



dated

2019

Greater London Authority

and

[Grant Recipient]

Move-On Accommodation - Grant Agreement (not for profit RP)

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Grant Agreement

dated **2019**

Parties

- (1) **Greater London Authority**, of City Hall, The Queen's Walk, More, London SE1 2AA (the **GLA**); and
- (2) [] (a registered society as defined in section 1 of the Co-operative and Community Benefit Societies Act 2014) ([registered number]) whose registered office is at [] (the **Grant Recipient**).

Introduction

- (A) The Localism Act 2011 devolved the housing and regeneration functions of the Homes and Communities Agency (now known as Homes England) in London to the GLA.
- (B) The Grant Recipient has submitted a bid to the GLA for grant funding to assist the Grant Recipient in meeting the:
 - i capital costs of the acquisition, repair and/or construction of specialist accommodation for individuals in the Target Client Group; and
 - ii where agreed by the GLA, the revenue cost of the provision of tenancy sustainment support services to those individuals.
- (C) The GLA has agreed to advance capital grant funding to the Grant Recipient pursuant to the Approved Bid to facilitate the delivery of certain affordable housing projects and, where agreed by the GLA, to facilitate the provision of tenancy support to residents of those housing projects subject to and in accordance with the terms of this Agreement.
- (D) Although some details of the Approved Bid (as summarised in Schedule 1) will be uploaded to the GLA online OPS system at the date of this Agreement, the specific details of the proposed projects identified in the Approved Bid will be agreed in accordance with the process set out in Condition 18 of this Agreement until such time as OPS is fully operational.
- (E) Capital grant paid by the GLA to the Grant Recipient pursuant to this Agreement is social housing assistance as defined in Section 32(13) of the Housing and Regeneration Act 2008.
- (F) This Agreement, together with any other relevant GLA decisions places a public service obligation on the Grant Recipient to provide affordable homes for such persons who are failed by the housing market and require accommodation suited for their needs.
- (G) This Agreement together with statutory and other instruments constitutes an entrustment (within the meaning of the SGEI Decision) from the GLA to the Grant Recipient to provide suitable accommodation for families and residents in London who are failed by the housing market.

- (H) The grant funding provided under this Agreement is (at its date) made in compliance with the requirements set out in the European Commission's Decision of 20 December 2011 concerning public service compensation granted for Services of General Economic Interest (2012/21/EU).

1 Definitions and interpretation

1.1 Definitions

In this Agreement unless the context otherwise requires the following terms shall have the meanings given to them below:

Acceptance Date means the date upon which the GLA accepts a proposed scheme for the delivery of Move On Housing as a Named Project pursuant to Condition 7.3;

Actual Development Costs means in respect of each Named Project the amount of Development Costs actually incurred by the Grant Recipient in acquiring, developing and/or Rehabilitating that Named Project as such amount is warranted and certified by the Grant Recipient pursuant to Condition 10.2.3 and Condition 10.4.3;

Additional Project means a project for the delivery of Move On Housing proposed by the Grant Recipient pursuant to Condition 16 in addition to those projects comprised within the Original Approved Bid;

Additional Project Acceptance Date means the date upon which the GLA accepts an Additional Project pursuant to Condition 16.3;

Additional Project Details has the meaning given to it in Condition 16.2;

Affordable Housing Capital Funding Guide means the guide of that name published on www.london.gov.uk/CFG or any successor guide so published subject to such amendments variations or updates to the same as may be published from time to time;

Affordable Rent means a rent which does not exceed eighty per centum (80%) of the market rent (inclusive of service charges) for an equivalent property of the relevant size in the Broad Market Rental Area such rent to be assessed and set in accordance with the applicable requirements of Legislation and the Rent Standard;

Affordable Rent Level means a rent which does not exceed an Affordable Rent;

Agreed Client Group means in relation to the Named Project such of the Target Client Groups set out in the Named Project Details;

Agreed Purposes means the tenures for which each of the Move On Dwellings is to be used as such tenures (including the relevant rent levels) are described in the Named Project Details;

Agreement means this Move On Programme Agreement (including its Schedules, Annexures and Appendices (if any));

Agreement Funding means any funding given to the Grant Recipient by the GLA under the provisions of this Agreement;

Allocated Fund Proceeds means the Fund Proceeds the GLA has (in its absolute discretion) agreed may be applied towards the Approved Bid (as the same may be amended from time to time in accordance with the terms of this Agreement);

Allocated Net Grant means [], being the maximum amount of grant payable by the GLA to the Grant Recipient in respect of the Approved Bid (as the same may be amended from time to time in accordance with the terms of this Agreement);

Allocated Total Grant means the aggregate of the Allocated Net Grant and Allocated Fund Proceeds;

Approved Bid means the bid for Move On grant funding submitted by the Grant Recipient in OPS to facilitate the delivery of the aggregate of the proposed Named Projects and Indicative Projects summarised in Schedule 1 which the GLA has expressly accepted as at the date of this Agreement (as the same may be amended in accordance with the terms of this Agreement from time to time);

Benchmark Rent Levels means the rent levels set out below as the same are updated and increased for each successive Financial Year in accordance with Condition 2.5

Number of bedrooms	2018/19 Benchmark Rent Level (weekly rent, exclusive of service charges)
Bedsit and one bedroom	£150.03
Two bedrooms	£158.84
Three bedrooms	£167.67
Four bedrooms	£176.49
Five bedrooms	£185.31
Six or more bedrooms	£194.13

Bidding Prospectus means the "Homes for Londoners: Affordable Homes Programme 2016-21 Funding Guidance" and the "Homes for Londoners Affordable Homes Programme 2016-21 – move-on accommodation further guidance" pursuant to the AHP 2016/21 and any updates published or issued from time to time in relation thereto;

Broad Market Rental Area has the meaning specified in paragraph 4 of Schedule 3B to the Rent Officers (Housing Benefit Functions) Order 1997, or article 3 of the Rent Officers (Universal Credit Functions) Order 2013 as appropriate;

Building Contract means the contract entered into between the Grant Recipient and the Building Contractor relating to the construction and development and/or Rehabilitation of a Named Project;

Building Contractor means the building contractor or developer appointed or to be appointed by the Grant Recipient in respect of a Named Project;

Business Day means any day other than a Saturday, Sunday or a statutory Bank Holiday in England;

Capital Grant has the meaning set out in the Recovery Determination;

Capital Grant Recoverable means such amount of Capital Grant and interest thereon as the GLA is entitled to Recover under the Recovery Determination;

CDM Regulations means the Construction (Design and Management) Regulations 2015 S.I. No 2015/51;

CEDR means the Centre for Effective Dispute Resolution;

Clearing House means:

- (a) the assessment and referral agency known as "Clearing House"; or
- (b) such other centralised assessment and referral agency identified and approved by GLA;

Clearing House Policies means the policies of any Clearing House which the GLA has identified and approved (as such policies may be updated, amended or varied from time to time);

Committed Number has the meaning ascribed to it in limb (b) of the definition of "Indicative Projects";

Committed Revenue Funding means revenue funding payable in connection with the Tenancy Support Services for the relevant Move On Dwelling(s), the quantum of which is set out in the Named Project Details;

Compliance Audit means the procedure (in a form advised by the GLA from time to time) by which an auditor independent of the Grant Recipient certifies whether the Named Projects developed or Rehabilitated pursuant to this Agreement satisfy the GLA's procedural compliance requirements (as described in the Affordable Housing Capital Funding Guide);

Compliance Checklist means a document in the form identified as the "GLA Resident Ballot Compliance Checklist" in Section 8.5.19 of the Affordable Housing Capital Funding Guide (subject to such amendments, variations or updates to the same as the GLA may make from time to time) completed (such that each response to the questions posed in the Compliance Checklist is in the affirmative) and signed by the Grant Recipient, counter-signed by the Independent Body and in a form satisfactory to the GLA;

Confidential Information means in respect of the GLA all information relating to the GLA's business and affairs, its employees, suppliers including OPS systems, data and software programs and otherwise relating to the existence or terms of this Agreement in respect of which the Grant Recipient becomes aware in its capacity as a party to this Agreement or which is received by the Grant Recipient in relation to this Agreement from either the GLA or any of its advisers or from any third party if the information was obtained by that third party directly or indirectly from the GLA or any of its advisors in whatever form in either case (including information given orally and any document electronic file or other means of recording or representing information which includes derives or is copied from such information) and in the case of the Grant Recipient means such specific information as the Grant Recipient shall have identified to the GLA in writing prior to the date hereof as confidential information for the purposes of this Agreement;

Consents means any necessary approval, authorisation, consent, exemption, licence, permit, permission or registration by or from any Relevant Authority;

Continuing Named Project means a Named Project approved by the GLA on OPS and in respect of which the Start on Site Date has or will have occurred at the date of the expiry of the notice period referred to in Condition 5.4.2 and in respect of which First Tranche Grant has been paid;

Data Controller has the meaning ascribed to it in the Data Protection Legislation;

Data Protection Legislation means the GDPR, the Data Protection Act 2018 and any other relevant national laws implementing, supplementing or relating to the derogation from the GDPR, and any formal guidance or Codes of Conduct issued by the Information Commissioner (or other competent authority) in each case as amended, superseded or replaced from time to time;

Decision Allowable Costs means those costs incurred by the Grant Recipient in providing the Move On Housing as specified in OPS (calculated using generally acceptable accounting principles) as follows:

- (a) the Development Costs;
- (b) all other direct costs of providing the Move On Housing;
- (c) a proper proportion of costs (including for common infrastructure) if these are shared between Move On Housing and other construction on sites where the Move On Housing is situated; and/or
- (d) other costs permitted under the SGEI Decision of operating the Move On Housing as affordable housing;

Decision Net Costs means under the SGEI Decision the maximum amount of aid which may be provided without Unlawful State Aid arising;

Decision Revenue means all income (including all Public Sector Subsidy but excluding Named Project Grant) which the Grant Recipient or a Grant Recipient Affiliate receives for the purposes of or earns from the Move On Housing;

Default Event has the meaning given to it in Condition 5.1;

Development Costs means the costs relating to Site acquisition and/or Works in relation to a Named Project incurred or to be incurred in respect of such Named Project by the Grant Recipient in respect of the heads of expenditure set out in Part 1 of Schedule 3 or such other heads of expenditure as the GLA may in its absolute discretion agree in respect of any Named Project **provided that** any costs falling within the heads of expenditure set out in Part 2 to Schedule 3 shall not be capable of being treated as Development Costs;

Disposal means other than a Permitted Disposal, a transaction the effect of which is that the legal or beneficial title in any Move On Dwelling or property comprised in a Named Project on which any Move On Dwelling have been or are to be developed (as the case may be) transfers to becomes vested in or is leased to or reverts to another person;

Disposal Notification means a written notification addressed to GLA which identifies:

- (a) the nature of the Disposal;
- (b) the number and address of the Move On Dwellings and/or other property comprised within the Disposal;
- (c) the donee; and
- (d) the amount of Total Project Grant allowed to the Move On Dwelling or property comprised within the Disposal and the quantum of such grant which the Grant Recipient will repay to the GLA and/or recycle into the Grant Recipient's RCGF in accordance with the terms of this Agreement and the Recovery Determination;

DPF means the Disposal Proceeds Fund maintained by the Grant Recipient in accordance with the requirements of Section 177 of the HRA 2008;

EIR means the Environmental Information Regulations 2004, together with any guidance and/or codes of practice issued by the Information Commissioner in relation to such statutory instrument;

EIR Exemption means any applicable exemption to EIR;

Eligible Tenant means a Tenant who falls within the Agreed Client Group;

Estate Regeneration Default means any of the events or circumstances set out in Conditions 5.1.15 to 5.1.17 (inclusive) has occurred;

Estate Regeneration Funding Condition means the obligations set out in Condition 8.2;

Estate Regeneration Project means a Named Project which in whole or in part comprises or entails regeneration or another arrangement which satisfies the description of a Strategic Estate Regeneration Project set out in Section 8.3 of the Affordable Housing Capital Funding Guide;

Estate Regeneration Requirement means the obligations set out in Condition 8.2 and/or Condition 8.6.12;

Exempted Information means any Information that is designated as falling or potentially falling within the FOIA Exemptions or the EIR Exemptions;

Exemption means an exemption to the Resident Ballot Requirement agreed by the GLA pursuant to Section 8.6 of the Affordable Housing Capital Funding Guide (subject to such amendments, variations or updates to the same as the GLA may make from time to time);

Exemption Certificate means a certificate identified as an "Exemption Certificate" on GLA letter headed paper and signed by a senior officer of the GLA which confirms that the delivery of the Named Project is subject to an Exemption;

Financial Year means from the date of this Agreement to the next 31 March and thereafter from 1 April to 31 March in each year;

First Let means a Move On Dwelling which has not previously been let as Move On Housing;

First Payment Date means in relation to a Named Project:

- (a) the Start on Site Date; or
- (b) such other date as the GLA may have accepted in OPS.

First Tranche Grant means subject to Condition 7.6 such sum as is equivalent fifty per centum (50%) of the Named Project Grant, or such other percentage agreed by the GLA in the Named Project Details and the SLI Confirmation (where relevant);

FOIA means the Freedom of Information Act 2000, and any subordinate legislation made under such Act from time to time together with any guidance and/or codes of practice issued by the Information Commissioner in relation to such legislation;

FOIA Exemption means any applicable exemption to FOIA;

Fund Proceeds means those proceeds of the DPF and RCGF utilised by the Grant Recipient in meeting in whole or in part the Development Costs;

GDPR means the General Data Protection Regulation (EU) 2016/679) as amended or updated from time to time;

GLA Group means the Greater London Authority, any Functional Body of the Greater London Authority as defined by the Greater London Authority Act 1999 (as amended from time to time) and subsidiaries thereof;

GLA's Representative means such person or persons as the GLA may nominate to act as its representative from time to time for the purposes of this Agreement;

Good Practice Guide to Estate Regeneration means the guidance entitled "Better Homes for Local People – the Mayor's Good Practice Guide to Estate Regeneration" published by the GLA in February 2018;

Grant Recipient Affiliate means a third party whose relationship with the Grant Recipient falls within limb (b) of the definition of Grant Recipient Party;

Grant Recipient Party means:

- (a) the Grant Recipient, the Building Contractor, any member of the Professional Team, agent, employee or subcontractor of the Grant Recipient and the Grant Recipient's Representative;
- (b) any subsidiary or holding company of the Grant Recipient or any subsidiary to any such holding company as subsidiary and holding company are defined in Section 1159 of the Companies Act 2006;

Grant Recipient's Representative means the Grant Recipient's Development Director or such other person agreed by the GLA to act as the Grant Recipient's representative from time to time for the purposes of this Agreement;

Guidance means any applicable guidance standards codes of conduct or directions with which a Registered Provider is from time to time required or expected to comply by the GLA, the Regulator and/or the Ministry for Communities and Local Government in relation to the Move On Dwelling;

HRA 2008 means the Housing and Regeneration Act 2008;

HS Act means the Health and Safety at Work etc. Act 1974;

Independent Body means an entity which is independent to the Grant Recipient and has been appointed in accordance with the principles set out in Section 8.5.2 of the Affordable Housing Capital Funding Guide;

Indicative Allocation means such part of the Allocated Total Grant attributed to the Indicative Projects in OPS;

Indicative Dwelling means a Move On Dwelling comprised within an Indicative Project;

Indicative Dwelling Allocation means the quantum of the Indicative Allocation which is attributable on OPS to the relevant Indicative Dwelling;

Indicative Dwelling Breach means the Grant Recipient is in breach of Condition 6.3 which affects one or more Indicative Dwellings;

Indicative Projects means the Grant Recipient's proposals for the development of a specified number of further Move On Dwellings (identified within the Original Approved Bid as "indicative") including details of:

- (a) the Financial Year in which such dwellings will achieve Start on Site (the **Start Year**); and
- (b) the number of such dwellings to achieve Start on Site in each Start Year (the **Committed Number**).

Information has the meaning in relation to:

- (a) the FOIA, given under Section 84 of the FOIA and which is held by the GLA or the Grant Recipient (as appropriate) at the time of receipt of an RFI; and
- (b) EIR, given under the definition of environmental information in Section 2 of the EIR and which is held by the GLA or Grant Recipient (as appropriate) at the time of receipt of an RFI.

