for refugees.

London is now building record numbers of genuinely affordable homes, including more council homes than at any time since the 1970s. Last year, more affordable homes were started in London since GLA records began in 2003, including almost 10,000 homes started at social rent levels. Thanks to investment by City Hall, more affordable homes are being built in London than anywhere else in the country.

Importantly, I am pleased that homes funded through this programme will eventually be available for all Londoners that qualify for social housing in the longer-term – contributing to much-needed genuinely affordable housing in the capital.

Londoners recognise that we have a moral and legal obligation to those who have been forced from their homes by war, famine and other disasters. I am proud of the Refugee Housing Programme and what it says about our city, and as Mayor, I will always work to uphold London's legacy as a place of sanctuary.

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the 'h'.

Sadiq Khan
Mayor of London

2. Introduction

- 2.1. In December 2022, the Department for Levelling Up, Housing and Communities (DLUHC) announced a [new £650m support package impacting the Homes for Ukraine and Afghan schemes](#). The package of support included a national £500m Local Authority Housing Fund (LAHF) which will fund local authorities to obtain up to 4,000 homes nationally for those fleeing conflict from Ukrainian and Afghan cohorts.
- 2.2. The Mayor has secured £126m in capital grant funding from the government's £500m LAHF to be administered as the Refugee Housing Programme (RHP) in London. This funding guidance sets out the objectives of the RHP, key terms, eligibility and bidding information.
- 2.3. Through the RHP, the Mayor will provide capital grant funding to local authorities and registered providers to deliver up to 630 affordable homes in London by 31 March 2024.¹ The RHP is now open to bids from local authorities in London and is expected to open to other registered providers in late spring 2023, subject to the satisfaction of the additional subsidy control requirements that apply to this type of delivery partner. This funding guidance focuses on the provision of funding to local authorities and will be supplemented in due course by further guidance as required in respect of funding to other registered providers (which is expected to operate on broadly similar terms).
- 2.4. Bidding for the programme will open from 3 April 2023 and remain open through a period of continuous market engagement (CME) until funding is committed. We expect that applications will be considered on fortnightly assessment dates within the CME period (and more regularly as necessary). The GLA will typically assess bids, and provide information about their outcome to applicants, within 15 working days of receiving a bid, or sooner where there is urgent need to allocate funding sooner (for example, due to the imminent closure of a bridging hotel).

¹ Delivery of homes through this programme is measured on exchange of contract; or start on site as an equivalent milestone, where exchange of contract will not occur.

3. Glossary

- 3.1. In this funding guidance, the following terms have the meanings set out below.
- 3.2. **'Applicant'** means the organisation, a local authority, submitting the capital funding application on the GLA's Open Project System (OPS) for a project.
- 3.3. **'Bid'** means the individual costed capital funding request submitted by the organisation that will lead the delivery of the project(s) to OPS.
- 3.4. **'Bridging accommodation'** includes all accommodation procured by the Home Office for the purpose of providing temporary accommodation for those brought over to the UK as a result of events in Afghanistan following the fall of Kabul in August 2021. This has commonly been hotels, but includes other forms of accommodation such as serviced apartments.
- 3.5. **'Registered provider'** is a housing provider registered with the Regulator of Social Housing.

4. Programme objectives

- 4.1. The programme aims to support London boroughs (and in due course, registered providers) to provide accommodation in London for those with acute housing needs who have arrived in the UK via recent Ukrainian and Afghan resettlement schemes. The programme intends to address the immediate housing pressures faced by these cohorts, and create a new and permanent supply of affordable housing in London.
- 4.2. The objectives of the fund are to:
- provide sufficient longer-term accommodation to those who are supported through recent Ukrainian and Afghan resettlement schemes
 - support local authorities that have generously welcomed substantial numbers of Ukrainian refugees, to ensure these areas are not disadvantaged by increased pressures on existing housing and homelessness systems
 - increase the provision of affordable housing available to support the eligible cohort as sponsorship, family placements and bridging accommodation arrangements come to an end
 - reduce emergency, temporary and bridging accommodation costs
 - deliver accommodation that can be converted into housing that remains affordable in perpetuity (including temporary accommodation), to support wider local authority housing and homelessness responsibilities to resident populations, including UK nationals
 - use secure and affordable housing to enable the effective resettlement and economic integration of Ukrainian and Afghan refugees in London
 - reduce impacts on the existing housing and homelessness systems in London, including those waiting for social housing.

