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Homes and Communities Agency (trading as Homes England)

and

[Grant Recipient]

Grant Agreement (Local Authority)

in relation to the Single Homelessness Accommodation Programme 2023 – 2028

Homes England

Housing.Contracts@homesengland.gov.uk

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Agreement

date

Parties

- (1) **Homes and Communities Agency** (trading as Homes England), a body corporate under Section 1 of the Housing and Regeneration Act 2008, of One Friargate, Coventry, CV1 2GN (including any statutory successor) (**Homes England**); and
- (2) [] whose registered office is at [] (the **Grant Recipient**).

Introduction

- (A) On 7 December 2022, DLUHC (as defined below) published the prospectus for the Single Homelessness Accommodation Programme (**SHAP**) to provide funding for accommodation for individuals with the longest histories of rough sleeping or complex needs, to help them recover from the trauma of rough sleeping, and young people at risk of or experiencing homelessness or rough sleeping. The programme comprises both capital and revenue funding to deliver longer-term accommodation and support services.
- (B) The prospectus invites local authorities and other registered providers to make a bid for the funding available pursuant to SHAP.
- (C) Pursuant to a consent letter dated 1 December 2022, DLUHC has provided consent to Homes England under section 19 of the Housing and Regeneration Act 2008 to make grants available to local authorities and other registered providers under SHAP.
- (D) Pursuant to the commissioning document of 1 December 2022, DLUHC has commissioned Homes England to act as a delivery agent for SHAP. Homes England is responsible for the administration of SHAP and the dispersal of funding made available by DLUHC under SHAP within England (other than Greater London).
- (E) The Grant Recipient has submitted a bid to Homes England for grant funding to assist the Grant Recipient in meeting:
 - (a) the capital costs of delivering long-term specialist accommodation for use by individuals in the Target Client Groups; and
 - (b) where applicable, the revenue costs of the provision of support services to individuals occupying that accommodation.
- (F) Pursuant to SHAP, Homes England has agreed in response to the Grant Recipient's bid for SHAP funding to advance Capital Grant to the Grant Recipient to facilitate the delivery of those housing schemes and where applicable, to provide Revenue Grant to facilitate the provision of tenancy support to the residents of those schemes, in each case subject to and in accordance with the terms of this Agreement. Further Capital Grant and (where applicable) Revenue Grant may be made available to the Grant Recipient pursuant to SHAP to facilitate the delivery and of similar housing schemes and associated support services subject to and in accordance with the terms of this Agreement.

- (G) The Agreement Funding provided under this Agreement is (at its date) structured not to give rise to Subsidy and its subsequent use must be in compliance with the Subsidy Control Requirements.
- (H) The purpose of the grant provided under this Agreement is to achieve the objectives set out in the sub-paragraphs to paragraph (E) above (*Introduction*).
- (I) In using the Capital Firm Scheme Grant and (where applicable) Revenue Grant provided under this Agreement the Grant Recipient must comply with the applicable requirements of the Capital Funding Guide, the Recovery Determination and the information submitted and approved on IMS.

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 Homes England accepts a scheme for:

- (a) the Delivery of Programme Housing in IMS pursuant to Clause 4.1 (*Capital Firm Schemes*); or
- (b) the provision of Revenue Funding Support Services in IMS pursuant to Clause 9.2 (*Revenue Funding Schemes*);

Acquisition Date means the date identified on IMS on which the Grant Recipient is forecast to possess (and does possess) a Secure Legal Interest;

Acquisition Stage means (where applicable) the Grant Recipient has acquired a Secure Legal Interest in the Site;

Acquisition Tranche Grant means subject to Clause 4.3 (*Capital Firm Schemes*) and Clause 5.3.1(c) (*Changes to Capital Firm Schemes*) an amount equivalent to such per centum of the Capital Firm Scheme Grant as is approved by Homes England on IMS as payable following achievement of the Acquisition Stage with respect to the relevant Capital Firm Scheme;

Actual Development Costs means in respect of each Capital Firm Scheme the amount of Development Costs actually incurred by the Grant Recipient in Delivering that Capital Firm Scheme as such amount is warranted and certified by the Grant Recipient pursuant to Clause 17 (*Capital Grant Claim Procedures*);

Additional Scheme means (as the context so requires):

- (a) a scheme for the Delivery of Programme Housing proposed by the Grant Recipient in addition to the Programme Housing comprised within the Original Approved Capital Bid; or
- (b) a scheme for the provision of Revenue Funding Support Services proposed by the Grant Recipient in addition to those Revenue Funding Support Services comprised within the First Revenue Funding Scheme;

Additional Scheme Acceptance Date means (as the context so requires) the date upon which Homes England confirms acceptance of an Additional Scheme pursuant to Clause 8.11 (*Capital Firm Scheme substitution and additions*) or Clause 11.5 (*Revenue Funding Scheme additions*);

Additional Tranche Grant means each sum approved by Homes England in IMS pursuant to Clause 17.8 (*Capital Grant Claim Procedures*) in relation to a Capital Firm Scheme;

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 and location such rent to be assessed and set in accordance with the applicable requirements of Legislation and of the Rent Standard;

Agreed Client Group means in relation to a Firm Scheme such category of individual within the Target Client Group as is set out in the Capital Firm Scheme Details as at the Acceptance Date or Additional Scheme Acceptance Date (as applicable) or such other category within the Target Client Group as Homes England may subsequently agree in its absolute discretion;

Agreed Principles means the terms set out in Part 1 of Schedule 1 (*Agreed Principles*);

Agreed Purposes means the purposes for which each of the SHAP Dwellings is to be used, being for the purposes of providing supported housing for individuals in the Target Client Group, as such purposes as are further described in the Capital Firm Scheme Details;

Agreed Purposes Breach means a SHAP Dwelling ceases or has ceased to be used for the Agreed Purposes;

Agreement means this grant agreement (including its Schedules);

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

Allocated Capital Grant means the maximum amount of capital grant payable by Homes England to the Grant Recipient in respect of the Approved Capital Bid and identified in IMS as the total "funding requested" within the latest approved version in the "Offer Line Sub Product Profile" (as the same may be amended from time to time in accordance with the terms of this Agreement);

Allocated Revenue Grant means the maximum amount of Revenue Grant payable by Homes England to the Grant Recipient in respect of the Revenue Funding Bid and identified in IMS as the total "revenue contribution to tenancy support costs" within the "Offer Line Sub Profile" (as the same may be amended from time to time in accordance with the terms of this Agreement);

Allocation Change Notice means a notification submitted by Homes England under Clause 15.3 (*Review, Monitoring and Reporting*);

Alternative Interest means such interest in land permitted by Homes England (in its absolute discretion) in writing in respect of a Capital Firm Scheme (other than a Single Claim Scheme) pursuant to Clause 17 (*Capital Grant Claim Procedures*);

Alternative Purpose has the meaning ascribed to it in Clause 14.15 (*Operational Obligations*);

Applicable Tranche means:

- (a) with respect to a Single Claim Scheme, the Total Grant Tranche; and
- (b) with respect to any Capital Firm Scheme other than a Single Claim Scheme, the Tranche identified on IMS as payable once the Grant Recipient has achieved the Relevant Claim Stage;

Approved Bid means an Approved Capital Bid or Revenue Funding Bid (as the context requires);

Approved Capital Bid means the Original Approved Capital Bid and the aggregate of the Capital New Schemes and Capital Indicative Schemes (if any) accepted by Homes England in IMS and identified from time to time on IMS as the approved "Offer Lines" (as the same may be amended, added to, supplemented, substituted or varied in accordance with the terms of this Agreement);

Authorised SOGU Representative has the meaning attributed to it in Clause 15.23 (*Review, Monitoring and Reporting*);

Balancing Sum means such sum as represents the amount by which Public Sector Funding in respect of a Capital Firm Scheme exceeds the Actual Development Costs incurred by the Grant Recipient in relation to that Capital Firm Scheme;

Bid Default means (as the context so requires):

- (a) Homes England determines (acting reasonably) that proper progress against the Grant Recipient's projections in the Approved Capital Bid has not been made by the Grant Recipient in delivering the Approved Capital Bid; or
- (b) Homes England determines (acting reasonably) that proper progress against the Grant Recipient's projections in any Revenue Funding Scheme has not been made by the Grant Recipient in delivering such Revenue Funding Scheme;

Building a Safer Future Charter means the charter entitled "Building a Safer Future Charter" which sets out a list of build environment safety values for homebuilders to comply with ahead of all other building priorities as more particularly described at <https://buildingasaferfuture.org.uk/> (as the same may be amended or updated from time to time);

Building Contract means a contract entered into between the Grant Recipient and a Building Contractor relating to the construction, repair, refurbishment, development and/or Rehabilitation of a Capital Firm Scheme;

Building Contractor means any building contractor or developer appointed or to be appointed by the Grant Recipient in respect of a Capital Firm Scheme;

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

Capital Firm Scheme means each scheme for the Delivery of SHAP Dwellings as has been fully detailed in IMS and accepted by Homes England through IMS:

- (a) as a Capital Firm Scheme as at the date hereof; or
- (b) in accordance with Clause 4.1 (*Capital Firm Schemes*); or
- (c) in accordance with Clause 8.4 (*Capital Firm Scheme substitution and additions*) or Clause 8.11 (*Capital Firm Scheme substitution and additions*);

Capital Firm Scheme Completion means:

- (a) with respect to a Single Claim Scheme, Completion has been achieved; or
- (b) with respect to any Capital Firm Scheme other than a Single Claim Scheme, Practical Completion has been achieved;

Capital Firm Scheme Completion Date means the date set out in the Capital Firm Scheme Delivery Timetable by which:

- (a) with respect to a Single Claim Scheme, Completion must have been (and has been) achieved; or
- (b) with respect to any Firm Scheme other than a Single Claim Scheme, Practical Completion must have been (and has been) achieved;

Capital Firm Scheme Delivery Timetable means the timetable for the Delivery of each Capital Firm Scheme as agreed by Homes England through IMS (as the same may be amended from time to time in accordance with the terms of this Agreement);

Capital Firm Scheme Details means in respect of each Capital Firm Scheme (whether comprised within the Original Approved Capital Bid or otherwise) the descriptive and other details set out in IMS and as accepted by Homes England through IMS, as the same may be varied, supplemented or updated from time to time in accordance with the terms of this Agreement;

Capital Firm Scheme Grant means the amount of capital grant payable by Homes England in respect of a Capital Firm Scheme as set out in the relevant Capital Firm Scheme Details;

Capital Funding Guide means the guide of that name published on the GOV.UK website at <https://www.gov.uk/guidance/capital-funding-guide> or any successor guide so published subject to such amendments, variations or updates to the same as may be published from time to time;

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

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

Capital Indicative Allocation means in relation to each Capital Indicative Scheme the amount of the Allocated Capital Grant attributed to that scheme in the Capital Indicative Scheme Details;

Capital Indicative Scheme means each prospective Rehabilitation Scheme - Purchase (other than an Existing Satisfactory Scheme) identified on IMS as an indicative scheme;

Capital Indicative Scheme Details means in respect of each Capital Indicative Scheme (whether comprised within the Original Approved Capital Bid or otherwise) the descriptive and other details set out in IMS and as accepted by Homes England through IMS (as the same may be varied from time to time in accordance with the terms of this Agreement);

Capital New Scheme means a named scheme for the Delivery of Programme Housing which forms part of the Original Approved Capital Bid;

Capital Original Bid Scheme means a named scheme for the Delivery of Programme Housing which forms part of the Original Approved Capital Bid;

Capital Original Scheme means:

- (a) a Capital Original Bid Scheme; or
- (b) a named scheme for the Delivery of Programme Housing agreed by Homes England in IMS in the period between the date of its acceptance of the Original Approved Capital Bid and the date of this Agreement;

Capital Scheme Transition has the meaning given to such term in Clause 6.5 (*Capital Indicative Schemes*);

Capital Statement of Grant Usage or Capital SOGU means the document in the form set out in Schedule 4 (*Form of Capital Statement of Grant Usage*) or where so directed by Homes England, such other document or form made available on IMS (or by such other method which Homes England may notify from time to time), as the same may be supplemented amended or updated from time to time;

Capital Substitute Scheme has the meaning ascribed to it in Clause 8.1 (*Capital Firm Scheme substitution and additions*);

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

Change in Control means the Grant Recipient is or will be subject to a process of local government re-organisation approved by the Secretary of State which results in another local authority obtaining the legal capacity, power and authority to become a party to and to perform the obligations of the Grant Recipient under this Agreement;

CIPFA means the Chartered Institute of Public Finance and Accountancy;

Claim Period means the period which (unless otherwise agreed by Homes England) falls between:

- (a) the first day of the last month in the relevant Quarter; and

- (b) no later than ten (10) Business Days prior to the last day in the relevant Quarter (unless otherwise agreed by Homes England);

within the Revenue Funding Period;

Competent Body means as the case may be:

- (a) the Competition Appeals Tribunal and/or the Competition and Markets Authority or such other entity or entities having responsibility for monitoring compliance with and/or legally enforcing the Subsidy Control Requirements or otherwise authorised to recover any Unlawful Subsidy; or
- (b) the courts of England and Wales;

Completed Capital Firm Scheme means (without prejudice to the operation of Clause 23.2.13 (*Repayment of Grant*)) a Capital Firm Scheme in respect of which:

- (a) Capital Firm Scheme Completion has been achieved and recorded on IMS; and
- (b) Homes England has paid the total Capital Firm Scheme Grant;

Completed Interest means a Secure Legal Interest which meets the description:

- (a) limbs (a), (b) or (c) of the definition of Secure Legal Interest (Freehold and Long Lease); or
- (b) of the definition of Secure Legal Interest (Short Lease);

Completed Interest (Freehold and Long Lease) means a Secure Legal Interest which meets the description in limb (a) of the definition of Completed Interest;

Completion means that stage in the Delivery of a Capital Firm Scheme when:

- (a) the Grant Recipient holds a Completed Interest in each SHAP Dwelling comprised within the Capital Firm Scheme; and
- (b) each SHAP Dwelling comprised within the Capital Firm Scheme is fit for beneficial occupation as a residential development in accordance with applicable NHBC, LABC or equivalent requirements current at the date of any required inspection (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 Capital Firm Scheme and which would be reasonable to include in a snagging list) and meets the SHAP Standards and the terms of this Agreement,

and **Complete** shall be construed accordingly;

Compliance Audit means the procedure (in a form advised by Homes England from time to time) by which an auditor independent of the Grant Recipient certifies (at the Grant Recipient's cost) whether the Capital Firm Schemes Delivered pursuant to this Agreement

satisfy Homes England's procedural compliance requirements (as described in the Capital Funding Guide);

Condition Precedent means receipt by Homes England of the Legal Opinion;

Confidential Information means in respect of Homes England, all information relating to Homes England's business and affairs, its employees and suppliers including IMS 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 Homes England or any of its advisers or from any third party if the information was obtained by that third party directly or indirectly from Homes England 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 Homes England 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;

Constitutional Change Notification means a written notification addressed to grant_notifications@homesengland.gov.uk by way of the relevant 'Notification of Constitutional Change Form' required by Homes England on the following website: <https://www.gov.uk/government/publications/homes-england-historical-grant-and-constitutional-changes-notifications> (as the same may be supplemented, amended or updated from time to time) or by any other method which Homes England may notify from time to time;

Continuing Capital Firm Scheme means a Capital Firm Scheme in respect of which:

- (a) the Acquisition Stage has or will have occurred at the date of the expiry of the notice period referred to in Clause 24.4.2 (*Default Events and Termination*) or at the date of the expiry of the period referred to in Clause 24.6.2 (*Default Events and Termination*) (as applicable); and
- (b) the Acquisition Tranche Grant has been paid;

Contractually Committed means the Grant Recipient is subject to a valid and legally binding obligation pursuant to a duly completed and effective contract to make a payment in respect of Revenue Funding Eligible Expenditure and the payment obligation has fallen due;

CORE means the national information source "Continuous Recording" that records information on new Programme Housing occupiers and the properties they rent;

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

Data Protection Legislation means (i) Data Protection Act 2018 (the **DDPA**) and the UK General Data Protection Regulation (**GDPR**) (created by the Data Protection, Privacy and Electronic Communications (EU Exit) Regulations 2019), (ii) any successor legislation to the

GDPR or the DPA and (iii) all applicable Legislation relating to the processing of personal data and privacy;

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

Decent Homes Standard means the Decent Homes Standard current at the Acceptance Date or Additional Scheme Acceptance Date (as the context requires) of the relevant Capital Firm Scheme;

Default Event means any of a Scheme Default, a Specified Default, a Bid Default or a Fundamental Default;

Deficit Sum means (as the context requires) the difference (expressed as a positive sum) between:

- (a) the negative amount of the Practical Completion Tranche Grant referred to in Clause 5.5.1(b) (*Changes to Capital Firm Schemes*) and zero, or
- (b) the negative amount of the Practical Completion Tranche Grant referred to in Clause 21.2.2(b) (*Adjustments to Remaining Tranches*) and zero;

Delivered Dwellings has the meaning ascribed to it in Clause 23.9 (*Repayment of Grant*);

Delivery means the acquisition, development and/or Rehabilitation (as applicable) of the Programme Housing and/or Site and/or the Firm Scheme and/or the Approved Bid and/or full delivery of the Revenue Funding Support Services (as the context requires) and Delivered and/or Delivering shall be construed accordingly;

Development Costs means the costs relating to Site acquisition and/or Works in relation to a Capital Firm Scheme incurred or to be incurred in respect of such Capital Firm Scheme by the Grant Recipient in respect of the heads of expenditure set out in Part 1 to Schedule 2 (*Development Costs*) or such other heads of expenditure as Homes England may in its absolute discretion agree in respect of any Capital Firm Scheme provided that any costs falling within the heads of expenditure set out in Part 2 to Schedule 2 (*Costs which are not Development Costs*) shall not be capable of being treated as Development Costs;

Disposal means a transaction the effect of which is that the legal or beneficial interest in any SHAP Dwelling transfers to, becomes vested in, is leased to or reverts to another person;

Disposal Notification means a written notification addressed to grant_notifications@homesengland.gov.uk by way of the relevant 'Historical Grant Notification Form' required by Homes England on the following website: <https://www.gov.uk/government/publications/homes-england-historical-grant-and-constitutional-changes-notifications> (as the same may be supplemented amended or updated from time to time) or by any other method which Homes England may notify from time to time;

DLUHC means the Department for Levelling-Up, Housing and Communities (or any successor body with similar or equivalent jurisdiction or authority);

DLUHC Programme means any capital or revenue grant funding programme administered by DLUHC;

Duration means in relation each Firm Scheme, the period starting from the date on which the scheme becomes a Firm Scheme and ending on the date on which the Delivery of the Firm Scheme is completed in accordance with the relevant Firm Scheme Details;