Information Commissioner has the meaning set out in section 114 of the Data Protection Act 2018 and for the avoidance of doubt is the UK's independent body set up to uphold and enforce information rights;

Insolvency Event means the occurrence of any of the following in relation to the Grant Recipient:

- (a) it is unable or admits an inability to pay its debts as they fall due, suspends making payments on any of its debts or, by reason of actual or anticipated financial difficulties, commences negotiations with one or more of its creditors with a view to rescheduling any of its indebtedness;

- (b) the value of its assets is less than its liabilities (taking into account contingent and prospective liabilities);
- (c) a moratorium is declared in respect of any indebtedness and/or any moratorium pursuant to Section 145 of the HRA 2008;
- (d) any corporate action, legal proceedings or other procedure or step is taken in relation to:
 - i the suspension of payments, a moratorium of any indebtedness, winding-up, dissolution, administration or reorganisation (by way of voluntary arrangement, scheme of arrangement or otherwise) other than a solvent liquidation or reorganisation on terms previously approved by the GLA (such approval not to be unreasonably withheld or delayed);
 - ii a composition, compromise, assignment or arrangement with any of its creditors;
 - iii the appointment of a liquidator (other than in respect of a solvent liquidation on terms previously approved by the GLA (such approval not to be unreasonably withheld or delayed)), receiver, administrative receiver, housing administrator, administrator, compulsory manager or other similar officer;
 - iv enforcement of any Security over any assets of the Grant Recipient;
 - v any analogous procedure or step is taken in any jurisdiction;
 - vi other than any winding-up petition which is frivolous or vexatious and is discharged, stayed or dismissed within ten (10) Business Days of commencement; or
- (e) any expropriation, attachment, sequestration, distress or execution affects any asset or assets of the Grant Recipient which has a Material Adverse Effect in relation to the Approved Bid or any Named Project;

Intellectual Property Rights shall include without limitation all rights to, and any interests in, any patents, designs, trade marks, copyright, know-how, trade secrets and any other proprietary rights or forms of intellectual property (protectable by registration or not) in respect of any technology, concept, idea, data, program or other software (including source and object codes), specification, plan, drawing, schedule, minutes, correspondence, scheme, formula, programme, design, system, process logo, mark, style, or other matter or thing, existing or conceived, used, developed or produced by any person;

Investment Partner means a Registered Provider which has been confirmed by the GLA as having "Investment Partner Status" under the GLA's Investment Partner qualification procedure;

Landlord Offer means the offer identified by that name and more particularly described in Sections 8.5.11 to 8.5.16 of the Affordable Housing Capital Funding Guide which is in the form issued to GLA pursuant to Section 8.5.14 of the Affordable Housing Capital Funding

Guide and which is the subject of the confirmations provided by the Grant Recipient and the Independent Body in the Compliance Checklist;

Law means any applicable law, statute, bye-law, regulation, order, regulatory policy, guidance or industry code, rule of court or directives or requirements of any Regulatory Body, delegated or subordinate Legislation or notice of any Regulatory Body;

L&R Project means a Named Project in relation to which the Grant Recipient holds or will hold a Secure Legal Interest (L&R);

Lease Period means in relation to an L&R Project the period set out in the "Lease Length" data field within the Named Project Details;

Lease Termination Date means in relation to an L&R Project the date upon which the Grant Recipient's lease for whatever reason comes to an end;

Legislation means:

- (a) any Act of Parliament;
- (b) any subordinate legislation within the meaning of Section 21(1) of the Interpretation Act 1978;
- (c) any exercise of the Royal Prerogative; and
- (d) any enforceable community right within the meaning of Section 2 of the European Communities Act 1972;

in each case in the United Kingdom;

Local Housing Authority means a principal council (as defined in Section 270 of the Local Government Act 1972) or any body of government in England established as a successor to principal councils exercising the functions of a local housing authority in whose administrative area the relevant Named Project is being delivered by the Grant Recipient;

London Affordable Rent means either:

- (a) a weekly rent which does not exceed the Benchmark Rent Level (exclusive of service charges); or
- (b) an Affordable Rent,

for an equivalent property of the relevant size and number of bedrooms such rent to be assessed and set in accordance with the applicable requirements of the Affordable Housing Capital Funding Guide, Legislation, the Rent Standard and any other relevant guidance issued by the Regulator (as any of the same may be amended, replaced or updated from time to time);

London Living Wage means the basic hourly wage of £10.55 (before tax, other deductions and any increase for overtime) as may be updated from time to time by the GLA and notified to the Grant Recipient;

London Plan means the document entitled "The London Plan – The Spatial Development Strategy for London Consolidated with Alterations Since 2011" published by the GLA in March 2016 (as the same may be amended, varied, updated or replaced from time to time);

March Start Number has the meaning set out in Condition 6.3.1(b);

Material Adverse Effect means the effect of any event or circumstance which is reasonably likely to be materially adverse to the ability of the Grant Recipient to deliver the Approved Bid or a Named Project (as the context requires) on the basis agreed under this Agreement and/or within the time limits (if any) for doing so;

Milestone means each stage in the delivery of the Named Project agreed by the parties and set out in the Named Project Details (including as a minimum a Start on Site Date and a Named Project Completion Date);

Milestone Date means the date agreed by the GLA through OPS by which the relevant Milestone must have been achieved (as the same may be varied by the GLA pursuant to Condition 18.3.2 or Condition 9.1 (as applicable));

Milestone Extension Events means any of the following:

- (a) exceptionally adverse weather conditions;
- (b) delay in receipt of any necessary permission or approval of any statutory body which the Grant Recipient has taken all practicable steps to avoid or reduce;
- (c) the exercise after the date of this Agreement by the United Kingdom Government of any statutory power which directly affects the execution of the construction works necessary to the delivery of the Named Project by restricting the availability or use of labour which is essential to the proper carrying out of such works or preventing the Grant Recipient from, or delaying in, securing such goods or materials or such fuel or energy as are essential to the proper carrying out of such works or the delivery of the Named Project;
- (d) the use or threat of terrorism and/or the activity of the relevant authorities in dealing with such use or threat;
- (e) fire, explosion, lightning, storm, tempest, flood, bursting or overflowing of water tanks, apparatus or pipes, ionising radiation, earthquakes, riot and civil commotion;
- (f) failure by any statutory undertaker, utility company or other like body to carry out works or provide services;
- (g) any accidental loss or damage to the development or any roads servicing it;
- (h) any failure or shortage of power, fuel or transport;
- (i) any blockade or embargo;

- (j) any:
 - i official or unofficial strike;
 - ii lockout;
 - iii go-slow; or
 - iv other dispute

generally affecting the house building industry or a significant sector of it;
- (k) the appointment of the Building Contractor under the Building Contract has been terminated or the Building Contract has been terminated; or
- (l) any material failure by the Building Contractor under the terms of the Building Contract which has the direct result of delaying the Grant Recipient's compliance with a Milestone Date and which did not result from the Grant Recipient's failure effectively to manage the Building Contract;
- (m) any impediment, prevention or default, whether by act or omission by the GLA except to the extent caused or contributed to by any default, whether by act or omission, of the Grant Recipient

unless:

- A any of the events arises (directly or indirectly) as a result of any wilful default or wilful act of the Grant Recipient or, save in respect of the event referred to in (k) above, any of its subcontractors; or
- B in respect of the event referred to in (f) above, such event arises as a result of any failure by the Grant Recipient (whether wilful or otherwise) to notify the relevant statutory undertaker or utility company of the requirement for works or services to be completed by the date required to enable the Grant Recipient to complete the Named Project by the Named Project Completion Date;

Milestone Failure means a failure by the Grant Recipient fully to achieve any Milestone by the relevant Milestone Date;

Minimum Lease Duration means in relation to an L&R Project, the number of calendar years which the lease must achieve (to be calculated from the Start on Site Date) as identified in the Named Project Details;

Minimum Period of Use means the number of calendar years identified in the Named Project Details during which any Move On Dwelling comprised in a Named Project must be used for the Agreed Purposes and be let to a person who falls within the Agreed Client Group;

Minimum Period of Use Breach means either:

- (a) the circumstances in Condition 8.7.2 apply; or
- (b) the GLA has determined that the Grant Recipient has failed to achieve the Minimum Period of Use for any Move On Dwelling;

Minimum Victims of DA Provision means at least twenty per centum (20%), or such other percentage where expressly agreed in writing by the GLA, of the Named Projects in the Approved Bid will, in aggregate, be designed to accommodate Victims of Domestic Abuse;

MO Dwelling Data means written details in relation to each Move On Dwelling in a Named Project which:

- (a) identify the address of the Move On Dwelling;
- (b) identify the Agreed Client Group;
- (c) confirm that the Move On Dwelling has met or will meet the Move On Standards applicable to the relevant Agreed Client Group;
- (d) identify number of bedrooms in the Move On Dwelling;
- (e) confirm the forecast or actual Start on Site Date and Named Project Completion Date (as applicable); and
- (f) include such other details as the GLA may require from time to time;

as are reflected in the Named Project Details;

Move On Dwelling means:

- (a) a house, flat, maisonette or Shared Accommodation which was developed with the benefit of grant payable under this Agreement and as more particularly described in the Named Project Details; and
- (b) a Nil Grant Unit;

Move On Housing means subsidised housing provided by the Grant Recipient pursuant to this Agreement that will be made available to individuals within the Target Client Groups at a London Affordable Rent;

Move On Programme means the GLA's Move On Programme as described in the Bidding Prospectus and any updates published or issued from time to time in relation thereto;

Move On Standards means the standards described in Schedule 4;

Named Project means each project for the acquisition, development and/or Rehabilitation of Move On Dwellings to accommodate individuals from the Agreed Client Group as detailed in the Named Project Details and accepted by the GLA pursuant to Condition 7.3;

Named Project Completion Date means the date set out in the Named Project Delivery Timetable by which the Site acquisition (to the extent applicable) and Practical Completion must have been achieved;

Named Project Delivery Timetable means the timetable for the acquisition, construction, development (and/or Rehabilitation) and delivery of each Named Project as set out in the Named Project Details and agreed by the GLA through Condition 18.3.1 or OPS (as applicable);

Named Project Details means the descriptive and other details in respect of each Named Project summarised in Schedule 1 but as more particularly described in OPS and/or in submitted accordance with the procedure set out in Condition 18.2.1 (as applicable) and as accepted by the GLA:

- (a) before the OPS Transition Date, in accordance with Condition 18.3.1; or
- (a) following the OPS Transition Date, through OPS;

as the same may be varied from time to time in accordance with the terms of this Agreement;

Named Project Grant means the amount of grant payable by the GLA in respect of a Named Project as set out in the relevant Named Project Details;

New Named Project means a proposed Named Project or an Indicative Project details of which are submitted by the Grant Recipient to the GLA pursuant to Condition 7.1;

Nil Grant Unit means a house, flat, maisonette or Shared Accommodation comprised within a Named Project in respect of which the Grant Recipient did not (a) seek grant funding under the Move On Programme or (b) utilise any Fund Proceeds;

Nominations Protocol means the protocol for nominations set out in any Clearing House Policies which is relevant to the Agreed Client Group in any Named Project;

Non Compliance Notification Date means the date on which the GLA notifies the Grant Recipient that it has become aware that a Named Project in respect of which Total Project Grant has been paid or utilised does not meet the Named Project Details;

Non Compliant Dwelling means an Indicative Dwelling which is the subject of an Indicative Dwelling Breach;

Open Book Basis means the full and transparent disclosure and declaration of all information which the Grant Recipient or a Grant Recipient Party is required to maintain, keep or disclose under this Agreement including all price components including profit margins, central office overheads, Site overheads, preliminaries, contingencies and the cost of all materials, goods, equipment, work and services, apportionments of such items together with all and any books of accounts together with such other information as the GLA reasonably requires;

Open Book Obligations mean the obligations set out in Condition 17;

OPS means the "GLA Open Project System", being the GLA's on-line investment management system from time to time or any successor system;

OPS Transition Date means the date on which the GLA notifies the Grant Recipient that OPS is fully operational and that the details of any New Named Project or Additional Project must be submitted to GLA (pursuant to Condition 7.1 or Condition 16.2) via OPS;

Original Approved Bid means the aggregate of the proposed Named Projects and Indicative Projects summarised in Schedule 1 at the date of this Agreement;

P&D Project means a Named Project in relation to which the Grant Recipient holds or will hold a Secure Legal Interest (P&D);

Partial Termination Event means this Agreement is terminated in relation to one or more particular Named Projects pursuant to Condition 5.4.3;

Permitted Disposal means any of the following:

- (a) the grant of a tenancy compliant with Condition 8.6.6;
- (b) a disposal to a statutory undertaker for the purposes of the supply or transmission (whether exclusively or otherwise) of statutory services to the Site;
- (c) a disposal pursuant to or required by a planning obligation within the meaning of s106 or s299A of the TCPA in connection with the Named Project;
- (d) a disposal to a highway authority for the purposes of or in connection with the adoption of roads, footpaths or cycleways on the Site;
- (e) the grant of any mortgage or charge; or
- (f) the grant of an easement;

Personal Data has the meaning ascribed to it in the Data Protection Legislation;

Practical Completion means that stage in the execution of a Named Project when the Works have been completed in accordance with the terms of the relevant building contract and/or the terms of this Agreement such that the Move On Dwelling comprised within the Named Project is fit for beneficial occupation as a residential development subject only to the existence of minor defects and/or minor omissions at the time of inspection which are capable of being made good or carried out without materially interfering with the beneficial use and enjoyment of the Named Project and which would be reasonable to include in a snagging list, and Practically Complete shall be construed accordingly;

Process has the meaning ascribed to it in the Data Protection Legislation and **Processing** shall be construed accordingly;

Procurement Law means (as the case may be):

- (a) prior to the date on which the United Kingdom ceases to be a Member State of the European Union all applicable United Kingdom and European Union procurement Legislation and any implementing measures including European Union Directives 2014/23/EU (on the award of concession contracts) and 2014/24/EU (on Public

Procurement); the Public Contracts Regulations 2015, the Concession Contracts Regulations 2016 insofar as the same are applicable; and

- (b) on or after the date the United Kingdom ceases to be a Member State of the European Union the Public Contracts Regulations 2015, the Concession Contracts Regulations 2016 (insofar as the same are applicable) together with any statutory modification or replacement regulations or Legislation on procurement by public bodies (including Registered Providers);

Professional Team means (as applicable) the architect, civil & structural engineer, the mechanical & electrical engineer and any other consultant appointed by the Grant Recipient in connection with a Named Project;

Prohibited Act means:

- (a) offering, giving or agreeing to give to any servant of the GLA any gift or consideration of any kind as an inducement or reward:
 - i for doing or not doing (or for having done or not having done) any act in relation to the obtaining or performance of this Agreement; or
 - ii for showing or not showing favour or disfavour to any person in relation to this Agreement;
- (b) entering into this Agreement or any other agreement with the GLA relative to this Agreement in connection with which commission has been paid or has been agreed to be paid by the Grant Recipient or on its behalf, or to its knowledge, unless before the relevant agreement is entered into particulars of any such commission and of the terms and conditions of any such agreement for the payment thereof have been disclosed in writing to the GLA;
- (c) committing any offence:
 - i under Legislation creating offences in respect of fraudulent acts;
 - ii at common law in respect of fraudulent acts in relation to this Agreement;
 - iii under the Bribery Act 2010; or
- (d) defrauding or attempting to defraud or conspiring to defraud the GLA or the Regulator;

Public Sector Subsidy means all funding or subsidy in relation to a Named Project in money or money's worth (including the Named Project Grant) received or receivable by the Grant Recipient from public sector bodies including for this purpose funding from the European Commission, government bodies (whether national or local) or bodies in receipt of lottery funds from the National Lottery Distribution Fund pursuant to the National Lotteries Acts 1993 and 1998 and any further funding by the GLA not provided under this Agreement;

Quarter Date means 31 March, 30 June, 30 September or 31 December;

RCGF means the Recycled Capital Grant Fund maintained by the Grant Recipient in accordance with the Recovery Determination;

RCGF Funds means that amount of the Grant Recipient's RCGF which the GLA has agreed may be applied towards the Development Costs;

Recover has the meaning set out in the Recovery Determination;

Recoverable Project Grant means the aggregate of the Named Project Grant paid to and RCGF Funds used by the Grant Recipient in relation to a Named Project;

Recovery Determination means the Recovery of Capital Grants from Registered Providers and Recycled Capital Grant Fund (Greater London) General Determination 2017 and any successor determination or other instrument;

Reduction Amount means the result of the following calculation:

Reduction Amount = number of Non Compliant Dwellings x the Indicative Dwelling Allocation;

Register means the register maintained by the Regulator pursuant to Section 111 of the HRA 2008;

Registered Provider means a body entered on the Register as a non-profit organisation (as such term is defined in Section 115 of the HRA 2008);

Regulator means the Regulator of Social Housing established pursuant to Chapter 2 of the HRA 2008 or any similar future authority (including any statutory successor) carrying on substantially the same regulatory or supervisory functions;

Regulatory Body means any government departments or regulatory, statutory and other entities, committees and bodies which, whether under statute, rules, regulations, codes of practice or otherwise, are entitled to regulate, investigate, or influence the matters dealt with in this Agreement or any other affairs of the GLA;

Rehabilitated or Rehabilitation or Rehabilitating shall have the meaning ascribed in sub-section 2.3 of the Affordable Housing Capital Funding Guide entitled "Procurement and Scheme Issues";

Relevant Authority means any governmental or other authority, court with relevant jurisdiction, the local planning authority, landlord, funder, adjoining landowner or any other person whose consent is required to undertake the Works necessary to the delivery of the Named Project or perform the Grant Recipient's obligations under this Agreement;

Relevant Event has the meaning ascribed to it in the Recovery Determination;

Rent Standard means any standard in relation to rent set by the Regulator (including the Rent Standard Guidance and any other associated explanatory notes or guidance) from time to time under Section 194 of the HRA 2008;

Rent Standard Guidance means the "Rent Standard Guidance" published in April 2015 by the Regulator (including any other guidance issued by the Regulator in relation to that

document) as such document and/or associated guidance may be amended, updated or replaced from time to time;

Request for Information/RFI shall have the meaning set out in FOIA or any request for information under EIR which may relate to the Indicative Projects, the Named Projects, this Agreement or any activities or business of the GLA;

Resident Ballot Requirement means the obligation to undertake a resident ballot on the basis set out in Section 8 of the Affordable Housing Capital Funding Guide where the Named Project is an Estate Regeneration Project and GLA has not provided the Grant Recipient with an extant Exemption Certificate;

Revenue Notification Date means the date on which the Grant Recipient notifies the GLA that the Committed Revenue Funding will cease in accordance with Condition 8.6.10;

Review Meeting means a meeting held pursuant to Conditions 3.3 and 3.4;

Right to Buy means the right to purchase a dwelling at a discount conferred on tenants of Councils by Part V of the Housing Act 1985;

Rough Sleeper means people who are verified as a rough sleeper on the "Combined Homelessness and Information Network" (CHAIN);

RTB Funds means receipts retained by a local authority pursuant to the exercise of the Right to Buy;

Schedule 1 NPD has the meaning set out in Condition 18.2.1;

Second Payment Date means in relation to a Named Project:

- (a) the date that Practical Completion is achieved; or
- (b) such other date as the GLA may have accepted in OPS.