5. Programme requirements

Who can bid?

- 5.1. Bidding for capital grant is currently open to local authorities in London. Bidding is expected to open to private registered providers in late spring 2023, subject to the satisfaction of the additional subsidy control requirements that apply to this type of delivery partner.
- 5.2. Any successful applicant must be the direct landlord of the homes (that is, the landlord named on the tenancy agreement).

Delivery routes

- 5.3. The programme will provide applicants with funding to pursue a range of different delivery models to respond to local contexts, including:
 - acquiring and refurbishing, converting and/or repairing properties not owned by the applicant; this includes bringing empty or dilapidated properties back into use
 - acquiring existing homes that are fit for occupation immediately
 - acquiring new-build properties 'off the shelf'; this includes converting market homes that are part of the local authority's housing development scheme to affordable homes
 - building new homes
 - refurbishing and/or converting existing properties owned by the applicant.
- 5.4. All homes grant funded through the RHP must be within Greater London.
- 5.5. Local authorities may choose to acquire properties in their own area or work with neighbouring local authorities in London, with their agreement, to acquire properties in other borough boundaries. The GLA encourages collaboration of this kind where appropriate.
- 5.6. Applicants should consider the needs of the cohort in their area when determining the size of properties to deliver. However, it is expected that properties will have a

minimum of two bedrooms. One-bedroom properties can be delivered where this addresses an identified need.

- 5.7. All of the accommodation must be self-contained. There can be no shared accommodation – defined as a dwelling (including any common areas) comprised within non-self-contained accommodation for two or more households.
- 5.8. Homes delivered through this programme must be affordable, and remain affordable in perpetuity, to support wider local authority housing and homelessness responsibilities. If properties are disposed of or used for a purpose that is not in accordance with the programme, the GLA may recover the grant under [the Recovery of Capital Grants from Registered Providers and Recycled Capital Grant Fund \(Greater London\) General Determination 2017](#).
- 5.9. On 15 March 2023, [the government introduced a change to the Stamp Duty Land Tax \(SDLT\) 'registered social landlord' exemption](#) to ensure that local authorities granted additional funding through LAHF, RHP in London, benefit from the SDLT exemption. The measure applies for transactions with an effective date on or after 15 March 2023.

Eligible cohort definition

- 5.10. The eligible cohort for RHP homes is those who: are homeless, are at risk of homelessness or live in unsuitable temporary accommodation (including bridging accommodation); and meet any of the criteria given in 5.10, below.
- 5.11. The eligible cohort definition covers households or individuals on any of the following:
 - Afghan Citizen Resettlement Scheme (ACRS), including eligible British nationals under this scheme
 - Afghan Relocations and Assistance Policy (ARAP)
 - Homes for Ukraine
 - Ukraine Extension Scheme
 - Ukraine Family Scheme.
- 5.12. For those not in bridging accommodation, the relevant local authority is not required to have accepted a Housing Act 1996 Part 7 homelessness duty in respect of the household, for the household to be eligible. However, the applicant should satisfy

themselves that the household is already, or would otherwise be, homeless or at risk of homelessness if this accommodation were not available.

Housing those in bridging accommodation

- 5.13. Bridging accommodation includes all accommodation procured by the Home Office for the purpose of providing temporary accommodation for those brought over to the UK as a result of events in Afghanistan following the fall of Kabul in August 2021. This has commonly been hotels, but includes other forms of accommodation such as serviced apartments.
- 5.14. As of March 2023, there are hundreds of Afghans who have been accommodated in bridging accommodation sites within London, and are being resettled via ACRS and ARAP. The RHP provides funding for applicants to support moving households out of bridging accommodation.
- 5.15. In London, it is expected that at least 106 homes will be funded through this programme for this purpose. These homes are to be larger homes (four or more bedrooms), given the average family size of those in bridging accommodation. Applicants can also use capital grant to acquire homes for smaller families in bridging accommodation.

