

**Author/Lead Officer of Report:***Michael Hellewell**Service Manager: Housing Growth***Email:** [michael.hellewell@sheffield.gov.uk](mailto:michael.hellewell@sheffield.gov.uk)**Tel:** 07760 997 725**Report of:** *Executive Director: Operational Services (Ajman Ali)***Report to:** *Leader of the Council (Cllr Terry Fox)***Date of Decision:** *16<sup>th</sup> May 2022***Subject:** *Grant Funding from Homes England to support the Council's Stock Increase Programme*

Is this a Key Decision? If Yes, reason Key Decision:-

Yes  No 

- Expenditure and/or savings over £500,000

- Affects 2 or more Wards

Which Executive Member Portfolio does this relate to?

*Housing, Roads and Waste Management*

Which Scrutiny and Policy Development Committee does this relate to?

*Overview and Scrutiny Management Committee*

Has an Equality Impact Assessment (EIA) been undertaken?

Yes  No If YES, what EIA reference number has it been given? *N/A*

Does the report contain confidential or exempt information?

Yes  No If YES, give details as to whether the exemption applies to the full report / part of the report and/or appendices and complete below:- *N/A***Purpose of Report:**

To seek approval to enable the Council to enter into a Grant Agreement with the Homes and Communities Agency (trading as Homes England) in relation to the Affordable Homes Programme (AHP) 2021-2026.

Two Stock Increase Programme projects (Baxter Court and Meersbrook Park Road), both of which have previously received Co-operative Executive approval, have successfully bid for grant funding from Homes England. The Leader is being asked to approve the acceptance of this grant funding (totalling c£654k) which will contribute to the delivery of sixteen new affordable Council Homes.

**Recommendations:**

That the Leader:

1. approves the Council entering into the Grant Agreement with the Homes and Communities Agency (trading as Homes England) in relation to the Affordable Homes Programme (2021-26); and
2. approves the acceptance of grant funding totalling £654,098 from the Affordable Homes Programme (2021-26) to support the delivery of the Stock Increase Programme projects at Baxter Court and Meersbrook Park Road.

**Background Papers:**

- **Capital Funding Guide:** Homes England  
Available online: <https://www.gov.uk/guidance/capital-funding-guide>
- **‘Grant Agreement (Local Authority) in relation to the Affordable Homes Programme 2021-2026 for Continuous Market Engagement’** [Homes and Communities Agency (trading as Homes England) and Sheffield City Council]
- **Other relevant documents** – weblinks available throughout this report

Lead Officer to complete:-	
1	I have consulted the relevant departments in respect of any relevant implications indicated on the Statutory and Council Policy Checklist, and comments have been incorporated / additional forms completed / EIA completed, where required.
	<b>Finance:</b> <i>Mark Wassell (Finance Manager)</i>
	<b>Legal:</b> <i>Kevin Carter (Commercial Lawyer)</i>
	<b>Equalities:</b> <i>Annemarie Johnstone (Business Improvement Officer)</i>
<i>Legal, financial/commercial and equalities implications must be included within the report and the name of the officer consulted must be included above.</i>	
2	<b>EMT member who approved submission:</b> <i>Executive Director: Place Portfolio (Mick Crofts)</i>
3	<b>Executive Member consulted:</b> <i>Leader of the Council (Cllr Terry Fox) and Housing, Roads and Waste Management (Cllr Paul Wood)</i>
4	I confirm that all necessary approval has been obtained in respect of the implications indicated on the Statutory and Council Policy Checklist and that the report has been approved for submission to the Decision Maker by the EMT member indicated at 2. In addition, any additional forms have been completed and signed off as required at 1.
	<b>Lead Officer Name:</b> <i>Michael Hellewell</i>
	<b>Job Title:</b> <i>Service Manager: Housing Growth</i>
<b>Date:</b> 11 <sup>th</sup> May 2022	

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## 1. Background

- 1.1 For the period 2016 to 2021 the main source of grant funding from the Government to support the delivery of affordable homes was from the Shared Ownership and Affordable Homes Programme (SOAHP).
- 1.2 The SOAHP was a time-limited programme which has now ended. It has been replaced by a similar programme – the Affordable Housing Programme (AHP) for 2021 to 2026.
- 1.3 To continue to access this vital grant funding, Sheffield City Council ('the Council') needs to enter into a new Grant Agreement with Homes England.