Second Tranche Grant means subject to Condition 7.6 such sum as is equivalent to fifty per centum (50%) of the Named Project Grant, or such other percentage agreed by the GLA in the Named Project Details;

Section 106 Agreement means an agreement or unilateral undertaking in respect of and affecting any Move On Dwelling made pursuant to Section 106 of the TCPA and/or section 1 of the Localism Act 2011 and/or section 111 of the Local Government Act 1972 and/or Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and/or Section 38 and/or Section 278 of the Highways Act 1980 and/or Section 104 of the Water Industry Act 1991 and/or the Housing Acts or any similar agreement or unilateral undertaking with any competent authority or body relating to other services;

Section 106 Project means a project where the Move On Housing is part of a larger scheme (controlled by a party other than the Grant Recipient) comprising accommodation which is non-residential and/or residential which is not Move On Housing which is subject to a Section 106 Agreement;

Secure Legal Interest means the Grant Recipient has in respect of the Site:

- (a) in the case of a P&D Project, a Secure Legal Interest (P&D); and
- (b) in the case of an L&R Project, a Secure Legal Interest (L&R);

Secure Legal Interest (L&R) means the Grant Recipient has in respect of the Site:

- (a) a leasehold title where the lease has less than 60 years unexpired duration, registered with title absolute or registered with good leasehold title and in the latter case defective title indemnity insurance in favour of the Grant Recipient with a limit of indemnity to at least the Total Project Grant for that Site; or
- (b) a lease of between five and seven years unexpired duration, or such shorter duration where expressly agreed by the GLA in the Named Project Details;

Secure Legal Interest (P&D) means the Grant Recipient has in respect of the Site:

- (a) freehold title registered with title absolute;
- (b) leasehold title (where the lease has at least 60 years unexpired duration) registered with title absolute;
- (c) freehold title registered with possessory title or leasehold title registered with good leasehold title (where the lease has at least 60 years unexpired duration) and in each case defective title indemnity insurance in favour of the Grant Recipient with a limit of indemnity to at least the Total Project Grant for that Site; or
- (d) a binding contract with the owner of the legal and beneficial interest in the Site to secure one of the interests in limbs (a) to (c) and that securing that interest is conditional only upon the matters that are within the direct and unilateral control of the Grant Recipient;

Security means a mortgage charge pledge lien or other security interest securing any obligation of any person or any other agreement or arrangement having a similar effect (such as a sale or lease and leaseback a blocked account set off or similar "flawed asset" arrangement);

September Start Number has the meaning set out in Condition 6.3.1(a);

Service Level Agreement means an extant agreement between the Grant Recipient and the relevant Clearing House which includes the terms on which any nomination to the Move On Dwellings will be provided and which reflects the relevant outcomes and requirements set out in GLA's contractual arrangements with the relevant Clearing House;

SGEI Decision means the European Commission's Decision on Services of General Economic Interest dated 20 December 2011 (2012/21/EU);

SGEI Decision Overpayment means the extent to which Public Sector Subsidy (including Agreement Funding) exceeds the Decision Net Costs;

SGEI Information means such information about or relating to the Decision Allowable Costs, the Decision Revenue, the Decision Net Costs and such other information as the GLA may reasonably request;

SGEI Review means a review by the GLA of the provision of Agreement Funding to determine whether an SGEI Decision Overpayment has arisen in relation to any Named Project;

Shared Accommodation means a dwelling comprising non-self-contained accommodation for two or more households;

Short L&R Project means a L&R Project where the Grant Recipient has a Secure Legal Interest which falls within limb (b) of the definition of Secure Legal Interest (L&R);

Short Lease means a lease of less than seven years duration made between the Grant Recipient and a third party;

Site means the site identified to the GLA as being the area of land or buildings comprised or to be comprised in a Named Project and/or the Move On Dwelling and common areas developed as part of such Named Project;

SLI Confirmation means a written confirmation from the GLA which identifies:

- (a) the quantum of First Tranche Grant payable; and
- (b) any conditions upon which the GLA will pay the First Tranche Grant to the Grant Recipient

in the circumstances where the Grant Recipient is only in possession of a Secure Legal Interest which falls within limb (d) of the definition of Secure Legal Interest (P&D) for any P&D Project at the time of claiming the First Tranche Grant pursuant to Condition 10.1;

Specified Project Details has the meaning given to it in Condition 18.1.2;

Start on Site means the occurrence of all of the following in relation to a Named Project:

- (a) the Grant Recipient and Building Contractor have entered into the Building Contract;
- (b) the Building Contractor has taken possession of the Site; and
- (c) the Start on Site Works have commenced;

Start on Site Date means the date identified in Schedule 1 or OPS (as applicable) on which Start on Site is projected to occur and does occur;

Start on Site Works means any work of construction or demolition in relation to any dwelling including:

- (a) in the case of a P&D Project:
 - i the digging of a trench which is to contain the foundations, or part of the foundations, of such dwelling;

- ii the laying of any underground main or pipe to the foundations, or part of the foundations, of such dwelling or to any such trench as per (a) above;
 - iii any operation in the course of laying out or constructing a road or part of a road; or
 - iv such works of demolition or service diversion as are set out in section 2 of the Affordable Housing Capital Funding Guide.
- (b) in the case of a L&R Project, the physical Works to the Site;

Start Year has the meaning ascribed to it in limb (a) of the definition of "Indicative Projects";

State Aid means (as the case may be):

- (a) any aid granted by a Member State of the European Union or through the resources of such Member State in any form whatsoever which distorts or threatens to distort competition by favouring a particular undertaking or the production of certain goods, in so far as such aid affects trade between European Union Member States; or
- (b) any aid benefit or advantage (which includes but is not limited to assets, rates, funds and land) granted by or through a public sector body which is subject to any United Kingdom Competition Requirements.

Subcontractor means any subcontractor appointed by the Grant Recipient to undertake all or part of the Works;

Submitted Standards means the Move On Standards and in respect of each Named Project the standards referenced in OPS and any additional standards in or in connection with the Approved Bid including but not limited to and any standards comprised within the Sustainability and Design Statement;

Sustainability and Design Statement means the statement of that name submitted by the Grant Recipient in relation to the Approved Bid;

Target Client Groups means any of the following groups:

- (a) Rough Sleepers nominated by Clearing House;
- (b) Victims of Domestic Abuse nominated by Clearing House; or
- (c) where Clearing House are unable to secure a nomination of persons falling within the above limb (a) or (b), such other groups nominated by the Grant Recipient and approved by Clearing House,

TCPA means the Town and Country Planning Act 1990;

Tenancy Standard means the tenancy standard published by the Regulator from time to time pursuant to its power under Section 193 of the HRA 2008;

Tenancy Support Grant means the amount of revenue grant payable by the GLA in connection with the Tenancy Support Services, the maximum amount of which is as set out in the relevant Named Project Details;

Tenancy Support Grant Agreement means an agreement setting out the terms on which GLA will provide the Tenancy Support Grant in connection with the Tenancy Support Services in such form as GLA shall require;

Tenancy Support Services means the support services to be provided to Tenants of the Move On Dwellings in a Named Project;

Tenant means (as the context requires):

- (a) a tenant occupying a Move On Dwelling; or
- (b) a prospective tenant of a Move On Dwelling;

Total Project Grant means the aggregate of the Named Project Grant paid to and the Fund Proceeds used by the Grant Recipient under or in connection with a Named Project;

Total Termination Event means this Agreement is terminated as a whole pursuant to Condition 5.4.1 or Condition 5.4.2;

Tranche means either of the First Tranche Grant or the Second Tranche Grant;

United Kingdom Competition Requirement means any Legislation which:

- (a) is in force and/or in effect and/or applies (in England) on or after the date the United Kingdom ceases to be a Member State of the European Union; and
- (b) which regulates any aid funding assets or advantage granted or directed by a public sector body to the extent that the same has the ability to threaten to or actually distort either competition or an economic market in the United Kingdom and/or in any part of the European Economic Area and/or in any other country or countries.

Unlawful State Aid means (as the case may be):

- (a) State Aid which has been granted in contravention of Article 108(3) Treaty of the Functioning of the European Union (TFEU), does not benefit from an exemption from notification and has not been approved by a decision of the European Commission under Article 107(2) or (3) TFEU;
- (b) State Aid which has been granted after the United Kingdom ceases to be a Member State of the European Union to the extent that the same is granted contrary to or is an infringement of any United Kingdom Competition Requirement.

VAT means Value Added Tax as presently charged under the Value Added Tax Act 1994 or any tax of a similar nature;

Victims of Domestic Abuse means persons and, where relevant, their children, who are verified as having experienced domestic abuse by the organisation referring them to Clearing House;

Waiver Condition means provision of satisfactory evidence by the Grant Recipient to the GLA that the relevant Prohibited Act was committed by:

- (a) an employee acting independently of the Grant Recipient; or
- (b) a subcontractor (or any employee of a subcontractor not acting independently of the subcontractor); or
- (c) an employee of a subcontractor acting independently of such subcontractor; or
- (d) any person not specified in parts (a), (b) or (c);

and the GLA is satisfied that the Grant Recipient and/or the subcontractor (as applicable) has taken such action as is appropriate taking in to account the nature and the circumstances of the relevant Prohibited Act. "Acting independently" for these purposes means not acting with the authority or knowledge of any one or more of the directors of the Grant Recipient or relevant subcontractor;

Withholding Event means an event or circumstance of the type described in Condition 13.1;

Works means in relation to each Named Project all of the works (including design, infrastructure works and all other works necessary for obtaining access to the Move On Dwelling) to be undertaken in order to ensure that the Move On Dwelling meets the Submitted Standards and is constructed, developed and/or Rehabilitated in accordance with the Named Project Details.

1.2 Interpretation

1.2.1 Words denoting any gender include all other genders.

1.2.2 The singular includes the plural and vice versa.

1.2.3 Any reference in this Agreement to any condition, sub-condition, paragraph, schedule, appendix or section heading is, except where it is expressly stated to the contrary, a reference to such condition, sub-condition, paragraph, schedule, appendix or section heading of this Agreement.

1.2.4 Any reference to this Agreement or to any other document shall include (except where expressly stated otherwise) any variation, amendment or supplement to such document to the extent that such variation, amendment or supplement is not prohibited under the terms of this Agreement.

1.2.5 Any reference to any enactment, order, regulation or similar instrument shall (except where expressly stated otherwise) be construed as a reference to the enactment, order, regulation or instrument (including any EU instrument) as amended, replaced, consolidated or re-enacted.

- 1.2.6 A reference to a person includes firms, partnerships and corporate bodies and their successors and permitted assignees or transferees.
- 1.2.7 Headings are for convenience of reference only.
- 1.2.8 A party means a party to this Agreement.
- 1.2.9 The words includes or including are to be construed without limitation.
- 1.2.10 A document in the agreed form is to be the form of the relevant document agreed between the parties and for the purpose of identification initialled by each of them or on their behalf (in each case with such amendments as may be agreed by or on behalf of the parties) or in the form set out in a Schedule or an Appendix to this Agreement.
- 1.2.11 A paragraph in a Schedule or Appendix shall be construed as references to a paragraph in that particular Schedule or, as the case may be, Appendix.
- 1.2.12 A deliberate act or omission of any person shall exclude acts or omissions which were within the contemplation of the parties or which were otherwise provided for in this Agreement.
- 1.2.13 In any case where the consent or approval of the GLA (or any officer of the GLA) is required or a notice is to be given by the GLA, such consent or approval or notice shall only be validly given if it is in writing and signed by (if relevant) the officer stipulated in this Agreement or such other person as may be specified by the GLA by notice in writing to the Grant Recipient.
- 1.2.14 An obligation to do anything includes an obligation to procure its being done.
- 1.2.15 Any restriction includes an obligation not to permit infringement of the restriction.
- 1.2.16 The terms "Site" and "Named Project" includes each and every part of it.
- 1.2.17 When there are two or more persons affected by the obligations under this Agreement such obligations are to bind each such person jointly and severally.
- 1.2.18 Save where a contrary intention is shown, or where an express discretion is given by this Agreement, the GLA shall act reasonably in exercising its rights hereunder (including in granting approvals hereunder).
- 1.2.19 If there is any ambiguity or conflict between the implied terms and the express terms of this Agreement then the express terms shall prevail.
- 1.2.20 The Grant Recipient shall in relation to the delivery of its obligations under this Agreement be responsible as against the GLA for the acts or omissions of any Grant Recipient Party as if they were the acts or omissions of the Grant Recipient.
- 1.2.21 Neither the giving of any approval, consent, examination, acknowledgement, knowledge of the terms of any agreement or document nor the review of any document or course of action by or on behalf of the GLA shall, unless otherwise

expressly stated in this Agreement or agreed in writing by the GLA, relieve the Grant Recipient of any of its obligations under this Agreement or of any duty which it may have hereunder to ensure the correctness, accuracy or suitability of the matter or thing which is the subject of the approval, consent, examination, acknowledgement or knowledge nor confer impose or imply any liability or responsibility on or on behalf of the GLA in respect of or in connection with the matter to or in relation to which such approval consent examination acknowledgement was given or review made.

- 1.2.22 Save where a contrary intention is shown, any reference to the GLA acting reasonably shall be interpreted as requiring the GLA to act in a commercially reasonable manner.
- 1.2.23 The terms "Allocated Net Grant", "Capital Grant", "Named Project Grant" "Recoverable Project Grant" and "Total Project Grant" shall (unless the context precludes such interpretation) include every Tranche thereof.
- 1.2.24 Any reference to Section 8 of the Affordable Housing Capital Funding Guide in this Agreement refers to the section entitled "Resident Ballots for Estate Regeneration Projects" of such guide (and any successor, replacement or amendment of the same).
- 1.2.25 In the event of any conflict between the information in the Approved Bid and the Named Project Details described in OPS and/or in submitted accordance with the procedure set out in Condition 18.2.1, the Named Project Details shall prevail.

2 Purpose and acknowledgements

2.1 The GLA has agreed to:

- 2.1.1 make the Allocated Net Grant available to the Grant Recipient; and
- 2.1.2 permit the Grant Recipient to use the Allocated Fund Proceeds

to provide the Move On Dwellings subject to and in accordance with the terms and conditions of this Agreement.

2.2 The Grant Recipient acknowledges and agrees that:

- 2.2.1 the Allocated Total Grant is in each case being made available by the GLA on the express understanding that it is applied solely for the purposes of funding the Development Costs in respect of the Move On Dwellings which are to be let to individuals within the Agreed Client Groups who have been nominated in accordance with the Nominations Protocol;
- 2.2.2 all Fund Proceeds identified in the Named Project Details must be applied solely for the purposes of funding the Development Costs in respect of the relevant Named Project;
- 2.2.3 the Public Sector Subsidy in respect of a Named Project may not exceed an amount equal to the Actual Development Costs incurred by the Grant Recipient

in respect of the delivery of that Named Project nor may the Public Sector Subsidy in respect of the Approved Bid exceed an amount equal to the aggregated Actual Development Costs incurred in respect of the delivery of the Approved Bid;

- 2.2.4 all funding under this Agreement is
- (a) social housing assistance as defined in Section 32(13) of the HRA 2008; and
 - (b) subject to the provisions of Sections 30, 34 and 333ZE of the Greater London Authority Act 1999 and any determinations made under such provisions and the provisions of Condition 14 represent the events and principles determined by the GLA for the purposes of Sections 31-34 of the HRA 2008;
- 2.2.5 all Fund Proceeds used for the purposes of funding (in whole or in part) the Development Costs constitute social housing assistance for the purposes of Section 32 HRA 2008 and are subject to the terms of the Recovery Determination;
- 2.2.6 the Grant Recipient must hold Registered Provider status at the point at which the Move On Dwelling comprised within each Named Project is made available for rent; and
- 2.2.7 the provisions of this Agreement represent the conditions upon which the GLA makes the Allocated Total Grant available to the Grant Recipient for the purposes of section 19 and 31 of the HRA 2008 and any failure by the Grant Recipient to comply with the terms of this Agreement or the occurrence of a Default Event or Withholding Event constitutes a failure to comply with a condition attached to the making of Capital Grant for the purposes of paragraph 8(e) of the Recovery Determination (or any successor provision to that paragraph);
- 2.2.8 without prejudice to any other terms of this Agreement, the Lease Period in relation to any L&R Project must equal or exceed the Minimum Lease Duration;
- 2.2.9 it will use reasonable endeavours to ensure that the Named Projects delivered under this Agreement meet the Minimum Victims of DA Provision; and
- 2.2.10 the aggregate of the First Tranche Grant and the Second Tranche Grant in each Named Project will represent one hundred per centum (100%) of the Named Project Grant.
- 2.3 The Grant Recipient shall comply with the Open Book Obligations.
- 2.4 The parties acknowledge that in setting the Affordable Rent Level, it may not be possible for the Grant Recipient to identify a comparable market rent for an equivalent property of the relevant size and location (an **Equivalent Property**) in the Broad Market Rental Area. In such a case the Grant Recipient will submit to GLA a comparable market rent based on Equivalent Properties in alternative comparator areas (the **Alternative Market Rent**). If the GLA (acting reasonably) does not approve the Grant Recipient's proposed Alternative

Market Rent, the Grant Recipient will engage a valuer to identify a comparable market rent from areas outside the Broad Market Rental Area and determine the market rent that will be applicable to the Move On Dwelling in the Broad Market Rental Area (the **Comparable Market Rent**). In the circumstance contemplated in this Condition 2.4 the Grant Recipient should set the Affordable Rent Level by reference to the Comparable Market Rent.

2.5 The parties agree that the Benchmark Rent Levels shall be increased in accordance with the following:

2.5.1 subject to Condition 2.5.2, the Benchmark Rent Levels for each successive Financial Year (**New Financial Year**) after the Financial Year 2018/2019 shall be increased with effect from 1 April in such New Financial Year in accordance with the following formula:

$$\text{Benchmark Rent Level} = \text{ABRL} \times (\text{CPIx} + 1.01)$$

Where

ABRL = the actual Benchmark Rent Level for the Financial Year prior to the New Financial Year for which the calculation is being carried out; and

CPIx = the 12-month inflation rate figure (drawn from the CPI and expressed as a decimal) published for September in the Financial Year prior to the New Financial Year for which the calculation is being carried out.

2.5.2 If for any New Financial Year the calculation of (CPIx + 1.01) produces a figure less than 1 the product of the calculation shall be deemed to equal 1.

2.6 Each party undertakes to co-operate with the other to facilitate the proper performance of this Agreement and the delivery of the Named Projects.

2.7 The Grant Recipient acknowledges and agrees that it must enter into a Service Level Agreement with any Clearing House:

2.7.1 before such Clearing House nominates an individual from the Target Client Group for accommodation into any Move On Dwelling; and

2.7.2 where such Move On Dwelling is a First Let, no less than twelve (12) weeks prior to the Named Project in which such dwelling is comprised achieving Practical Completion.

2.8 The Grant Recipient acknowledges and agrees that it must:

2.8.1 provide the MO Dwelling Data to any relevant Clearing House (or, where relevant, update such data) for each Named Project, in such form as GLA may from time to time direct:

(a) within ten (10) Business Days of any Acceptance Date or Additional Project Acceptance Date;

(b) within ten (10) Business Days of a Named Project achieving Start on Site;

- (c) no less than twelve (12) weeks prior to a Named Project achieving Practical Completion (or such other period agreed by the GLA in writing);
- (d) within five (5) Business Days of a Named Project achieving Practical Completion; and

2.8.2 provide a copy of the MO Dwelling Data supplied to any Clearing House pursuant to Condition 2.8.1 to the GLA at the same time that it is issued to the relevant Clearing House.

3 **Monitoring and Reporting**

3.1 The Grant Recipient acknowledges the high importance to the GLA of it being advised when any circumstance occurs which may:

- 3.1.1 impact on the Grant Recipient's ability to deliver any Named Project in accordance with the terms of this Agreement;
- 3.1.2 change any assumptions in relation to any Named Project which would provide an opportunity for the Grant Recipient to deliver more Move On Dwellings with the Allocated Total Grant; or
- 3.1.3 indicates that the GLA is making available more grant than is required to deliver a Named Project

(collectively the **Contract Monitoring Outputs**).