Support needs

- 5.16. Most people moving into the units will require some form of ongoing wraparound support to meet their identified needs; maintain their accommodation; and subsequently move on to sustainable accommodation (as appropriate).
- 5.17. Applicants should ensure they are working closely with relevant local authorities, third-sector organisations, and health services to ensure adequate support systems are provided.
- 5.18. Funding for wraparound support is not available through this programme. Applicants should ensure they have adequate resources in place to provide any identified support needs.
- 5.19. Local authorities can access other sources of funding for wraparound support. Under the Homes for Ukraine Scheme, [local authorities can receive funding for each arrival in their area](#): £5,900 for each new arrival after 1 January 2023, to support guests and their sponsors. Local authorities will also receive separate funding from the government in 2022-23 for the Ukraine education tariff.

- 5.20. Under ARAP and ACRS, [local authorities can receive individual standard tariffs](#) (£20,500 over three years) per individual for the provision of wraparound support. Additional funding is provided from the government for education costs.
- 5.21. There is no bespoke funding for local authorities to support those who have arrived from Ukraine under the Ukraine Family Scheme or the Ukraine Extension Scheme.

Matching households with properties

- 5.22. Applicants may use any lawful route that allows them to match households to the homes they deliver through this programme.
- 5.23. In addition to the eligibility criteria (set out at paragraphs 5.10 and 5.11), applicants should also make reasonable endeavours to prioritise eligible households based on who is in most need.
- 5.24. An example for matching eligible households to properties is using, amending or putting in place a local lettings policy that allows homes to be allocated by local authorities to households or individuals of a particular description (for example, the criteria as set out in paragraphs 5.10 and 5.11). This is allowed under the Housing Act 1996 (section 166A(6)(b)). Applicants may identify other legal ways for matching households with properties.
- 5.25. For larger homes (four or more bedrooms) that are acquired to enable households to move out of bridging accommodation, the GLA encourages applicants to use their relationships with other local authorities, registered providers, and staff in bridging hotels to identify and match families to suitable properties. This is to increase the chances of successful matches, as the GLA recognises that local resettlement leads are well placed to use local intelligence on households in their regions to identify suitable matches and reduce the chances of refusals. Local authorities that previously had bridging accommodation in their area may also wish to work with other public-sector partners to match households to their area where strong local connections or support systems exist.
- 5.26. Where no eligible family from bridging accommodation can be identified by the local authority within the borough, a property offer request should be submitted to the Home Office Local Authority Contact Officer and the London Strategic Migration Partnership (LSMP) by the resettlement coordinator in the relevant local authority. The Home Office will then refer a potential household to be matched to the property. It will be the decision of the local authority to accept or decline the referred household. The LSMP may assist in liaising with the Home Office if no established contact channels exist.

- 5.27. In exceptional circumstances, if a match is not possible a grant recipient can accept a nomination or referral for another household from the eligible cohort, in line with the programme objectives (paragraphs 4.1 and 4.2).

Tenancies and rents

- 5.28. Rent must be set at Affordable Rent levels, [London Affordable Rent](#) benchmarks or Social Rent levels; and must be compliant with the Regulator of Social Housing's [Rent Standard](#). Affordable Rent levels must be genuinely affordable, and must not exceed the lower of 80 per cent of the market rate (including service charges) and the relevant Local Housing Allowance level. Applicants should consider the impact of both service charges and the total benefit cap on affordability.
- 5.29. Tenures and rents should provide the greatest level of security possible for the tenant within the operational and management needs of the home. These terms must be in line with the Regulator of Social Housing's [Tenancy Standard](#). Licence agreements will also be acceptable where the applicant determines it to be an appropriate form of tenancy.
- 5.30. Any tenancies to households from the eligible cohort should be for three years as a minimum (there is no limit on maximum duration). Any subsequent lets during this period, and any lets to the eligible cohort after this period, should also offer tenancies for three years as a minimum. Any applicants seeking an exemption to the tenancy term must request this exemption through the bidding process and will be subject to GLA agreement.
- 5.31. Accommodation delivered through this programme will initially provide housing for the eligible cohort (see paragraphs 5.10 and 5.11), with an aim of becoming available for general needs affordable housing in the long term.
- 5.32. Once the properties are no longer being used by the eligible cohort, accommodation should be converted to general needs affordable housing and/or temporary accommodation to support wider affordable housing and homelessness duties and need. Permitted tenures and rent levels are:
- Social Rent
 - Affordable Rents, including London Affordable Rent benchmarks, provided these are genuinely affordable and do not exceed the lower of 80 per cent market rate (including service charges) or the relevant Local Housing Allowance level.

