

APPENDIX B

Overarching Borough Agreement

Appendix B - Overarching Agreement (Summary)

HOUSING ZONE Pre Contract monitoring proforma

HOUSING ZONE NAME:	Harrow Housing Zone
PARTICIPATING BOROUGH:	LB Harrow
OTHER NAMED PARTNERS:	Hyde Group, Origin Housing, Land Securities
BOROUGH LEAD OFFICER	Paul Nichols
GLA LEAD BOROUGH OFFICER	Richard Cawser

SUMMARY: Housing Zone Pre Contract Monitoring Proforma: Outputs, Payments, Repayments Summary

1) Direct homes completions delivery profile	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2025	Beyond 2025	Total
MARKET RENT homes	0	0	22	36	52	72	0	0	182
AFFORDABLE RENT homes	0	0	12	63	47	72	16	0	210
MARKET SALE homes	0	0	0	247	298	107	0	0	652
FIRST STEPS homes	0	0	0	150	142	47	32	0	371
TOTAL homes	0	0	34	496	539	298	48	0	1,415

2) Direct homes starts delivery profile	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2025	Beyond 2025	Total
MARKET RENT homes	0	18	57	36	72	0	0	0	183
AFFORDABLE RENT homes	0	29	69	39	72	0	0	0	209
MARKET SALE homes	0	314	173	59	107	0	0	0	653
FIRST STEPS homes	0	138	141	45	47	0	0	0	371
TOTAL homes	0	499	440	179	298	0	0	0	1,416

3) Indirect homes delivery profile	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2025	Beyond 2025	Total
Indirect homes	633	396	686	559	576	321	708	0	3,879

4) GLA funding payment profile	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2025	Beyond 2025	Total
Loan / Recoverable Grant payments:	0	6,900,000	0	0	1,900,000	0	0	0	8,800,000
Financial Transactions payments :	0	6,314,932	16,289,002	0	0	0	0	n/a	22,603,934
Grant payments :	0	0	0	0	0	0	0	0	0
TOTAL payments	0	13,214,932	16,289,002	0	1,900,000	0	0	0	31,403,934

5) Repayment profile	2015-16	2016-17	2017-18	2018-19	2019-20	2020-2021	2021-2025	2025-30	Beyond 2030	Total
Loan/Recoverable Grant repayment:	0	0	0	0	0	0	8,800,000	0	0	8,800,000
Financial Transactions payments :	0	0	0	0	0	5,400,000	17,203,934	n/a	n/a	22,603,934
TOTAL repayment	0	0	0	0	0	5,400,000	26,003,934	0	0	31,403,934

Summary of Sites directly supported by GLA funding :

Harrow Council Civic Centre redevelopment
Origin Housing Sites
Hyde Housing - College Road Phases 1 & 2

Notes:

Direct homes are from sites receiving funding (recoverable grant or development finance) from the GLA, namely Council, Origin and Hyde sites

Indirect homes are those from sites within the Housing Zone area that are anticipated to come forward without direct support from the GLA

Loan / Recoverable Grant is the direct support from the GLA to the Council (i.e. £8,800,000)

Financial Transactions are the direct support (development finance) from the GLA to Hyde / Origin (i.e. £22,603,934)