3.2 The Grant Recipient shall comply fully with the contract management and reporting obligations set out in this Condition 3.

3.3 The GLA and the Grant Recipient shall attend a Review Meeting within ten (10) Business Days of each Quarter Date (or within such longer period as the GLA may at its absolute discretion agree) to discuss (but without limitation):

- 3.3.1 the Grant Recipient's performance against the information contained in the Named Project Details and any matters which may adversely impact on the Grant Recipient's performance against the same;
- 3.3.2 progress updates in relation to each Named Project including delivery forecasts, progress against previously given delivery forecasts, lettings forecasts and progress against previously given lettings forecasts;
- 3.3.3 the occurrence of any Milestone Extension Event in respect of any Named Project;
- 3.3.4 the Contract Monitoring Outputs;
- 3.3.5 the information supplied pursuant to the Open Book Obligations;
- 3.3.6 the operation of the Nominations Protocol (including the Grant Recipient's compliance with such protocol) and any requested changes to the Agreed Client Group;

- 3.3.7 the level of Committed Revenue Funding and whether such funding is likely to cease with respect to any Move On Dwellings within the upcoming twelve (12) months;
 - 3.3.8 any Move On Dwellings scheduled to achieve Practical Completion within the upcoming 6 (six) months and the Grant Recipient's progress in agreeing and entering into an associated Service Level Agreement with the relevant Clearing House; and
 - 3.3.9 such other matters in relation to the performance of this Agreement as are notified by either party to the other in writing at least five (5) Business Days prior to the date of the Review Meeting.
- 3.4 The GLA or the Grant Recipient may also call a Review Meeting at any time outside of the quarterly cycle provided that the party requesting the meeting:
- 3.4.1 gives reasonable prior written notice to the other of such meeting; and
 - 3.4.2 includes with the notice an agenda for such meeting.
- 3.5 The GLA's Representative and the Grant Recipient's Representative (or, where agreed with the GLA in advance, such other member of the Grant Recipient's executive management team) shall attend all Review Meetings during the term of this Agreement or for such longer period as the GLA (acting reasonably) requires.
- 3.6 Save as otherwise agreed between the parties, any meeting under this Condition 3 shall be minuted by the Grant Recipient and such minutes shall be distributed within ten (10) Business Days following the meeting to the GLA and any other attendee.
- 3.7 The Grant Recipient shall provide the GLA as soon as reasonably practicable with such information as the GLA shall reasonably require to support or facilitate the discussions referred to in this Condition 3 and shall use all reasonable endeavours to ensure the accuracy of any information provided.
- 3.8 Subject to Condition 18, the Grant Recipient must keep OPS fully updated and ensure that it accurately reflects the agreed Named Project Details from time to time.

4 **Tenancy Support Grant**

- 4.1 Subject to:
- 4.1.1 the Grant Recipient providing evidence satisfactory to the GLA that:
 - (a) demonstrates the continuing need for the Tenancy Support Grant in respect of a Named Project;
 - (b) demonstrates that the Grant Recipient was unable to secure revenue funding for the relevant Tenancy Support Services from another source;
 - (c) the provision of any Tenancy Support Grant to the Grant Recipient for the Named Project will not constitute Unlawful State Aid;
 - 4.1.2 such due diligence as the GLA may require;

- 4.1.3 resources being available to the GLA; and
- 4.1.4 the GLA approving the Grant Recipient's bid for Tenancy Support Grant,

the GLA may (in its absolute discretion) enter into a Tenancy Support Grant Agreement with the Grant Recipient.

5 **Default Events**

5.1 The following circumstances shall constitute a Default Event:

- 5.1.1 failure by the Grant Recipient to comply with its obligations in Condition 3 or Condition 8.5 and/or any information supplied in connection with its obligations in Condition 3 or Condition 8.5, whether in relation to the Contract Monitoring Outputs or otherwise is materially deficient, misleading or inaccurate;
- 5.1.2 the Grant Recipient is unable to make the representations and give the warranties set out in Schedule 2 (in any case in whole or in part) and there is a resulting Material Adverse Effect in relation to:
 - (a) the Approved Bid; or
 - (b) a Named Project;
- 5.1.3 an Insolvency Event has occurred in relation to the Grant Recipient;
- 5.1.4 a Prohibited Act has been committed by or on behalf of the Grant Recipient (in respect of which the Waiver Condition has not been satisfied);
- 5.1.5 a breach of the Open Book Obligations;
- 5.1.6 the GLA determines (acting reasonably) that proper progress against the Grant Recipient's projections in the Approved Bid has not been made by the Grant Recipient in delivering the Approved Bid;
- 5.1.7 the Grant Recipient ceases operating;
- 5.1.8 the Grant Recipient's status as a Registered Provider is lost, relinquished or removed;
- 5.1.9 the Grant Recipient's Investment Partner status is lost or removed;
- 5.1.10 the Regulator directs or recommends that grant is not to be paid to the Grant Recipient or the GLA understands that such a direction or recommendation is likely to be made;
- 5.1.11 a breach of Condition 8 or Condition 11;
- 5.1.12 a failure or inability by the Grant Recipient to comply with:
 - (a) the requirements of Conditions 10.1 to 10.4 (as applicable); or
 - (b) any obligation to pay or repay any amounts due under this Agreement;

- 5.1.13 any other breach of the Agreement which has a Material Adverse Effect;
 - 5.1.14 the Grant Recipient (either by its own actions or omissions, or those of its contractors or agents) harms the GLA's reputation, the Move On Programme or brings the GLA or the Move On Programme into disrepute;
 - 5.1.15 any of the following events or circumstances occur:
 - (a) a breach of the Estate Regeneration Requirement;
 - (b) the Grant Recipient has failed to comply with the Estate Regeneration Requirement in circumstances where in the GLA's reasonable opinion the Estate Regeneration Requirement ought to have been complied with (having regard to Section 8 of the Affordable Housing Capital Funding Guide);
 - (c) having regard to any planning permission obtained for the Site or reports issued to residents affected by the delivery of the Named Project, in the GLA's reasonable opinion, a breach of the Estate Regeneration Requirement is likely to occur; or
 - (d) in the GLA's opinion the Grant Recipient has partitioned the Site in order to avoid the application of the Resident Ballot Requirement;
 - 5.1.16 the facts or circumstances upon which a Compliance Checklist or Exemption Certificate was provided (as applicable) change so that such certificate is no longer correct in all material respects; or
 - 5.1.17 an Exemption Certificate expires or is withdrawn by the GLA;
 - 5.1.18 the Grant Recipient is in breach of the conditions set out in a SLI Confirmation;
 - 5.1.19 the GLA determines (acting reasonably) that the Grant Recipient has failed to comply with Condition 2.2.9;
 - 5.1.20 a breach of Condition 2.7 or Condition 2.8;
- 5.2 The Grant Recipient must notify the GLA immediately in writing on the occurrence of a Default Event.
- 5.3 Without prejudice to Condition 5.4, in the event of the occurrence of a Default Event and for so long as that Default Event subsists (or another Default Event has occurred and is continuing) the GLA shall be entitled to reject the submission of any New Named Project or Additional Project on OPS.
- 5.4 Where the Default Event is:
- 5.4.1 an occurrence specified in Condition 5.1.3, 5.1.4, 5.1.7, 5.1.8, 5.1.9 and/or 5.1.14 the GLA shall be entitled forthwith and without any liability to the Grant Recipient terminate the Agreement;
 - 5.4.2 an occurrence specified in Condition 5.1.1, 5.1.2(a), 5.1.5, 5.1.6, 5.1.10, 5.1.12, 5.1.13, 5.1.19 and/or 5.1.20 the GLA may serve notice on the Grant Recipient

requiring the Grant Recipient to remedy the breach or failure and if within a period of thirty (30) Business Days following service of such notice:

- (a) the breach or failure has not been remedied;
- (b) where so permitted by the GLA the Grant Recipient has not given an undertaking to remedy the breach on terms satisfactory to the GLA; or
- (c) if it becomes apparent that the Default Event is incapable of remedy either within such period or at all;

the GLA shall be entitled on giving not less than ten (10) Business Days' notice and without any liability to the Grant Recipient to exercise the termination rights in Condition 5.5;

5.4.3 an occurrence specified in Conditions 5.1.2(b), 5.1.11, 5.1.15 to 5.1.18 (inclusive) and/or Condition 14.3.4(d) the GLA shall be entitled forthwith and without any liability to the Grant Recipient but without determining the whole of this Agreement terminate the Agreement insofar as it relates to the Named Project to which the relevant occurrence relates.

5.5 Subject to Condition 5.7, where Condition 5.4.2 applies and:

5.5.1 there are no Continuing Named Projects, the GLA may terminate this Agreement in its entirety such termination to take effect at the end of the notice period referred to in Condition 5.4.2;

5.5.2 there are Continuing Named Projects the GLA may terminate this Agreement in relation to all but the Continuing Named Projects such termination to take effect at the end of the notice period referred to in Condition 5.4.2.

5.6 Where the GLA purports to terminate this Agreement in accordance with this Condition 5 and the Grant Recipient disputes its entitlement to do so the provisions of Condition 26 shall apply.

5.7 Condition 5.5.2 shall not apply in the circumstances contemplated in 5.1.10 and in that case the provisions of Condition 5.5.1 shall be deemed to apply in place of those of Condition 5.5.2.

6 **Indicative Projects**

6.1 The Grant Recipient confirms that such details of the Indicative Projects as are required by the GLA have been included in OPS or Schedule 1 of this Agreement (as applicable).

6.2 If the Indicative Projects are accepted by the GLA in OPS the Grant Recipient acknowledges that the terms of this Condition 6 apply from the date of that acceptance.

6.3 The Grant Recipient must:

6.3.1 by no later than 31 December immediately prior to the Start Year, agree with the GLA on OPS which Indicative Dwellings out of the Committed Number the Grant Recipient will profile into a Named Project by:

- (a) 30 September of the relevant Start Year (the **September Start Number**);
- (b) 31 March of the relevant Start Year (the **March Start Number**);

6.3.2 profile the:

- (a) September Start Number into Named Projects on OPS or pursuant to Condition 18 (as applicable) in accordance with the procedures set out in Condition 7.1 by 30 September of the relevant Start Year;
- (b) March Start Number on OPS or pursuant to Condition 18 (as applicable) in accordance with the procedures set out in Condition 7.1 by 31 March of the relevant Start Year;

6.3.3 ensure that the Committed Number of Indicative Dwellings achieve Start on Site in the relevant Start Year.

6.4 If the Grant Recipient fails to comply with its obligations in Condition 6.3 the GLA shall be entitled to reduce the Indicative Allocation by the Reduction Amount and shall have no further obligation to the Grant Recipient in relation to any Non Compliant Dwellings whether profiled into a Named Project or otherwise.

6.5 Any reduction in the Indicative Allocation will result in a commensurate reduction in the Allocated Total Grant.

7 **Named Projects – Submission Procedures**

7.1 Where the Grant Recipient identifies a New Named Project, it must give to the GLA such details as the GLA may require, including :

7.1.1 before the OPS Transition Date, the Schedule 1 NPD in accordance with Condition 18.2.1(a); and

7.1.2 following the OPS Transition Date, any proposed Named Project Details required by OPS in respect of the New Named Project.

7.2 In submitting the details of each New Named Project, the Grant Recipient is deemed to represent and warrant to the GLA that:

7.2.1 such project:

- (a) is consistent with the Approved Bid and the Minimum Victims of DA Provision;
- (b) is in its opinion (acting reasonably) deliverable in accordance with the Named Project Delivery Timetable and the Submitted Standards;
- (c) comprises no Public Sector Subsidy beyond that identified in the Named Project Details;
- (d) will comprise no dwellings which have not been specifically acquired or designed for use by those in the relevant Agreed Client Group;

7.2.2 the Grant Recipient:

- (a) possesses or will possess:
 - i in the case of a P&D Project, a Secure Legal Interest (P&D); or
 - ii in the case of an L&R Project, a Secure Legal Interest (L&R) where the lease is not (and will not be) capable of being terminated (save in the case of material breach) by the landlord prior to the expiry of the Lease Period;
- (b) has obtained all Consents necessary for the lawful development and/or Rehabilitation of the Named Project to the Submitted Standards and for the delivery of the Named Project in accordance with the Named Project Details as are then required;
- (c) has complied with all applicable requirements of the Affordable Housing Capital Funding Guide in relation to the Named Project;
- (d) has secured the Committed Revenue Funding for the Named Project or where insufficient Committed Revenue Funding is or is likely to be available from a third party, it has submitted a bid for such funding to the GLA;
- (e) has notified the Local Housing Authority of the Named Project;

7.2.3 the rent levels for any Move On Dwelling shall be set at or below level set out in the Named Project Details;

7.3 If the GLA (acting reasonably) is satisfied with the details submitted under Condition 7.1 and considers that the New Named Project is consistent with the Approved Bid (including the project cost information and information in relation to the level of the Grant Recipient's contribution), it will, subject to Condition 5.3, confirm its acceptance of the New Named Project to the Grant Recipient:

7.3.1 before the OPS Transition Date, in accordance with the procedure set out at 18.3.1; or

7.3.2 after the OPS Transition Date, through OPS.

7.4 With effect from the Acceptance Date, the New Named Project shall constitute a Named Project and shall be subject to the whole terms and conditions of this Agreement.

7.5 The GLA has no obligation to make any payment of grant in respect of a Named Project unless and until it has confirmed its acceptance of it in the manner described in Condition 7.3.

7.6 The GLA may at its absolute discretion vary the percentages attributed to First Tranche Grant and Second Tranche Grant from time to time save that no such variation will take effect in relation to any Named Project which has been confirmed as such by the GLA pursuant to Condition 7.3 and in relation to which the First Tranche Grant has been paid.

7.7 Under no circumstances shall the GLA be obliged to accept any New Named Project as a Named Project if the GLA (acting reasonably) believes that it does not, will not or is unlikely to have sufficient financial resources available to it (taking account inter alia of its commitments under Move On Programme) and to provide Named Project Grant in relation to the relevant project.

8 **Named Project Obligations**

8.1 The Grant Recipient must in relation to each Named Project:

8.1.1 carry out the acquisition of the Site (where applicable) and procure the completion of the Works so that:

- (a) the Named Project is (subject to Condition 9.1) constructed, delivered and/or Rehabilitated (as applicable) in accordance with the Named Project Delivery Timetable;
- (b) when delivered, the Named Project fully complies with the Named Project Details and meets the Submitted Standard;
- (c) any applicable requirements of the London Plan are satisfied; and
- (d) any applicable requirements of Procurement Law and the Consents are complied with

(collectively the **Named Project Obligations**);

8.1.2 take such steps as are necessary to ensure (as far as practicable) the letting of the Move On Dwellings to Eligible Tenants at the Named Project Completion Date (or as soon as reasonably possible thereafter); and

8.1.3 promptly notify the GLA in writing of any failure or likely failure to comply with Condition 8.1.1(a).

8.2 Where a Named Project is an Estate Regeneration Project the Grant Recipient must:

8.2.1 comply with the obligations set out in Section 8 of the Affordable Housing Capital Funding Guide; and

8.2.2 provide GLA with either:

- (a) the Compliance Checklist, where the Resident Ballot Requirement applies; or
- (b) in any other circumstances, the Exemption Certificate

before the First Tranche Grant is claimed pursuant to Condition 10.1.

8.3 In delivering the Named Project and in operating and administering the Named Project after Practical Completion, the Grant Recipient must:

- 8.3.1 observe and comply with Legislation, the applicable terms of the Affordable Housing Capital Funding Guide, Recovery Determination and the Consents; and
 - 8.3.2 use its reasonable endeavours to deliver the commitments and/or proposals outlined in the Sustainability and Design Statement.
- 8.4 The Grant Recipient shall procure that the GLA's Representative (or any person nominated by him) shall have at all reasonable times and upon giving reasonable notice the right to enter onto the Site and to take such action as he considers appropriate to inspect the progress of the Named Project and to monitor compliance by the Grant Recipient with its obligations under this Agreement.
- 8.5 The Grant Recipient must notify the GLA in writing (save in respect of Conditions 8.5.1 and 8.5.2, where, if the date falls after the OPS Transition Date, notification is required to be given through OPS):
- 8.5.1 immediately once the Start on Site Date or Practical Completion has occurred with respect to each Named Project;
 - 8.5.2 immediately, in the event of the receipt by it of any other Public Sector Subsidy or guarantees of it, or the offer of the same, in respect of a Named Project (or any part of it) beyond any amount of Public Sector Subsidy notified to the GLA by the Grant Recipient pursuant to Condition 7.1;
 - 8.5.3 immediately upon becoming aware of any event or circumstance which may have a Material Adverse Effect;
 - 8.5.4 of any other event or circumstance in relation to a Named Project as the GLA may reasonably require from time to time and within such timeframes as the GLA may reasonably require.
- 8.6 Without prejudice to Condition 8.3, the Grant Recipient must in operating and administering each Named Project after Practical Completion:
- 8.6.1 not without GLA's prior written consent (such consent to be given or withheld in GLA's absolute discretion) use the Move On Dwellings:
 - (a) for any purpose other than the Agreed Purposes; or
 - (b) to accommodate individuals from outside of the Agreed Client Group;
 - 8.6.2 subject to any contrary requirement of Legislation comply with the Rent Standard and the Tenancy Standard to the extent applicable to the Move On Dwelling and with applicable Guidance;
 - 8.6.3 not charge a higher rent in relation to a Move On Dwelling than set out in the relevant Named Project Details and ensure that such rent continues to be set and charged in accordance with the applicable criteria of the London Affordable Rent and this Agreement;
 - 8.6.4 comply with the GLA's requirements in relation to Compliance Audit;

- 8.6.5 procure and comply with all necessary Consents relevant to the nature and operation of the Move On Dwelling;
 - 8.6.6 offer to each resident of the Move On Dwelling the most appropriate form of occupancy agreement and tenure compatible with the Agreed Purpose of the Move On Dwelling and which, unless otherwise expressly agreed by the GLA in writing, will be an assured shorthold tenancy with a term that shall not exceed two (2) years;
 - 8.6.7 comply with the provisions of Condition 11; and
 - 8.6.8 observe and comply with applicable requirements of the Affordable Housing Capital Funding Guide in relation to:
 - (a) the purpose, client group, letting, management and disposal of the Move On Dwellings; and
 - (b) the nature of the housing and/or housing products (as described in the Affordable Housing Capital Funding Guide) being funded pursuant to this Agreement;
 - 8.6.9 comply with the terms of any Service Level Agreement, any Tenancy Support Grant Agreement, the Clearing House Policies and the Nominations Protocol;
 - 8.6.10 where the Grant Recipient becomes aware that the Committed Revenue Funding (or any part thereof), for any Move On Dwelling is likely to come to an end the Grant Recipient must:
 - (a) notify Clearing House and the GLA in writing at least twelve (12) months before such Committed Revenue Funding is projected to cease; and
 - (b) use reasonable endeavours to secure additional revenue funding for the relevant Move On Dwelling(s);
 - 8.6.11 participate in the CORE system from time to time (including recording any lettings made); and
 - 8.6.12 ensure that where a Named Project is subject to the Resident Ballot Requirement, the proposals set out in the Landlord Offer are complied with;
- 8.7 Where Committed Revenue Funding for any Move On Dwelling is projected to cease and no commitment for additional revenue funding can be secured by the Grant Recipient in accordance with Condition 8.6.10(b) the parties will within ninety (90) Business Days (or such later date as GLA may agree in its absolute discretion) of the Revenue Notification Date seek to agree an alternative arrangement in relation to the funding, client group or usage with regards to the relevant Move On Dwelling(s) and where:
- 8.7.1 an alternative arrangement is agreed between the parties, the Grant Recipient shall:
 - (a) amend the Named Project details in accordance with Condition 18.3.2 or 9.1 (as applicable);

(b) vary this Agreement as required by the GLA (in its absolute discretion);
to reflect such arrangements

8.7.2 no agreement can be reached, this shall constitute a Minimum Period of Use Breach and the provisions of Condition 14.2.10 shall apply;

8.8 The Grant Recipient shall ensure that the GLA's requirements from time to time in relation to public relations and publicity for capital projects (including site signage) as notified to the Grant Recipient from time to time or otherwise as included in the Affordable Housing Capital Funding Guide are observed and implemented in respect of each Named Project.