Property requirements

- 5.33. Applicants are required to provide furniture and white goods in all homes delivered through the programme. As set out in paragraph 6.12, capital grant can be used towards this cost.

Building safety

- 5.34. Following the tragic fire at Grenfell Tower in 2017, the Mayor wants to ensure that London is at the forefront of best practice in fire safety when delivering affordable homes.
- 5.35. Applicants must ensure that no combustible materials are used in the external walls of any homes or buildings funded through this programme, regardless of their height.
- 5.36. Applicants must register any in-built electrical products, such as white goods, with the manufacturers' registration service for all homes funded through this programme. Applicants must also encourage residents to register, with manufacturers, any white goods that the residents themselves bring into their new homes. Applicants should include information about product registration, product recalls and electrical safety in the residents' pack or manual for all new homes.
- 5.37. Applicants will be required to self-certify compliance with these requirements in advance of receiving grant payments. The GLA reserves the right to monitor compliance with these requirements through spot checks in the annual compliance audit process.

Design and quality

- 5.38. All homes delivered through the RHP are required to meet the Decent Homes Standard.
- 5.39. The Mayor wants to ensure affordable homes exhibit high-quality design that is socially and economically inclusive and environmentally sustainable, and supports Good Growth principles. The London Plan and the Good Quality Homes for all Londoners London Plan Guidance set out clear policies and guidance on achieving high-quality design and standards in housing that applicants should consider when delivering homes through this programme.
- 5.40. Homes that are acquired, refurbished, converted and/or repaired should meet an Energy Performance Certificate (EPC) rating of D, as a minimum, at first let. Applicants can acquire homes and subsequently improve their energy-efficiency before first let to meet an EPC rating of D.

- 5.41. Applicants are encouraged to improve the energy-efficiency of homes with the grant funding available where this is possible, ideally to meet an EPC rating of B, although this is not a condition of grant funding.

Equality, diversity and inclusion

- 5.42. The Mayor is committed to supporting increased diversity in the built environment sector; and expects partners to contribute to his vision of a more equal, diverse and inclusive London by meaningfully enhancing their organisational practices, procurement methods and engagement with communities.
- 5.43. The Mayor has set [Equality, Diversity and Inclusion standards](#) through the [Affordable Homes Programme \(AHP\) 2021-26 Funding Guidance](#). Applicants that are not AHP 2021-26 partners will be required to sign up to these standards.
- 5.44. Grant recipients will be contractually required to meet these minimum standards within one year of their grant allocation being approved by the GLA. These standards seek to implement the [Mayor's Good Work Standard](#) 'diversity and recruitment' pillar; and are being introduced to reflect the Mayor's commitment to ensuring London is a more equal, diverse and inclusive city for all.

London Living Wage

- 5.45. Those receiving grant through this programme will be expected to ensure that their employees and workers are paid the London Living Wage; and should endeavour to ensure that consultants, contractors and sub-contractor employees similarly meet this requirement. This will be a contractual obligation of funding.