## 2. National Context

- 2.1 Affordable housing, as defined by the National Planning Policy Framework<sup>1</sup>, is housing for sale or rent for those whose needs are not met by the market.
- 2.2 The Affordable Homes Programme<sup>2</sup> (AHP) provides grant funding to support the capital costs of developing affordable housing for rent or sale. Homes England are making available £7.39 billion from April 2021 to deliver up to 130,000 affordable homes by March 2026 – in England, outside of London.

## 3. Affordable Housing Need in Sheffield and the Council's Stock Increase Programme

- 3.1 According to the Sheffield and Rotherham Strategic Housing Market Assessment<sup>3</sup>, Sheffield has an overall shortfall of affordable homes of c902 per annum.
- 3.2 As part of the response to this, the Council has committed to the delivery of an ambitious Stock Increase Programme (SIP). This will see the delivery of 3,100 Council homes by 2028/29, though a mixed programme of new build and acquisition activity<sup>4</sup>.
- 3.3 This is the largest investment in new Council homes in a generation, with delivery increasing as the programme gains momentum towards its peak in 2025/26.
- 3.4 Whilst increasing the number of affordable homes is important, of equal importance is the type (e.g. general needs, supported and

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<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

<sup>2</sup> <https://www.gov.uk/guidance/apply-for-affordable-housing-funding>

<sup>3</sup> <https://www.sheffield.gov.uk/home/housing/strategic-housing-market-assessment>

<sup>4</sup> <https://democracy.sheffield.gov.uk/ieDecisionDetails.aspx?ID=2392>

specialist housing), tenure (e.g. social rent, affordable rent, shared ownership) and location of new affordable homes.

#### **4. Grant Funding for Affordable Homes in Sheffield**

- 4.1 Since 2019/20, under the previous SOAHP (2016 to 2021), the Council has been successful in securing c£4.45m, supporting the delivery of 413 new build Council homes.
- 4.2 The majority of capital investment (c70%) required to deliver the SIP will be funded by the Council's Housing Revenue Account (HRA) in the form of prudential borrowing.
- 4.3 However, the use of 'other investment' (e.g. retained right to buy receipts, s106 contributions, capital receipts and AHP grant) form an important part of the 'funding mix'. These other funding sources help maximise the number of new affordable homes that can be delivered, whilst supporting programme level viability, managing other pressures on the HRA, and keeping levels of borrowing under control.
- 4.4 The AHP will become an increasingly important part of the 'other investment' required to deliver the SIP. Current estimates suggest that the Council needs to secure up to ten-times the level of investment received from Homes England to date.
- 4.5 Whilst not the focus of this report, it is important to note that the Council alone will not be able to meet the affordable housing needs of the City. Other Registered Providers (RPs) of social housing (often referred to as Housing Associations) have an important part to play. They are also eligible to access grant funding from the AHP.

#### **5. What is the Affordable Homes Programme funding for?**

- 5.1 Funding from the AHP is typically for the supply of new build affordable housing (with some limited exceptions) – this includes general needs homes, as well as a wide range of specialist provision – as detailed below.

##### **Tenure:**

###### **Homes for rent:**

- **Social Rent:** homes let at below market rent by a registered provider. The rent level is calculated according to a formula based on property values, number of bedrooms and local earnings (target rent). Social Rent homes can be funded within areas of high affordability challenge, as defined by government – Sheffield is currently an eligible area.
- **Affordable Rent:** homes let at below market rent by a registered provider. The rent (including service charge) is set at up to 80% of

the local market rent for an equivalent home.