8.9 In discharging its obligations under this Agreement, the Grant Recipient must act at all times with the utmost good faith, with the intent to deliver the Approved Bid as appended to this Agreement and with proper regard to the need for efficiency in the use of public funds.

8.10 The Grant Recipient must comply with all applicable laws, statutes, regulations and codes relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010 and comply with the GLA's anti-fraud and corruption policies, a copy of which is available here:<https://www.london.gov.uk/about-us/governance-and-spending/good-governance/our-procedures>, in each case as the GLA or the relevant industry body may update from time to time.

8.11 Where the Grant Recipient is aware that it is in breach of an obligation under this Condition 8 it must promptly notify the GLA of the fact and take all such steps as are appropriate in the circumstances to remedy the breach.

8.12 Notwithstanding any other provision of this Agreement the Grant Recipient shall, unless otherwise agreed by the GLA, remain liable and responsible for the performance of its obligations under this Agreement in relation to each Move On Dwelling.

9 **Changes to Named Projects**

9.1 The parties may from time to time agree changes to the Named Project Details and where such changes are agreed, subject to Condition 18.6.1, they shall be implemented by the Grant Recipient amending the Named Project Details in OPS and the electronic confirmation of that amendment by the GLA through OPS and in default of agreement the parties will be bound by the Named Project Details as they existed prior to the changes proposed under this Condition 9.1.

9.2 Where a Milestone Failure occurs or is in the opinion of the GLA reasonably likely to occur (having regard to any information provided pursuant to any of Conditions 3, or 8 or otherwise) and:

9.2.1 where such failure is directly caused by a Milestone Extension Event the GLA shall, subject always to Condition 9.4, extend the relevant Milestone Date and associated Named Project Completion Date by such period as it (acting reasonably) considers appropriate to take account of the delay caused or likely to be caused by the Milestone Extension Event; or

9.2.2 where such failure is not directly caused by a Milestone Extension Event, the GLA shall notify the Grant Recipient of the Milestone Failure and the parties shall within fifteen (15) Business Days of such notification seek to agree revised Milestone Dates and:

(a) where revised Milestone Dates are agreed within such period the Grant Recipient shall promptly amend the Milestone Dates on OPS in accordance with Condition 9.1; or

(b) where revised Milestone Dates are not agreed within such period the Milestone Failure shall be treated as a Default Event under Condition 5.1.11.

9.3 The GLA shall not be obliged to extend a Milestone Date:

9.3.1 unless a Milestone Extension Event exists; or

9.3.2 in circumstances where such extension would (when taken individually or together with other extensions in relation to the Grant Recipient) in the GLA's reasonable opinion materially and adversely affect the delivery of the Approved Bid or (when taken individually or together with other extensions allowed in relation to the Grant Recipient or other grant recipients of the AHP 2016/21) materially and adversely affect the GLA's projected expenditure profile in relation to any year of the AHP 2016/21 and in particular (but without limitation) such expenditure profile in relation to the last quarter of the relevant Financial Year.

9.4 The GLA shall not under any circumstances be required or obliged to extend a Start on Site Date beyond 31 March 2021 but may at its sole discretion elect to do so.

10 **Grant Claim Procedures**

10.1 Subject to:

10.1.1 a Named Project having reached the First Payment Date (and where such Named Project is an Estate Regeneration Project, the Estate Regeneration Funding Condition having been satisfied); and

10.1.2 the Grant Recipient being in possession of a Secure Legal Interest and the parties acknowledge and agree that unless GLA has provided the Grant Recipient with the SLI Confirmation, limb (d) of the definition of Secure Legal Interest (P&D) shall be disregarded and of no effect,

the Grant Recipient may apply to the GLA for the First Tranche Grant payable in respect of that Named Project to be paid to it. The Grant Recipient must make its application through OPS in accordance with the requirements of OPS from time to time and in compliance with the applicable procedures relating to grant claims and payments set out in the Affordable Housing Capital Funding Guide.

10.2 In submitting an application pursuant to Condition 10.1 the Grant Recipient represents and warrants to the GLA that:

- 10.2.1 the Site has (where applicable) been acquired and the Works procured, designed and carried out in accordance with the requirements of this Agreement;
- 10.2.2 the First Payment Date has been reached and that such date is no later than that submitted therefor in OPS;
- 10.2.3 all confirmations and certifications made or to be made by the Grant Recipient in OPS (or in such other medium specified by the GLA under Condition 10.1) in relation to the Named Project have been or will be correct in all material respects;
- 10.2.4 the Grant Recipient is a Registered Provider and retains its status as an Investment Partner;
- 10.2.5 no Withholding Event or Default Event has occurred or arisen;
- 10.2.6 the representations and warranties set out in Condition 7.1 are repeated;
- 10.2.7 it has procured (where applicable) that the restriction referred to in Condition 11.1.1 has been registered against the Proprietorship Register of the Grant Recipient's title to the Named Project;
- 10.2.8 the Committed Revenue Funding is and will remain available to support the provision of the Tenancy Support Services in accordance with the terms of the Approved Bid, and where such funding is being provided by the GLA it has entered into (or will enter into) the Tenancy Support Grant Agreement;
- 10.2.9 a Service Level Agreement has been (or will be) entered into with the relevant Clearing House prior to any nomination to a Move On Dwelling in compliance with Condition 2.7;
- 10.2.10 either:
 - (a) the Named Project is not an Estate Regeneration Project; or
 - (b) the Estate Regeneration Requirement has been or will be complied with and to the best of the Grant Recipient's knowledge (having made all reasonable and proper enquiries):
 - i no material facts or circumstances exist which prejudice such compliance or mean that the Compliance Checklist or the Exemption Certificate (as applicable) is no longer correct in all material respects; and
 - ii the Exemption Certificate remains extant and has not been withdrawn by the GLA; and
- 10.2.11 the Grant Recipient possesses a Secure Legal Interest which either:
 - i in the case of a L&R Project, is a Secure Legal Interest (L&D) where the lease granted to the Grant Recipient in relation to the Site must exceed the Minimum Lease Duration and may not be capable of being

terminated (save in the case of material breach) by the landlord prior to the expiry of the Lease Period

ii in the case of a P&D Project:

A falls within limbs (a) to (c) of the definition of Secure Legal Interest (P&D); or

B falls within limb (d) of the definition of Secure Legal Interest (P&D) and the Grant Recipient has an extant SLI Confirmation which has not been withdrawn by the GLA.

10.3 Subject to a Named Project having reached the Second Payment Date, the Grant Recipient may apply to the GLA for the Second Tranche Grant payable in respect of that Named Project to be paid to it. The Grant Recipient must make its application through OPS and in accordance with the requirements of OPS from time to time and in compliance with the applicable procedures set out in the Affordable Housing Capital Funding Guide.

10.4 In submitting an application pursuant to Condition 10.3 the Grant Recipient repeats the representation and warranties at Condition 10.2.6 to 10.2.10 (inclusive) and further represents and warrants to the GLA that:

10.4.1 the Named Project has been procured, designed, constructed and delivered in accordance with the requirements of this Agreement;

10.4.2 the Named Project has reached Practical Completion and meets the Submitted Standards;

10.4.3 all confirmations and certifications made or to be made by the Grant Recipient in OPS (or in such other medium specified by the GLA) in relation to the Named Project have been or will be correct in all material respects;

10.4.4 the Grant Recipient is a Registered Provider and retains its status as an Investment Partner;

10.4.5 it has obtained all Consents necessary for the lawful design, construction refurbishment or remodelling of the Named Project in accordance with the Named Project Details and to the Submitted Standards as are then required or to the extent that they are not obtained that the Grant Recipient has taken all necessary steps to obtain them, is waiting only for the Relevant Authority to issue them and is not aware (having made all reasonable enquiries) of any reason why such Consents will not be given or issued;

10.4.6 no Withholding Event or Default Event has occurred or arisen;

10.4.7 the Named Project comprises no dwellings which have not been specifically designed for use by those in the relevant Agreed Client Group

10.4.8 the Grant Recipient possesses a Secure Legal Interest (and for the purposes of this Condition 10.4 the parties acknowledge and agree that limb (d) of the definition of Secure Legal Interest (P&D) shall be disregarded and of no effect); and

- 10.4.9 where relevant, the Grant Recipient has not breached the conditions imposed by the GLA on the Grant Recipient in any SLI Confirmation.
- 10.5 Where the First Tranche Grant comprises the total Named Project Grant the Grant Recipient:
- 10.5.1 must make an application on OPS in accordance with Condition 10.3 within ten (10) Business Days of Practical Completion of the relevant Named Project as if it were applying for Second Tranche Grant; and
- 10.5.2 will be deemed to make the representations and warranties set out in Condition 10.4 with respect to the relevant Named Project at the time of submitting such application in OPS.

11 Disposals

11.1 The Grant Recipient must:

- 11.1.1 procure in accordance with the time periods set out in Condition 11.2 that, other than with respect of a Short L&R Project, the following restriction has been properly registered at the Land Registry against the Proprietorship Register of the Grant Recipient's title to the Named Project:

"No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by [insert the name of the Grant Recipient's solicitor or conveyancer] that the provisions of Conditions 11 and 14 of a Grant Agreement dated [] and made between (1) the GLA and (2) [the Grant Recipient] have been complied with or that they do not apply to the disposition."

- 11.1.2 save where the GLA agrees otherwise and subject to Conditions 11.5 and 11.6, procure on a Disposal that the disponent enters into a deed of covenant with the GLA (in such form as the GLA shall reasonably require) in order to:
- (a) obtain written confirmation from the disponent that the amount of the Named Project Grant allocated to the property comprised in the Disposal pursuant to this Agreement is social housing assistance received by it for the purposes of Section 33(7) of the HRA Act 2008;
 - (b) ensure that the provisions of this Agreement (or in circumstances where the disponent would not be bound by the terms of the Recovery Determination referred to in Condition 14.1, provisions with equivalent contractual effect to those within the Recovery Determination) are replicated and are binding on the disponent;
 - (c) other than with respect of a Short L&R Project, require the disponent to apply to the Land Registry and procure that a restriction in the terms set out in Condition 11.1.1 (mutatis mutandis) is registered against the Proprietorship Register of the disponent's title; and

- (d) to impose conditions on any future disposals of the property by the disponent in the same terms as those contained in this Condition 11.1.2;
 - 11.1.3 provide a Disposal Notification to the GLA of any Disposal prior to such Disposal taking place; and
 - 11.1.4 provide the GLA with such information (and within such timescales) as the GLA may reasonably require to enable the GLA to monitor compliance by the Grant Recipient with its obligations under this Condition 11.
- 11.2 The Grant Recipient shall (other than with respect to a Short L&R Project):
 - 11.2.1 submit the application for the restriction referred to Condition 11.1.1 against the Proprietorship Register of the Grant Recipient's title to the Site to the Land Registry within ten (10) Business Days following acquisition by the Grant Recipient of a Secure Legal Interest (and for the purpose of this Condition 11.2 the parties acknowledge and agree that limb (d) of the definition of Secure Legal Interest (P&D) shall be disregarded and of no effect); and
 - 11.2.2 in any event ensure that the restriction referred to Condition 11.1.1 is registered against the Proprietorship Register of the Grant Recipient's title to the Site:
 - (a) where the Grant Recipient has a Secure Legal Interest (L&D) or a Secure Legal Interest (P&D) which falls within limbs (a) to (c) of the definition of Secure Legal Interest (P&D) at the time of making its application for First Tranche Grant, before making such application under Condition 10.1; or
 - (b) where the Grant Recipient has a Secure Legal Interest which falls within limb (d) of the definition of Secure Legal Interest (P&D) at the time of making an application for First Tranche Grant, before making an application for Second Tranche Grant under Condition 10.4 or 10.5.1.
- 11.3 In circumstances where a restriction is registered against the Proprietorship Register of the Grant Recipient's title to a Named Project pursuant to Condition 11.1.1 and either:
 - 11.3.1 the GLA subsequently makes no payment (and will make no payment) of grant pursuant to Condition 12.1 in relation to that Named Project; or
 - 11.3.2 all Named Project Grant paid in relation to that Named Project is repaid or recycled by the Grant Recipient in accordance with the terms of this Agreement;

the GLA hereby agrees (subject to the Grant Recipient meeting its reasonable costs) to provide its consent to any application by the Grant Recipient to remove the restriction.
- 11.4 Notwithstanding any other provision of this Agreement the Grant Recipient shall unless otherwise agreed by the GLA remain liable and responsible for the performance of its obligations under this Agreement notwithstanding the grant by it of any Short Lease in relation to any Move On Dwelling.

11.5 The Grant Recipient must not (without the GLA's prior written consent such consent to be given or withheld at the GLA's discretion) make a Disposal otherwise than to a Registered Provider.

11.6 The Grant Recipient must, forthwith on demand, pay to the GLA the amount of all costs and expenses (including legal fees and irrecoverable VAT relating thereto) incurred by it:

11.6.1 in connection with its entry into the deed of covenant referred to in Condition 11.1.2;

11.6.2 in giving the certificate referred to in Condition 11.1.1; and/or;

11.6.3 in complying with its obligations under Condition 11.3

and shall if required by the GLA procure that its solicitors provide an undertaking for such costs to the GLA prior to the GLA being required to consider any such application by the Grant Recipient or to take any action under this Condition 11.

11.7 The Grant Recipient will:

11.7.1 use all reasonable endeavours to ensure that that any person providing the Disposal Notification, Compliance Checklist or any other notifications or certificates from the Grant Recipient to the GLA (the **Grant Recipient Notifications**) is a senior officer of the Grant Recipient with access to the information and knowledge needed accurately to give the information required; and

11.7.2 notify the GLA if it becomes aware that:

(a) the Grant Recipient Notifications are erroneous in any material respect;

(b) the facts or circumstances upon which a Compliance Checklist or Exemption Certificate was provided (as applicable) have changed so that such document is no longer correct in all material respects; or

(c) an Exemption Certificate expires.

12 **Payment of Grant**

12.1 Subject to:

12.1.1 the GLA (acting reasonably) being satisfied with the Grant Recipient's application for payment including the information warranted pursuant to Conditions 10.2 and 10.4; and

12.1.2 Conditions 9, 12.3, 12.4, 13 and 40.1

the GLA shall (resources permitting) pay the First Tranche Grant or the Second Tranche Grant (as applicable) to the Grant Recipient within ten (10) Business Days of receipt of the satisfactory application.

12.2 If the GLA is not satisfied with the Grant Recipient's application for payment, it must notify the Grant Recipient in writing as soon as reasonably practicable and in any event within

ten (10) Business Days of receipt of the application for payment identifying the reason for its dissatisfaction. The GLA must allow the Grant Recipient a period of up to ten (10) Business Days to address the issues identified in the notification and to resubmit or amend its application accordingly in which case the provisions of Conditions 9.1 and 12 (as applicable) will be reapplied to the Grant Recipient's resubmitted or amended application for payment.

12.3 The GLA shall not be obliged to pay the Grant Recipient:

12.3.1 the First Tranche Grant before the date identified in the Named Project Details as the forecast Start on Site Date;

12.3.2 the Second Tranche Grant before the Named Project Completion Date (as confirmed by the GLA through OPS) has occurred.

12.4 The GLA shall not be obliged to pay any Tranche if the Named Project has not:

12.4.1 been accepted by the GLA through OPS; and

12.4.2 achieved:

(a) Start on Site;

(b) Practical Completion; or

(c) where expressly agreed by GLA, such other Milestone;

by the relevant Milestone Date identified in the Named Project Details which GLA has expressly agreed (subject to any extension to such date pursuant to Condition 9).

12.5 Where the GLA pays Named Project Grant to the Grant Recipient, the Allocated Net Grant shall be reduced by a commensurate amount.

12.6 The payment of Named Project Grant or any part thereof hereunder by the GLA to the Grant Recipient shall be regarded as exclusive of any VAT chargeable thereon.

