

David Lunts

Chief Executive
Old Oak and Park Royal Development
Corporation
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25 February 2021

Dear David

Affordable Homes Programme

The Mayor has secured £4 billion from central Government to deliver affordable homes in London under the new “Homes for Londoners: Affordable Homes Programme 2021-2026”. This funding is expected to support starts on site between 2021 and 2026, with completions by 2028 for most projects and some strategic sites completing in 2029.

The Mayor will also continue to deliver his £4.8 billion “Homes for Londoners: Affordable Homes Programme 2016-2023” alongside this new funding settlement. Overall, the GLA aims to support 82,000 genuinely affordable homes between April 2021 and March 2026 through these programmes.

In the 2021-2026 Programme Guidance, the GLA is introducing negotiated grant rates for all projects under this programme rather than a fixed tariff rate as was the case in the 2016-2023 programme. Funding will be available to deliver additional Social Rent, London Living Rent and London Shared Ownership homes.

Bids for funding will be assessed for value for money, deliverability and strategic fit and demonstrate that they can deliver additional affordable homes over and above the homes that would be delivered without funding through the planning system.

As London’s largest opportunity area with the capacity to deliver at least 25,500 new homes and a strategic target to deliver 50% affordable housing, OPDC can make a significant strategic contribution to the delivery of 82,000 affordable homes up to 2029.

Given that the affordable housing funding programme has operated as a rolling programme for many decades, and the continued need for affordable housing in London, it is reasonable to assume that there will continue to be affordable housing funding for the remainder of OPDC’s Local Plan period.

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The GLA will work positively with OPDC to negotiate a bespoke funding package to deliver policy compliant genuinely affordable homes at scale.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Hyatt', with a horizontal line drawn underneath it.

Rickardo Hyatt
Executive Director, Housing and Land

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