#### **Routes into home ownership:**

- **Shared Ownership:** allows a customer to purchase a share of a home and pay rent on the remaining share. The minimum share for purchase is 10%, and the repair and maintenance liability stays with the provider for the first 10 years.
- **Home Ownership for people with Long term Disabilities (HOLD):** Shared Ownership purchase of a home on the open market for people with a long-term disability who are unable to find a new build home which meets their specific needs.
- **Older persons Shared Ownership (OPSO):** Shared Ownership available to over-55s. Ownership is capped at 75% of the value of the home. Once this cap is reached, no rent is payable on the remaining share.
- **Rent to Buy:** Homes let to working households at a lower cost to give them the opportunity to save for a deposit to buy their first home. The rent (including service charge) is set at or below 80% of the market rent for an equivalent home for at least five years to allow a tenant to save for a deposit or purchase sooner via Shared Ownership.

#### 5.3 The AHP funding also supports the development of:

- **Supported Housing:** any housing scheme where accommodation is provided alongside care, support or supervision to help people live as independently as possible in the community.
- **Rural Housing:** housing delivered in settlements with a population fewer than 3,000.
- **Traveller pitches:** funding to develop new sites and to add new pitches onto existing sites, to help meet the accommodation needs of traveller communities.
- **Empty homes:** affordable homes can also be created by bringing existing empty homes back into use.

#### 5.4 The funding also supports Homes England's wider strategic objectives<sup>5</sup>, including:

- Placing significant focus on and investment in **Modern Methods of Construction (MMC)**

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<sup>5</sup> To allow for this, some of these elements are included in the assessment criteria for funding applications, and others are included in the standard conditions of funding

- Encouraging uptake of the **National Design Guide**<sup>6</sup>, part of the government's collection of planning practice guidance
- Improving the **energy efficiency and sustainability** of new affordable housing supply
- Encouraging the **use of Small and Medium-sized Enterprise (SME)** contractors
- Increased focus on **net additional/ new supply of homes** (as such, funding for acquisition of new build homes is limited)

## 6. Accessing Grant Funding from the Affordable Homes Programme

- 6.1 Housing Associations and Local Authorities need to be qualified Investment Partners of Homes England to receive grant funding. This considers financial and technical capacity to undertake an agreed programme of new supply and an organisation's good financial standing.
- 6.2 The Council is an existing qualified investment partner, with qualification reviewed annually through a process called Continuous Qualification Review. As such the Council is eligible to receive support from the AHP - subject to entering into a new multi-year Grant Agreement covering the 2021-26 period.
- 6.3 The Council will continue to access AHP grant in the same way it did previously, via a process called Continuous Market Engagement (CME). This requires the Council to bid on a project-by-project basis, typically once planning permission is approved/ 3-4 months prior to start on site.
- 6.4 All schemes must start on site by 30<sup>th</sup> September 2025 and be completed by 31<sup>st</sup> March 2026.
- 6.5 CME applications will be assessed against the following criteria:
- **Cost minimisation** - the primary assessment metric is grant per home. This is benchmarked against national, local and scheme type averages to ensure bids are competitive on both costs and outputs
  - **Deliverability** - to ensure the scheme can be delivered within the funding timeframe, deliverability will take account of the level of planning, land ownership and progress on contracting at the point of bidding. Homes England will also consider past performance for current partners and forecasts from comparable schemes for new partners. Bids will also be tested on how they are supporting local

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<sup>6</sup> <https://www.gov.uk/government/publications/national-design-guide>

authorities in meeting local housing needs

- Consideration of how schemes demonstrate **alignment with Homes England's wider strategic objectives**

- 6.6 Where schemes are eligible for AHP funds (noting that the use of some other funding streams preclude the use of AHP for the delivery of the same units), the Council will be seeking a minimum 30% of total scheme costs from Homes England (in line with the Housing Revenue Account Business Plan/ SIP modelling assumptions). Where projects are more expensive to develop<sup>7</sup> this will be evidenced and the case for a higher grant rate will be made.
- 6.7 There is strong alignment between Homes England's requirements, the key principles underpinning Sheffield Council's SIP, and the wider political and corporate priorities of the Council. As such the Council expects to be successful in securing significant investment from the AHP.