13 **Withholding of Named Project Grant**

13.1 Notwithstanding any other term of this Agreement the GLA shall not be obliged to make any payment to the Grant Recipient whether by way of First Tranche Grant or Second Tranche Grant or otherwise where:

13.1.1 the Named Project has not been acquired, delivered and/or Rehabilitated in accordance with the Named Project Details or to the Submitted Standards or in accordance with the Named Project Delivery Timetable (in circumstances where the GLA was unable to agree revised Milestone Dates);

13.1.2 the Grant Recipient is unable to give the confirmations or certifications required by OPS or to make the representations and give the warranties referred to in Condition 10.2 and Condition 10.4 (in any case in whole or in part);

- 13.1.3 a Prohibited Act has been committed by or on behalf of the Grant Recipient and the Grant Recipient has not satisfied the Waiver Condition in respect of such Prohibited Act;
 - 13.1.4 an Insolvency Event has occurred in relation to the Grant Recipient;
 - 13.1.5 the Grant Recipient has ceased to operate or trade;
 - 13.1.6 the Grant Recipient's status as a Registered Provider or Investment Partner is removed, relinquished or withdrawn or GLA becomes aware that such status is likely to be removed, relinquished or withdrawn;
 - 13.1.7 the Regulator directs the GLA not to give grant to the Grant Recipient or formally recommends to it that it should not do so;
 - 13.1.8 the Grant Recipient (either by its own actions or omissions, or those of its contractors or agents) harms reputation of the Move On Programme or the GLA or brings the GLA or the Move On Programme into disrepute;
 - 13.1.9 the Grant Recipient has failed to comply with its obligations under any of Conditions 3, 8.5, 14 or 17;
 - 13.1.10 any consent necessary to deliver a Named Project or the Approved Bid (as applicable) is revoked or withdrawn; and
 - 13.1.11 where the Grant Recipient is in material breach of Condition 8 or Condition 11 and has not taken steps to remedy it to the GLA's satisfaction (acting reasonably).
- 13.2 Without prejudice to any other term of this Agreement, where the GLA determines (acting reasonably) that proper progress against the Grant Recipient's delivery projections in the Approved Bid has not been made by the Grant Recipient in delivering the Approved Bid, the GLA shall be entitled (acting reasonably) and without any liability to the Grant Recipient permanently to withhold any Named Project Grant and to reallocate it to a third party **provided that** the GLA shall not be entitled to withhold grant under this Condition 13.2 from a Named Project in relation to which Start on Site has occurred and in respect of which Named Project Grant has been claimed. Nothing in this Condition 13.2 shall preclude the GLA from withholding the relevant Named Project Grant on any other ground.

14 **Repayment of Grant**

- 14.1 The parties acknowledge and agree that:
- 14.1.1 the Recovery Determination has effect (mutatis mutandis) in respect of all grant funding paid to the Grant Recipient under this Agreement;
 - 14.1.2 for the purposes of the Recovery Determination the terms of this Agreement represent the conditions attached to the making of Capital Grant; and
 - 14.1.3 on the occurrence of a Relevant Event the Grant Recipient must recycle or repay (as applicable) the Capital Grant Recoverable in each case in accordance with the terms of the Recovery Determination.

14.2 Without prejudice to any other term of this Agreement, the GLA reserves the right whether following termination of this Agreement or otherwise (which right the Grant Recipient expressly acknowledges and agrees) to recover from the Grant Recipient such sum or such part or aggregation thereof as is determined in accordance with Condition 14.3 (the **Recoverable Amount**) in circumstances where:

- 14.2.1 a Prohibited Act has occurred and the Grant Recipient has not satisfied the Waiver Condition in respect of such Prohibited Act;
- 14.2.2 the relevant Tranche has been paid to the Grant Recipient on the basis of a misrepresentation made by or on behalf of the Grant Recipient other than in the circumstances specified in Condition 14.2.4;
- 14.2.3 the GLA has made an overpayment in relation to a Named Project or has made a payment in error to the Grant Recipient;
- 14.2.4 the Named Project Grant has been paid to the Grant Recipient but the GLA becomes aware (whether following the completion of a Compliance Audit or otherwise) that the Grant Recipient has failed to deliver the relevant Named Project in accordance with the agreed Named Project Details;
- 14.2.5 the Grant Recipient has breached its obligations under Condition 8;
- 14.2.6 an Insolvency Event has occurred in relation to the Grant Recipient;
- 14.2.7 a Partial Termination Event has occurred;
- 14.2.8 a Total Termination Event has occurred;
- 14.2.9 in relation to an L&R Project, the Grant Recipient's lease is terminated or otherwise comes to an end prior to the date set out in the Named Project Details for lease expiry;
- 14.2.10 there is a Minimum Period of Use Breach; or
- 14.2.11 an Estate Regeneration Default has occurred.

14.3 In the circumstances set out in:

- 14.3.1 Condition 14.2.1, 14.2.6 or 14.2.8 the Recoverable Amount shall be a sum equivalent to the aggregate of all Named Project Grant paid to and all RCGF Funds used by the Grant Recipient under or in connection with this Agreement;
- 14.3.2 Condition 14.2.2, 14.2.5, 14.2.7, 14.2.7 or 14.2.11 the Recoverable Amount shall be a sum equivalent to the Recoverable Project Grant for any affected Named Project;
- 14.3.3 Condition 14.2.3, the Recoverable Amount shall be a sum equal to the amount of the overpayment or the sum paid in error;
- 14.3.4 Condition 14.2.4, subject always to Condition 14.4, the Recoverable Amount shall be determined in accordance with the following procedure:

(a) the parties (acting in good faith) shall seek to agree within fifteen (15) Business Days of the Non Compliance Notification Date a revised figure for the Total Project Grant figure reflecting the changed nature of the delivered Named Project as against that described in the Named Project Details;

(b) where a revised figure for Total Project Grant is agreed, the Recoverable Amount shall be the product of the following calculation:

$$RA = TPG - RTPG$$

where

RA is the Recoverable Amount;

TPG is the Total Project Grant paid pursuant to Condition 12.1 in respect of the relevant Named Project; and

RTPG is the revised Total Project Grant figure agreed pursuant to Condition 14.3.4(a);

(c) the Grant Recipient shall immediately amend the relevant information on OPS in respect of the relevant Named Project to reflect the agreement made pursuant to Condition 14.3.4(a);

(d) where the parties are unable to agree a revised Total Project Grant figure in accordance with Condition 14.3.4(a) the GLA shall be entitled to exercise its termination rights under Condition 5.4.3 and the Recoverable Amount shall be an amount equal to the Recoverable Project Grant paid pursuant to Condition 12.1 in respect of the relevant Named Project;

(e) under no circumstances will the GLA be required to make any payment to the Grant Recipient if the application of the calculation in Condition 14.3.4(b) results in RA being a negative figure;

14.3.5 Condition 14.2.9, the Recoverable Amount shall:

(a) where the Minimum Lease Duration has not been reached, be an amount equal to the Recoverable Project Grant paid to or utilised by the Grant Recipient in respect of the Named Project; or

(b) where the Minimum Lease Duration has been achieved, be an amount equal to the product of the following calculation:

$$RA = RPG - Utilised Grant$$

where

RA is the Recoverable Amount;

RPG is the aggregate of the Named Project Grant paid to and the RCGF Funds utilised by the Grant Recipient in respect of the Named Project;

$$\text{Utilised Grant} = (\text{RPG}/\text{A}) \times \text{B}$$

A is the Lease Period expressed as a number of months; and

B is the number of complete months elapsed under the lease between the Start on Site Date and the Lease Termination Date; and

- 14.3.6 Condition 14.2.10, the Recoverable Amount shall be an amount equal to the product of the following calculation:

$$\text{RA} = \text{MDG} - \text{Utilised Grant}$$

where

RA is the Recoverable Amount;

MDG is such amount of Named Project Grant paid to and the RCGF Funds utilised by the Grant Recipient which is in each case attributable on OPS to the relevant Move On Dwelling;

$$\text{Utilised Grant} = (\text{MDG}/\text{A}) \times \text{B}$$

A is the Minimum Period of Use expressed as a number of months for the Move On Dwelling which is the subject of the Minimum Period of Use Breach (the **Lapsed MO Dwelling**); and

B is the number of months which GLA determines that the Lapsed MO Dwelling was used without a Minimum Period of Use Breach arising;

- 14.4 Where the GLA (acting reasonably) considers that the Grant Recipient acted fraudulently or dishonestly in claiming the Named Project Grant for the relevant Named Project, the GLA shall be entitled to treat such claim as a Prohibited Act for the purposes of Condition 5.1 and will not be bound by the terms of Condition 14.3.4.
- 14.5 The Grant Recipient acknowledges and agrees that the letting of a Move On Dwelling to any person who does not fall within the relevant Agreed Client Group or a failure to use a Move On Dwelling for the Agreed Purposes (save where the GLA has provided consent in accordance with Condition 8.6.1) constitutes a failure to comply with a condition attached to the making of Capital Grant for the purposes of paragraph 8(e) of the Recovery Determination.
- 14.6 The Grant Recipient shall pay interest at two per centum (2%) above the base rate from time to time of the Royal Bank of Scotland plc on all sums which fall to be repaid pursuant to this Condition 14, such interest to run from the date upon which the Named Project Grant (or relevant part thereof), overpayment or payment in error (as applicable) was paid to the Grant Recipient until the date upon which the GLA receives the repayment required from the Grant Recipient under this Condition 14.
- 14.7 The parties acknowledge that the Late Payment of Commercial Debts (Interest) Act 1998 does not apply to this Agreement.

14.8 Notwithstanding any other term of this Condition 14, where a payment has been made following an administrative error by the GLA, the Grant Recipient shall not be liable for interest on the amount repayable under Condition 14.6.

15 **VAT**

15.1 Except where expressly stated to the contrary in this Agreement:

15.1.1 the amount of any payment or the value of any supply is expressed exclusive of VAT properly chargeable on it;

15.1.2 where any payment or taxable supply falls to be made pursuant to this Agreement VAT properly chargeable on it will be paid in addition by the recipient of the supply for which payment (if any) is consideration on the provision of a valid VAT invoice for it.

15.2 The payment of Named Project Grant or any part thereof hereunder by the GLA to the Grant Recipient shall be regarded as inclusive of any VAT chargeable thereon.

16 **Additional Named Projects**

16.1 The parties shall be entitled from time to time to agree to add Additional Projects to those comprised within the Original Approved Bid.

16.2 Where Condition 16.1 applies, the Grant Recipient shall submit to the GLA such details of the proposed Additional Project (the **Additional Project Details**) as the GLA may require through OPS or (where the submission occurs before the OPS Transition Date) in accordance with Condition 18.2. In submitting such the Additional Project Details, the Grant Recipient makes the same representations and warranties in relation to the proposed Additional Project as it makes to the GLA pursuant to Condition 7.1.

16.3 The GLA shall consider the Additional Project and if the GLA (in its absolute discretion) is satisfied (a) with the information provided, (b) with the level of grant funding requested, (c) with the Grant Recipient's performance in relation to the Approved Bid to date, (d) that no Default Event subsists and (e) with such other matters as the GLA may from time to time determine, the GLA shall be entitled (but not obliged) to accept the Additional Project into the Approved Bid and shall confirm such acceptance to the Grant Recipient:

16.3.1 where the date of such acceptance falls before the OPS Transition Date, in accordance with the process contemplated at Condition 18.3; and

16.3.2 where the date of such acceptance falls after the OPS Transition Date, through OPS.

16.4 With effect from the Additional Project Acceptance Date:

16.4.1 the Additional Project shall be deemed to be a Named Project for the purposes of this Agreement and immediately subject to its whole terms and conditions;

16.4.2 the Approved Bid shall be deemed to be varied to include the Additional Project;

16.4.3 the details set out by the Grant Recipient in respect of the Additional Project:

(a) in accordance with the process contemplated in Condition 18.2.1(b) and as confirmed by the GLA pursuant to Condition 18.3.1 (where applicable;) or

(b) in OPS and as confirmed by the GLA through OPS

shall be deemed to be Named Project Details for the purposes of this Agreement; and

16.4.4 the Grant Recipient must ensure that it complies with all of its obligations under this Agreement as they apply to such new Named Project.

16.5 If the GLA agrees to make available any grant funding in relation to Additional Project, the Allocated Total Grant will be deemed to be adjusted by the Named Project Grant agreed by the GLA in OPS in relation to the new Named Project.

17 **Open Book Obligations**

17.1 The Grant Recipient shall on an Open Book Basis:

17.1.1 at all times maintain a full record of particulars of all the income (including Public Sector Subsidy) received and Development Costs incurred by the Grant Recipient in respect each Named Project;

17.1.2 at all times when reasonably required to do so by the GLA, provide a summary of any of the income and Development Costs referred to in Condition 17.1.1 as the GLA may reasonably require to enable it to monitor the performance by the Grant Recipient of its obligations under this Agreement; and

17.1.3 at all times provide such access or facilities as the GLA may reasonably require for its representatives to visit any place where the records are held and examine the records maintained under this Condition 17.

17.2 Compliance with the above shall require the Grant Recipient to keep (and where appropriate to procure that any Subcontractor shall keep) separate books of account (from those relating to any business, activity or operation carried on by the Grant Recipient or Subcontractor and which do not directly relate to the relevant Named Project) in accordance with good accountancy practice with respect to each Named Project showing in detail:

17.2.1 income (including Public Sector Subsidy and receipts);

17.2.2 administrative overheads where directly attributed or where apportioned on a pro rata basis;

17.2.3 payments made to Subcontractors;

17.2.4 capital and revenue expenditure;

17.2.5 VAT incurred on all items of expenditure where the Grant Recipient has received grant under this Agreement in respect of such VAT, including the rate of such VAT and full details of the recovery (or not) by the Grant Recipient of

such VAT as input tax from HM Revenue & Customs or other competent authority; and

- 17.2.6 such other item as the GLA may reasonably require to conduct (itself or through a third party) cost audits for verification of income, cost expenditure or estimated expenditure, for the purpose of any of the provisions of this Agreement;

and the Grant Recipient shall have (and procure that to the extent expressly agreed the Subcontractors shall have) the books of account evidencing the items listed in this Condition available for inspection by the GLA (and any person appointed pursuant to the dispute resolution provisions at Condition 26 to determine a dispute or otherwise authorised by the GLA) upon reasonable notice, and shall submit a report of these to the GLA as and when requested.

18 **Named Project Details**

18.1 The parties acknowledge and agree that:

18.1.1 the proposed Named Projects and Indicative Projects which the Grant Recipient intends to deliver at the date of this Agreement are summarised in the Approved Bid;

18.1.2 before a New Named Project or an Additional Project is accepted by the GLA, details of such project must be submitted to GLA for review pursuant to Condition 7.1 or Condition 16.2 (**Specified Project Details**);

18.1.3 although the intention of the GLA is for the Specified Project Details to be submitted via OPS, this may not be fully operational at the date of this Agreement and therefore until the OPS Transition Date the Specified Project Details must be submitted and processed in accordance with this Condition 18.

18.2 The Specified Project Details must be provided:

18.2.1 before the OPS Transition Date, by way of:

(a) in the case of any New Named Project, submitting an extracted copy of Schedule 1 which identifies the Specified Project Details for any New Named Project, including any amendments to such details which may be required by the GLA; or

(b) in the case of any Additional Project, submitting an extracted copy of Schedule 1 which has been updated to include the proposed Additional Project Details;

(the **Schedule 1 NPD**)

18.2.2 after the OPS Transition Date, on OPS in such form as OPS requires.

18.3 Until the OPS Transition Date:

18.3.1 provided the GLA has accepted the Schedule 1 NPD for a New Named Project pursuant to Condition 7.3 or an Additional Project pursuant to Condition 16.3,

such document shall be signed and dated by each party (the **NPD Date**). The parties agree that from the NPD Date the details identified in the Schedule 1 NPD shall constitute the Named Project Details; and

- 18.3.2 the Named Project Details for any Named Project may be varied with the consent of the GLA by means of appending an agreed revised Schedule 1 NPD to a memorandum signed by both parties and dated (**Agreed NPD Memorandum**) and the parties agree that from the date of the Agreed NPD Memorandum, the Schedule 1 NPD appended to it shall be deemed to be the Named Project Details for the purposes of this Agreement.
- 18.4 A variation pursuant to Condition 18.3.2 must be endorsed through a notation on each party's respective parts of this Agreement.
- 18.5 The parties acknowledge and agree that:
- 18.5.1 prior to the OPS Transition Date, the information provided within any Schedule 1 NPD (the **Schedule 1 NPD Data**) will be:
- (a) uploaded by the Grant Recipient onto OPS in accordance with any GLA instructions within ten (10) Business Days of notification by the GLA; and
 - (b) where required by the GLA, amended by the Grant Recipient on OPS to accurately reflect the relevant Schedule 1 NPD Data within five (5) Business Days of notification by the GLA;
- 18.5.2 from the OPS Transition Date any reference to the Named Project Details in this Agreement shall be deemed to be a reference to the Schedule 1 NPD Data as it appears in OPS from time to time.
- 18.6 The Grant Recipient may not make any amendment to the Named Project Details other than:
- 18.6.1 before the OPS Transition Date, in accordance with Condition 18.3.2; and
- 18.6.2 after the OPS Transition Date, in accordance with Condition 9.1.
- 18.7 Where the Named Project Details are varied pursuant to Condition 18.6 the Approved Bid shall (where relevant) be deemed to be varied to reflect any agreed amendment to the Named Project Details.
- 18.8 Notwithstanding Condition 18.7, the Approved Bid may otherwise be varied with the consent of the GLA by means of appending an agreed revised Schedule 1 (**Revised Schedule 1**) to a memorandum signed by both parties and dated (**Agreed AB Memorandum**) and the parties agree that from the date of the Agreed AB Memorandum the Revised Schedule 1 appended to it shall be deemed to be the Approved Bid for the purposes of this Agreement.
- 18.9 Where the Approved Bid is varied pursuant to Condition 18.8:
- 18.9.1 this must be endorsed through a notation on each party's respective parts of this Agreement; and

18.9.2 following the OPS Transition Date, the Grant Recipient shall (where relevant) update OPS to reflect such variation and any such update shall only be deemed agreed by the GLA where it has provided the relevant confirmation through OPS.

19 **State Aid**

19.1 This Agreement is drafted with the intention that it is lawful and complies with the requirements of the SGEI Decision.

19.2 If the Agreement Funding gives rise to an SGEI Decision Overpayment or otherwise constitutes Unlawful State Aid then the GLA shall be entitled to recover from the Grant Recipient the amount of such SGEI Decision Overpayment and/or Unlawful State Aid together with such interest as it is required by Law to recover and the Grant Recipient must pay such amount(s) within ten (10) Business Days of the GLA requesting repayment.

19.3 The Grant Recipient shall promptly give written notice to the GLA of any Public Sector Subsidy it receives from a third party in relation to any Move On Housing.

19.4 If the SGEI Decision ceases to apply in England then the GLA may, by providing written notice to the Grant Recipient, vary this Agreement to the extent necessary to remove those obligations which require compliance with it.

20 **Representations and Warranties**

20.1 Without prejudice to any other term of this Agreement, the Grant Recipient:

20.1.1 represents and warrants to the GLA on the date hereof and on each day until and including the date upon which the Grant Recipient receives the last payment of grant payable under this Agreement in the terms set out in Schedule 2 inclusive; and

20.1.2 acknowledges and agrees that the GLA is relying on such representations and warranties and that each of such warranties and representations shall be separate and independent and, save as expressly provided to the contrary, shall not be limited by reference to any of them or by any other provisions of this Agreement.