Dwelling Practical Completion means the SHAP Dwelling is fit for beneficial occupation as a residential dwelling in accordance with applicable NHBC, LABC or equivalent requirements current at the date of inspection 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 dwelling and which would be reasonable to include in a snagging list, and Dwelling Practically Complete shall be construed accordingly;

EH Lease & Repair Scheme means a Capital Firm Scheme identified on IMS as an "Empty Homes Lease & Repair" scheme which meets the description in the Capital Funding Guide applicable to the "EH Lease and Repair" processing route identified in the Scheme Type Matrix (as set out in the column headed "Description in the CFG" in the Scheme Type Matrix) unless otherwise expressly agreed by Homes England on IMS;

EIR means the Environmental Information Regulations 2004 and any subordinate legislation made under the Environmental Information Regulations 2004 from time to time, together with any guidance and/or codes of practice issued by the Information Commissioner in relation to such legislation;

EIR Exception means any applicable exemption to EIR;

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

Existing Satisfactory Scheme means a Capital Firm Scheme identified on IMS as an "Existing Satisfactory" scheme which meets the description in the Capital Funding Guide applicable to the "Existing Satisfactory" processing route identified in the Scheme Type Matrix (as set out in the column headed "Description in the CFG" in the Scheme Type Matrix) unless otherwise expressly agreed by Homes England on IMS;

Expert means:

- (a) (where a dispute or difference hereunder is on a point of law or legal drafting) a King's Counsel practising in the area of law from which is most relevant to the point of law or legal drafting in question (as applicable) being such Counsel as may be appointed by the Parties (acting unanimously) or, failing agreement, such Counsel as shall be appointed at the request of either or both of the Parties by or on behalf of the President for the time being (or the next most senior available officer) of the Law Society; or
- (b) (where a matter concerns a financial dispute or difference) a qualified accountant from the Institute of Chartered Accountants in England and Wales may be jointly appointed by the Parties (acting unanimously) or, failing agreement, such accountant as shall be appointed at the request

of either or both of the Parties by or on behalf of the President of the ICAEW or CIPFA; or

- (c) (in the case of any other matter) a senior Chartered Surveyor having at least ten (10) years' post-qualification experience in the development and/or management of affordable housing in England as may be jointly appointed by the Parties (acting unanimously) or, failing agreement, such surveyor as shall be appointed at the request of either or both of the Parties by or on behalf of the President for the time being (or the next most senior available officer) of the Royal Institution of Chartered Surveyors, such experience to be in relation to dealing with disputes of a kind of those which may be referred to them hereunder,

and "failing agreement" shall for these purposes mean failing any such joint appointment by the Parties of an Expert within five (5) Business Days of notice by one Parties to the other that the dispute or difference is to be referred to an Expert;

Final Tranche means the final (or in the case of a Single Claim Scheme, only) Tranche which may be claimed once the relevant Firm Scheme has achieved Capital Firm Scheme Completion;

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;

Firm Scheme means a Capital Firm Scheme or a Revenue Funding Scheme, as the context may require;

Firm Scheme Details means Capital Firm Scheme Details or the Revenue Funding Scheme Details, as the context may require;

Firm Scheme Grant means a Capital Firm Scheme Grant or a Revenue Grant, as the context so requires;

First Completion Notification has the meaning attributed to it in Clause 9.2 (*Revenue Funding Schemes*);

First Revenue Funding Scheme means the first Revenue Funding Scheme agreed between the Parties pursuant to Clause 9 (*Revenue Funding Schemes*);

First Tranche means the first (or in the case of a Single Claim Scheme, only) Tranche which may be claimed once the Grant Recipient has achieved the Relevant Claim Stage;

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 Authority means a public authority as defined by the FOIA and/or EIR;

FOIA Exemption means any applicable exemption to FOIA;

Fundamental (A) Default means the occurrence of any of the following:

- (a) the Grant Recipient is subject to a Section 15 Direction which has or will have a Material Adverse Effect;
- (b) 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);
- (c) any Consent necessary to the Delivery of the Approved Capital Bid or any Revenue Funding Scheme is withdrawn or revoked;
- (d) the Grant Recipient ceases operating or trading; or
- (e) the Grant Recipient's status as a Registered Provider is lost, removed or relinquished;

Fundamental (B) Default means the occurrence of any of the following:

- (a) the Grant Recipient's Investment Partner status is lost, removed or relinquished;
- (b) the Regulator directs or recommends that grant is not to be paid to the Grant Recipient; or
- (c) the Grant Recipient (either by its own actions or omissions, or those of its contractors or agents) harms Homes England or DLUHC's reputation or brings Homes England, DLUHC or SHAP into disrepute;

Fundamental Default means any of a Fundamental (A) Default or a Fundamental (B) Default;

Fundamental Termination Amount means the amount calculated by deducting the aggregated amount of all Capital Firm Scheme Grant paid to the Grant Recipient pursuant to Clause 19.1 (*Payment of Capital Grant*) in relation to all Completed Capital Firm Schemes prior to the Notice Date from the aggregated amount of all Capital Firm Scheme Grant paid to the Grant Recipient pursuant to that Clause prior to such date;

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

GB Scheme means a New Build Scheme:

- (a) in respect of which the Grant Recipient holds a Golden Brick SLI;
- (b) in respect of which the Grant Recipient has not made any claim for Acquisition Tranche Grant; and
- (c) that is not a Single Claim Scheme;

General Withholding Event means a GW1 Event, GW2 Event or a GW3 Event;

Golden Brick SLI means the Grant Recipient has in respect of the relevant Site entered into a binding contract with the owner of the legal and beneficial interest in the Site to acquire

a Completed Interest (Freehold and Long Lease) in the relevant SHAP Dwellings to be constructed on that Site such that:

- (a) the binding contract prescribes that legal completion of the transfer or lease of the Completed Interest (Freehold and Long Lease) to the Grant Recipient shall take place:
 - i no earlier than the point at which the relevant SHAP Dwellings constitute partly constructed buildings as defined in paragraph 4.7.4 of HM Revenue & Customs VAT Notice 708; but
 - ii prior to the relevant SHAP Dwellings achieving Dwelling Practical Completion;
- (b) the owner of the legal and beneficial interest in the Site is responsible pursuant to such binding contract for undertaking or procuring the construction of the relevant SHAP Dwellings up to the point at which the Completed Interest (Freehold and Long Lease) is to be transferred or leased to the Grant Recipient; and
- (c) the Grant Recipient has or will have by the point at which the Completed Interest (Freehold and Long Lease) is to be transferred or leased to the Grant Recipient contractual arrangements in place (whether as part of such binding contract or pursuant to a separate Building Contract) to undertake or procure the continued construction of the relevant SHAP Dwellings to Dwelling Practical Completion following its acquisition of the Completed Interest (Freehold and Long Lease); and
- (d) unless otherwise agreed with Homes England (in Homes England's absolute discretion), the Grant Recipient's acquisition of the Completed Interest (Freehold and Long Lease) pursuant to such binding contract is otherwise conditional only upon matters that are in form and substance within reasonable control of either the owner of the legal and beneficial interest in the Site and/or the Grant Recipient;

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; and
- (b) any subsidiary, associate or joint venture in which a local authority has a material interest sufficient to require group financial statements to be prepared which account for these interests, in accordance with CIPFA's Code of Practice on Local Authority Accounting in the United Kingdom 2020/21 (as amended or updated) which is the Statement of Recommended Practice on local authority accounting or any code or other document which replaced it as the Statement of Recommended Practice;

Grant Recipient's Representative means the Grant Recipient's development director (or equivalent) or such other person agreed by Homes England to act as the Grant Recipient's representative from time to time for the purposes of this Agreement;

GW1 Event means the occurrence of any of the following:

- (a) a failure by the Grant Recipient to comply with any repayment or reporting obligation under this Agreement; or
- (b) a material breach by the Grant Recipient of any obligation under this Agreement (other than one listed in sub-paragraph (a) of this definition) and the Grant Recipient has not taken steps to remedy it to Homes England's satisfaction (acting reasonably);

GW1 Failure has the meaning given to it in Clause 22.1.1(b) (*Withholding of Grant*);

GW2 Event means any of the following:

- (a) the Grant Recipient's Investment Partner status is lost, removed or relinquished;
- (b) the Regulator directs or recommends that Capital Firm Scheme Grant or Revenue Grant is not to be paid to the Grant Recipient;
- (c) the Grant Recipient fails to Deliver all the Programme Housing which it was committed to deliver under this Agreement available by the date identified in IMS (or such other date as Homes England may in its absolute discretion agree in writing (through IMS or otherwise)); or
- (d) a Section 114 Report has been made in relation to the Grant Recipient which in Homes England's opinion has or will have a Material Adverse Effect;

GW3 Event means any of the following:

- (a) a Section 15 Direction has been made in relation to the Grant Recipient which in Homes England's opinion has or will have a Material Adverse Effect;
- (b) 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);
- (c) the Grant Recipient ceases operating or trading;
- (d) the Grant Recipient's status as a Registered Provider is lost, relinquished or removed or Homes England becomes aware that such status will be or is likely to be lost, relinquished or removed;
- (e) any Consent necessary to deliver the Approved Capital Bid or the Revenue Funding Schemes is withdrawn or revoked; or

- (f) the Grant Recipient (either by its own actions or omissions, or those of its contractors or agents) harms Homes England or DLUHC's reputation or brings Homes England or SHAP into disrepute;

Higher Risk Building has the meaning given to "Higher-risk building" in section 31 of the Building Safety Act 2022 (as the same may be supplemented from time to time by any applicable Legislation);

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

Homes England Senior Officer means the Director of Affordable Housing Grants (or such officer fulfilling the equivalent role from time to time);

HRA 2008 means the Housing and Regeneration Act 2008;

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

ICAEW means the Institute of Chartered Accountants in England and Wales;

IMS means Homes England's on-line investment management system from time to time or any successor system utilised by Homes England;

Information has the meaning in relation to:

- (a) the FOIA, given under Section 84 of the FOIA and which is held by Homes England 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 Regulation 2 of the EIR and which is held by Homes England or Grant Recipient (as appropriate) at the time of receipt of an RFI;

Information Commissioner has the meaning set out in the Data Protection Legislation;

Insecurely Housed means the relevant individual is:

- (a) homeless or Sleeping Rough or in the opinion of the Grant Recipient is at risk of being homeless or Sleeping Rough; or
- (b) occupying temporary accommodation or other insecure accommodation;

Intellectual Property Rights shall include without limitation all rights to, and any interests in, any patents, designs, trademarks, 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 an organisation which has been confirmed by Homes England as having "Investment Partner Status" under Homes England's Investment Partner qualification procedure from time to time;

Know Your Customer Information means the information identified in the Homes England "know your customer" documentation as pertaining to the Grant Recipient and Grant Recipient's "Decision Makers or equivalent" or any other "know your customer" or comparable information identified by Homes England in connection with the Grant Recipient's Investment Partner application or status or the terms of this Agreement;

LABC means the Local Authority Building Control;

Lead In Period means a period of two clear calendar months preceding the date on which any SHAP Dwelling achieves Dwelling Practical Completion;

Leasehold Scheme means a Capital Firm Scheme in respect of which the Grant Recipient possesses or will possess a Secure Legal Interest which is a leasehold interest;

Lease Period means in relation to a Leasehold Scheme the period set out in the "Lease Length" data field within the Capital Firm Scheme Details;

Lease Termination Date means in relation to a Leasehold Scheme the date upon which the Grant Recipient's lease for whatever reason comes to an end;

Legal Opinion means a legal opinion in the form set out in Schedule 11 (*Legal Opinion*) given by the Grant Recipient's solicitor and dated on or prior to the date of this Agreement;

Legislation means:

- (a) any Act of Parliament;
- (b) any delegated or subordinate legislation within the meaning of Section 21(1) of the Interpretation Act 1978;
- (c) any exercise of the Royal Prerogative;
- (d) rule of court or directives or requirements of any Regulatory Body, or notice of any Regulatory Body,
in each case in the United Kingdom; and
- (e) any regulations, orders, bye-laws, regulatory policy, guidance or codes of practice of any local statutory or other competent authority or regulatory body or Competent Body (as the case may be) having jurisdiction over the territory in which the Firm Scheme is situated;

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 Firm Scheme is being delivered by the Grant Recipient;

Material Adverse Effect means the effect of any event or circumstance which in the reasonable opinion of Homes England, is reasonably likely to be materially adverse to the ability of the Grant Recipient to deliver the Approved Capital Bid or a Capital Firm Scheme or a Capital Indicative Scheme or the Revenue Funding Bid or a Revenue Funding Scheme (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 a Capital Firm Scheme agreed by the Parties and set out in IMS (including as a minimum an Acquisition Stage, a Start on Site and a Capital Firm Scheme Completion);

Milestone Date means the date agreed by Homes England through IMS by which the relevant Milestone must have been achieved (as the same may be varied by Homes England pursuant to Clause 7.1 (*Time extensions*));

Milestone Extension Event means any of the following:

- (a) exceptionally adverse weather conditions;
- (b) delay in receipt of any necessary permission or approval of any statutory body or other person 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 Capital Firm Scheme 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 such Capital Firm Scheme;
- (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;
- (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; or
- (m) any impediment, prevention or default, whether by act or omission by Homes England 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 arise (directly or indirectly) as a result of any wilful or negligent default or wilful or negligent act of the Grant Recipient or, save in respect of the event referred to in (k) above, any of its Subcontractors of any tier; 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 Capital Firm Scheme by the Capital Firm Scheme 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 five (5) calendar years from the Start on Site Date;

MMC Scheme means a Capital Firm Scheme comprised of dwellings constructed using one of the Modern Methods of Construction;

MMC Stage means each such stage in the delivery of a MMC Scheme which the Parties agree must be achieved pursuant to Clause 17.7 (*Capital Grant Claim Procedures*) before the Grant Recipient may submit a claim for Capital Firm Scheme Grant;

Modern Methods of Construction means the methods of construction identified in Section 3.5 (*Modern Methods of Construction (MMC) categories for schemes*) in the Chapter of the Capital Funding Guide entitled "Procurement and Scheme issues";

Nationally Described Space Standard means the guide published as "Technical housing standards – nationally described space standard" on the GOV.UK website at current at the Acceptance Date or Additional Scheme Acceptance Date (as the context requires) of the relevant Capital Firm Scheme;

New Build Scheme means a Capital Firm Scheme comprising the development of one or more new build dwellings to the SHAP Standards for use as Programme Housing on a site either owned by the Grant Recipient or acquired by the Grant Recipient which meets the description in the Capital Funding Guide applicable to the processing routes identified in the

Scheme Type Matrix for a New Build Scheme (as set out in the column headed "Description in the CFG" in the Scheme Type Matrix) unless otherwise expressly agreed by Homes England on IMS;

NHBC means the National House-Building Council;

Nominating Local Authority means the Local Housing Authority in the area in which the Capital Firm Scheme will be Delivered;

Non-Compliance Notification Date means the date on which Homes England notifies the Grant Recipient that it has become aware that a Capital Firm Scheme in respect of which it has paid Capital Firm Scheme Grant does not meet the Capital Firm Scheme Details;

Notice Date means the date of the notice served in accordance with Clause 24.7 (*Default Events and Termination*);

Notification Failure means in relation to:

- (a) each of Clauses 5.3.1 (*Changes to Capital Firm Schemes*), 5.3.3 (*Changes to Capital Firm Schemes*), 5.5.1 (*Changes to Capital Firm Schemes*) and 5.5.3 (*Changes to Capital Firm Schemes*) a failure by the Grant Recipient to advise Homes England within the period specified in the relevant Clause as to whether it wishes to proceed with a Capital Firm Scheme or to withdraw it from the Agreement; and
- (b) each of Clauses 10.3.1 (*Changes to Revenue Funding Schemes*) and 10.3.3 (*Changes to Revenue Funding Schemes*), a failure by the Grant Recipient to advise Homes England within the period specified in the relevant Clause as to whether it wishes to proceed with a Revenue Funding Scheme or to withdraw it from the Agreement;

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;

Original Allocated Capital Grant means [£_] being the amount of Capital Grant agreed by Homes England prior to the date of this Agreement as payable to the Grant Recipient in respect of the Original Approved Capital Bid;

Original Allocated Revenue Grant means [£_] being the amount of Revenue Grant agreed by Homes England prior to the date of this Agreement as payable to the Grant Recipient in respect of the Revenue Funding Bid;

Original Approved Capital Bid means the aggregate of the Capital New Schemes and Capital Indicative Schemes (if any) accepted by Homes England in IMS via the "Offer" screen of IMS prior to the date of this Agreement;

Party means a party to this Agreement;

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

Planning Condition means any condition attached to or imposed upon any decision by a competent authority to grant planning permission or reserved matters approval under Part III of the Town and Country Planning Act 1990 (including any approvals issued pursuant to conditions);

Planning Permission means the grant of detailed planning permission either by the local planning authority or the Secretary of State;

Planning Requirement means a requirement or obligation or duty or restriction arising from:

- (a) an agreement (and any approvals given pursuant to such agreement) in respect of and affecting any SHAP Dwelling (or prospective SHAP Dwelling) made pursuant to Section 106 of the Town and Country Planning Act 1990 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 (and any other enabling powers) or an agreement with any competent authority or body relating to other similar services including any nominations agreements or similar; and/or
- (b) a Planning Condition;

Planning Scheme means a Capital Firm Scheme where the development of Programme Housing is a Planning Requirement and where the Programme Housing is part of a wider non Programme Housing scheme;

Policy Statement on Rents for Social Housing means the "Policy Statement" published on 14 December 2022 by DLUHC, as such document and/or associated guidance may be amended, updated or replaced from time to time;

Practical Completion means that stage in the execution of a Capital Firm Scheme 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 SHAP Dwellings comprised within the Capital Firm Scheme are fit for beneficial occupation as a residential dwelling in accordance with applicable NHBC, LABC or equivalent requirements current at the date of inspection 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 Capital Firm Scheme and which would be reasonable to include in a snagging list, and Practically Complete shall be construed accordingly;

Practical Completion Tranche Grant means subject to Clause 4.3 (*Capital Firm Schemes*) and Clause 5.3.1(c) (*Changes to Capital Firm Schemes*) an amount equivalent to such per centum of the Capital Firm Scheme Grant as is approved by Homes England on IMS as payable following achievement of Practical Completion with respect to the relevant Capital Firm Scheme;

Pre-Final Claim Change means a change to a Capital Firm Scheme proposed by the Grant Recipient pursuant to Clause 5.1 (*Changes to Capital Firm Schemes*) in the period after the payment of the First Tranche but before the payment of the Final Tranche;

Pre-First Claim Change means a change to a Capital Firm Scheme proposed by the Grant Recipient pursuant to Clause 5.1 (*Changes to Capital Firm Schemes*) prior to the payment of the First Tranche;