### **Outline of the Grant Process**

- 6.8 For the grant process to work effectively, Investment Partners are required to enter into a multi-year Grant Agreement with Homes England for the whole AHP period (2021 to 2026).
- 6.9 The Grant Agreement is used with all Investment Partners nationally, it contains standard non-negotiable terms (the Council was in a similar contract with Homes England for the 2016-21 SOAHP).
- 6.10 Once 'in contract' the process for bidding is streamlined via a bespoke Homes England online portal (the Investment Management System or IMS). The same system is used to report scheme progress against key milestones, which in turn generates staged grant payments.
- 6.11 Grant is paid against the achievement of delivery milestones – typically 40% on site acquisition (where relevant), 35% on start on site (or 75% where no land acquisition is required) and 25% on practical completion.
- 6.12 All partners are required to report on delivery at regular intervals. This includes data and metrics relating to the strategic priorities of the AHP.
- 6.13 Homes England also carries out an annual procedural compliance audit on a sample of schemes to ensure requirements have been met.

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<sup>7</sup> Due to factors such as site conditions/ abnormal development costs, cost of land acquisition, legislative changes, market conditions, changes in rent assumptions, higher costs associated with developing specialist provision

## 7. Affordable Homes Programme: Bids Approved 'in principle': 2021/22 Financial Year

7.1 In the 2021/22 Financial Year, the Council has had two bids positively assessed and 'approved in principle' – subject to entering into the Grant Agreement.

7.2 The projects/ grant awards are detailed below. It is important to note that both projects are existing SIP schemes which have already received Co-operative Executive approval.

### **Baxter Court (Southey Ward)**

- Nine apartments for Social Rent
- Project approved by the Co-operative Executive on 21st July 2021<sup>8</sup>
- Grant secured: £402,098 (c30% of total eligible scheme costs)
- 75% of grant ('Start on Site' payment) to be paid once the Council has entered into the Grant Agreement, remaining 25% to be paid on 'Practical Completion' (expected by June 2022)

### **Meersbrook Park Road (Gleadless Valley Ward)**

- Seven apartments for Social Rent
- Project approved by the Co-operative Executive on 20<sup>th</sup> January 2021<sup>9</sup>
- Grant secured: £252,000 (c30% of total eligible scheme costs)
- 75% of grant ('Start on Site' payment) to be paid once the Council has entered into the Grant Agreement, remaining 25% to be paid on 'Practical Completion' (expected in May 2022)

7.3 As part of the Council's strategic relationship with Homes England, the Council is in ongoing dialogue with Homes England about potential future AHP bids. The agreed Officer sign-off and appropriate Committee/ Capital Approval processes will be followed for all future bids and acceptances of grant funding.

## 8. How does this decision contribute to the Council's ambitions for the City?

8.1 The proposals in this report are aimed at maximising the financial resources available to deliver the SIP - a key Council priority. The proposals contribute towards the delivery of the following priorities set out in 'Our Sheffield: One Year Plan for 2021/22'<sup>10</sup>:

- **'High quality, safe homes for all our citizens'** (*Communities and Neighbourhoods Theme*) – through investment in high quality, sustainable new Council homes which contribute to attractive and

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<sup>8</sup> Item 14, Appendix 1: <https://democracy.sheffield.gov.uk/ieListDocuments.aspx?Cid=123&MID=7558>

<sup>9</sup> Item 9, Appendix 1: <https://democracy.sheffield.gov.uk/ieListDocuments.aspx?Cid=123&MID=7552>