21 **Information and confidentiality**

21.1 Each party recognises that under this Agreement it may receive Confidential Information belonging to the other.

21.2 Each party agrees to treat all Confidential Information belonging to the other as confidential and not to disclose such Confidential Information or any other confidential information relating to the GLA arising or coming to its attention during the currency of this Agreement to any third party without the prior written consent of the other party and agrees not to use such Confidential Information for any purpose other than that for which it is supplied under this Agreement.

21.3 The obligations of confidence referred to in this Condition 21.2 shall not apply to any Confidential Information which:

- 21.3.1 is in, or which comes into, the public domain otherwise than by reason of a breach of this Agreement or of any other duty of confidentiality relating to that information;
 - 21.3.2 is obtained from a third party without that third party being under an obligation (express or implied) to keep the information confidential;
 - 21.3.3 is lawfully in the possession of the other party before the date of this Agreement and in respect of which that party is not under an existing obligation of confidentiality; or
 - 21.3.4 is independently developed without access to the Confidential Information of the other party.
- 21.4 Each party will be permitted to disclose Confidential Information to the extent that it is required to do so:
- 21.4.1 to enable the disclosing party to perform its obligations under this Agreement or any loan agreement or proposed loan agreement or funding documentation with a commercial lender;
 - 21.4.2 by any applicable Law or by a court, arbitral or administrative tribunal in the course of proceedings before it including without limitation any requirement for disclosure under FOIA, EIR or the Code of Practice on Access to Government Information and the Grant Recipient acknowledges that any lists or schedules provided by it outlining Confidential Information are of indicative value only and the GLA may nevertheless be obliged to disclose such confidential information;
 - 21.4.3 by any Regulatory Body (including any investment exchange and the Regulator) acting in the course of proceedings before it or acting in the course of its duties; or
 - 21.4.4 in order to give proper instructions to any professional adviser of that party who also has an obligation to keep any such Confidential Information confidential.
- 21.5 The Grant Recipient shall ensure that all Confidential Information obtained from the GLA under or in connection with this Agreement:
- 21.5.1 is given only to such of its employees, professional advisors or consultants engaged to advise it in connection with this Agreement as is strictly necessary for the performance of this Agreement and only to the extent necessary for the performance of this Agreement;
 - 21.5.2 is treated as confidential and not disclosed (without the GLA's prior written approval) or used by any such staff or professional advisors or consultants otherwise than for the purposes of this Agreement;
 - 21.5.3 where it is considered necessary in the opinion of the GLA the Grant Recipient shall ensure that such staff, professional advisors or consultants sign a confidentiality undertaking before commencing work in connection with this Agreement.

- 21.6 Nothing in this Condition 21 shall prevent the GLA:
- 21.6.1 disclosing any Confidential Information for the purpose of:
- (a) the examination and certification of the GLA's accounts;
 - (b) any examination pursuant to Section 7ZA(1) of the National Audit Act 1983 of the economy, efficiency and effectiveness with which the GLA has used its resources;
- 21.6.2 disclosing any Confidential Information obtained from the Grant Recipient:
- (a) to any other department, office or agency of the Crown or any member of the GLA Group; or
 - (b) to Parliament and Parliamentary Committees or if required by any Parliamentary reporting requirement;
 - (c) on a confidential basis to a proposed successor body in connection with any assignment, novation or disposal of any of its rights obligations or liabilities under this Agreement; or
 - (d) to any person engaged in providing any services to the GLA for any purpose relating to or ancillary to this Agreement or any person conducting an Office of Government Commerce gateway review;
- 21.6.3 provided that in disclosing information under Condition 21.6.2(a) to 21.6.2(d) inclusive the GLA discloses only the information which is necessary for the purpose concerned and requires that the information is treated in confidence and that a confidentiality undertaking is given where appropriate.
- 21.7 Nothing in this Condition 21 shall prevent either party from using any techniques, ideas or know-how gained during the performance of the Agreement in the course of its normal business, to the extent that this does not result in a disclosure of Confidential Information or an infringement of Intellectual Property Rights.
- 21.8 The Grant Recipient acknowledges that the GLA is subject to legal duties which may require the release of Information under FOIA and/or EIR and that the GLA may be under an obligation to provide Information subject to a Request for Information.
- 21.9 The GLA shall be responsible for determining in its absolute discretion whether:
- 21.9.1 any Information is Exempted Information or remains Exempted Information; or
- 21.9.2 any Information is to be disclosed in response to a Request for Information;
- and in no event shall the Grant Recipient respond directly to a Request for Information to which the GLA is required to respond to, except to confirm receipt of the Request for Information and that the Request for Information has been passed to the GLA unless otherwise expressly authorised to do so by the GLA.
- 21.10 Subject to Condition 21.11 below, the Grant Recipient acknowledges that the GLA may be obliged under FOIA or EIR to disclose Information:

- 21.10.1 without consulting the Grant Recipient; or
 - 21.10.2 following consultation with the Grant Recipient and having taken (or not taken, as the case may be) its views into account.
- 21.11 Without in any way limiting Conditions 21.9 or 21.10, in the event that the GLA receives a Request for Information, the GLA will, where appropriate, as soon as reasonably practicable notify the Grant Recipient.
- 21.12 The Grant Recipient will assist and co-operate with the GLA as requested by the GLA to enable the GLA to comply with its disclosure requirements under FOIA and EIR within the prescribed periods for compliance and in particular without limitation will (and shall procure that its agents contractors and sub-contractors will), at their own cost:
- 21.12.1 transfer any Request for Information received by the Grant Recipient to the GLA as soon as practicable after receipt and in any event within two (2) Business Days of receiving a Request for Information;
 - 21.12.2 provide all such assistance as may be required from time to time by the GLA and supply such data or information as may be requested by the GLA;
 - 21.12.3 provide the GLA with any data or information in its possession or power in the form that the GLA requires within five (5) Business Days (or such other period as the GLA may specify) of the GLA requesting that Information;
 - 21.12.4 permit the GLA to inspect such as requested from time to time.
- 21.13 Nothing in this Agreement will prevent the GLA from complying with any valid order, decision, enforcement or practice recommendation notice issued to it by the Information Commissioner under FOIA and/or EIR in relation to any Exempted Information.
- 21.14 The obligations in this Condition 21 will survive the expiry or termination of this Agreement for a period of two (2) years or, in respect of any particular item of Confidential Information, until such earlier time as that item of Confidential Information reaches the public domain otherwise than by reason of a breach of this Agreement or of any other duty of confidentiality relating to that information.
- 21.15 The Grant Recipient acknowledges and agrees that the GLA may in its absolute discretion redact all or part of the Agreement Information prior to its publication. In so doing and in its absolute discretion the GLA may take account of any EIR Exemptions and FOIA Exemptions. The GLA may in its absolute discretion consult with the Grant Recipient regarding any redactions to the Agreement Information to be published pursuant to this Condition 21. The GLA shall make the final decision regarding publication and/or redaction of the Agreement Information.

22 **Intellectual Property**

- 22.1 Subject to Condition 22.5 the Grant Recipient shall, to the extent that it is able to do so without incurring material cost, grant to the GLA a perpetual, transferable, non-exclusive, royalty-free licence (carrying the right to grant sub-licences) to copy and use (from computer disk or otherwise) all and any Intellectual Property Rights in any, drawings, reports, specifications, calculations and other documents provided by the Grant Recipient

or which are or become owned by the Grant Recipient and which relate to the Named Projects, for any purpose relating to this Agreement.

22.2 To the extent that any of the data, materials and documents referred to in Condition 22.1 are generated by or maintained on a computer or in any other machine readable format, the Grant Recipient shall if requested by the GLA use its reasonable endeavours (without having to incur material cost) procure for the benefit of the GLA for the duration of this Agreement at the cost of the Grant Recipient the grant of a licence or sub-licence and supply any relevant software and/or database to enable the GLA making such request to access and otherwise use such data for the purposes referred to in Condition 22.1.

22.3 Neither party shall infringe any third party's Intellectual Property Rights in connection with this Agreement.

22.4 The Grant Recipient shall fully indemnify the GLA within five (5) Business Days of demand under this Condition 22.4 against any action, claim, demand, proceeding, cost, charge or expense arising from or incurred by it by reason of any infringement or alleged infringement of any Intellectual Property Rights of any third party by the activities described in this Condition 22, any breach by the Grant Recipient of this Condition 22 and against all costs and damages of any kind which the GLA may incur in connection with any actual or threatened proceedings before any court or adjudication body.

22.5 The Grant Recipient shall only be entitled to revoke the licence granted to the GLA under Condition 22.1 in the following circumstances and upon the following terms:

22.5.1 on the termination of the whole of this Agreement in circumstances where no Allocated Total Grant has been paid to or utilised by the Grant Recipient; or

22.5.2 on the termination of this Agreement (in whole or in part) in circumstances where some Allocated Total Grant has been paid to or utilised by the Grant Recipient **provided that** nothing in this Condition 22.5.2 shall entitle the Grant Recipient to revoke such licence insofar as it relates to:

(a) Named Projects in respect of which Named Project Grant has been paid or in respect of which a valid entitlement to claim Named Project Grant has arisen or Fund Proceeds have been used; or

(b) Continuing Named Projects.

23 **Grant Recipient's records and accounting**

23.1 The Grant Recipient shall, as and when requested by the GLA whether before or after the date of payment of the Named Project Grant, make available in a timely manner to the GLA where required in connection with this Agreement or the Approved Bid or any Named Project a copy of each of:

23.1.1 all data, materials, documents and accounts of any nature created, acquired or brought into existence in any manner whatsoever by or on behalf of the Grant Recipient for the purposes of this Agreement; and

23.1.2 all such data, materials, documents and accounts created, acquired or brought into existence by the Grant Recipient's officers, employees, agents or

consultants relating to the Named Project and which have been supplied to the Grant Recipient for the purposes of this Agreement.

23.2 On the expiry of this Agreement or (if earlier) upon termination thereof, the Grant Recipient shall if requested to do so deliver up to the GLA all the data, materials, documents and accounts referred to in this Condition 23 which it has in its possession, custody or control and shall procure the handing over to the GLA such data, materials, documents and accounts referred to in Condition 23.1.2 or as otherwise directed by the GLA.

23.3 The Grant Recipient must for a period of ten (10) years from the date upon which it receives the Total Project Grant retain all of the data, documents, materials and accounts referred to in this Condition 23 and the Grant Recipient may retain such data, documents, materials and accounts in electronic form only.

23.4 The Grant Recipient acknowledges that the GLA's auditors (including The Comptroller and Auditor General) shall have unrestricted rights of access to the information referred to in Condition 23.1 pursuant to the National Audit Act 1983 and the Government Resources and Accounts Act 2000.

23.5 The Grant Recipient shall promptly and fully co-operate with any request for information or evidence from time to time of:

23.5.1 any auditor (whether internal or external) of the GLA; and/or

23.5.2 the GLA, where the GLA is required under any Legislation to provide any document relating to the Named Projects to any person.

23.6 The Grant Recipient shall ensure that it and any Grant Recipient Affiliate (at its or their cost) co-operates with the GLA during an SGEI Review and it shall if requested promptly provide the GLA with SGEI Information and such other information, evidence and/or explanation as the GLA may reasonably require.

24 **Health and Safety and Equality and Diversity**

24.1 The Grant Recipient will comply in all material respects with all relevant Legislation including but not limited to legislation relating to health and safety, welfare at work, equality and diversity, modern slavery and other relevant employment matters and will use reasonable endeavours to procure that all Grant Recipient Parties engaged in the delivery of the Approved Bid do likewise.

24.2 The Grant Recipient confirms that it has, and is in full compliance with, a policy covering equal opportunities designed to ensure that discrimination prohibited by the Equality Act 2010 or which is made on any other unjustifiable basis is avoided at all times and will provide a copy of that policy and evidence of the actual implementation of that policy upon request by the GLA.

24.3 The Grant Recipient shall have due regard to the public sector equality duty under Part 11 of the Equality Act 2010 insofar as its activities under this Agreement could reasonably be deemed to be functions of a public nature for the purposes of that Part.

24.4 To the extent that the GLA is a 'client' for the purposes of the CDM Regulations:

24.4.1 where the Grant Recipient is engaging consultants and a contractor or contractors as Subcontractors to deliver the Named Project the Grant Recipient elects to be the only client in relation to such Named Project; or

24.4.2 where the Grant Recipient is contracting with a developer as a Subcontractor to deliver a Named Project the Grant Recipient shall procure that such developer shall elect to be the only client in relation to the Named Project on or before the date that such project becomes a Named Project;

and the GLA hereby agrees to such election.

24.5 The Grant Recipient shall not seek to withdraw, terminate or in any manner derogate from such election pursuant to clause 24.4.1 or (if appropriate) shall procure that any developer/employer shall not withdraw, terminate or in any manner derogate from any election pursuant to clause 24.4.2 without the GLA's prior written consent, which the GLA may in its absolute discretion withhold.

24.6 The Grant Recipient shall at all times comply with all obligations, requirements and duties arising under the HS Act, the regulations under the HS Act, RIDDOR and the CDM Regulations in connection with the Works.

24.7 The Grant Recipient will procure that all its Subcontractors and Professional Team comply at all times with the HS Act, the regulations under the HS Act, RIDDOR and the CDM Regulations.

24.8 The Grant Recipient shall maintain an accurate record of all health, safety and environmental incidents which occur on or in connection with each Named Project.

25 **Co-operation**

25.1 Each party undertakes to co-operate in good faith with the other to facilitate the proper performance of this Agreement and the delivery of the Named Projects. Without prejudice to the generality of the foregoing the Grant Recipient shall co-operate fully and in a timely manner with any reasonable request from time to time:

25.1.1 of any auditor (whether internal or external) of the GLA; and/or

25.1.2 of the GLA where the GLA is required under any legislation to provide any document relating to the Named Projects to any person.

26 **Dispute Resolution**

26.1 All disputes and differences arising out of or in connection with this Agreement (a **Dispute**) shall be resolved pursuant to the terms of this Condition 26.

26.1.1 In the event that the Grant Recipient or the GLA consider that a Dispute exists, such party shall serve a notice upon the other party (a **Notice of Dispute**) giving brief details of the Dispute and in the first instance the parties shall use their reasonable endeavours to resolve such Dispute amicably and in good faith and in accordance with this Condition 26.

- 26.1.2 Representatives of the parties shall meet within five (5) Business Days (or such other longer period not exceeding twenty (20) Business Days as the parties may agree) of receipt of a Notice of Dispute.
- 26.1.3 Where either no representatives of both parties are available to meet within the period set out in Condition 26.1.2 or the representatives fail to agree a unanimous resolution of the Dispute at such meeting, the Dispute shall be referred to the chief executives (or nominated deputies) of the Grant Recipient and the GLA (the **Senior Executives**).
- 26.1.4 The Senior Executives shall meet within ten (10) Business Days (or such other longer period not exceeding twenty (20) Business Days as the parties may agree) of such referral to attempt to resolve the Dispute. Any unanimous resolution of the Senior Executives shall be recorded in writing and signed by them and shall be final and binding unless the parties agree otherwise.
- 26.1.5 If the Dispute remains unresolved after ten (10) Business Days following referral to the Senior Executives, such Dispute must be dealt with in accordance with Condition 26.2.
- 26.2 In the circumstances contemplated in Condition 26.1.5, the parties will attempt to settle the Dispute by mediation in accordance with the CEDR Model Mediation Procedure. Unless otherwise agreed by the parties, the mediator will be nominated by CEDR. The parties agree that:
- 26.2.1 to initiate the mediation a party must give notice in writing (**ADR Notice**) to the other party to the Dispute requesting a mediation. A copy of the request should be sent to CEDR;
- 26.2.2 the mediation shall start not later than twenty eight (28) days after the date of the ADR Notice; and
- 26.2.3 except where the right to issue proceedings would be prejudiced by a delay, no party may commence any court proceedings in relation to any dispute arising out of this Agreement until it has attempted to settle the dispute by mediation and either the mediation has terminated or the other party has failed to participate in the mediation.

27 Notices

- 27.1 Any notice to be given hereunder shall be in writing and shall be sufficiently served if delivered by hand and receipted for by the recipient, (but not by facsimile or electronic mail) or sent by a recorded delivery service addressed in the case of either party to the other party's registered office as set out at the beginning of this Agreement or to such other addresses as either party may from time to time notify to the other in writing **provided that** such other address is within England and Wales.
- 27.2 Any notice shall be deemed to be given by the sender and received by the recipient:
- 27.2.1 if delivered by hand, when delivered to the recipient;

27.2.2 if delivered by a recorded delivery service, three (3) Business Days after delivery including the date of postage;

provided that if the delivery or receipt is on a day which is not a Business Day or is after 4.00pm it is to be regarded as received at 9.00am on the following Business Day.

28 **No fetter on statutory functions**

Notwithstanding anything apparently or impliedly to the contrary in this Agreement or any of the deeds and documents referred to herein, in carrying out its statutory duties or functions the discretion of the GLA shall not be fettered, constrained or otherwise unlawfully affected by the terms of this Agreement or any such other deed or document.

29 **No agency**

29.1 Nothing in this Agreement or otherwise shall be held, implied or deemed to constitute a partnership, joint venture or other association or, save as expressly provided, the relationship of principal and agent between the parties.

29.2 The Grant Recipient shall at all times be independent and nothing in this Agreement shall be construed as creating the relationship of employer and employee between the GLA and the Grant Recipient. Neither the Grant Recipient nor any of its employees shall at any time hold itself or themselves out to be an employee of the GLA.

30 **Exclusion of third party rights**

Except as otherwise expressly provided no person who is not a party to this Agreement shall be entitled to enforce any terms of this Agreement solely by virtue of the Contracts (Rights of Third Parties) Act 1999.

31 **Assignment and sub-contracting**

31.1 The GLA will be entitled to transfer or assign all or part of this Agreement.

31.2 The Grant Recipient will not be entitled to transfer or assign all or part of this Agreement.

32 **Construction Industry Scheme**

32.1 For such time as:

32.1.1 the Grant Recipient continues to be a Registered Provider; and

32.1.2 the provisions of paragraph 13040 of Chapter 1 of HM Revenue & Customs' CIS Reform Manual remain in effect as published at July 2009,

the Grant Recipient warrants to the GLA that since it is a Registered Provider, it is deemed by concession to be certificated as a sub-contractor entitled to receive relevant payments gross under the Construction Industry Scheme set out in Chapter 3 of Part 3 of the Finance Act 2004 and associated regulations (the **CIS**) provided always that if either Condition 32.1.1 or Condition 32.1.2 ceases to hold true at a time when monies remain outstanding from the GLA to the Grant Recipient pursuant to this Agreement then the Grant Recipient shall promptly notify the GLA of such fact and the parties shall take such

steps as may reasonably be required to ensure that the CIS is if necessary applied to all such outstanding payments.

