



## **Growth Support (Affordable Housing) Fund Q&As**

### **Q. Is there a limit on the size of sites that can bid for GS(AH)F?**

A.. No there is no prescribed maximum or minimum size of sites that can bid for GS(AH)F.

### **Q. We understand that in accepting growth support funding we will be obliged to accept 30% nominations from London through the Choice Based Lettings system. Is there a prescribed split of housing tenures?**

A. Not on individual schemes. Broadly speaking we would expect to achieve a 70% rent and 30% LCHO tenure split overall and would encourage bids for mixed tenure schemes.

### **Q. Given that there is still funding available under the NAHP, which we are free to access through Regular Market Engagement, what is the incentive to bid for growth support?**

A. There is still money available now from the NAHP, but that money will go. GS(AH)F represents potential additional funding.

### **Q. Can a single scheme bid for funding from both the NAHP and GS(AH)F pots?**

A. Yes it is possible to bid for both.

### **Q. Choice based lettings place restrictions on applicants, are there any attached to those applying for GS(AH)F support through CBL?**

A. Current policy thinking suggests that applicants would have 2 bids per cycle (a cycle lasting 1 week).

### **Q. What evidence do you have that there are people who want to move out of London?**

A. There have been mobility schemes in the past which when they have been in place have had a long waiting list (in London).

### **Q. Bearing in mind that this type of scheme has been tried before, what responsibility will the Corporation take for ensuring that large scale sites are socially sustainable?**

A. We will seek to have a wider discussion with developers and LAs to ensure that a community is going to be sustainable.

**Q. There are growth points within the region both close to and some less close to London, is the suggestion that only those close to London will be covered?**

A. No, anywhere within the East and South East regions will qualify. If we receive bids from growth points in other regions we would welcome those as well.

**Q. Is there any requisite to be within reasonable commuting distance to London for those remaining in employment within London?**

A. Not necessarily. However if key workers were to apply we would expect them to remain within a reasonable commuting distance of their place of work.

**Q. Will there be any priority given to those with a local connection, particularly if the programme is oversubscribed?**

A. Subject to policy development households from London will have priority for the London nominations. If there are no households from London then local residents will be able to bid for properties; in these circumstances the local allocations scheme will apply (which may give priority to households with local connection)

**Q. Is GS(AH)F specifically for Social rent or for mixed tenure?**

A. Growth support is available for Rent & Sale.

**Q. How will the nominations work for sale? Will these come from the London HBAs?**

A. Nominations for sale will come from the London HBAs, with the agreement of the local HomeBuy Agent covering the area which the applicant proposes to move to.

**Q. Would you be content for LAs to adopt a lettings plan approach i.e. a certain number of families etc to create sustainable communities?**

A. This is an approach that we would encourage.

**Q. If we bring in schemes could we do this on London grant rates or local rates?**

A. Local rates will apply, but we might be willing to allow some level of flexibility, if schemes need to be adapted to meet specific requirements.

**Q. Buying surplus or 'standing' stock, what is the Corporation's message, will the GS(AH)F be open to purchase market ('off-the-shelf') stock?**

A. The Corporation are committed to maintaining our standards. In response to market conditions there may be opportunities to purchase market stock. We will look at offers on a case-by-case basis. These will need to be able to satisfactorily answer the following points:

1. What stage of development is the scheme at?
2. Does it represent good VFM?

3. Does the scheme achieve our goals of tenure mix?
4. Are the people taking on long term management responsibility certain they can manage this long-term?

**Q. Can you provide some assurance that if LAs access GS(AH)F there will be no risk that it will discriminate against local areas from then accessing NAHP funding?**

A. Yes, we can provide this assurance. GS(AH)F is additional funding. There is no reason why an area should do less well in accessing NAHP as a result of being successful in accessing growth support. In fact, accessing the GS(AH)F will be viewed positively.

**Q. Can GS(AH)F be used to refurbish empty homes and bring them up to standard?**

A. We would need to be convinced that standards would be met and that there is demand for it. Such schemes would also need to meet the priorities of the regional housing strategies, which have a focus on 'new' or additional units. We'd be willing to look at this on a case by case basis.

**Q. Will bids be assessed in the same way under GS(AH)F as they are under the regular NAHP?**

A. Yes bids will need to meet our four basic assessment criteria of; local and regional policy fit; deliverability; design standards; and value for money. We will assess bids in terms of need and grant levels that exist in the regions in which the schemes are located. Providers should therefore think about mix and sustainability in terms of the local community.

**Q. Could the GSAHF be used to offer intermediate rent beyond key workers?**

A. Bids proposing intermediate rent will need to make the case for this sort of provision but we will look at bids on a case-by-case basis.