<sup>10</sup> <https://democracy.sheffield.gov.uk/documents/s45712/Our%20Sheffield%20-%20201%20year%20plan%20FINAL.pdf>

sustainable neighbourhoods, whilst meeting the needs and demands of our growing and changing population

- **‘Enabling adults to live the life that they want to live’** (*Education, Health and Care Theme*) – through the delivery of homes that enable people and families to live independently, as well as ensuring a supply of new supported/ specialised accommodation
- **‘Set out our Pathway to Net Zero and take immediate steps to reduce carbon emissions in Sheffield’** (*Climate Change, Economy and Development Theme*) – by ensuring that the homes we deliver meet high standards in terms of thermal efficiency and energy performance
- **‘Deliver high quality, sustainable homes, working with the best developers’** (*Climate Change, Economy and Development Theme*) – by emphasising safe and attractive neighbourhood design as a key principle for all our SIP projects, ensuring a focus on wellbeing, resilience and biodiversity

8.2 The delivery of the SIP also contributes to the delivery of wider housing strategies and policies including the Housing Strategy 2013-2023, the New Homes Delivery Plan 2018-2023, the Homelessness Prevention Strategy 2017-22 and the Older People’s Independent Living Housing Strategy 2017-22.

## **9. Has there been any consultation?**

9.1 The proposals in this report do not require the Council to undertake any consultation. The Council undertakes consultation on individual SIP projects at various stages throughout project development. This is done in partnership with Local Members, Tenants and Resident Associations and established Community Groups, as well as with the wider public through the formal planning process.

## **10. Risk Analysis and Implications of the Decision**

### **10.1 Equality of Opportunity Implications**

10.1.1 There are no negative equality impacts arising from the proposals/ recommendations detailed in this report.

10.1.2 Accessing investment from the AHP will maximise the financial resources available to deliver the SIP, as well as the wider ambitions set out in the HRA Business Plan<sup>11</sup> - both of which have been subject to previous Executive decisions and Equality Impact Assessments.

10.1.3 Individual SIP projects will contribute to increasing the number, range,

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<sup>11</sup> Equality Impact Assessment Reference Number: 924 (2022/23)

type and tenure of affordable homes across the City – meeting the needs of a range of diverse groups and delivering low-cost housing with the resulting wider benefits (e.g. reduced deprivation).

10.1.4 In line with the agreed standards for new Council homes in Sheffield, as well as in response to the grant funding conditions - affordable homes delivered through the SIP will have the following features:

- Good space standards and physical accessibility with ‘lifetime homes’ features – ensuring homes are adaptable for ‘lifetime use’ at minimal cost and disruption
- High levels of thermal performance/ energy efficiency – addressing fuel poverty and supporting better health outcomes

## **10.2 Financial and Commercial Implications**

10.2.1 The Council’s External Funding Team have reviewed the Grant Agreement. Key features (not exhaustive) of the grant terms are summarised in **Annex A**.

10.2.2 The Grant Agreement is complex and detailed. The Grant Manager for each individual project will need to read, understand, and comply with all terms to ensure that there are no ongoing unfunded costs once the project has ended.

10.2.3 The agreed Officer sign-off and appropriate Committee/ Capital approval processes will be followed for all future bids and acceptances of grant funding.

## **10.3 Legal Implications**

10.3.1 The Council can accept the grant under Section 1 of the Localism Act 2011, the general power of competence. This provides the Council with the power to take reasonable action it needs ‘for the benefit of the authority, its area or persons resident or present in its area’. This includes entering into the grant agreement for the AHP as set out in this report.

10.3.2 The purpose of the grant agreement is for Homes England to make each approved capital grant under the Programme available to enable the Council to provide affordable housing subject to the grant terms. Both the Council and Homes England undertake to co-operate with each other to facilitate the proper performance of this Agreement and the delivery of housing schemes under the Programme.