33 **Data Protection**

- 33.1 The Grant Recipient shall ensure that at all times it complies with its obligations under this Agreement in manner so as to comply with the Data Protection Legislation and all relevant regulations relating to data protection.
- 33.2 The Grant Recipient warrants and represents that it has obtained all necessary registrations, notifications and consents required by the Data Protection Legislation to Process Personal Data for the purposes of performing its obligations under this Agreement.
- 33.3 The Grant Recipient undertakes that to the extent that the Grant Recipient and/or any of its employees receives, has access to and/or is required to Process Personal Data on behalf of the GLA (the **GLA's Personal Data**) for the purpose of performing its obligations under this Agreement it will at all times act as a Data Controller and comply with the provisions of the Data Protection Legislation;
- 33.3.1 the Grant Recipient shall at all material times have in place and maintain appropriate technical and organisational security measures designed to safeguard against accidental or unlawful destruction, accidental loss, alteration, unauthorised or unlawful disclosure of or access to the GLA's Personal Data and any person it authorises to have access to any of the GLA's Personal Data will respect and maintain the confidentiality and security of the GLA's Personal Data; and
- 33.3.2 the Grant Recipient shall allow the GLA to audit the Grant Recipient's compliance with the requirements of this Condition 33 on reasonable notice and/or, at the GLA's request, provide the GLA with evidence of the Grant Recipient's compliance with the obligations within this Condition 33.
- 33.4 The Grant Recipient undertakes not to disclose or transfer any of the GLA's Personal Data to any third party without the prior written consent of the GLA save that without prejudice to Condition 33.3 the Grant Recipient shall be entitled to disclose the GLA's Personal Data to employees to whom such disclosure is reasonably necessary in order for the Grant Recipient to perform its obligations under this Agreement, or to the extent required under a court order.
- 33.5 The Grant Recipient agrees to use all reasonable efforts to assist the GLA to comply with such obligations as are imposed on the GLA by the Data Protection Legislation.
- 33.6 The Grant Recipient shall indemnify the GLA against all claims and proceedings and all liability, losses, costs and expenses incurred in connection therewith by the GLA as a result of the Grant Recipient's destruction of and/or damage to any of the GLA's Personal Data processed by the Grant Recipient, its employees, agents, or any breach of or other failure to comply with the obligations in the Data Protection Legislation and/or this Condition 33 by the Grant Recipient, its employees, agents or sub-contractors.

33.7 The Grant Recipient undertakes to include obligations no less onerous than those set out in this Condition 33, in all contractual arrangements with agents engaged by the Grant Recipient in performing its obligations under this Agreement to the GLA.

34 **Further Assurance**

34.1 At any time upon the written request of the GLA the Grant Recipient:

34.1.1 shall promptly execute and deliver or procure the execution and delivery of any and all such further instruments and documents as may be necessary for the purpose of obtaining for the GLA the full benefit of this Agreement and of the rights and powers herein granted and the Grant Recipient hereby irrevocably appoints the GLA as its attorney solely for that purpose.

34.1.2 shall perform and use its reasonable endeavours to procure that any third party performs such acts as may be reasonably required for the purposes of giving full effect to this Agreement.

35 **Entire agreement**

35.1 This Agreement and the conditions herein contained together with the Schedules and Annexes constitute the entire agreement between the parties and may only be varied or modified in accordance with Condition 18.6 or in writing by deed.

35.2 The Grant Recipient hereby acknowledges that save as set out or referred to in the Agreement there are and have been no representations made by or on behalf of the GLA of whatsoever nature on the faith of which the Grant Recipient is entering into this Agreement.

36 **Severability**

If any term, condition or provision contained in this Agreement shall be held to be invalid, unlawful or unenforceable to any extent, such term, condition or provision shall to that extent be omitted from this Agreement and shall not affect the validity, legality or enforceability of the remaining parts of this Agreement.

37 **Cumulative rights and enforcement**

37.1 Any rights and remedies provided for in this Agreement whether in favour of the GLA or the Grant Recipient are cumulative and in addition to any further rights or remedies which may otherwise be available to those parties.

37.2 The parties acknowledge that money damages alone may not properly compensate the GLA for any breach of the Grant Recipient's obligations hereunder and the parties hereby expressly agree that in the event of the breach or threatened breach of any such obligation in addition to any other rights or remedies the GLA may have in Law, in equity or otherwise the GLA shall be entitled to seek injunctive or other equitable relief compelling specific performance of and other compliance with the terms of such obligations.

38 **Waiver**

38.1 Neither the failure of any party at any one time to enforce any provision of this Agreement nor the payments by the GLA of Named Project Grant under Condition 12.1 in any way

affects the relevant party's right thereafter to require complete performance by the other party, nor may the waiver of any breach or any provision be taken or held to be a waiver of any subsequent breach of any provision or be a waiver of the provision itself.

38.2 Where in this Agreement any obligation of a party is to be performed within a specified time that obligation shall be deemed to continue after that time if the party fails to comply with that obligation within the time.

38.3 Any waiver or release of any right or remedy of either party must be specifically granted in writing signed by that party and shall:

38.3.1 be confined to the specific circumstances in which it is given;

38.3.2 not affect any other enforcement of the same or any other right; and

38.3.3 (unless it is expressed to be irrevocable) be revocable at any time in writing.

39 **VAT**

39.1 Except where expressly stated to the contrary in this Agreement:

39.1.1 the amount of any payment or the value of any supply is expressed exclusive of VAT properly chargeable on it;

39.1.2 where any payment or taxable supply falls to be made pursuant to this Agreement VAT properly chargeable on it will be paid in addition by the recipient of the supply for which payment (if any) is consideration on the provision of a valid VAT invoice for it.

39.2 The payment of Named Project Grant or any part thereof hereunder by the GLA to the Grant Recipient shall be regarded as inclusive of any VAT chargeable thereon.

40 **Survival of this Agreement**

40.1 Insofar as any of the rights and powers of the GLA provided for in this Agreement shall or may be exercised or exercisable after the termination or expiry of this Agreement the provisions of this Agreement conferring such rights and powers shall survive and remain in full force and effect notwithstanding such termination or expiry.

40.2 Insofar as any of the obligations of the Grant Recipient provided for in this Agreement remain to be discharged after the termination or expiry of this Agreement the provisions of this Agreement shall survive and remain in full force and effect notwithstanding such termination or expiry.

40.3 Without limitation the provisions of Conditions 2.3, 5, 8.3, 8.5, 8.6, 8.7, 8.9, 8.11, 9, 9.1, 11, 13, 14, 17, 19, 21, 22, 23, 26, 33,42 and this Condition 40 and such other provisions of this Agreement as are necessary to give effect to such Conditions are expressly agreed by the parties to survive the termination or expiry of this Agreement.

41 **Execution**

This Agreement may be executed in any number of counterparts and each counterpart will when executed be an original of this Agreement and all counterparts together will constitute one instrument.

42 **Governing law**

This Agreement shall be governed by and construed in accordance with the laws of England and Wales and subject to the provisions of Condition 26 the parties irrevocably submit to the exclusive jurisdiction of the courts of England and Wales.

43 **London Living Wage**

43.1 Without prejudice to any other provision of this Agreement, the Grant Recipient shall (and will ensure that their consultants, contractors and sub-contractors shall):

43.1.1 use all reasonable endeavours to ensure that no employees engaged in the provision of the Works is paid an hourly wage (or equivalent of an hourly wage) less than the London Living Wage;

43.1.2 use all reasonable endeavours to ensure that no employees engaged in the provision of the Works is paid less than the amount to which they are entitled in their respective contracts of employment; and

43.1.3 provide to the GLA such information concerning the London Living Wage as the GLA or its nominees may reasonably require from time to time.

Schedule 1

Approved Bid

Schedule 2

Representation and Warranties

1 Powers, vires and consents

- 1.1 It is duly incorporated under the law of England and Wales and has the corporate power to own its assets and to carry on the business which it conducts or proposes to conduct.
- 1.2 It has the power to enter into and to exercise its rights and perform its obligations under this Agreement and has taken all necessary action to authorise the execution by it of and the performance by it of its obligations under this Agreement.
- 1.3 It is not subject and will not become subject to any other obligation, compliance with which will or is likely to, have a Material Adverse Effect in relation to the Approved Bid or any Named Project or Indicative Projects.
- 1.4 Its obligations under this Agreement constitute its legal, valid and binding obligations, enforceable in accordance with its terms.
- 1.5 The execution, delivery and performance by it of this Agreement do not:
- 1.5.1 insofar as it is aware contravene any applicable law or directive or any judgement, order or decree of any court having jurisdiction over it;
 - 1.5.2 conflict with, or result in any breach of any of the terms of, or constitute a default under, any agreement or other instrument to which it is a party or any licence or other authorisation to which it is subject or by which it or any of its property is bound; or
 - 1.5.3 contravene or conflict with its memorandum and articles of association or rules (as applicable) from time to time.
- 1.6 All consents, required by it in connection with the execution, delivery, issue, validity or performance or enforceability of this Agreement have been obtained and have not been withdrawn.
- 1.7 So far as it is aware, it is not in breach of or in default under any agreement to which it is a party or which is binding on it or any of its assets which has or could have a Material Adverse Effect.
- 1.8 To the best of its knowledge, no claim is presently being asserted and no litigation, arbitration or administrative proceeding is presently in progress or, to the best of its knowledge, pending or threatened against it or any of its assets which will or might have a Material Adverse Effect in relation to the Approved Bid or any Named Project.
- 1.9 To the best of its knowledge, no proceedings or other steps have been taken and not discharged (nor, to the best of its knowledge threatened) for its winding-up or dissolution or for the appointment of a receiver, administrative receiver, administrator, liquidator or similar officer in relation to any of its assets or revenues and without limitation no Insolvency Event has occurred in relation to it.
- 1.10 It has not committed any Prohibited Act.

2 Deliverability

- 2.1 No person having any Security over the property or any other assets of the Grant Recipient has enforced or given notice of its intention to enforce such Security.
- 2.2 It has obtained or will by Practical Completion of a Named Project have obtained all Consents and to the extent that such Consents have been obtained they have not been withdrawn.
- 2.3 It is not aware, after due enquiry, of anything which materially threatens the success or successful completion of the intention or purpose of this Agreement.
- 2.4 No Default Event has occurred and is continuing.
- 2.5 All information supplied by or on behalf of it to the GLA or its agents or employees in connection with the Grant Recipient's initial application for grant funding or in the course of the subsequent discussions was at the time of submission and as far as it was aware (or ought to have been aware) having made all reasonable and proper enquiries true, complete and accurate in all respects.
- 2.6 It has informed the GLA of any material change that has occurred since:
- 2.6.1 the date of submission of the proposed Approved Bid prior to the date of this Agreement; and
 - 2.6.2 the Approved Bid, as the same may be amended, added to, supplemented, substituted or varied in accordance with this Agreement, on each occasion of its amendment, addition, supplementation, substitution or variation of which it is aware (or ought to be aware) having made all reasonable and proper enquiries which would render such information untrue, incomplete or inaccurate in any material respect including without limitation the provision or offer of any additional Public Sector Subsidy.
- 2.7 It is not aware of any material fact or circumstance that has not been disclosed to the GLA and which might, if disclosed materially, adversely affect the decision of anyone considering whether or not to contract with it.
- 2.8 The level of rent for any Move On Dwellings will be set at the Benchmark Rent Levels or at an Affordable Rent (as applicable and set out in the Named Project Details).
- 2.9 All data or other information supplied to the Regulator or the GLA in connection with, or related to the Approved Bid or this Agreement is accurate.
- 2.10 The Grant Recipient will own and be the landlord of the Move On Dwellings to be provided pursuant to this Agreement.
- 2.11 Other than any Nil Grant Units, none of the Move On Dwellings provided pursuant to this Agreement are being subsidised by RTB Funds.
- 2.12 Save where expressly agreed by the GLA, no Named Project which is a Section 106 Project is being subsidised by Named Project Grant or Fund Proceeds.

- 2.13 Save where expressly agreed by the GLA, all Move On Dwellings have been let in accordance with the terms of the applicable Named Project Details.
- 2.14 So far as the Grant Recipient is aware (having made all reasonable enquiries) each Named Project (including, inter alia, all projected Start on Site and Practical Completion dates) is capable of being delivered without the need for a change to the applicable Named Project Details.
- 2.15 The Grant Recipient will comply with the Good Practice Guide to Estate Regeneration where applicable.
- 2.16 The Grant Recipient has provided or will provide the MO Dwelling Data to any Clearing House in accordance with the requirements set out in Condition 2.8 of this Agreement.

3 Authority of Grant Recipient's Representative

- 3.1 The Grant Recipient's Representative is empowered to act on behalf of the Grant Recipient for all purposes connected with this Agreement.

4 Propriety

- 4.1 No member, employee, agent or consultant of the Grant Recipient or of any partner organisation of the Grant Recipient has any personal, proprietary or pecuniary interest in:
- 4.1.1 any person from whom the Grant Recipient is purchasing land or property for the purposes of or in connection with this Agreement;
 - 4.1.2 any contractor engaged or to be engaged by the Grant Recipient in connection with this Agreement;
 - 4.1.3 any land or other property to be acquired or developed refurbished or improved by the Grant Recipient for the purposes of or in connection with this Agreement.
- 4.2 No member, employee, agent or consultant of the Grant Recipient or any partner organisation of the Grant Recipient is, has or will be entitled to any preferential treatment by virtue of their position or associations whether in terms of:
- 4.2.1 access to properties developed or Rehabilitated pursuant to this Agreement; or
 - 4.2.2 the prices at which such properties are let.

Schedule 3

Part 1

Development Costs

Heads of expenditure

1 Acquisition

- 1.1 Purchase price of land/site/buildings.
- 1.2 Stamp Duty Land Tax on the purchase price of land/site.

2 Works Costs

- 2.1 Main works contract costs (excluding any costs defined as on costs).
- 2.2 Major site development works (where applicable). These include piling, soil stabilisation, road/sewer construction, major demolition.
- 2.3 statutory agreements, associated bonds and party wall agreements (including all fees and charges directly attributable to such works) where applicable.
- 2.4 Additional costs associated with complying with archaeological works and party wall agreement awards (including all fees, charges and claims attributable to such works) where applicable.
- 2.5 Irrecoverable VAT on the above (where applicable).

3 On costs

- 3.1 Legal fees and disbursements.
- 3.2 Net gains/losses via interest charges on development period loans.
- 3.3 Building society or other valuation and administration fees.
- 3.4 Fees for building control and planning permission.
- 3.5 Fees and charges associated with compliance with European Community directives, and the GLA's requirements relating to energy rating of dwellings and Eco-Homes certification.
- 3.6 In-house or external consultants' fees, disbursements and expenses (where the development contract is a design and build contract) (see note below).
- 3.7 Insurance premiums including building warranty and defects/liability insurance (except contract insurance included in works costs).
- 3.8 Contract performance bond premiums.
- 3.9 Borrowing administration charges (including associated legal and valuation fees).
- 3.10 An appropriate proportion of the Grant Recipient's development and administration costs.

- 3.11 Marketing costs – for sale schemes only.
- 3.12 Post-completion interest - for sale schemes only.
- 3.13 Irrecoverable VAT on the above.

Note 1

Where the development contract is a design and build contract, the on-costs are deemed to include the builder's design fee element of the contract sum. The amount included by the builder for design fees should be deducted from the works cost element referred to above, as should other non-works costs that may be submitted by the builder such as fees for building and planning permission, building warranty, defects liability insurance, contract performance bond and energy rating of dwellings.

Note 2

Some items will not qualify as Development Costs unless the Grant Recipient can clearly demonstrate that such costs are properly chargeable to the housing development, i.e. for the sole use of the residents or to comply with any statutory obligations that may have been imposed.

Examples of these are as follows:

- works to any roads which do not exclusively serve the housing development;
- landscaping to areas of land which lie outside the boundaries of the Site;
- district heating systems;
- trunk sewers and sewage disposal works;
- special refuse treatment buildings;
- public conveniences;
- community halls, club rooms, recreation rooms.

Note 3

Subject to the above, where any cost incurred or to be incurred by the Grant Recipient is common both to the development of the Move On Dwelling within any Named Project and to any other activity, asset or property of the Grant Recipient, only such part of that cost as is attributable to the development of the Move On Dwelling may be treated as a cost in respect of which grant under this Agreement may be paid.

Part 2

Costs which are not Development Costs

- 1 Capital costs incurred:
 - 1.1 Which are not eligible for social housing assistance as defined in Section 32(13) of the HRA 2008;
 - 1.2 On land (forming part of the total site acquired) which will not be used exclusively for housing provision purposes directly related to the Named Project;
 - 1.3 On estate offices, factories, letting offices;
 - 1.4 On stores;
 - 1.5 On medical or dental surgeries, clinics;
 - 1.6 On police stations, public libraries, bus shelters;
 - 1.7 On shops, restaurants, public houses, offices;
 - 1.8 On transformer and other related buildings;
 - 1.9 On maintenance depots, tools, plant and vehicles;
 - 1.10 On garages (other than integral garages on market purchase scheme types) and greenhouses;
 - 1.11 On separate commercial laundry blocks and related equipment.

Schedule 4

Move On Standards

- 1 Every Move On Dwelling must:
 - 1.1 be an individual dwelling and have its own front door (unless the GLA agrees otherwise); and
 - 1.2 include furniture and white goods.
- 2 A Move On Dwelling which is designed for use by Victims of Domestic Abuse must include all of the following:
 - 2.1 a landline phone;
 - 2.2 reinforced doors and windows, where feasible;
 - 2.3 extra door and window locks;
 - 2.4 spyhole in front door;
 - 2.5 encased, fire-retardant letterboxes;
 - 2.6 fire alarms and smoke alarms;
 - 2.7 intercom/video entry system, where appropriate; and
 - 2.8 nothing that would identify the relevant Move On Dwelling as being designated for Victims of Domestic Abuse.

This Agreement has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

THE COMMON SEAL of)
GREATER LONDON AUTHORITY)
was hereunto affixed in the presence of:)

Authorised Signatory

EXECUTED as a **DEED** by affixing)
THE COMMON SEAL of)
[GRANT RECIPIENT])
in the presence of:)

Authorised Officer