6. Capital funding

Grant rates

- 6.1. The Mayor has secured £126m in capital grant funding to deliver up to 630 affordable homes in London. There is no revenue funding available through the RHP.
- 6.2. The capital grant offer is differentiated by bedroom size as follows:
 - smaller homes – defined as homes with one to three bedrooms
 - larger homes – defined as homes with four or more bedrooms.
- 6.3. Grant per home will be capped at a proportion of total project costs, in accordance with the terms of the LAHF set nationally by government:
 - smaller homes – grant per unit is capped at 40 per cent of total project costs
 - larger homes – grant per unit is capped at 50 per cent of total project costs.
- 6.4. The GLA will review the value for money of total project costs prior to approving grant allocations; and make decisions about funding allocations on the basis of this assessment.
- 6.5. Additional GLA grant rate caps have been set to ensure the GLA secures value for money and manages performance against overall programme delivery targets:
 - inner London, smaller home – £300,000
 - inner London, larger home – £420,000
 - outer London, smaller home – £175,000
 - outer London, larger home – £250,000.
- 6.6. The GLA may award grant higher than the GLA grant rate caps set out at paragraph 6.5, above, where there is a strategic case to do so. The GLA will also expect some bids to be lower than these grant rate caps. The GLA may also adjust these grant rate caps, if necessary, during the course of the programme, and apply the adjusted grant rate caps to any subsequent bids.

- 6.7. If bidding for an indicative allocation (see paragraphs 6.14 to 6.17), partners must use up to the GLA grant rate caps in paragraph 6.5. However, when setting out the indicative allocation into named projects, the LAHF national caps set out at paragraph 6.3 will apply.
- 6.8. The LAHF national caps set out at paragraph 6.3 will apply in all circumstances.
- 6.9. The GLA will require applicants to provide information on the expected costs to be incurred and income for each proposed project prior to the GLA approving a project on its OPS. The GLA will not fund more than the amount needed to address the viability gap to deliver an affordable home, taking into consideration any other sources of public sector funding for the project.
- 6.10. For the purposes of this programme, inner and outer London boroughs are as defined by the Office for National Statistics (see Appendix 1).
- 6.11. Applicants cannot combine RHP funding with funding from the AHP or Right-to-Buy receipts.
- 6.12. Eligible costs funded by grant from the RHP could include the purchase price; stamp duty land tax on the purchase price; works costs; surveying; legal and other fees; refurbishments; energy-efficiency measures; decoration; furnishings; or otherwise preparing the property for rent and potentially irrecoverable VAT incurred on these items. This is set out in the RHP grant agreement.
- 6.13. It is for applicants to determine whether it is appropriate to capitalise any revenue costs. Local authorities should ensure that the accounting treatment adopted is deemed compliant with the Code of Practice on Local Authority Accounting.

Named projects and indicative proposals

- 6.14. The programme is open to bids for named projects (identified sites or properties) as well as indicative proposals (for proposed sites or properties that will be identified and acquired during the programme).
- 6.15. Bids for named sites or properties will need to be uploaded to OPS as “named projects”. OPS bids for named projects will be required to contain detailed project-specific information including costings, any expected income (for example, from rents, service charges and other public funding) and a delivery timeline.
- 6.16. Applicants can also bid for indicative allocations on OPS at up to GLA grant rate caps, as set out in paragraph 6.5. Applicants will need to submit separate bids for an indicative allocation for the delivery of:

- smaller homes
- larger homes

- 6.17. Applicants will be asked to provide the type of project; number of affordable homes; size (by number of bedrooms) and location; and the grant requested. This information will be assessed by the GLA.
- 6.18. Once an applicant has an indicative allocation approved on OPS, it will be required to profile out the indicative allocation into named projects consistent with the indicative allocation details (including type of project, bedroom numbers and location) within the required financial year and in accordance with the milestones on OPS. The LAHF national caps set out in paragraph 6.3 will apply in all circumstances. The named projects need to be created as new projects on OPS and marked to indicate they will be using an indicative allocation.
- 6.19. Grant will be paid at the specific funding levels approved for each named project, subject to the cap (set out at paragraph 6.3, above) and a project's viability gap (paragraph 6.9, above).