Previous Programme means any capital or revenue grant funding programme administered by Homes England or any of its statutory predecessors;

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

Procurement Law means 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;

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 Capital Firm Scheme;

Profiled Dwellings has the meaning ascribed to it in Clause 23.9 (*Repayment of Grant*);

Programme Housing means housing provided by the Grant Recipient pursuant to this Agreement that will be made available to individuals within the Target Client Group:

- (a) at an Affordable Rent; or
- (b) at a Social Rent;

Prohibited Act means:

- (a) offering, giving or agreeing to give to any servant of Homes England 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 Homes England 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 Homes England;
- (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 or any other agreement with Homes England relevant to this Agreement; or
- iii under the Bribery Act 2010 or the Criminal Finances Act 2017; or
- (d) defrauding or attempting to defraud or conspiring to defraud Homes England or the Regulator;

Proposed Capital Indicative Scheme means a scheme proposed by the Grant Recipient as a Capital Indicative Scheme which has not yet been accepted by Homes England on IMS;

Pro Rata Amount means the amount that is equal to the sum of the following calculation:

$$(RGP \div DD) \times (DD - PD)$$

Where:

RGP = Revenue Funding Quarterly Payments made in the Financial Year preceding the review carried out pursuant to Clause 23.9 (*Repayment of Grant*);

DD = number of Delivered Dwellings

PD = number of Profiled Dwellings

Prospectus means the prospectus published by DLUHC entitled "Single Homelessness Accommodation Programme: Prospectus and Guidance (outside of Greater London)" on 7 December 2022 and available for online access <https://www.gov.uk/government/publications/single-homelessness-accommodation-programme/single-homelessness-accommodation-programme-prospectus-and-guidance-outside-of-greater-london> at:., as may be replaced, varied, revised or otherwise updated from time to time;

Public Sector Funding means all funding in relation to a Firm Scheme in money or money's worth (including the Firm Scheme Grant and any Fund Proceeds) received or receivable by the Grant Recipient from public sector bodies including for this purpose funding from government bodies (whether national or local), the European Union 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 Homes England not provided under this Agreement;

Quarter means the period between each Quarter Date;

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-Only Dwelling means a dwelling delivered as rental accommodation with Fund Proceeds but to which no Social Housing Assistance has been applied;

Recover has the meaning set out in the Recovery Determination;

Recovery Determination means the Recovery of Capital Grants and Recycled Capital Grant Fund General Determination 2017 and any successor determination or other instrument;

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

Registered Provider means an English local authority entered on the Register pursuant to article 3 of the Housing and Regeneration Act 2008 (Registration of Local Authorities) Order 2010;

Regulator means the Regulator of Social Housing established pursuant to Chapter 2 of Part 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, the SHAP Dwellings delivered pursuant to this Agreement or any other affairs of Homes England;

Rehabilitated or **Rehabilitation** or **Rehabilitating** shall have the meaning ascribed in Section 3.3 (*Rehabilitation requirements and Scheme Types*) of the Chapter of the Capital Funding Guide entitled "Procurement and scheme issues";

Rehabilitation Scheme – Existing Stock means a Capital Firm Scheme involving the Rehabilitation of one or more dwellings owned by the Grant Recipient in order for such dwellings to meet the SHAP Standards and be fit for occupation as Programme Housing, which meets the description in the Capital Funding Guide applicable to the processing routes identified in the Scheme Type Matrix for a Rehabilitation Scheme - Existing Stock (as set out in the column headed "Description in the CFG" in the Scheme Type Matrix) unless otherwise expressly agreed by Homes England on IMS;

Rehabilitation Scheme – Purchase means a Capital Firm Scheme involving the acquisition of one or more dwellings which require Rehabilitation following such acquisition in order for the relevant dwellings to meet the SHAP Standards and to be fit for occupation as Programme Housing, which meets the description in the Capital Funding Guide applicable to the processing routes identified in the Scheme Type Matrix for a Rehabilitation Scheme - Purchase (as set out in the column headed "Description in the CFG" in the Scheme Type Matrix) unless otherwise expressly agreed by Homes England on IMS;

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 Firm Scheme or perform the Grant Recipient's obligations under this Agreement;

Relevant Body means:

- (a) where a dispute or difference is on a point of law or legal drafting, the President for the time being (or the next most senior available officer) of the Law Society; or

- (b) where a matter concerns a financial dispute or difference, the President of the Institute of Chartered Accountants in England and Wales (**ICAEW**) or Chartered Institute of Public Finance and Accountancy (**CIPFA**); or
- (c) in the case of any other matter, President for the time being (or the next most senior available officer) of the Royal Institution of Chartered Surveyors;

Relevant Claim Stage means:

- (a) the Acquisition Stage;
- (b) Start on Site;
- (c) Capital Firm Scheme Completion;
- (d) (in the case of any MMC Scheme) any applicable MMC Stage; and/or
- (e) (in the case of a claim for Additional Tranche Grant) such stage as is determined by Homes England (in its absolute discretion),

in each case identified on IMS which must be achieved prior to the Grant Recipient making a claim for the Applicable Tranche in relation to the relevant Capital Firm Scheme;

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

Relevant FOIA Authority has the meaning ascribed to it in paragraph 9 of Schedule 8 (*Information and Confidentiality*);

Remaining Tranche means any remaining Tranche due to be paid to the Grant Recipient in respect of the relevant Firm Scheme;

Rent Standard means any standard in relation to rent set by the Regulator from time to time under Section 194 of the HRA 2008, the Policy Statement on Rents for Social Housing and any other associated explanatory notes or guidance;

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

Revenue Commencement Date means the day falling not less than thirty (30) days in advance of the forecast date of the first claim of a Revenue Funding Quarterly Payment (and in any event within the Financial Year set out in IMS in which the first Revenue Funding Quarterly Payment is forecast to occur (unless otherwise agreed by Homes England);

Revenue Funding Bid means the Revenue Funding Support Services proposed by the Grant Recipient to be delivered to the Tenants of schemes comprised within the Approved Capital Bid at the date of this Agreement;

Revenue Funding Change means a change to a Revenue Funding Scheme proposed by the Grant Recipient pursuant to Clause 10.1 (*Changes to Revenue Funding Schemes*);

Revenue Funding Claim means a claim for a Revenue Funding Quarterly Payment made pursuant to Clause 18.1 (*Revenue Grant Claim Procedures*);

Revenue Funding Eligible Expenditure means:

- (a) expenditure incurred or which the Grant Recipient is Contractually Committed to incur in relation to the provision of agreed Revenue Funding Support Services pursuant to a Revenue Funding Scheme to SHAP Dwellings in the Quarter in which the Revenue Funding Claim is made;
- (b) expenditure incurred by the Grant Recipient or which the Grant Recipient is Contractually Committed to incur (in either case) in the Lead In Period in providing or in connection with the provision of Revenue Funding Support Services to such SHAP Dwelling pursuant to a Revenue Funding Scheme, or
- (c) subject to Homes England's prior express consent, expenditure incurred in relation to the provision of agreed Revenue Funding Support Services pursuant to a Revenue Funding Scheme to SHAP Dwellings in the Quarter immediately preceding the Quarter in which the Revenue Funding Claim is made,

subject to such expenditure not falling within the heads of expenditure set out in Clause 13.2 (*Revenue Funding Eligible Expenditure*);

Revenue Funding Period means the period from the Acceptance Date or Additional Scheme Acceptance Date (as the context requires) of a Revenue Funding Scheme until 31 March 2028 (or such later date as Homes England may in its absolute discretion agree in writing (through IMS or otherwise));

Revenue Funding Quarterly Payment means a payment of Revenue Grant which can be claimed by the Grant Recipient each Quarter during the Revenue Funding Period for Revenue Funding Eligible Expenditure for an amount which does not exceed the Allocated Revenue Grant identified in the Revenue Grant Profile as the maximum amount payable in that Quarter;

Revenue Funding Scheme means each scheme for the Delivery of Revenue Funding Support Services as has been fully detailed in IMS and accepted by Homes England through IMS as a Revenue Funding Scheme:

- (a) pursuant to Clause 9 (*Revenue Funding Schemes*); or
- (b) pursuant to Clause 11 (*Revenue Funding Scheme additions*);

Revenue Funding Scheme Details means in respect of a Revenue Funding Scheme, the descriptive and other details agreed pursuant to Clause 9.2 (*Revenue Funding Schemes*) or Clause 11.2 (*Revenue Funding Scheme additions*) and any other details in relation to that scheme set out (and as accepted by Homes England) in IMS, in each case as the same may be varied, supplemented or updated from time to time in accordance with the terms of this Agreement;

Revenue Funding Support Services means the support services to be provided to Tenants of the SHAP Dwellings;

Revenue Grant means the amount of grant payable by Homes England in connection with a Revenue Funding Scheme, the maximum amount of which is as set out in the relevant Revenue Funding Scheme Details;

Revenue Grant Profile means the Revenue Grant spend profile for each Quarter and each Financial Year of the Revenue Funding Period agreed by Homes England pursuant to Clause 9 (*Revenue Funding Schemes*) or Clause 11 (*Revenue Funding Scheme additions*) (as applicable) and subject to such adjustments as may be notified to the Grant Recipient pursuant to Clause 10 (*Changes to Revenue Funding Scheme*) ;

Revenue Overpayment has the meaning attributed to it in Clause 15.24 (*Review, Monitoring and Reporting*);

Revenue Programme Completion Date means the date which falls on the expiry of the Revenue Funding Period;

Revenue Statement of Grant Usage means the document in the form set out in Schedule 3 (*Form of Revenue Statement of Grant Usage*) or where so directed by Homes England, made available on IMS (or by such other method which Homes England may notify from time to time), as the same may be supplemented amended or updated from time to time;

Review Meeting means a meeting held pursuant to Clause 15.7 (*Review, Monitoring and Reporting*) and Clause 15.8 (*Review, Monitoring and Reporting*);

RIDDOR means Reporting of Injuries Diseases and Dangerous Occurrences Regulations 2013 (as amended from time to time);

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

Rough Sleepers means homeless individuals who are Sleeping Rough or are in the opinion of the Grant Recipient likely to be Sleeping Rough within the immediate future.

RTB Receipts means receipts retained by a Local Housing Authority pursuant to the exercise of the Right to Buy;

Scheme Default means in relation to any Firm Scheme the occurrence of any of the following:

- (a) the Grant Recipient is unable to make the representations and give the warranties set out in Part 2 of Schedule 1 (*Representations and Warranties*) (in any case in whole or in part) or is in breach of any representation or warranty set out in such Schedule and there is or is likely to be a resulting Material Adverse Effect in relation to that Firm Scheme;
- (b) the withdrawal or revocation of any Consent required to enable the Grant Recipient to Deliver that Firm Scheme;

- (c) a breach of the Grant Recipient's obligations under any of Clause 12 (*Delivery Obligations*) or Clause 14 (*Operational Obligations*) other than Clause 14.12 (*Operational Obligations*) in relation to that Firm Scheme;
- (d) the exercise by Homes England of its rights under Clause 21.1.2 (*Adjustments to Remaining Tranches*) or a failure by the Grant Recipient to agree any adjustment proposed by Homes England to the Capital Firm Scheme Grant pursuant to Clause 21.2 (*Adjustments to Remaining Tranches*);
- (e) the Grant Recipient has breached or otherwise failed to comply with any term of this Agreement and such breach or failure has or will have a Material Adverse Effect in relation to the Firm Scheme;
- (f) a failure or inability by the Grant Recipient to comply with the requirements of Clauses 17.1 (*Capital Grant Claim Procedures*) to 17.6 (*Capital Grant Claim Procedures*) or Clauses 18.1 (*Revenue Grant Claim Procedures*) to 18.2 (*Revenue Grant Claim Procedures*) (as applicable);
- (g) in respect of any Capital Firm Scheme
 - i (other than a Single Claim Scheme) the Acquisition Stage is not achieved by the Acquisition Date and/or Start on Site is not achieved by the Start on Site Date ;and/or
 - ii following discussions with the Grant Recipient, Homes England (acting reasonably) considers that the Capital Firm Scheme is unlikely to reach Practical Completion (or in respect of the Single Claim Scheme, Completion) by 31 March 2025 (or such other date agreed by Homes England (in its absolute discretion) in IMS);
- (h) the Grant Recipient fails to achieve Capital Firm Scheme Completion by 31 March 2025 (or such other date agreed by Homes England (in its absolute discretion) in IMS)
 - (i) a failure by the Parties to agree a revised Capital Firm Scheme Grant figure pursuant to Clause 23.3.3(a) (*Repayment of Grant*);
 - (j) the Grant Recipient ceases to hold a Golden Brick SLI for a GB Scheme;
 - (k) the Grant Recipient ceases to hold the requisite Alternative Interest previously approved by Homes England in respect of a Firm Scheme; or
 - (l) any conditions attached to an Alternative Interest are not satisfied within the relevant timeframe required by Homes England (in its absolute discretion);

Scheme Termination Event means an event which would permit this Agreement to be terminated in relation to one or more particular Firm Schemes pursuant to Clause 24.1 (*Default Events and Termination*);

Scheme Type Matrix means the table set out in Schedule 5 (*Scheme Type Matrix*);

Scheme Withholding Event means in relation to any Firm Scheme the occurrence of any of a SW1 Event, SW2 Event or a SW3 Event;

Section 15 Direction means a direction made by the Secretary of State under Section 15 of the Local Government Act 1999;

Section 114 Report means a report made under Section 114(3) or Section 114A of the Local Government Finance Act 1988;

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

- (a) in the case of a Capital Firm Scheme other than an EH Lease & Repair Scheme, a Secure Legal Interest (Freehold and Long Lease);
- (b) in the case of an EH Lease & Repair Scheme a Secure Legal Interest (Short Lease); or
- (c) an Alternative Interest (in respect of which the Grant Recipient has satisfied any conditions (as are then required to be satisfied) imposed by Homes England pursuant to Clause 17 (*Capital Grant Claim Procedures*)) which allows the Grant Recipient to acquire one of the interests in limbs (a) or (b) by Practical Completion;

provided that in each case, where the Grant Recipient possesses:

- (a) the freehold estate and one or more leasehold interests derived from the freehold estate; or
- (b) more than one leasehold interest in a chain of leases,
in any Capital Firm Scheme, the interest which is the lowest leasehold interest owned by the Grant Recipient in the chain of leases must satisfy limb (a) or (b) above (as applicable); and
- (c) in respect of a GB Scheme, a Golden Brick SLI;

Secure Legal Interest (Freehold and Long Lease) means the Grant Recipient has in respect of the Site:

- (a) freehold title registered with title absolute;
- (b) leasehold title registered with title absolute where the lease has at least sixty (60) years unexpired duration;
- (c) either:
 - i freehold title registered with possessory title; or
 - ii leasehold title registered with good leasehold title where the lease has at least sixty (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 Capital Firm Scheme Grant for that Site; or

Secure Legal Interest (Short Lease) means the Grant Recipient has in respect of the Site, a leasehold interest with an unexpired term equivalent to the greater of:

- (a) the period set out in the "Lease Length" data field within the Capital Firm Scheme Details (and accepted by Homes England through IMS) 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 Capital Firm Scheme Grant for that Site; and
- (b) five (5) years unexpired duration;

SHAP has the meaning given to such term in the recitals;

SHAP Dwelling means a bedsit, Shared Accommodation, house, flat, maisonette or bungalow which was developed with the benefit of grant payable under this Agreement and in relation to each relevant Capital Firm Scheme as more particularly described in the relevant Capital Firm Scheme Details;

SHAP Dwelling (Lapsed) means a SHAP Dwelling which ceases to be used for the Agreed Purposes;

SHAP Funds means grant funding made available pursuant to SHAP;

SHAP Standards means in respect of each Capital Firm Scheme the:

- (a) Decent Homes Standard;
- (b) Nationally Described Space Standard (if applicable); and
- (c) any other standards submitted by the Grant Recipient on IMS and accepted by Homes England;

SHAP Subsidy Scheme means a Subsidy Scheme made by Homes England and/or DLUHC in relation to SHAP (excluding any such Subsidy Scheme which only applies in the Greater London area);

Shared Accommodation means accommodation (including any common areas) comprised within non-self-contained accommodation for two (2) or more households;

Shared Personal Data means Personal Data shared between Homes England and the Grant Recipient for Processing pursuant to this Agreement which is currently anticipated to be limited to Personal Data relating to Homes England employees such as email addresses and contact names;

Single Claim Scheme means a Capital Firm Scheme in respect of which the Grant Recipient may claim the Total Grant Tranche following the achievement of Completion which meets the description in the Capital Funding Guide applicable to the processing routes identified in the Scheme Type Matrix for a Single Claim Scheme unless otherwise expressly agreed by Homes England on IMS;

Single Homeless People with Support Needs means individuals who:

- (a) are Insecurely Housed; and
- (b) in the opinion of the Grant Recipient require support services to maintain an independent and settled lifestyle;

Site means the site identified to Homes England as being the dwelling houses, building or area of land comprised or (where the context requires) to be comprised in a Capital Firm Scheme and/or the SHAP Dwellings and common areas developed as part of such Capital Firm Scheme;

Sleeping Rough means the relevant individual is sleeping outside (including bedding down for the night on the street) or sleeping in a non-residential building or other location not designed for human habitation;

Social Housing Assistance has the meaning given to it in Section 32(13) of the HRA 2008;

Social Housing Dwelling means accommodation in the ownership of a Local Housing Authority or a body entered on the Register as a non-profit or a profit-making organisation (as such terms are defined in Section 115 of the HRA 2008), housing charity or almshouse and used (or available) to provide residential accommodation at a sub-market rent (or in the case of an almshouse a management and/or maintenance charge) to one or more individuals on the basis of a secure, introductory, assured shorthold, assured non shorthold, Rent Act 1977 tenancy or licence (or in the case of an almshouse such other form of occupancy arrangement as it is permitted by its constitution to grant);

Social Rent means a rent calculated in accordance with the formula and related provisions for calculating social rents set out in the Rent Standard;

Specified Default means the occurrence of any of the following:

- (a) a failure by the Grant Recipient to comply with its obligations in any of Clause 14.12 (*Operational Obligations*) or Clause 15 (*Review, Monitoring and Reporting*), Schedule 7 (*Anti-bribery and Anti-corruption*), and/or any information supplied in connection with its obligations in Clause 15 (*Review, Monitoring and Reporting*) is materially deficient, misleading or inaccurate;
- (b) the Grant Recipient is unable to make the representations and give the warranties set out in Part 2 of Schedule 1 (*Representations and Warranties*) (in any case in whole or in part) or is in breach of any representation or warranty set out in such Schedule and there is or is likely to be a resulting Material Adverse Effect in relation to the Approved Capital Bid, the Revenue Funding Bid or any Revenue Funding Scheme;
- (c) a failure by the Grant Recipient to comply with any obligation to pay or repay Homes England any amount due under this Agreement;
- (d) the Parties are unable to agree the initial Revenue Funding Scheme pursuant to Clause 9.2 (*Revenue Funding Schemes*); or