10.3.3 The grant agreement is similar to, but not entirely consistent with, the grant agreement entered into by the Council in relation to the SOAHP 2016-2021. Although officers can gain comfort given their experience

of delivery in accordance with this Programme<sup>12</sup>, they must ensure that they carefully read, fully understand and follow the grant terms that apply in relation to the AHP 2021-2026.

- 10.3.4 Officers should be aware that once the Council has entered into the grant agreement, any funding application made by the Council will be an "open offer" for Homes England to accept. Officers will need to be mindful of this and ensure that sufficient internal authority and all necessary consents and approvals are held in advance of submitting such an application and that the terms are acceptable for each project in advance of submitting an application.
- 10.3.5 Homes England are requiring a solicitor in the Council to sign a legal opinion letter. This includes, amongst other points, that the Council has taken all necessary action and obtained all relevant consents and approvals to authorise the performance of the obligations under the grant agreement. Homes England will not proceed until this letter is signed and therefore a Council solicitor will do so based on this report and on suitable assurances by client officers.
- 10.3.6 The grant agreement has been structured with the objective that it is lawful and complies with the requirements of the UK subsidy regime rules. Notwithstanding this, should any grant be found to constitute unlawful subsidy and/or not capable of being restructured compliantly then the Council will be obliged to repay the full amount of such subsidy plus interest at the prescribed rate. It is therefore important that subsidy control assessments as well as, where necessary, measures are undertaken to ensure compliance before grant applications are submitted. As part of this, all works, goods and services required to deliver these projects must be procured by the Council in strict compliance with the Public Contract Regulations 2015 and the Council's Contracts Standing Orders.

## **11. Alternative Option Considered**

### **11.1 Entering into the Grant Agreement with Homes England (Recommendation One)**

***Do nothing:*** The AHP will become an increasingly important part of the 'other investment' required to deliver the SIP – without it the SIP target of 3,100 homes will not be achieved. There is a degree of certainty linked to the AHP – with funding available throughout the 2021-26 period. 'Do nothing' is not considered a viable option.

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<sup>12</sup> The Council was subject to a recent Homes England SOAHP Compliance Audit and obtained a 'Green – Meets Requirements' audit rating, with no breaches identified.

11.2 **Acceptance of Grant Funding for the two specific projects (Recommendation Two)**

***Use other sources of non-HRA investment:*** The use of AHP grant on these two projects will help maximise the number of new affordable homes that can be delivered across the City, whilst delivering homes in areas where there is an identified need.

12. **Reasons for the Recommendations**

12.1 **Entering into the Grant Agreement with Homes England (Recommendation One)**

Provides the opportunity to attract significant Government investment into the City to support the delivery of the SIP. The suitability of grant from the AHP will be assessed on a project-by-project basis prior to any bid.

12.2 **Acceptance of Grant Funding for the two specific projects (Recommendation Two)**

Enables grant funding to be accepted, contributing to the capital costs of two SIP schemes.

## **Annex A: Financial and Commercial Implications**

### **Homes England - Affordable Homes Programme 2021-26**

Key features (not exhaustive) of the grant terms and relevant definitions are summarised below. The Grant Agreement is complex and detailed. The Grant Manager will need to read, understand, and comply with all the terms and ensure that there are no ongoing unfunded costs once the project has ended.