7. Assessment criteria

How to apply for RHP funding

- 7.1. The GLA is accepting bids for the RHP on a continuous basis from Monday 3 April 2023.
- 7.2. Applicants are encouraged to submit bids as soon as possible prior to the first bid assessment date. Bids for capital funding for delivery routes eligible through the GLA should be submitted via OPS.
- 7.3. The GLA will assess bids and confirm allocations on a rolling fortnightly basis. The GLA will aim to assess bids and confirm allocations with successful applicants within 15 working days, unless significant clarifications with applicants are required. Applicants will be required to sign a standard form GLA contract in order to access grant allocations. Following approval of an allocation in the GLA OPS system, and subject to the applicant having entered into a GLA contract, payment can typically be released within 10 working days once the relevant milestone is claimed as achieved on OPS.
- 7.4. Organisations not currently registered to use the GLA's OPS are advised to request access using the details provided on the [OPS homepage](#).

Assessment criteria

- 7.5. The GLA will assess all bids received against the following key criteria:

- strategic fit
- value for money
- deliverability.

- 7.6. Further information about each of these criteria is set out below.

Strategic fit

- 7.7. This funding guidance sets out the key objectives and requirements for the programme. Bids will be assessed based on best fit with these priorities. All bids will be assessed on an individual basis, including consideration of the following areas:

- the delivery of homes for the eligible cohorts
- the delivery of a portion of larger homes (four or more bedrooms) for those who have been accommodated in Home Office bridging accommodation sites within London, and are being resettled via ARAP and ACRS
- the delivery of homes in line with the programme objectives (set out at paragraphs 4.1 and 4.2).

7.8. A strong bid will set out how it will deliver homes for households and individuals from the eligible cohorts, and how their housing needs have been or will be identified. A strong bid would deliver larger homes for those in bridging accommodation (or confirm the intention to), and explain how it will meet the majority of programme objectives.

Value for money

- 7.9. Bids for the new programme will be assessed to consider the grant requirement for each proposal, and value for money for the public purse. Bids will be considered based on costs associated with the project; contributions towards those costs; and the gap that requires grant to make the project viable. The assessment process will prioritise projects that offer the best value for money in grant terms against the costs associated with the proposal.
- 7.10. The GLA will ask applicants to submit details of total project costs, a breakdown of contributions towards those costs and expected income.
- 7.11. Applicants should also use other sources of funding where possible – for example, as a result of joint working with local partners; use of capital receipts; and borrowing to lessen reliance on public funding. Longevity of the capital asset will also be taken into account.

Deliverability

- 7.12. Applicants must make best endeavours to meet their delivery target by 30 November 2023, which will be measured on exchange of contract for acquisition of the relevant homes (or start on site as an equivalent milestone, where exchange of contract will not occur).
- 7.13. The RHP will be open until 31 March 2024 and projects should be deliverable within the timescales of the programme. The GLA will require information including milestone dates for acquisition, start on site and practical completion. Whilst indicative projects will be considered, a bid that has identified accommodation, and

can demonstrate that negotiations with delivery partners are at an advanced stage, is likely to receive a higher deliverability score.

- 7.14. Applicants should evidence effective consideration of delivery risks and credible mitigation options where possible.

Next steps following bid approval

- 7.15. If an application is successful, applicants will need to meet the following requirements before they can receive RHP grant funding from the GLA.

Registered provider status

- 7.16. Capital grant recipient organisations, which will be the landlords of homes delivered with capital funding for Social or Affordable Rent from the GLA, must be registered with the Regulator of Social Housing as a registered provider. Organisations must be registered before any funding can be drawn down and the accommodation is let.

Investment partner qualification

- 7.17. Organisations with projects approved for capital funding under the RHP must qualify as a GLA investment partner before they can receive a grant. Any organisation that is not an existing GLA investment partner, or that currently has a restricted investment partner status, will need to apply for qualification. Further information about the GLA investment partner qualification process can be found on the [GLA website](#).

Terms of grant

- 7.18. Applicants will need to enter a standard form contract with the GLA to secure grant funding through this programme. Template contracts for standard delivery agreements have been published on the GLA website.

Milestones

- 7.19. Grant recipients must make best endeavours to meet their delivery target by 30 November 2023, which will be measured on exchange of contract for acquisition of the relevant homes (or start on site as an equivalent milestone, where exchange of contract will not occur).
- 7.20. Agreed delivery milestones will be as agreed on OPS. The GLA will monitor performance of applicants against these delivery milestones on an ongoing basis. The GLA will be flexible when issues with programme delivery are flagged at an early stage; but will reserve the right to remove an allocation if not deliverable.