- (e) the Grant Recipient has breached or otherwise failed to comply with any term of this Agreement and such breach or failure has or will have a Material Adverse Effect in relation to the Approved Capital Bid, the Revenue Funding Bid or any Revenue Funding Scheme;

SS Claim has the meaning given to it in Clause 17.3 (*Capital Grant Claim Procedures*);

Start on Site means with respect to the relevant Capital Firm Scheme:

- (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 to the Site have commenced;

Start on Site Date means the date identified in IMS on which Start on Site is forecast to be achieved (and has been achieved);

Start on Site Tranche Grant means subject to Clause 4.3 (*Capital Firm Schemes*) and Clause 5.3.1(c) (*Changes to Capital Firm Schemes*) an amount equivalent to such per centum of the Capital Firm Scheme Grant as is approved by Homes England on IMS as payable following achievement of Start on Site with respect to the relevant Capital Firm Scheme;

Start on Site Works means:

- (a) with respect to a New Build Scheme:
 - i excavation for strip or trench foundations or for pad footings;
 - ii digging out and preparation of ground for raft foundations;
 - iii vibrofloatation, piling, boring for piles or pile driving;
 - iv drainage works specific for the buildings forming part of the Capital Firm Scheme;
 - v such works of demolition or service diversion as are expressly and strictly contemplated in the Section of the Capital Funding Guide entitled "Finance – Grant Claims and Payments"; or
- (b) with respect to a Rehabilitation Scheme - Purchase or Rehabilitation Scheme – Existing Stock, the substantive commencement of physical Works to the Site;

Subcontractor means any subcontractor appointed by the Grant Recipient to undertake all or part of the Works or any management or support services provided to the SHAP Dwellings or any Tenant;

Subsidy shall have the meaning given to it in section 2 of the Subsidy Control Act 2022;

Subsidy Compliance Review means a review by Homes England of the provision of Agreement Funding to determine whether its use by the Grant Recipient is in compliance with the Subsidy Control Requirements and/or has not given rise to Unlawful Subsidy;

Subsidy Control Requirements means:

- (a) the Subsidy Control Act 2022 and/or such other Legislation and/or regulations and/or guidance issued by the Secretary of State and/or approved by Parliament which is in force and/or applies in England which regulates Subsidy;
- (b) such requirements as may be specified in a SHAP Subsidy Scheme;

Subsidy Scheme means a subsidy scheme made by a public authority within the meaning of section 10(1) of the Subsidy Control Act 2022;

Substitute Scheme Acceptance Date means the date upon which Homes England confirms acceptance of a Capital Substitute Scheme pursuant to Clause 8.4 (*Capital Firm Scheme substitution and additions*);

SW1 Event means a failure by the Grant Recipient to Deliver the Firm Scheme (other than one comprised within an SW3 Event) in accordance with the Firm Scheme Details or (in the case of a Capital Firm Scheme) to the SHAP Standards;

SW2 Event means the occurrence of any of the following:

- (a) the Grant Recipient is unable to give the confirmations or certifications required by IMS or to make the representations and give the warranties referred to in Clause 17 (*Capital Grant Claim Procedures*), Clause 17.4 (*Capital Grant Claim Procedures*) or Clause 17.6 (*Capital Grant Claim Procedures*) or Clause 18.2 (*Revenue Grant Claim Procedures*) (in any case in whole or in part); or
- (b) a material breach by the Grant Recipient of any obligation under this Agreement in relation to a Firm Scheme (other than one comprised within an SW1 Event or SW3 Event in relation to that Firm Scheme) and which:
 - i the Grant Recipient has not taken steps to remedy it to Homes England's satisfaction (acting reasonably); or
 - ii is incapable of remedy; or
- (c) any Consent necessary to deliver the Firm Scheme is revoked or withdrawn;

SW2 Failure has the meaning given to it in Clause 22.1.5(b) (*Withholding of Grant*);

SW3 Event means a failure by the Grant Recipient to Deliver a Capital Firm Scheme in accordance with the Capital Firm Scheme Delivery Timetable (in circumstances where Homes England did not agree revised Milestone Dates in accordance with Clause 7) (*Time extensions*);

Target Area means the local authority area identified in the Capital Firm Scheme Details in which the Capital Firm Scheme will be delivered or such other area agreed by Homes England on IMS;

Target Client Group means individuals from any of the following categories:

- (a) Rough Sleepers;
- (b) Single Homeless People with Support Needs; or
- (c) Vulnerable Young Person;

that have been nominated as a Tenant by the Nominating Local Authority;

Tenancy Standard means the tenancy standard published by the Regulator from time to time pursuant to its power under section 193 (*Standards relating to consumer matters*) of the HRA 2008;

Tenant means (as the context requires):

- (a) a tenant or licensee occupying an SHAP Dwelling; or
- (b) a prospective tenant or licensee of an SHAP Dwelling;

Total Grant Tranche means the total Capital Firm Scheme Grant identified on IMS as payable following achievement of Completion of the relevant Single Claim Scheme;

Total Termination Event means an event which would permit this Agreement to be terminated as a whole pursuant to Clause 24.3 (*Default Events and Termination*), Clause 24.5 (*Default Events and Termination*) or Clause 24.7 (*Default Events and Termination*);

Tranche means (as the context requires) any of the Acquisition Tranche Grant, the Start on Site Tranche Grant, the Practical Completion Tranche Grant, Total Grant Tranche or any Additional Tranche Grant

Transparency Code means the Code of Recommended Practice entitled "Local Government Transparency Code 2015" on data transparency for local authorities published by the Department for Communities and Local Government in February 2015 (or any other like or successor code or guidance published by any successor department);

Transparency Obligations means the obligations set out in Clause 16 (*Transparency Obligations*);

Undeliverable Scheme means a Capital Firm Scheme in respect of which there is a material risk of a Milestone Failure arising otherwise than as a result of the occurrence of a Milestone Extension Event;

Unlawful Subsidy means a Subsidy which is found by a Competent Body to be and/or in the reasonable opinion of Homes England is in contravention of or an infringement of the Subsidy Control Requirements;

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

Vulnerable Young Person means individuals aged between 18 and 25 when they are granted a tenancy or licence of the relevant SHAP Dwelling by the Grant Recipient and who are:

- (a) Insecurely Housed; and
- (b) in the opinion of the Grant Recipient require support services to take care of themselves or be protected from harm or exploitation;

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

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

and Homes England 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;

Withdrawn Scheme means (as the context requires):

- (a) a Capital Firm Scheme withdrawn by the Grant Recipient pursuant to Clause 5.3.1 (*Changes to Capital Firm Schemes*) or Clause 5.3.3 (*Changes to Capital Firm Schemes*); or
- (b) a Revenue Funding Scheme withdrawn by the Grant Recipient pursuant to Clause 10.3.1 (*Changes to Revenue Funding Schemes*) or Clause 10.3.3 (*Changes to Revenue Funding Schemes*);

Withholding Event means a General Withholding Event or a Scheme Withholding Event; and

Works means in relation to each Capital Firm Scheme all of the works (including the Start on Site Works, the design, infrastructure works and all other works necessary for obtaining access to the SHAP Dwellings) (if any) to be undertaken in order to ensure that the SHAP Dwellings meet the SHAP Standards and are developed, repaired, converted, refurbished and/or Rehabilitated (as applicable) in accordance with the Capital Firm Scheme 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 clause, sub-clause, paragraph, schedule or section heading is, except where it is expressly stated to the contrary, a reference to such clause, sub-clause, paragraph, schedule or section heading of this Agreement.
- 1.2.4 Any reference to this Agreement or to any other document or publication shall include (except where expressly stated otherwise) any variation, amendment or supplement to or restatement of such document or publication to the extent that such variation, amendment or supplement or restatement is not prohibited under the terms of this Agreement.
- 1.2.5 Any reference to any Act of Parliament, enactment, order, regulation, statutory instrument, determination, guidance or similar instrument shall (except where expressly stated otherwise) be construed as a reference to the enactment, order, regulation, determination, guidance or 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 The words **includes** or **including** are to be construed without limitation.
- 1.2.9 Where any discretion is granted by this Agreement to any Party, that Party shall be entitled to exercise that discretion freely and without fetter (implied or otherwise).
- 1.2.10 A paragraph in a Schedule shall be construed as reference to a paragraph in that particular Schedule.
- 1.2.11 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.
- 1.2.12 In any case where the consent or approval of Homes England (or any officer of Homes England) is required or a notice is to be given by Homes England, 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 Homes England by notice in writing to the Grant Recipient.
- 1.2.13 An obligation to do anything includes an obligation to procure its being done.
- 1.2.14 Any restriction includes an obligation not to permit infringement of the restriction.
- 1.2.15 The terms "Site", "Capital Firm Scheme" and "Revenue Funding Scheme" include each and every part of it.

- 1.2.16 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.
- 1.2.17 Save where a contrary intention is shown, any reference to Homes England acting reasonably shall be interpreted as requiring Homes England to act in a commercially reasonable manner and any reference to the exercise of a discretion by Homes England shall be construed as permitting Homes England to exercise its discretion freely and without constraint of any kind.
- 1.2.18 If there is any ambiguity or conflict between the implied terms and the express terms of this Agreement then the express terms shall prevail.
- 1.2.19 The Grant Recipient shall in relation to the delivery of its obligations under this Agreement be responsible as against Homes England for the acts or omissions of any Grant Recipient Party as if they were the acts or omissions of the Grant Recipient.
- 1.2.20 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 Homes England shall, unless otherwise expressly stated in this Agreement or agreed in writing by Homes England, 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 Homes England in respect of or in connection with the matter to or in relation to which such approval, consent, examination or acknowledgement was given or review made.
- 1.2.21 In the event of any conflict between the Capital Firm Scheme Details summarised in the Original Approved Capital Bid and the Capital Firm Scheme Details set out in IMS (and accepted by Homes England through IMS), the Capital Firm Scheme Details in IMS shall prevail.
- 1.2.22 In the event of any conflict between the Original Allocated Capital Grant figure set out in IMS (and accepted by Homes England through IMS) and the Original Allocated Capital Grant figure set out in the definition of Original Allocated Capital Grant in this Agreement, the Original Allocated Capital Grant figure set out in IMS shall prevail.
- 1.2.23 In the event of any conflict between the Original Allocated Revenue Grant figure set out in IMS (and accepted by Homes England through IMS) and the Original Allocated Revenue Grant figure set out in the definition of Original Allocated Revenue Grant in this Agreement, the Original Allocated Revenue Grant figure set out in IMS shall prevail.
- 1.2.24 Where this Agreement refers to information set out in IMS, this Agreement shall be construed as incorporating such information into its terms.
- 1.2.25 The terms "Allocated Capital Grant", "Original Allocated Capital Grant" and "Capital Firm Scheme Grant" shall (unless the context precludes such interpretation) include every Tranche thereof.

- 1.2.26 The terms "Allocated Revenue Grant", "Original Allocated Revenue Grant" and "Revenue Grant" shall (unless the context precludes such interpretation) include every payment of grant funding in relation to that Revenue Funding Scheme.
- 1.2.27 Any reference to a Section and/or a Chapter of the Capital Funding Guide in this Agreement shall refer to any successor, replacement or amendment of such Section or Chapter from time to time.
- 1.2.28 The use of the term "let" or "letting" in this Agreement shall be construed as including the grant or granting of licence.
- 1.2.29 For the purpose of this Agreement, expenditure shall be regarded as having been incurred by the Grant Recipient when and only when, money passes out of the Grant Recipient's control or when money has been Contractually Committed. Money will be assumed to have passed out of the Grant Recipient's control at the moment when a letter is posted to a supplier, contractor or consultant containing a cheque, or an electronic instruction is sent to a bank to make a payment to such person by direct credit or bank transfer.
- 1.2.30 Where the terms "Delivered" or "Delivery" or "delivered" or "delivery" are used in the context of the Revenue Funding Bid or a Revenue Funding Scheme this will refer to the provision of the Revenue Funding Support Services in accordance with the requirements of this Agreement.
- 1.2.31 Any reference to a specific part of IMS in this Agreement shall refer to such part in any successor, replacement or amendment to IMS from time to time.

2 Purpose

- 2.1 DLUHC has agreed to make SHAP Funds available to Homes England. Homes England has agreed to make:
- 2.1.1 the Allocated Capital Grant available to the Grant Recipient to provide the SHAP Dwellings which are to be let to individuals within the Target Client Group; and
- 2.1.2 the Allocated Revenue Grant available to the Grant Recipient to help reimburse revenue costs incurred by the Grant Recipient in providing and/or securing the provision of Revenue Funding Support Services to individuals within the Target Client Group
- in each case subject to and in accordance with the terms and conditions of this Agreement.
- 2.2 Under no circumstances may the Revenue Grant be applied towards the purchase or acquisition of equipment or other assets or expended for other capital purposes.
- 2.3 Each Party undertakes to co-operate with the other to facilitate the proper performance of this Agreement and the Delivery of the Capital Indicative Schemes, the Capital Firm Schemes and the Revenue Funding Schemes.
- 2.4 The Parties acknowledge and agree that Homes England has been commissioned as DLUHC's delivery agent for SHAP and that where Homes England's agreement, approval, acceptance or consent is required in this Agreement Homes England may be required to

obtain DLUHC's prior agreement, approval, acceptance or consent. The Parties further acknowledge and agree that it shall not be unreasonable for Homes England to delay or withhold the relevant agreement, approval, acceptance or consent where such delay or withholding is directly or indirectly caused or required by DLUHC.

3 **Acknowledgements, Representations and Warranties**

3.1 Without prejudice to any other term of this Agreement, the Parties acknowledge for the purposes of the record that Homes England agreed in response to the Grant Recipient's initial bid under SHAP to advance grant funding to the Grant Recipient in an initial amount equal to:

3.1.1 the Original Allocated Capital Grant to facilitate the Delivery of the Original Approved Capital Bid; and

3.1.2 the Original Allocated Revenue Grant to facilitate the Delivery of the Revenue Funding Bid.

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

3.2.1 expressly acknowledges the Agreed Principles and agrees to observe them and to be bound by them;

3.2.2 represents and warrants in the terms set out in Part 2 of Schedule 1 (*Representations and Warranties*) to Homes England on the date hereof and on each day during the currency of this Agreement; and

3.2.3 acknowledges and agrees that Homes England is relying on all representations and warranties made and given under this Agreement 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.

3.3 Homes England has no obligation to make any payment of Agreement Funding to the Grant Recipient in relation to anything other than a Capital Firm Scheme or a Revenue Funding Scheme.

4 **Capital Firm Schemes**

4.1 The Grant Recipient must:

4.1.1 not less than five (5) Business Days prior to the forecast Acquisition Date ensure that such details of each Capital Original Scheme (other than a Capital Indicative Scheme) as are required by Homes England have been accurately uploaded onto IMS; and

4.1.2 (subject to Clauses 6.5 (*Capital Indicative Schemes*) to 6.7 (*Capital Indicative Schemes*) (inclusive)) upload onto IMS (or amend through IMS) such details of each Capital Indicative Scheme as are required in order for Homes England to consider the conversion of such Capital Indicative Scheme to a Capital Firm Scheme for the Delivery of Programme Housing,

and where in either case the relevant scheme is accepted by Homes England through IMS, it will become a Capital Firm Scheme for the purposes of this Agreement with effect from the Acceptance Date.

4.2 The Grant Recipient represents and warrants to Homes England in relation to each Capital Firm Scheme that:

4.2.1 the Capital Firm Scheme:

- (a) is in its opinion (acting reasonably) deliverable in accordance with the Capital Firm Scheme Delivery Timetable and is consistent with the SHAP Standards; and
- (b) comprises no Public Sector Funding beyond that identified in the Capital Firm Scheme Details;
- (c) will comprise no dwellings which have not been specifically acquired, developed, Rehabilitated or designed for use by persons who meet the description in the Target Client Group;
- (d) will be Delivered in the Target Area;

4.2.2 the Grant Recipient:

- (a) possesses a Secure Legal Interest and which, with respect to any Leasehold Scheme, is comprised of a lease which 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 Capital Firm Scheme to the SHAP Standards and for the Delivery of the Capital Firm Scheme in accordance with the Capital Firm Scheme Details as are then required;
- (c) has complied with all applicable requirements of the Capital Funding Guide in relation to the Capital Firm Scheme;
- (d) is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued;
- (e) has not nor have any of its officers made a Section 114 Report nor is it aware of any circumstances which would give rise to the making of a Section 114 Report; and
- (f) has received the support of the Nominating Local Authority which it acknowledges may be verified by Homes England with the Nominating Local Authority;

4.2.3 none of the property, buildings or dwelling-houses comprised in any Rehabilitation Scheme - Purchase is a Social Housing Dwelling or already owned by a Grant Recipient Affiliate;

4.3 Homes England may at its absolute discretion vary from time to time the percentages attributed to any Tranche in respect of a Capital Firm Scheme save that, no such variation will take effect in relation to any Tranche which has already been paid except for clerical updates to the percentages attributed to any such Tranche solely resulting from the inclusion of any Additional Tranche Grant paid pursuant to Clauses 17.8 (*Capital Grant Claim Procedures*) and 17.9 (*Capital Grant Claim Procedures*).

4.4 Under no circumstances shall Homes England be obliged to accept any Capital Firm Scheme if Homes England (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 SHAP or other programme commitments) to provide Capital Firm Scheme Grant in relation to the relevant scheme.

5 Changes to Capital Firm Schemes

5.1 The Grant Recipient may propose changes to any Capital Firm Scheme at any time prior to the Capital Firm Scheme Completion Date. Any such changes must be proposed via IMS and must take account of any Tranche already received by the Grant Recipient.

5.2 Where a Pre-First Claim Change is proposed, Homes England will be entitled to accept or reject such change or to accept it subject to adjustment by Homes England in accordance with the procedure set out in Clause 5.3 (*Changes to Capital Firm Schemes*) below.