- Grant for affordable housing to be owned/operated by Local Authority (generally in relation to Recommendation One and specifically for the c£654k covered by Recommendation Two)
- Comply with UK Competition Requirements
- Agreement on the basis that no Subsidy arises.
- The Council to comply with applicable requirements of Capital Funding Guide, the Recovery Determination and information submitted/approved on IMS. See: <https://www.gov.uk/guidance/capital-funding-guide>
- Affordable Rent - not exceed 80% of market rent (inc: service charges)
- Homes England can Recover Capital Grant via the Recovery Determination
- Compliance Audit - at the Council's cost an independent audit of whether the Firm Schemes Delivered as per Agreement meet Homes England requirements
- Delivery - the acquisition, development, conversion, refurbishment, repair and/or rehabilitation (as applicable) of the Site and/or the Firm Scheme and/or AHP Housing (as the context requires) and delivered
- Development Costs: costs re: Site acquisition and/or Works in relation to a Firm Scheme Re: heads of expenditure set Part 1 to Schedule 4 (Development Costs)
- Comply with EU-UK Trade/Cooperation Agreement requirements
- Firm Scheme Details accepted by Homes England via IMS
- Achieve Milestones at each stage in the Delivery of the Firm Scheme: Acquisition Stage, Start on Site and Firm Scheme Completion
- Open Book Basis: full/transparent disclosure and declaration of all information which the Council is to maintain including all price components including profit margins, central office overheads, Site overheads, preliminaries, contingencies, material costs, goods
- Practical Completion Date as per Firm Scheme Completion Date
- Procurement Law - the Public Contracts Regulations 2015, the Concession Contracts Regulations along with any statutory Legislation on procurement by public bodies
- Scheme Default for any Firm Scheme includes (not exclusive – see details):
  - Withdraw Consent required to enable to Deliver that Firm Scheme
  - A breach of the Council's obligations under Delivery/Operational Obligations
  - Material breach of the Agreement
  - Start on Site not by specified Date and the Firm Scheme is unlikely to reach Completion by 31/3/26 (or date agreed by Homes England)
  - Failure to achieve Firm Scheme Completion by 31/3/26
  - Specified Default (see full details)

- Ensure AHP Dwellings meet Standards /Strategic Objectives and are constructed, developed in accordance with Firm Scheme Details
- Facilitate the delivery of the Original Approved Capital Bid
- The Council confirms for each Firm Scheme no Public Sector Funding beyond that identified in the Firm Scheme Details (see details)
- Homes England shall not be obliged to accept any scheme as a Firm Scheme if it does not / will not have sufficient financial resources available to it
- The Council may propose (via IMS) changes to Firm Schemes before Completion Date taking account of Tranches received (see details /criteria)
- Homes England not required to extend a Firm Scheme Completion Date beyond 31/3/26 but may do so subject to sufficient financial resources
- For each Firm Scheme the Council must: carry out site acquisition where required /complete Works to achieve Firm Scheme Delivery Timetable; meet Standards/Strategic Objectives
- Notify Homes England of any failure to comply with Delivery Obligations
- The Council to provide evidence to Homes England of sufficient progress on Approved Capital Bid and compliance with Grant conditions
- Notify Homes England of any other Public Sector Funding re: the Firm Scheme
- After Firm Scheme Completion the Council must ensure AHP Dwellings are used for required purposes (see full details / criteria)
- The Council to comply with monitoring/reporting obligations as per Grant Agreement
- The Council must retain records for 10 years
- Grant can be reduced if the Council fails to deliver the relevant Firm Scheme in accordance with the agreed Firm Scheme Details
- Grant subject to clawback if terms/conditions not complied with (see details)
- Homes England shall not be obliged to make any payment where the due date for such payment falls after 31/3/26 unless an extension is granted
- The disposal or letting of an AHP Dwelling for any purpose other than the relevant Agreed Purpose constitutes a failure to comply with a condition attached to the Capital Grant as per para 7(e) of the Recovery Determination
- Payment of grant is outside VAT scope
- All Firm Scheme Grant paid under this Agreement is: social housing assistance as defined in Section 32(13) of the HRA 2008; and subject to the provisions of the HRA 2008
- Unless agreed by Homes England, no Firm Scheme which is a Planning Scheme is being subsidised by Firm Scheme Grant or RCGF
- Save where expressly agreed by Homes England, all AHP Dwellings have been let or disposed of (as applicable) in accordance with the terms of the applicable Firm Scheme