- 7.21. Grant recipients are expected to update and reforecast milestones as soon as they are aware of any changes.
- 7.22. Grant recipients should choose the appropriate processing route (i.e. delivery routes as set out at paragraph 5.3, above) within OPS.
- 7.23. Grant recipients will be required to forecast all the mandatory milestones with dates before submission for approval. These milestones are:
- land/property acquisition
 - start on site
 - practical completion.

Payment

- 7.24. Grant-funding payments from the GLA will be paid once the relevant milestones are claimed as achieved on OPS. Payments will be made to the lead organisation that submitted the OPS bid.
- 7.25. Capital payments will be made in up to three instalments as agreed on OPS: acquisition, start on site and practical completion. For projects involving both acquisition and refurbishment of homes, payments will typically be made in two instalments: acquisition and practical completion. For projects involving refurbishment or conversion only, payments will typically be made in two instalments: start on site and practical completion. For projects involving acquisition of existing properties that are ready for immediate occupation, a single tranche of grant will be paid at the acquisition stage (completion of purchase).
- 7.26. Where the GLA expressly agrees, it may permit the drawdown of grant at acquisition, where the applicant has an agreement in place for sale or lease of a site.
- 7.27. The applicant will need to hold a secure legal interest in the project, this includes a freehold title, leasehold title (where the lease has at least 60 years unexpired duration) or have a binding contract to acquire one of these interests, before funding can be claimed. For further information see the RHP grant agreement.

Subsidy control

- 7.28. While the GLA has designed this programme to comply with subsidy control rules, applicants also have a responsibility to ensure the funding they receive under the programme, and their use of the same, does not give rise to unlawful subsidy.

- 7.29. The GLA will require applicants to provide information on the actual costs incurred and income on the project for both public accountability and subsidy control compliance.

Compliance Audit

- 7.30. The Compliance Audit framework applies to organisations receiving grant. The purpose is to ensure that the GLA's policies, funding conditions and procedures are followed. Further details are set out in the [Compliance Audit chapter](#) of the AHP 2021-26 Capital Funding Guide.

8. Monitoring and evaluation

- 8.1. Every two months, until partners have completed delivery of their allocated programme, grant recipients will provide a mix of quantitative and qualitative summary updates to the GLA on OPS. These updates will cover:
- number of properties where contracts have exchanged, including bedroom size
 - number of properties occupied, including bedroom size
 - number of families housed, including which resettlement programme they belong to
 - number of individuals housed, including which resettlement programme they belong to
 - total project costs.
- 8.2. The DLUHC will conduct an evaluation of the fund near the end of the monitoring period. To understand how the fund is being delivered in more detail, the DLUHC will ask grant recipients for the following information:
- how properties have been sourced (for example, through stock acquisition or another delivery route)
 - breakdown of households housed by previous housing situation (for example, emergency accommodation/temporary accommodation)
 - tenancy duration
 - rent levels
 - number of additional pledges made to provide housing for those in bridging accommodation
 - number of properties obtained outside the local authority's area, if applicable, and where these are located.
- 8.3. DLUHC expects that grant recipients will respond to any reasonable additional requests to support any retrospective assessment or evaluation as to the impact or

value for money of the fund. It is expected that grant recipients, as a minimum, monitor spend, outputs and outcomes against agreed indicators and keep this information for at least five years. This will require grant recipients to maintain address-level data.

Appendix 1 – Inner and outer London

Inner London

- City of London
- Camden
- Hackney
- Hammersmith and Fulham
- Haringey
- Islington
- Kensington and Chelsea
- Lambeth
- Lewisham
- Newham
- Southwark
- Tower Hamlets
- Wandsworth
- Westminster

Outer London

- Barking and Dagenham
- Barnet
- Bexley
- Brent
- Bromley
- Croydon
- Ealing
- Enfield
- Greenwich
- Harrow
- Havering
- Hillingdon
- Hounslow
- Kingston upon Thames
- Merton
- Redbridge
- Richmond upon Thames
- Sutton
- Waltham Forest

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