5.3 If Homes England:

5.3.1 accepts the Pre-First Claim Change in principle, it shall be entitled to recalculate the Capital Firm Scheme Grant allocated to the Capital Firm Scheme by reference to the proposed change. Where the result of that recalculation is a lower Capital Firm Scheme Grant figure than that set out in the Capital Firm Scheme Details, Homes England will notify the Grant Recipient and the Grant Recipient will have twenty (20) Business Days from the date of receipt of Homes England's notification to advise Homes England as to whether it wishes to withdraw the Capital Firm Scheme from this Agreement or proceed with it on the basis of the recalculated Capital Firm Scheme Grant figure or to retract the proposed Pre-First Claim Change. If:

(a) the Capital Firm Scheme is withdrawn by the Grant Recipient, Homes England will (subject to any invocation by the Grant Recipient of Clause 8.1 (*Capital Firm Scheme substitution and additions*) and any resulting operation of Clause 8 (*Capital Firm Scheme substitution and additions*)) withdraw the Capital Firm Scheme Grant allocated to such scheme and the Allocated Capital Grant figure will be reduced commensurately;

(b) the proposed Pre-First Claim Change is retracted by the Grant Recipient, the Grant Recipient shall reinstate in IMS the Capital Firm Scheme Details ante the date of the Pre-First Claim Change and, following Homes England's approval of such reinstated details in IMS, the Capital Firm Scheme shall proceed on the basis of those reinstated Capital Firm Scheme Details;

- (c) the Grant Recipient wishes to proceed with the Capital Firm Scheme, it must immediately amend the Capital Firm Scheme Details in IMS to reflect the Pre-First Claim Change, the recalculated Capital Firm Scheme Grant figure. The amended Capital Firm Scheme Details (together with any adjustments to the sum and percentages of the subsequent Tranches due as a result of the recalculated Capital Firm Scheme Grant figure being lower than the original Capital Firm Scheme Grant figure) will be deemed to be effective from the date of their acceptance by Homes England (through IMS); and
- (d) a Notification Failure occurs, Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Capital Firm Scheme from this Agreement;

5.3.2 accepts the Pre-First Claim Change (including any change to the Capital Firm Scheme Grant figure) as proposed by the Grant Recipient, it will accept the change through IMS and the relevant Capital Firm Scheme Details will be deemed to have been amended with effect from the date of such acceptance;

5.3.3 rejects the Pre-First Claim Change, Homes England will notify the Grant Recipient and the Grant Recipient will have twenty (20) Business Days from the date of Homes England's notification to advise Homes England as to whether it wishes to proceed with the Capital Firm Scheme on the original basis or to withdraw it. If:

- (a) the Capital Firm Scheme is withdrawn by the Grant Recipient, Homes England will permanently withdraw the Capital Firm Scheme Grant allocated to such scheme and the Allocated Capital Grant figure will be reduced commensurately; or
- (b) a Notification Failure occurs, Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Capital Firm Scheme from this Agreement.

5.4 Where a Pre-Final Claim Change is proposed, Homes England will be entitled to accept or reject such change or to accept it subject to adjustment by Homes England in accordance with the procedure set out in Clause 5.5 (*Changes to Capital Firm Schemes*) below.

5.5 If Homes England:

5.5.1 accepts the Pre-Final Claim Change in principle, it shall be entitled to recalculate the Capital Firm Scheme Grant allocated to the Capital Firm Scheme by reference to the proposed change. Where the result of that recalculation is a lower Capital Firm Scheme Grant figure than that set out in the Capital Firm Scheme Details, Homes England will notify the Grant Recipient and the Grant Recipient will have twenty (20) Business Days from the date of receipt of Homes England's notification to advise Homes England as to whether it wishes to withdraw the Capital Firm Scheme from this Agreement, proceed with the Capital Firm Scheme on the basis of the recalculated Capital Firm Scheme Grant figure or to retract the Pre-Final Claim Change. If:

- (a) the Grant Recipient wishes to withdraw the Capital Firm Scheme, Homes England will permanently withdraw the balance of the Capital Firm Scheme Grant allocated to such scheme and the Grant Recipient must repay Homes England a sum equivalent to such part of the Capital Firm Scheme Grant as has then been received by it, such repayment to be made within fifteen (15) Business Days of receipt of Homes England's written demand for the same;
- (b) the Grant Recipient wishes to proceed with the Capital Firm Scheme, it must immediately amend the Capital Firm Scheme Details in IMS to reflect both the Pre-Final Claim Change and the recalculated Capital Firm Scheme Grant figure and the amended Capital Firm Scheme Details will be deemed to be effective from the date of their acceptance by Homes England (through IMS). Any Remaining Tranches will be adjusted to take account of the recalculated Firm Scheme Grant figure in such proportions as Homes England shall determine. If such adjustment would result in the aggregate sum of the Remaining Tranches figure being a negative figure (and being therefore an overpayment of Firm Scheme Grant), the Grant Recipient must pay Homes England a sum equivalent to the difference (expressed as a positive sum) between the negative figure and zero within fifteen (15) Business Days of receipt of Homes England's written demand for the same;
- (c) the Grant Recipient wishes to retract the Pre-Final Claim Change, it must do so immediately via IMS and the Capital Firm Scheme will proceed as contemplated ante the Grant Recipient's submission of the Pre-Final Claim Change; and
- (d) a Notification Failure occurs, Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Capital Firm Scheme from this Agreement;

5.5.2 accepts the Pre-Final Claim Change (including any change to the Capital Firm Scheme Grant figure) as proposed by the Grant Recipient, it will accept the change through IMS and the relevant Capital Firm Scheme Details will be deemed to have been amended with effect from the date of such acceptance;

5.5.3 rejects the Pre-Final Claim Change, Homes England will notify the Grant Recipient and the Grant Recipient will have twenty (20) Business Days from the date of Homes England's notification to advise Homes England as to whether it wishes to proceed with the Capital Firm Scheme on the original basis or to withdraw it. If:

- (a) the Grant Recipient wishes to withdraw the Capital Firm Scheme, Homes England will permanently withdraw the balance of the Capital Firm Scheme Grant allocated to such scheme and the Grant Recipient must repay Homes England a sum equivalent to such part of the Capital Firm Scheme Grant as has then been received by it, such repayment to be made within fifteen (15) Business Days of receipt of Homes England's written demand for the same; or

- (b) a Notification Failure occurs, Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Capital Firm Scheme from this Agreement.

- 5.6 Homes England will not be obliged to pay any Tranche to the Grant Recipient in relation to any Capital Firm Scheme unless any changes required to the Capital Firm Scheme Details by Clause 5.3 (*Changes to Capital Firm Schemes*) or Clause 5.5 (*Changes to Capital Firm Schemes*) have been made and have been accepted by Homes England in IMS.
- 5.7 Homes England will take reasonable steps to contact the Grant Recipient during the period specified in each of Clauses 5.3.1 (*Changes to Capital Firm Schemes*), 5.3.3 (*Changes to Capital Firm Schemes*), 5.5.1 (*Changes to Capital Firm Schemes*) and 5.5.3 (*Changes to Capital Firm Schemes*) to remind the Grant Recipient of the need for the appropriate notification, but any failure on Homes England's part to do so will not preclude Homes England from treating a Capital Firm Scheme as withdrawn where there has been a Notification Failure under any of those Clauses.
- 5.8 Under no circumstances will Homes England be required to accept any Pre-First Claim Change or Pre-Final Claim Change which would have the result of increasing the amount of the Allocated Capital Grant or the Capital Firm Scheme Grant in relation to the relevant Capital Firm Scheme.
- 5.9 Where pursuant to Clause 5.5.1(b) (*Changes to Capital Firm Schemes*) any Tranche must be adjusted to take account of the recalculated Capital Firm Scheme Grant figure, nothing shall preclude the Parties from agreeing the proportion of such adjustment but in default of agreement the proportion determined by Homes England shall prevail.
- 5.10 Any change to the Capital Firm Scheme Details and/or the Approved Capital Bid resulting from the application of this Clause 5 (*Changes to Capital Firm Schemes*) shall be implemented by such party (as determined by Homes England) amending the Capital Firm Scheme Details in IMS and confirmed by Homes England's electronic acceptance of that amendment through IMS and in default of agreement the Parties will be bound by the Capital Firm Scheme Details as they existed prior to the change proposed.
- 5.11 Where any change proposed to a Capital Firm Scheme results in the withdrawal of a Capital Firm Scheme or a decrease in the number of dwellings being Delivered as Programme Housing pursuant to a Capital Firm Scheme (a **Delivery Change**) Homes England shall be entitled to reduce the Allocated Revenue Grant and/or adjust Revenue Grant Profile by such amount as may be determined by Homes England (acting reasonably) having regard to the Delivery Change.

6 **Capital Indicative Schemes**

- 6.1 The Grant Recipient confirms that such details of each Capital Indicative Scheme comprised within the Original Approved Capital Bid as Homes England requires have been uploaded onto IMS by the date of this Agreement.
- 6.2 The Grant Recipient shall be entitled to submit Proposed Capital Indicative Schemes to Homes England after the date of this Agreement and where it wishes to do so, it must submit to Homes England through IMS such details of such Proposed Capital Indicative Schemes as Homes England may require.

- 6.3 Homes England shall be entitled to accept or reject the details submitted for any Proposed Capital Indicative Scheme. Where Homes England accepts a Proposed Capital Indicative Scheme into the Approved Capital Bid pursuant to Clause 6.4 (*Capital Indicative Schemes*), it shall confirm its acceptance to the Grant Recipient through IMS.
- 6.4 If a Proposed Capital Indicative Scheme is accepted by Homes England in IMS, pursuant to Clause 6.3 (*Capital Indicative Schemes*) then with effect from the date of that acceptance:
- 6.4.1 such scheme shall be deemed to be a Capital Indicative Scheme and becomes subject to the processes set out in Clauses 6.4 to 6.10 (inclusive) (*Capital Indicative Schemes*) and Clause 4.1.2 (*Capital Firm Schemes*);
- 6.4.2 the details accepted by Homes England pursuant to Clause 6.3 (*Capital Indicative Schemes*) shall be deemed to be the relevant Capital Indicative Scheme Details for the purposes of this Agreement; and
- 6.4.3 the Allocated Capital Grant shall be deemed to be adjusted by the amount of the Capital Indicative Allocation agreed by Homes England in IMS in relation to the new Capital Indicative Scheme.
- 6.5 The Grant Recipient must use all reasonable endeavours to ensure that each Capital Indicative Scheme:
- 6.5.1 is worked up so that it is capable of being brought forward as a Capital Firm Scheme in line with any requirements, deadlines and/or timescales set out by Homes England (acting in its absolute discretion) (**Capital Scheme Transition**); and
- 6.5.2 is uploaded onto IMS in accordance with the procedure and timescale set out in Clause 4.1.2 (*Capital Firm Schemes*).
- 6.6 The Grant Recipient must notify Homes England in writing immediately upon becoming aware of any matter or circumstance which is likely to prejudice the Grant Recipient's ability to comply with its obligations under Clause 6.5 (*Capital Indicative Schemes*).
- 6.7 On receipt of a notice under Clause 6.6 (*Capital Indicative Schemes*) or on otherwise becoming aware of any likely delay to bringing forward a Capital Indicative Scheme as a Capital Firm Scheme, Homes England (acting reasonably) shall be entitled either:
- 6.7.1 to extend or modify any relevant dates, deadlines or other requirements mandated by Homes England (acting in its absolute discretion), as it considers to be appropriate for bringing forward such Capital Indicative Scheme having regard to the circumstance giving rise to the anticipated delay; or
- 6.7.2 to withdraw the Capital Indicative Allocation,
- and in determining which option to pursue Homes England shall be entitled to take into account such factors as it considers appropriate including:
- (a) the likely availability of Homes England resources in relation to any delayed Delivery of the Proposed Capital Indicative Scheme resulting

from any extension to the relevant timescales mandated by Homes England (acting in its absolute discretion); and

- (b) the adequacy of the Grant Recipient's performance to date in respect of other Capital Indicative Schemes and Capital Firm Schemes.

6.8 The Grant Recipient shall be entitled to propose changes to any Capital Indicative Scheme at any point prior to any relevant date (if applicable) determined by Homes England (acting in its absolute discretion) as the date by which the relevant Capital Scheme Transition must occur. Any such changes must be communicated to Homes England in writing or by the Grant Recipient proposing changes to the Capital Indicative Scheme Details through IMS. Homes England shall consider the proposal and respond to the Grant Recipient. Homes England shall be entitled at its discretion to:

6.8.1 accept the proposed changes, in which case the Grant Recipient must ensure that the accepted changes are correctly logged in IMS. The changes shall be deemed to be effective from the point at which they are formally accepted by Homes England in IMS; or

6.8.2 reject the proposed changes, in which case the Grant Recipient shall have a period of twenty (20) Business Days (from the point of notification of Homes England's rejection of the proposed changes) to notify Homes England as to whether it wishes to proceed with the Capital Indicative Scheme on the basis originally submitted or to withdraw the Capital Indicative Scheme from the Approved Capital Bid.

6.9 If the Grant Recipient:

6.9.1 notifies Homes England that it is withdrawing the Capital Indicative Scheme from the Approved Capital Bid; or

6.9.2 fails to notify Homes England within the period prescribed in Clause 6.8.2 (*Capital Indicative Schemes*) as to which option it wishes to pursue,

Homes England shall be entitled permanently to withdraw the Capital Indicative Allocation and the Allocated Capital Grant figure shall be reduced commensurately.

6.10 Notwithstanding any other term of this Agreement, all Capital Indicative Schemes must (unless otherwise agreed) either have achieved Capital Firm Scheme status or have been withdrawn from the Approved Capital Bid by any date or deadline determined by Homes England (acting in its absolute discretion) as the date by which the relevant Capital Scheme Transition must occur. If a Capital Indicative Scheme has failed to achieve Capital Firm Scheme status by such date Homes England shall be entitled permanently to withdraw the Capital Indicative Allocation and the Allocated Capital Grant figure shall be reduced commensurately.

7 Time extensions

7.1 Where a Milestone Failure occurs or is in the opinion of Homes England reasonably likely to occur (having regard to the information supplied pursuant to Clause 14.4 (*Operational Obligations*) or Clause 15 (*Review, Monitoring and Reporting*)) and such failure is directly caused by a Milestone Extension Event, Homes England may at its sole discretion elect to,

subject always to Clause 7.3 and Clause 7.4 (*Time extensions*)), extend the relevant Milestone Date and any subsequent associated Milestone 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.

7.2 Homes England shall not be obliged to consider an extension to a Milestone Date:

7.2.1 unless a Milestone Extension Event exists; or

7.2.2 in circumstances where such extension would (when taken individually or together with other extensions in relation to the Grant Recipient) in Homes England's reasonable opinion materially and adversely affect the Delivery of the Approved Capital Bid or (when taken individually or together with other extensions in relation to the Grant Recipient or other grant recipients of SHAP) materially and adversely affect Homes England's projected expenditure profile in relation to any year of SHAP and in particular (but without limitation) such expenditure profile in relation to the last Quarter of the relevant Financial Year.

7.3 Homes England shall not under any circumstances be required or obliged to extend a Capital Firm Scheme Completion Date beyond 31 March 2025 but may at its absolute discretion elect to do so in writing (through IMS or otherwise).

7.4 Homes England shall not under any circumstances be required or obliged to make any payment of Revenue Grant beyond 31 March 2028 but may at its sole discretion elect to do so in writing (through IMS or otherwise).

8 **Capital Firm Scheme substitution and additions**

8.1 The Grant Recipient may request Homes England to accept the substitution of a different capital expenditure scheme (a **Capital Substitute Scheme**) in place of an Undeliverable Scheme or a Withdrawn Scheme.

8.2 If the Grant Recipient wishes to submit a Capital Substitute Scheme, it must submit to Homes England through IMS such details of the relevant Capital Substitute Scheme as Homes England may require. In submitting the details of the Capital Substitute Scheme, the Grant Recipient is deemed to make and give the same representations and warranties in relation to the Capital Substitute Scheme as it gives pursuant to Clause 4.2 (*Capital Firm Schemes*) in relation to a Capital Firm Scheme.

8.3 Homes England shall consider the submitted details and if Homes England is satisfied (a) with the information provided, (b) the level of grant funding requested and (c) that:

8.3.1 the Capital Substitute Scheme is consistent with the Agreed Purposes;

8.3.2 the Capital Substitute Scheme offers value for money;

8.3.3 the Capital Substitute Scheme is consistent with the Approved Capital Bid (including the scheme cost information and information in relation to the level of the Grant Recipient's contribution);

- 8.3.4 it will have sufficient financial resources available to it (taking account inter alia of its commitments under SHAP or other programme commitments) to provide any Capital Firm Scheme Grant requested in relation to the relevant scheme;
- 8.3.5 the Grant Recipient's performance in respect of other Firm Schemes has satisfied the terms of this Agreement;
- 8.3.6 the Acquisition Stage for the Capital Substitute Scheme will occur on or before the date submitted, approved and identified in IMS and the Capital Substitute Scheme can be fully delivered by such date as may be agreed by Homes England and set out in IMS;
- 8.3.7 no Bid Default, Fundamental Default nor Specified Default subsists; and
- 8.3.8 the SHAP Standards submitted in respect of such scheme by the Grant Recipient are satisfactory.

Homes England shall be entitled (but not obliged) to accept the Capital Substitute Scheme as a Capital Firm Scheme.

- 8.4 Where Homes England accepts a Capital Substitute Scheme into the Approved Capital Bid pursuant to Clause 8.3 (*Capital Firm Scheme substitution and additions*) it will confirm its acceptance of such scheme to the Grant Recipient through IMS.
- 8.5 With effect from the Substitute Scheme Acceptance Date:
 - 8.5.1 the Capital Substitute Scheme shall constitute a Capital Firm Scheme and shall be immediately subject to the whole terms and conditions of this Agreement; and
 - 8.5.2 the details set out by the Grant Recipient in respect of the Capital Substitute Scheme in IMS and as confirmed by Homes England through IMS shall be deemed to be Capital Firm Scheme Details for the purposes of this Agreement.
- 8.6 It is agreed by the Parties that any Capital Firm Scheme Grant received by the Grant Recipient in relation to the Undeliverable Scheme shall be deemed to have been received by the Grant Recipient in relation to the Capital Substitute Scheme.
- 8.7 The Grant Recipient acknowledges and agrees that an Undeliverable Scheme constitutes a "project" for the purposes of and falls within Paragraph 7(e) of the Recovery Determination.
- 8.8 The Parties shall be entitled from time to time to agree to add Additional Schemes to those comprised within the Original Approved Capital Bid.
- 8.9 Where Clause 8.8 (*Capital Firm Scheme substitution and additions*) applies, the Grant Recipient shall submit to Homes England through IMS such details of the proposed Additional Scheme as Homes England may require. In submitting such details, the Grant Recipient makes the same representations and warranties in relation to the proposed Additional Scheme as it makes to Homes England pursuant to Clause 4.2 (*Capital Firm Schemes*).

- 8.10 Homes England shall consider the Additional Scheme and if Homes England is satisfied that:
- 8.10.1 the Additional Scheme is consistent with the Agreed Purposes;
 - 8.10.2 the Additional Scheme offers value for money;
 - 8.10.3 the Grant Recipient's performance in respect of other Capital Firm Schemes comprised within the Approved Capital Bid has been of an acceptable standard and has satisfied the terms of this Agreement;
 - 8.10.4 it will have sufficient financial resources available to it (taking account inter alia of its commitments under SHAP or other programme commitments) to provide the Capital Firm Scheme Grant requested in relation to the relevant scheme;
 - 8.10.5 the Acquisition Stage for the Additional Scheme will occur on or before the date submitted, approved and identified in IMS and the Additional Scheme can be fully delivered by such date as may be agreed by Homes England and set out in IMS;
 - 8.10.6 no Bid Default, Fundamental Default nor Specified Default subsists; and
 - 8.10.7 the SHAP Standards submitted in respect of such scheme by the Grant Recipient are satisfactory.

Homes England shall be entitled (but not obliged) to accept the Additional Scheme into the Approved Capital Bid.

8.11 Where Homes England accepts an Additional Scheme into the Approved Capital Bid pursuant to Clause 8.10 (*Capital Firm Scheme substitution and additions*) it shall confirm such acceptance to the Grant Recipient through IMS.

8.12 With effect from the Additional Scheme Acceptance Date:

- 8.12.1 the Additional Scheme shall be deemed to be a Capital Firm Scheme for the purposes of this Agreement and immediately subject to its whole terms and conditions;
- 8.12.2 the details set out by the Grant Recipient in respect of the Additional Scheme in IMS and as confirmed by Homes England through IMS shall be deemed to be Capital Firm Scheme Details for the purposes of this Agreement; and
- 8.12.3 the Grant Recipient must ensure that it complies with all of its obligations under this Agreement as they apply to such new Capital Firm Scheme.

8.13 If Homes England agrees to make available any grant funding in relation to a Capital Substitute Scheme or Additional Scheme, the Allocated Capital Grant will (subject to Clause 8.6 (*Capital Firm Scheme substitution and additions*)) be deemed to be increased or decreased (as appropriate) by the Capital Firm Scheme Grant agreed by Homes England in IMS in relation to the relevant Capital Firm Scheme.

9 Revenue Funding Schemes

- 9.1 The Parties acknowledge that the Revenue Funding Bid and the Original Allocated Revenue Grant were indicative and based on the information available to the Parties at the time of their submission and initial determination.
- 9.2 The Grant Recipient must notify Homes England on IMS as soon as reasonably practicable and in any event at least 20 Business Days (unless otherwise expressly agreed by Homes England) after the first SHAP Dwelling achieves Dwelling Practical Completion (the **First Completion Notification**) and the Parties will cooperate as soon as reasonably practicable to agree the details of the initial Revenue Funding Scheme, such details to include:
- 9.2.1 the Revenue Funding Support Services to be provided to the SHAP Dwellings from the point at which they achieve Dwelling Practical Completion;
 - 9.2.2 the sum which will comprise the Allocated Revenue Grant;
 - 9.2.3 the Revenue Funding Scheme Details;
 - 9.2.4 the Revenue Grant Profile; and
 - 9.2.5 such other details as Homes England may reasonably require,
- and the Grant Recipient must promptly provide Homes England with such information or assistance as it may reasonably require in support of the above.
- 9.3 Homes England will have no obligation to pay the Grant Recipient any amount in respect of the provision of any Revenue Funding Support Services until the details referred to in Clause 9.2 (*Revenue Funding Schemes*) are agreed and recorded in IMS or in such other medium and within such timeframe as Homes England requires.
- 9.4 If the details referred to in Clause 9.2 (*Revenue Funding Schemes*) are:
- 9.4.1 agreed, the Grant Recipient must record them in IMS at least 20 Business Days prior to the Revenue Commencement Date (or in such other timeframe expressly agreed by Homes England) and such details will be treated for the purposes of this Agreement as effective from the date of their acceptance by Homes England in IMS;
 - 9.4.2 not agreed within fifteen (15) Business Days of the First Completion Notification (or in such other timeframe expressly agreed by Homes England in writing) Homes England shall be entitled to withdraw or amend its offer of the Original Allocated Revenue Grant.
- 9.5 In recording the details referred to in Clause 9.2 (*Revenue Funding Schemes*) the Grant Recipient represents and warrants to Homes England that:
- 9.5.1 the Revenue Funding Support Services agreed pursuant to Clause 9.4.1 (*Revenue Funding Schemes*) are capable of delivery throughout the Revenue Funding Period (at minimum) and are suitable to support the needs of the Tenants occupying the relevant SHAP Dwellings having regard to the relevant Target Client Group;

- 9.5.2 no Public Sector Funding beyond that identified in the Revenue Funding Scheme Details is payable in respect of the Revenue Funding Support Services agreed pursuant to Clause 9.4.1 (*Revenue Funding Schemes*);
- 9.5.3 the Grant Recipient has obtained all Consents necessary for the Delivery of the Revenue Funding Support Services in accordance with the Revenue Funding Scheme Details as are then required;
- 9.5.4 the Grant Recipient is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued; and
- 9.5.5 the Grant Recipient has not nor have any of its officers made a Section 114 Report nor is it aware of any circumstances which would give rise to the making of a Section 114 Report.
- 9.6 Under no circumstances shall Homes England be obliged to accept any Revenue Funding Scheme if Homes England (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 SHAP or other programme commitments) to provide Revenue Grant in relation to the relevant scheme.

10 **Changes to Revenue Funding Schemes**

- 10.1 The Grant Recipient may propose changes to any Revenue Funding Scheme at any time prior to the Revenue Programme Completion Date. Any such changes must be proposed via IMS and must take account of any Revenue Grant already received by the Grant Recipient.
- 10.2 Where a Revenue Funding Change is proposed, Homes England will be entitled to accept or reject such change or to accept it subject to adjustment by Homes England in accordance with the procedure set out in Clause 10.3 (*Changes to Revenue Funding Schemes*) below.
- 10.3 If Homes England:
- 10.3.1 accepts the Revenue Funding Change in principle, it shall be entitled to recalculate the Revenue Grant allocated to the Revenue Funding Scheme by reference to the proposed change and/or adjust the Revenue Grant Profile. Where the result of that recalculation is a lower Revenue Grant figure than that set out in the Revenue Funding Scheme Details or there is an adjustment to the Revenue Grant Profile, Homes England will notify the Grant Recipient and the Grant Recipient will have twenty (20) Business Days from the date of receipt of Homes England's notification to advise Homes England as to whether it wishes to withdraw the Revenue Funding Scheme from this Agreement, to proceed with it on the basis of the recalculated Revenue Grant figure and/or any adjusted Revenue Grant Profile or to withdraw the proposed Revenue Funding Change. If:
- (a) the Revenue Funding Scheme is withdrawn by the Grant Recipient, Homes England will withdraw the Revenue Grant allocated to such scheme, make such resulting adjustments as it considers necessary to the Revenue Grant Profile and the Allocated Revenue Grant figure will be reduced commensurately and the Grant Recipient must repay Homes

England a sum equivalent to the Revenue Grant received by it, such payment to be made within fifteen (15) Business Days of receipt of Homes England's written demand for the same;

- (b) the proposed Revenue Funding Change is withdrawn by the Grant Recipient, the Grant Recipient shall reinstate in IMS the Revenue Funding Scheme Details ante the date of the Revenue Funding Change and, following Homes England's approval of such reinstated details in IMS, the Revenue Funding Scheme shall proceed on the basis of those reinstated Revenue Funding Scheme Details and in accordance with the unadjusted Revenue Grant Profile;
- (c) the Grant Recipient wishes to proceed with the Revenue Funding Scheme, it must immediately amend the Revenue Funding Scheme Details in IMS to reflect the Revenue Funding Change, the recalculated Revenue Grant figure and any Revenue Grant already received. The amended Revenue Funding Scheme Details (together with any adjustments due as a result of the recalculated Revenue Grant figure being lower than the original Revenue Grant figure) will be deemed to be effective from the date of their acceptance by Homes England (through IMS) as will any adjustments to the Revenue Grant Profile notified to the Grant Recipient pursuant to Clause 10.3.1 (*Changes to Revenue Funding Schemes*); and
- (d) a Notification Failure occurs, Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Revenue Funding Scheme from this Agreement;

10.3.2 accepts the Revenue Funding Change (including any change to the Revenue Grant figure) as proposed by the Grant Recipient without the need for any adjustment to the Revenue Grant Profile, it will accept the change through IMS and the relevant Revenue Funding Scheme Details will be deemed to have been amended with effect from the date of such acceptance;

10.3.3 rejects the Revenue Funding Change, Homes England will notify the Grant Recipient and the Grant Recipient will have twenty (20) Business Days from the date of Homes England's notification to advise Homes England as to whether it wishes to proceed with the Revenue Funding Scheme on the original basis or to withdraw it. If:

- (a) the Revenue Funding Scheme is withdrawn by the Grant Recipient, Homes England will permanently withdraw the Revenue Grant allocated to such scheme, make such resulting adjustments as it considers necessary to the Revenue Grant Profile and the Allocated Revenue Grant figure will be reduced commensurately and the Grant Recipient must repay Homes England a sum equivalent to the Revenue Grant received by it, such payment to be made within fifteen (15) Business Days of receipt of Homes England's written demand for the same; or
- (b) a Notification Failure occurs, Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Revenue Funding Scheme from this Agreement.

- 10.4 Homes England will not be obliged to pay any Revenue Grant to the Grant Recipient in relation to any Revenue Funding Scheme unless any changes required to the Revenue Funding Scheme Details or to the Revenue Grant Profile by Clause 10.3 (*Changes to Revenue Funding Schemes*) have been made and have been accepted by Homes England in IMS.
- 10.5 Homes England will take reasonable steps to contact the Grant Recipient during the period specified in each of Clauses 10.3.1 (*Changes to Revenue Funding Schemes*) and 10.3.3 (*Changes to Revenue Funding Schemes*) to remind the Grant Recipient of the need for the appropriate notification, but any failure on Homes England's part to do so will not preclude Homes England from treating a Revenue Funding Scheme as withdrawn where there has been a Notification Failure under any of those Clauses.
- 10.6 Under no circumstances will Homes England be required to accept any Revenue Funding Change which would have the result of increasing the amount of the Allocated Revenue Grant or the Revenue Grant in relation to the relevant Revenue Funding Scheme.
- 10.7 Any change to the Revenue Funding Scheme Details and/or to the Revenue Grant Profile resulting from the application of this Clause 10 (*Changes to Revenue Funding Schemes*) shall be implemented by the Grant Recipient amending the Revenue Funding Scheme Details in IMS and confirmed by Homes England's electronic acceptance of that amendment through IMS and in default of agreement the Parties will be bound by the Revenue Funding Scheme Details or Revenue Grant Profile as they existed prior to the change proposed.

11 **Revenue Funding Scheme additions**

- 11.1 Where agreed by Homes England (in its absolute discretion) the Grant Recipient shall be entitled from time to time to propose Additional Schemes of a revenue nature for inclusion within this Agreement.
- 11.2 Where Clause 11.1 (*Revenue Funding Scheme additions*) applies, the Grant Recipient shall within such timeframes as may be agreed in writing by the Parties submit to Homes England through IMS (or such other medium as Homes England may prescribe) such details of the proposed Additional Scheme as Homes England may require including those set out at Clause 9.2 (*Revenue Funding Schemes*). In submitting such details, the Grant Recipient makes the same representations and warranties in relation to the proposed Additional Scheme as it makes to Homes England pursuant to Clause 9.5 (*Revenue Funding Schemes*).
- 11.3 Homes England shall consider the Additional Scheme and if Homes England is satisfied that:
- 11.3.1 the Additional Scheme is consistent with the Agreed Purposes;
 - 11.3.2 the Additional Scheme offers value for money;
 - 11.3.3 it will have sufficient financial resources available to it (taking account inter alia of its commitments under SHAP or other programme commitments) to provide any Revenue Grant requested in relation to the relevant scheme;
 - 11.3.4 the Grant Recipient's performance in respect of other Firm Schemes has been of an acceptable standard and has satisfied the terms of this Agreement;

- 11.3.5 the Additional Scheme can be fully delivered by the date submitted, approved and identified in IMS;
- 11.3.6 no Bid Default, Fundamental Default nor Specified Default subsists; and
- 11.3.7 the expenditure to which the requested Revenue Grant is to be applied includes no element of capital expenditure,

Homes England shall be entitled (but not obliged) to accept the Additional Scheme into this Agreement.

11.4 Where Homes England accepts an Additional Scheme into this Agreement pursuant to Clause 11.3 (*Revenue Funding Scheme additions*) it shall confirm such acceptance to the Grant Recipient through IMS.

11.5 With effect from the Additional Scheme Acceptance Date:

11.5.1 the Additional Scheme shall be deemed to be a Revenue Funding Scheme for the purposes of this Agreement and immediately subject to its whole terms and conditions;

11.5.2 the details set out by the Grant Recipient in respect of the Additional Scheme in IMS and as confirmed by Homes England through IMS shall be deemed to be Revenue Funding Scheme Details for the purposes of this Agreement; and

11.5.3 the Grant Recipient must ensure that it complies with all of its obligations under this Agreement as they apply to such new Revenue Funding Scheme.

11.6 If Homes England agrees to make available any grant funding in relation to an Additional Scheme, the Allocated Revenue Grant will be deemed to be increased by the Revenue Grant agreed by Homes England in IMS in relation to the new Revenue Funding Scheme.

12 **Delivery Obligations**

12.1 The Grant Recipient must in relation to each Capital Firm Scheme:

12.1.1 carry out the acquisition of the Site (where applicable), procure and diligently pursue the completion of the Works so that:

(a) the Capital Firm Scheme is (subject to Clause 7.1 (*Time extensions*)) Delivered in accordance with the Capital Firm Scheme Delivery Timetable and in accordance with Legislation, any applicable terms of the Capital Funding Guide and the Recovery Determination;

(b) when Delivered, the Capital Firm Scheme fully complies with the Capital Firm Scheme Details and meets the SHAP Standards; and

(c) any applicable requirements of Procurement Law and of the Consents are satisfied; and

12.1.2 promptly notify Homes England in writing of any failure or likely failure to comply with Clause 12.1.1 (*Delivery Obligations*);

- 12.1.3 procure that prior to any SHAP Dwelling being occupied, any certifications required under any building safety legislation arising out of the Building Safety Act 2022 in respect of the relevant Firm Scheme (or any part thereof) are obtained (including certification that the SHAP Dwelling has passed "Gateway 3" (or any similar or comparable stage in construction identified in any applicable regulations));
- 12.1.4 where any SHAP Dwelling forms part of a Higher Risk Building register as a signatory to the Building a Safer Future Charter; and
- 12.1.5 actively market or allocate the SHAP Dwellings with a view to ensuring (as far as practicable) the letting of such dwellings to individuals as Programme Housing following Capital Firm Scheme Completion (or as soon as reasonably possible thereafter); and
- 12.1.6 procure that Homes England's Representative (or any person nominated by them) 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 Capital Firm Scheme and to monitor compliance by the Grant Recipient with its obligations under this Agreement.
- 12.2 The Grant Recipient must:
- 12.2.1 comply with its obligations in Clause 15.20 (*Review, Monitoring and Reporting*) in respect of the submission of each Capital Statement of Grant Usage (and a failure to so comply shall constitute a material breach for the purposes of limb (b) of the definition of GW1 Event); and
- 12.2.2 ensure that the Authorised SOGU Representative authorised to certify the Capital Statement of Grant Usage has access to the information and knowledge needed accurately to certify the information required;
- 12.2.3 promptly notify Homes England if it becomes aware that any Capital Statement of Grant Usage is erroneous in any material respect; and
- 12.2.4 not advance or on-lend any Capital Firm Scheme Grant to a third party (in whole or in part).
- 12.3 The Grant Recipient must in relation to each Revenue Funding Scheme:
- 12.3.1 deliver the Revenue Funding Support Services so that:
- (a) the Revenue Funding Scheme is delivered until at least the expiry of Revenue Funding Period;
- (b) when delivered, the Revenue Funding Scheme fully complies with the Revenue Funding Scheme Details; and
- (c) any applicable requirements of Procurement Law and of the Consents are satisfied;
- 12.3.2 promptly notify Homes England in writing of any failure or likely failure to comply with Clause 12.3.1 (*Delivery Obligations*);

- 12.4 The Grant Recipient must:
- 12.4.1 comply with its obligations in Clauses 15.20, 15.21 and 15.22 (*Review, Monitoring and Reporting*) in respect of the submission of a Revenue Statement of Grant Usage (and a failure to so comply shall constitute a material breach for the purposes of limb (b) of the definition of GW1 Event); and
 - 12.4.2 ensure that the Authorised SOGU Representative authorised to sign the Revenue Statement of Grant Usage has access to the information and knowledge needed accurately to give the information required;
 - 12.4.3 promptly notify Homes England if it becomes aware that any Revenue Statement of Grant Usage is erroneous in any material respect; and
 - 12.4.4 not advance or on-lend any Revenue Grant to a third party (in whole or in part).

13 Revenue Funding Eligible Expenditure

- 13.1 Subject to Clause 13.2 (*Revenue Funding Eligible Expenditure*) below, Revenue Funding Eligible Expenditure consists of payments made by the Grant Recipient during the Revenue Funding Period in providing and/or securing the provision of Revenue Funding Support Services including the making payments to a subcontractor under a contract which secures the provision of the Revenue Funding Support Services in accordance with this Agreement.
- 13.2 The following costs shall not be regarded as Revenue Funding Eligible Expenditure for the purposes of this Agreement:
- 13.2.1 activities of a political or exclusively religious nature;
 - 13.2.2 services that the Grant Recipient has a statutory duty to provide;
 - 13.2.3 payments reimbursed or to be reimbursed by other public or private sector grants;
 - 13.2.4 depreciation, amortisation or impairment of fixed assets owned by the Grant Recipient;
 - 13.2.5 the acquisition or improvement of fixed assets by the Grant Recipient;
 - 13.2.6 interest payments (including service charge payments for finance leases);
 - 13.2.7 gifts to individuals other than promotional items with a value no more than £10 a year to any one individual;
 - 13.2.8 entertaining (entertaining for this purpose means anything that would be a taxable benefit to the person being entertained, according to current UK tax regulations);
 - 13.2.9 statutory fines, criminal fines or penalties;
 - 13.2.10 any goods or other assets;
 - 13.2.11 costs of building, land acquisition or other costs of development itself; and
 - 13.2.12 costs related to non-residential elements of the Revenue Funding Scheme.

13.3 The Grant Recipient must not deliberately incur liabilities in respect of Revenue Funding Eligible Expenditure before there is an operational need for it to do so and must not pay for Revenue Funding Eligible Expenditure sooner than the due date for payment.

13.4 The Grant Recipient acknowledges that Revenue Funding Eligible Expenditure may only be claimed in accordance with Clause 18 (*Revenue Grant Claim Procedures*).

14 **Operational Obligations**

14.1 The Grant Recipient shall procure that Homes England's Representative (or any person nominated by them) 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 operation of a Capital Firm Scheme, the provision of the Revenue Funding Support Services and to monitor compliance by the Grant Recipient with its obligations under this Agreement.

14.2 The Grant Recipient must agree in advance with Homes England any significant changes to the Approved Capital Bid, the First Revenue Funding Schemes or to any of the outputs, activities, targets and/or indicative dates as set out in the Approved Capital Bid or the Revenue Funding Scheme Details in respect of the First Revenue Funding Schemes.

14.3 The Grant Recipient shall provide such evidence as Homes England may reasonably require to enable Homes England to satisfy itself:

14.3.1 with the progress against the Approved Capital Bid and the Revenue Funding Schemes (including, without limitation, progress against the delivery Milestones agreed in relation to such Approved Capital Bid; and

14.3.2 that the Grant Recipient is complying with the terms and conditions of this Agreement.

14.4 The Grant Recipient must notify Homes England in writing (save in respect of Clause 14.4.1 (*Operational Obligations*) and Clause 14.4.2 (*Operational Obligations*) where, in each case, notification is required to be given through IMS):

14.4.1 immediately once the Acquisition Date has occurred;

14.4.2 immediately once Start on Site has occurred;

14.4.3 immediately, in the event of the receipt by it of any other Public Sector Funding or guarantees of it, or the offer of the same, in respect of the Capital Firm Scheme (or any part of it) beyond any amount of Public Sector Funding notified to Homes England by the Grant Recipient pursuant to Clause 4.2 (*Capital Firm Schemes*), Clause 8.2 (*Capital Firm Scheme substitution and additions*) or Clause 8.9 (*Capital Firm Scheme substitution and additions*) or in respect of the Revenue Funding Scheme (or any part of it) beyond any amount of Public Sector Funding notified to Homes England by the Grant Recipient pursuant to Clause 9.5 (*Revenue Funding Schemes*), Clause 11.2 (*Revenue Funding Scheme additions*) or Clause 11.3 (*Revenue Funding Scheme additions*);

14.4.4 immediately upon becoming aware of any event or circumstance which may have a Material Adverse Effect; and

- 14.4.5 of any other event or circumstance in relation to a Firm Scheme as Homes England may reasonably require from time to time and within such timeframes as Homes England may reasonably require.
- 14.5 Without prejudice to Clause 12.1.1 (*Delivery Obligations*), the Grant Recipient must in operating and administering a Capital Firm Scheme after Capital Firm Scheme Completion:
- 14.5.1 observe and comply with Legislation, the applicable terms of the Capital Funding Guide, the Recovery Determination and of the Consents;
- 14.5.2 subject to Clause 23.1 (*Repayment of Grant*) not use the SHAP Dwellings without Homes England's prior written consent;
- (a) for any purpose other than the Agreed Purposes; or
- (b) to accommodate individuals from outside of the Agreed Client Group;
- 14.5.3 not charge a higher initial rent or service charge in relation to a SHAP Dwelling than set out in the relevant Capital Firm Scheme Details and ensure that such rent and service charge is set and continues to be set and charged in accordance with the applicable criteria and requirements of the Rent Standard and this Agreement;
- 14.5.4 comply with the Rent Standard in respect of the SHAP Dwellings (where applicable);
- 14.5.5 comply with the Tenancy Standard in respect of the SHAP Dwellings (to the extent applicable);
- 14.5.6 observe and comply with the requirements of the Capital Funding Guide in relation to:
- (a) the letting, management or Disposal of SHAP Dwellings; and
- (b) the nature of the housing and/or housing product (as described in the Capital Funding Guide) being funded pursuant to this Agreement;
- 14.5.7 where so directed by Homes England, comply at its own cost with Homes England's requirements in relation to Compliance Audit;
- 14.5.8 in relation to Programme Housing, participate in the CORE system from time to time (including recording any lettings made);
- 14.5.9 in relation to each SHAP Dwelling use the most appropriate form of tenancy or licence (as set out in the Capital Funding Guide) having regard to the terms of the Tenancy Standard, the type of Capital Firm Scheme, the needs of the Tenant, and the efficient use of public funds;
- 14.5.10 provide Homes England with a completed Disposal Notification no less than fourteen (14) Business Days prior to a Disposal taking place (such notification to reflect any applicable requirements of the Capital Funding Guide); and

- 14.5.11 provide Homes England with such information (and within such timescales) as Homes England may reasonably require to enable Homes England to monitor compliance by the Grant Recipient with its obligations under this Agreement.
- 14.6 The Grant Recipient must:
- 14.6.1 ensure that that any Disposal Notification, Constitutional Change Notification or any other notifications or certificates from the Grant Recipient to Homes England (the **Grant Recipient Notifications**) are provided by the Grant Recipient's Representative and must further ensure that the Grant Recipient Representative has access to the information and knowledge needed accurately to give the information required; and
- 14.6.2 notify Homes England if it becomes aware that the Grant Recipient Notifications are erroneous in any material respect.
- 14.7 The Grant Recipient must in operating and administering a Revenue Funding Scheme, secure the best value for money in all purchases of services where the cost of such services is or would be paid for by the Revenue Grant.
- 14.8 Subject to Clause 14.7 (*Operational Obligations*), the Grant Recipient must obtain quotes for the provision of all services (which would be paid for out of Revenue Grant) with a cost of £500 or more, and where the cost is £5,000 or more, it must, obtain at least three (3) written tenders (unless otherwise agreed by Homes England in its absolute discretion). If required to do so by Homes England, it must produce documentary evidence of compliance with this Clause 14.8 (*Operational Obligations*).
- 14.9 If:
- 14.9.1 the Grant Recipient follows a single tender procedure in connection with any Revenue Funding Scheme, for example, where the value of a contract is very low; or
- 14.9.2 the Grant Recipient has an existing panel of service providers in place which has been previously procured through a tendering process; or
- 14.9.3 where there is only one supplier capable of providing to the Grant Recipient the goods or services concerned,
- the Grant Recipient must keep a record of the reasons why that procedure was thought to be appropriate.
- 14.10 The Grant Recipient shall comply with all relevant Legislation in relation to the supply of goods and services including Procurement Law.
- 14.11 The Grant Recipient shall ensure that Homes England'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 Capital Funding Guide are observed and implemented in respect of each Firm Scheme.
- 14.12 In discharging its obligations or making any representation or warranty under this Agreement, the Grant Recipient must act at all times with the utmost good faith, with the

intent to deliver the Approved Capital Bid and each Revenue Funding Scheme and with proper regard to the need for efficiency in the use of public funds.

14.13 Where the Grant Recipient is aware that it is in breach of an obligation under this Clause 14 (*Operational Obligations*), it must promptly notify Homes England of the fact and take all such steps as are appropriate in the circumstances to remedy the breach.

14.14 The Grant Recipient shall comply with the notifications regime set out in the Recovery Determination and promptly inform Homes England if any change is made to its constitution or structure which causes or is reasonably likely to cause a Relevant Event and provide a copy to Homes England of any document relating to such change.

14.15 Where the Grant Recipient becomes aware that an Agreed Purposes Breach has occurred or is likely to occur it must:

14.15.1 immediately notify Homes England;

14.15.2 co-operate with Homes England and if requested promptly provide Homes England with such information, evidence and/or explanation as Homes England may reasonably require in respect of the Agreed Purposes Breach together with any proposal to remedy or mitigate the effects of the Agreed Purposes Breach;

14.15.3 fully comply with the requirements of Section 4.10 (*Single Homelessness Accommodation Programme*) of the chapter of the Capital Funding Guide entitled "Specialist Homes" and where:

(a) Homes England agrees that a SHAP Dwelling (Lapsed) may be used for a purpose which is different to the Agreed Purposes (an **Alternative Purpose**)

i Homes England may require the Grant Recipient to amend the Capital Firm Scheme Details to reflect the agreed Alternative Purpose (or document or effect such Alternative Purpose in such other means Homes England determines); and

ii the Agreed Purposes for the SHAP Dwelling (Lapsed) shall be deemed to be amended to the extent necessary to reflect the Alternative Purpose agreed by Homes England from:

A the date that Homes England expressly agrees the Alternative Purpose; or

B (where applicable) the date that any updated Capital Firm Scheme Details are accepted by Homes England on IMS and/or the Alternative Purposes is otherwise documented or brought into effect;

(b) Homes England does not agree that a SHAP Dwelling (Lapsed) may be used for an Alternative Purpose:

i Homes England shall be entitled to adjust the Revenue Grant Profile and/or the next following Revenue Funding Quarterly Payment

downwards in respect of any Revenue Funding Scheme associated with the SHAP Dwelling (Lapsed); and

either

- ii the provisions of Clause 23.2.14 (*Repayment of Grant*) will apply; or
- iii where agreed by Homes England in its absolute discretion, the Grant Recipient may recycle the amount of Capital Firm Scheme Grant attributable to the SHAP Dwelling (Lapsed) (as set out on IMS) into such purposes as may be agreed by Homes England in accordance with the requirements of Section 4.10 *Single Homelessness Accommodation Programme*) of the Chapter of the Capital Funding Guide entitled "Specialist Homes".

15 **Review, Monitoring and Reporting**

15.1 The Grant Recipient shall comply fully with the contract management and reporting obligations set out in this Clause 15 (*Review, Monitoring and Reporting*).

15.2 The Grant Recipient acknowledges the high importance to Homes England of it being promptly advised when any circumstance occurs which may:

15.2.1 impact on the Grant Recipient's ability to Deliver any Capital Firm Scheme or Revenue Funding Scheme in accordance with the terms of this Agreement;

15.2.2 change any assumptions in relation to the Approved Capital Bid or any Capital Firm Scheme which would provide an opportunity for the Grant Recipient to deliver more SHAP Dwellings with the Allocated Capital Grant or with the Capital Firm Scheme Grant (as applicable);

15.2.3 change any assumptions in relation to any Revenue Funding Scheme which would provide an opportunity for the Grant Recipient to provide more Revenue Funding Support Services with the Allocated Revenue Grant or with the Revenue Grant (as applicable);

15.2.4 indicate that Homes England is making available more grant than is required to Deliver the Approved Capital Bid, a Capital Firm Scheme, or Revenue Funding Scheme;

15.2.5 give rise to the making of a Section 114 Report or the issue of a Section 15 Direction;

15.2.6 constitute a breach by it of this Agreement; or

15.2.7 constitute a Default Event,

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

15.3 Where Homes England becomes aware either via the Contract Monitoring Outputs or through other monitoring, that the Delivery of the Approved Capital Bid or any Revenue Funding Scheme has not been secured in accordance with the requirements of this

Agreement, or is unlikely to be so secured (a **Delivery Failure**), Homes England may in order to address such Delivery Failure, issue an Allocation Change Notice requiring:

- 15.3.1 a reduction, increase or other change to the number of SHAP Dwellings to be delivered;
- 15.3.2 a reduction or other adjustment to the Allocated Capital Grant or to any Capital Firm Scheme Grant or the Allocated Revenue Grant or to any Revenue Grant; and/or
- 15.3.3 any other change to the Approved Capital Bid or any Revenue Funding Scheme that Homes England deems reasonably necessary,

and such Allocation Change Notice shall be discussed as soon as reasonably practicable by the Parties and in any event within fifteen (15) Business Days of the date of issue of the Allocation Change Notice.

15.4 Nothing in Clause 15.3 (*Review, Monitoring and Reporting*) shall preclude the Parties from agreeing an alternative means of dealing with the Delivery Failure to that set out in the Allocation Change Notice **save that** unless such alternative is agreed and reflected in IMS by the end of the then current Financial Year, the change required by Homes England in the Allocation Change Notice shall take effect on the next following 1 April and Homes England shall be entitled to make all such changes to IMS as are necessary to reflect the contents of the Allocation Change Notice.

15.5 The Grant Recipient shall submit such:

- 15.5.1 information as is specified in Section 4.12.3.1 of the Chapter of the Capital Funding Guide entitled "Specialist Homes" at least once every calendar month (or on such other frequency as Homes England may in its absolute discretion agree) beginning on the date of this Agreement; and
- 15.5.2 other information in relation to this Agreement, the Approved Bid and/or its Delivery of the Firm Schemes as may be requested on reasonable notice by Homes England from time to time.

15.6 The Grant Recipient's Representative (or, where agreed with Homes England in advance, such other member of the Grant Recipient's executive management team) shall attend a Review Meeting when requested to do so by Homes England with reasonable prior written notice.

15.7 Homes England shall attend a Review Meeting reasonably requested by the Grant Recipient provided that:

- 15.7.1 the date of such meeting is agreed by Homes England; and
- 15.7.2 the Grant Recipient provides an agenda for such meeting at the time of request.

15.8 At each Review Meeting Homes England and the Grant Recipient shall meet to discuss or review (without limitation):

- 15.8.1 all changes made to any Capital Firm Scheme, any Revenue Funding Scheme or to the Approved Capital Bid in the period since the last Review Meeting or as

- are anticipated by the Grant Recipient to be requested during the current Financial Year;
- 15.8.2 all withdrawals of Capital Indicative Schemes;
- 15.8.3 the capacity of the Grant Recipient to bring forward additional housing supply under SHAP;
- 15.8.4 the Grant Recipient's performance in delivering the Approved Capital Bid;
- 15.8.5 progress in relation to each Capital Indicative Scheme and Capital Firm Scheme including Delivery forecasts, lettings forecasts and progress against previous such forecasts (including the conversion of Capital Indicative Schemes into Capital Firm Schemes);
- 15.8.6 progress in relation to each Revenue Funding Scheme and any changes anticipated to the applicable Revenue Grant Profile;
- 15.8.7 the Contract Monitoring Outputs;
- 15.8.8 any Change in Control which is anticipated in the then current or upcoming Financial Year;
- 15.8.9 any Pre-First Claim Changes or Pre-Final Claim Changes made during the immediately preceding Quarter or anticipated by the Grant Recipient to be requested during the current Quarter or any future Quarter; and
- 15.8.10 such other matters in relation to the performance or subject matter 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.
- 15.9 Homes England's Representative and the Grant Recipient's Representative (or, where agreed with Homes England in advance, such other member of the Grant Recipient's executive management team) shall attend all Review Meetings until the expiry of the Revenue Funding Period. The Parties agree that a representative of DLUHC shall also be entitled to attend such meetings.
- 15.10 Save as otherwise agreed between the Parties, any meeting under this Clause 15 (*Review, Monitoring and Reporting*) shall be minuted by the Grant Recipient and such minutes shall be distributed within ten (10) Business Days following the meeting to Homes England and any other attendee.
- 15.11 The Grant Recipient shall:
- 15.11.1 provide Homes England with such information within such timescales as Homes England shall reasonably require:
- (a) to support or facilitate the discussions and monitoring referred to in this Clause 15 (*Review, Monitoring and Reporting*); or
- (b) in relation to any Capital Firm Scheme, Revenue Funding Scheme, SHAP Dwellings or such other information as may be reasonably required in connection with this Agreement;

- 15.11.2 take all reasonable steps to ensure that any information provided to Homes England pursuant to this Clause 15 (*Review, Monitoring and Reporting*) is accurate in all material aspects.
- 15.12 The Grant Recipient shall, as and when requested by Homes England (as required in connection with this Agreement, the Approved Capital Bid, the Revenue Funding Bid or any Capital Indicative Scheme or Capital Firm Scheme or Revenue Funding Scheme) promptly provide to Homes England hard and/or electronic copies of:
- 15.12.1 any and 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 (including where the source was created by and/or is held by a Grant Recipient Party (or its service provider or consultants)) for the purposes of or in connection with this Agreement; and
- 15.12.2 the elemental breakdown of the construction costs in relation to each Capital Firm Scheme.
- 15.13 On the expiry of this Agreement or (if earlier) upon its termination, the Grant Recipient shall if requested to do so deliver up to Homes England or procure the delivery to Homes England of all the data, materials, documents and accounts referred to in this Clause 15 (*Review, Monitoring and Reporting*).
- 15.14 The Grant Recipient must for a period of ten (10) years from the date upon which it receives the Capital Firm Scheme Grant retain all of the data, documents, materials and accounts referred to in this Clause 15 (*Review, Monitoring and Reporting*) and the Grant Recipient may retain such data, documents, materials and accounts in electronic form only.
- 15.15 The Grant Recipient agrees that Homes England's auditors (including the Comptroller and Auditor General) shall have unrestricted rights of access to any and all information to which Homes England is entitled under this Agreement or to which Homes England's auditors are entitled pursuant to the National Audit Act 1983 and the Government Resources and Accounts Act 2000 or otherwise.
- 15.16 The Grant Recipient shall promptly and fully co-operate with any request for information or evidence from time to time of:
- 15.16.1 any auditor (whether internal or external) of Homes England;
- 15.16.2 Homes England, to the extent such request relates to this Agreement (or any matter associated with it), or in relation to or arising from compliance with Subsidy Control Requirements and/or which Homes England is required to provide to any third party pursuant to Legislation or by any Competent Body.
- 15.17 The Grant Recipient shall ensure that for each Firm Scheme it and each Grant Recipient Party keeps on an Open Book Basis (in accordance with generally accepted accounting practice) separate books of account for items relating to the Programme Housing which identify items of the Capital Firm Scheme Grant, the Revenue Grant, to evidence compliance with the Subsidy Control Requirements and such other items required under this Clause 15 (*Review, Monitoring and Reporting*).

- 15.18 The Grant Recipient shall upon Homes England's written request:
- 15.18.1 make available upon reasonable notice for Homes England's inspection (and that of any person referred to in this Clause 15 (*Review, Monitoring and Reporting*) or in Clause 27 (*Information and Confidentiality*) or any person appointed pursuant to Clause 33 (*Dispute resolution*) the books of account referred to in Clause 15.17 (*Review, Monitoring and Reporting*) (together with, if specified, such supporting correspondence, agreements, orders, invoices, receipts and other documents) and shall submit a report in relation to the same to Homes England as and when requested to do so; and
 - 15.18.2 procure that a representative of Homes England (or any of its auditors or advisors) may on reasonable notice visit any place where any records or information of the type described in this Clause 15 (*Review, Monitoring and Reporting*) are held or maintained and examine such records or information.
- 15.19 The Grant Recipient shall ensure that it and any Grant Recipient Party (at its cost) co-operates with Homes England during a Subsidy Compliance Review and it shall if requested promptly provide Homes England with such information, evidence and/or explanation as Homes England may reasonably require.
- 15.20 Within sixty (60) Business Days of the end of any Financial Year (or such other frequency as Homes England may otherwise agree in its full discretion) for the Duration, the Grant Recipient must complete and submit a Capital Statement of Grant Usage to Homes England in respect of such Financial Year together with such other evidence as Homes England may request (acting reasonably) either prior to or after the submission of any Capital Statement of Grant Usage.
- 15.21 Within sixty (60) Business Days of the end of any Financial Year during the Revenue Funding Period (or with such other frequency as Homes England may otherwise agree in its full discretion) in which the Grant Recipient has received any payment of Revenue Grant, the Grant Recipient must complete and submit a Revenue Statement of Grant Usage to Homes England in respect of such Financial Year together with such other evidence as Homes England may request either prior to or after the submission of any Revenue Statement of Grant Usage to provide Homes England with satisfactory evidence that the Revenue Grant has reimbursed Revenue Funding Eligible Expenditure properly incurred in providing the Revenue Funding Support Services.
- 15.22 The Capital Statement of Grant Usage and the Revenue Statement of Grant Usage must be signed by the Grant Recipient's Chief Finance Director or a person occupying an equivalent post of the Grant Recipient (the **Authorised SOGU Representative**).
- 15.23 Any manuscript alterations to the Capital Statement of Grant Usage or Revenue Statement of Grant Usage must be initialled by the original signatory or such Authorised SOGU Representative as may have replaced the original signatory following a change in personnel.
- 15.24 If (in Homes England's opinion acting reasonably) the Revenue Statement of Grant Usage or any other information or evidence identifies that the amount of Revenue Grant claimed by the Grant Recipient in a Financial Year exceeds the Revenue Funding Eligible Expenditure which the Grant Recipient was entitled to claim under this Agreement (the

Revenue Overpayment) Homes England may (at its discretion) require the Grant Recipient to:

- 15.24.1 reduce the Revenue Grant and/or adjust the Revenue Grant Profile in the subsequent Financial Year to offset the amount of the Revenue Overpayment; or
 - 15.24.2 repay to Homes England the amount of Revenue Overpayment within fifteen (15) Business Days of Homes England's demand (either via an IMS reclaim process or in accordance with such other process as Homes England may determine).
- 15.25 The Grant Recipient must:
- 15.25.1 maintain and operate effective monitoring and financial management systems in order to control expenditure and to ensure that the costs of achieving the objectives and activities as set out in any Approved Capital Bid or Revenue Funding Schemes can be clearly identified; and
 - 15.25.2 keep a record of Revenue Funding Eligible Expenditure and retain all accounting records relating to that expenditure and income for a period of at least 10 years after the end of Revenue Grant funding; and
 - 15.25.3 make the accounting records available at any reasonable time for inspection by Homes England's Representative.
- 15.26 For the purposes of Clause 15.25 (*Review, Monitoring and Reporting*), the accounting records shall include original invoices, receipts, accounts and deeds, whether in writing or electronic form.
- 15.27 The Grant Recipient shall provide Homes England with a completed Constitutional Change Notification (in accordance with the requirements of Clause 14.6 (*Operational Obligations*)) at least ten (10) Business Days prior to any Change in Control.
- 15.28 The Grant Recipient will promptly notify Homes England if any Know Your Customer Information becomes inaccurate or out of date and provide Homes England with revised Know Your Customer Information promptly upon Homes England's request.
- 15.29 The Parties acknowledge and agree that Homes England may review whether the Grant Recipient continues to meet the requirements for Investment Partner status and the Grant Recipient will co-operate with such review and will provide Homes England with such further information, evidence and/or explanation with respect to any such review as Homes England may request.
- 15.30 The Parties acknowledge that Homes England may (on a sample basis) require the Revenue Statement of Grant Usage to be inspected by an external auditor or accountant as part of its audit procedures (a **Revenue SOGU Review**) and the Grant Recipient will promptly co-operate (at its cost) with any requests of Homes England or the relevant auditor or accountant in connection with any Revenue SOGU Review and the parties agree that should a Revenue SOGU Review identify a Revenue Overpayment, the provisions of Clause 15.24 (*Review, Monitoring and Reporting*) shall apply.

16 Transparency Obligations

16.1 The Grant Recipient must comply with the Transparency Code.

16.2 If the Transparency Code is not binding upon it, the Grant Recipient acknowledges that:

16.2.1 where the Allocated Capital Grant (itself or if aggregated with other SHAP Funds or funds made available under (i) any subsequent Homes England capital funding programme or (ii) any Previous Programme) exceeds £3,000,000, the Grant Recipient must publish details quarterly of all expenditure in excess of £500 incurred by it in delivering Capital Firm Schemes by such means as ensures that such details can be accessed by the general public; and

16.2.2 except for any information which is exempt from disclosure in accordance with the FOIA, and notwithstanding any other term of this Agreement, the Grant Recipient hereby consents for Homes England to publish such information as it considers appropriate in relation to SHAP, including, but not limited to, details of the Approved Capital Bid, Development Costs, other costs and funding for Capital Firm Schemes, details of the Revenue Funding Bid, Revenue Funding Eligible Expenditure, other costs and funding for Revenue Funding Schemes, including from time to time agreed changes to this information.

16.3 Homes England shall be responsible for determining in its absolute discretion whether any of the content of this Agreement is exempt from disclosure in accordance with the provisions of the FOIA either:

16.3.1 following consultation with the Grant Recipient and having taken (or not taken, as the case may be) its views into account; or

16.3.2 without consulting the Grant Recipient.

16.4 The Grant Recipient shall assist and co-operate with Homes England to enable Homes England to publish the information referred to in Clause 16.2.2 (*Transparency Obligations*).

17 Capital Grant Claim Procedures

17.1 Subject to:

17.1.1 the Acceptance Date in respect of a Capital Firm Scheme having passed;

17.1.2 the Grant Recipient having achieved the Acquisition Stage; and

17.1.3 where the claim is made in relation to a Capital Firm Scheme in respect of which Homes England has permitted the Grant Recipient to hold an Alternative Interest, any conditions attached to such approval which are then required to have been satisfied, have been satisfied;

the Grant Recipient may apply to Homes England for the Acquisition Tranche Grant payable in respect of that Capital Firm Scheme to be paid to it (the **AT Claim**). The Grant Recipient must make its AT Claim through IMS in accordance with the requirements of IMS from time to time and in compliance with the applicable procedures relating to grant claims and payments set out in the Capital Funding Guide.

17.2 In submitting an AT Claim pursuant to Clause 17.1 (*Capital Grant Claim Procedures*), the Grant Recipient:

17.2.1 is deemed to repeat the representations and warranties set out in Clause 4.2 (*Capital Firm Schemes*) other than Clause 4.2.2(b)(*Capital Firm Schemes*); and

17.2.2 represents and warrants to Homes England that:

- (a) in the case of a Leasehold Scheme, the lease granted to it is not capable of being terminated (save in the case of material breach) by the landlord prior to the expiry of the Lease Period;
- (b) prior to submitting its AT Claim, the Grant Recipient has incurred capital expenditure in acquiring the Site at least to the value of the Acquisition Tranche Grant claimed;
- (c) all confirmations and certifications made or to be made by the Grant Recipient in IMS in relation to the Capital Firm Scheme have been, are or will be correct in all material respects;
- (d) the Grant Recipient is a Registered Provider and retains its status as an Investment Partner;
- (e) no Withholding Event or Default Event has occurred or arisen (excluding any which has either been waived in writing by Homes England or remedied to the satisfaction of Homes England (in its absolute discretion) and Homes England has confirmed this in writing);
- (f) it has provided Homes England with a Disposal Notification in accordance with the requirements of Clauses 14.5.10 and 14.6 (*Operational Obligations*) in respect of any Disposal of the relevant Site;
- (g) any Change in Control which has taken place since the date of the Agreement has been notified to Homes England pursuant to Clause 15.27 (*Review, Monitoring and Reporting*);
- (h) all information provided to Homes England pursuant to Clause 15 (*Review, Monitoring and Reporting*) and/or set out on IMS in relation to progress of the Delivery of the Approved Bid and the Capital Firm Scheme Delivery Timetable remains accurate and correct in all material respects;
- (i) the Capital Firm Scheme will be or has been Delivered in accordance with the SHAP Standards, the Capital Firm Scheme Details and the requirements of this Agreement;
- (j) where the claim is made in respect of a GB Scheme:
 - i the GB Scheme is not designated as a Single Claim Scheme on IMS and the Grant Recipient has not made (and will not make) any claim for Acquisition Tranche Grant in respect of such GB Scheme;

- ii the Grant Recipient holds a Golden Brick SLI and will be entitled to a Completed Interest (Freehold and Long Lease) prior to Practical Completion; and
- iii Start on Site in respect of the Site has been achieved;
- (k) where the claim is made in respect of a Firm Scheme in respect of which Homes England has permitted the Grant Recipient to hold an Alternative Interest, any conditions attached to such approval which are then required to have been satisfied, have been satisfied;
- (l) it is not in breach of any term of this Agreement and that the amounts claimed in the AT Claim, if paid, will not result in any breach of this Agreement;
- (m) it is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued; and
- (n) no Section 114 Report has been made nor is the Grant Recipient aware of any circumstances that would give rise to the making of any such report.

17.3 Subject to a Capital Firm Scheme having:

17.3.1 reached Start on Site;

17.3.2 the Grant Recipient possessing a Secure Legal Interest; and

17.3.3 where the claim is made in relation to a Capital Firm Scheme in respect of which Homes England has permitted the Grant Recipient to hold an Alternative Interest, any conditions attached to such approval which are then required to have been satisfied, have been satisfied

the Grant Recipient may apply to Homes England for the Start on Site Tranche Grant payable in respect of that Capital Firm Scheme to be paid to it (the **SS Claim**). The Grant Recipient must make its SS Claim through IMS in accordance with the requirements of IMS from time to time and in compliance with the applicable procedures relating to grant claims and payments set out in the Capital Funding Guide.

17.4 In submitting an SS Claim pursuant to Clause 17.3 (*Capital Grant Claim Procedures*) or where Start on Site has been achieved but no sum is payable by way of Start on Site Tranche Grant, the Grant Recipient:

17.4.1 is deemed to repeat the representations and warranties set out in:

(a) Clause 4.2 (*Capital Firm Schemes*) (other than Clause 4.2.2(b) (*Capital Firm Schemes*)); and

(b) Clause 17.2.2(a) (*Capital Grant Claim Procedures*); and

17.4.2 represents and warrants to Homes England that:

- (a) Start on Site has been reached and that such date is no later than that submitted in IMS;
- (b) all confirmations and certifications made or to be made by the Grant Recipient in IMS in relation to the Capital Firm Scheme have been, are or will be correct in all material respects;
- (c) the Grant Recipient is a Registered Provider and retains its status as an Investment Partner;
- (d) no Withholding Event or Default Event has occurred or arisen (excluding any which has either been waived in writing by Homes England or remedied to the satisfaction of Homes England (in its absolute discretion) and Homes England has confirmed this in writing);
- (e) it has provided Homes England with;
 - i a Disposal Notification in accordance with the requirements of Clauses 14.5.10 and 14.6 (*Operational Obligations*) in respect of any Disposal of the relevant Site; and
 - ii any Capital Statement of Grant Usage which has fallen due pursuant to the terms of this Agreement within the required timescales;
- (f) any Change in Control which has taken place since the date of the Agreement has been notified to Homes England pursuant to Clause 15.27 (*Review, Monitoring and Reporting*);
- (g) all information provided to Homes England pursuant to Clause 15 (*Review, Monitoring and Reporting*) and/or set out on IMS in relation to progress of the Delivery of the Approved Bid and the Capital Firm Scheme Delivery Timetable remains accurate and correct in all material respects;
- (h) it has obtained all Consents necessary for the Delivery of the Capital Firm Scheme in accordance with the Capital Firm Scheme Details and the SHAP 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;
- (i) the Capital Firm Scheme will be or has been acquired, procured, designed, constructed and/or delivered (as applicable) in accordance with the SHAP Standards, the Capital Firm Scheme Details and the requirements of this Agreement;
- (j) where the claim is made in respect of a Firm Scheme in respect of which Homes England has permitted the Grant Recipient to hold an Alternative Interest, any conditions attached to such approval which are then required to have been satisfied, have been satisfied;

- (k) it is not in breach of any term of this Agreement and that the amounts claimed in the SS Claim will not, if paid, result in any breach of this Agreement;
- (l) it is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued; and
- (m) no Section 114 Report has been made nor is the Grant Recipient aware of any circumstances that would give rise to the making or any such report.

17.5 Subject to a Capital Firm Scheme having:

17.5.1 reached Capital Firm Scheme Completion by the Capital Firm Scheme Completion Date; and

17.5.2 the Grant Recipient possessing a Completed Interest;

the Grant Recipient may apply to Homes England for the Practical Completion Tranche Grant (or in respect of a Single Claim Scheme the Total Grant Tranche) payable in respect of that Capital Firm Scheme to be paid to it (the **PC Claim**). The Grant Recipient must make its PC Claim through IMS in accordance with the requirements of IMS from time to time and in compliance with the applicable procedures relating to grant claims and payments set out in the Capital Funding Guide.

17.6 In submitting an application pursuant to Clause 17.5 (*Capital Grant Claim Procedures*) or where Capital Firm Scheme Completion has been achieved but no sum is payable by way of Practical Completion Tranche Grant (or in respect of a Single Claim Scheme the Total Grant Tranche), the Grant Recipient :

17.6.1 is deemed to repeat the representations and warranties set out in:

- (a) Clause 4.2 (*Capital Firm Schemes*) other than Clause 4.2.2(b) (*Capital Firm Schemes*); and
- (b) Clause 17.2.2(a) (*Capital Grant Claim Procedures*); and

17.6.2 represent and warrant to Homes England that:

- (a) the Capital Firm Scheme has reached Capital Firm Scheme Completion;
- (b) all confirmations and certifications made or to be made by the Grant Recipient in IMS in relation to the Capital Firm Scheme have been, are or will be correct in all material respects;
- (c) the Grant Recipient is a Registered Provider and retains its status as an Investment Partner;
- (d) no Withholding Event or Default Event has occurred or arisen (excluding any which has either been waived in writing by Homes England or remedied to the satisfaction of Homes England (in its absolute discretion) and Homes England has confirmed this in writing);

- (e) it has provided Homes England with:
 - i a Disposal Notification in accordance with the requirements of Clauses 14.5.10 and 14.6 (*Operational Obligations*) in respect of any Disposal of the relevant Site; and
 - ii any Capital Statement of Grant Usage which has fallen due pursuant to the terms of this Agreement within the required timescales;
- (f) any Change in Control which has taken place since the date of the Agreement has been notified to Homes England pursuant to Clause 15.27 (*Review, Monitoring and Reporting*);
- (g) all information provided to Homes England pursuant to Clause 15 (*Review, Monitoring and Reporting*) and/or set out on IMS in relation to progress of the Delivery of the Approved Bid and the Capital Firm Scheme Delivery Timetable remains accurate and correct in all material respects;
- (h) it has obtained all Consents necessary for the Delivery of the Capital Firm Scheme in accordance with the Capital Firm Scheme Details and the SHAP 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;
- (i) the Capital Firm Scheme has been procured, designed, constructed and delivered in accordance with the SHAP Standards, the Capital Firm Scheme Details and the requirements of this Agreement;
- (j) it is not in breach of any term of this Agreement and that the amounts claimed in the PC Claim will not, if paid, result in any breach of this Agreement;
- (k) the Firm Scheme comprises no dwellings which have not been specifically Delivered for use by those in the relevant Target Client Group;
- (l) the Grant Recipient will use reasonable endeavours to ensure that:
 - i any revenue funding (in addition to the Revenue Grant) required to permit the Grant Recipient to provide the Revenue Funding Support Services, is and will remain available to support the provision of the Revenue Funding Support Services; and
 - ii such revenue funding will continue to remain sustainable,
- (m) it is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued; and

- (n) no Section 114 Report has been made nor is the Grant Recipient aware of any circumstances that would give rise to the making or any such report,

in each case accordance with the terms of the Approved Capital Bid.

- 17.7 Where any Capital Firm Scheme is identified on IMS as being an MMC Scheme, the Parties may agree alternative Relevant Claim Stages and/or Milestones (which better reflect the nature and characteristics of Modern Methods of Construction) in IMS or in such other medium as Homes England may specify and where this Clause 17.7 (*Capital Grant Claim Procedures*) applies Homes England reserves the right to require that the Grant Recipient makes additional representations and warranties as a condition of any claim for Capital Firm Scheme Grant.
- 17.8 Save in respect of a Single Claim Scheme, in exceptional circumstances and subject always to paragraph 12 of Part 1 of Schedule 1 (*Agreed Principles*) and Homes England's rights under Clause 4.3 (*Capital Firm Schemes*) Homes England may (in its absolute discretion) allow the Grant Recipient to submit a claim for additional tranche(s) of funding for a Firm Scheme outside of the Acquisition Tranche Grant, Start on Site Tranche Grant and Practical Completion Tranche Grant in such amount as Homes England may authorise and approve in IMS (**Additional Tranche Grant**).
- 17.9 In allowing the Grant Recipient to claim any Additional Tranche Grant, Homes England shall (in addition to the representations and warranties set out in Clause 17.4 (*Capital Grant Claim Procedures*)) be entitled to require the Grant Recipient to make such other representations and warranties (through IMS or otherwise) as Homes England requires as a condition of such claim. The Grant Recipient must make its application for Additional Tranche Grant through IMS and in accordance with the requirements of Homes England from time to time and in compliance with the applicable procedures relating to grant claims and payments set out in the Capital Funding Guide.
- 17.10 In exceptional circumstances Homes England may permit the Grant Recipient to hold an Alternative Interest as a Secure Legal Interest in respect of a Capital Firm Scheme.
- 17.11 In permitting the Grant Recipient to hold an Alternative Interest in respect of a Firm Scheme, in approving an MMC Scheme as a Capital Firm Scheme or in permitting the claim of any Additional Tranche Grant Homes England may impose such conditions as it (in its absolute discretion) considers to be appropriate, such conditions may include a requirement to enter into additional or ancillary documentation on terms satisfactory to Homes England (in its absolute discretion).

18 **Revenue Grant Claim Procedures**

- 18.1 Within each Claim Period the Grant Recipient must (unless otherwise agreed with Homes England on IMS) submit a claim to draw down a Revenue Funding Quarterly Payment in respect of a Revenue Funding Scheme. The Grant Recipient must make its claim through IMS in accordance with the requirements of IMS from time to time and in compliance with the applicable procedures relating to grant claims and payments set out in the Capital Funding Guide.

18.2 In submitting a claim pursuant to Clause 18.1 (*Revenue Grant Claim Procedures*), the Grant Recipient:

18.2.1 is deemed to repeat the representations and warranties set out in Clause 9.5 (*Revenue Funding Schemes*);

18.2.2 represents and warrants to Homes England that:

- (a) the claim relates solely to Revenue Funding Eligible Expenditure;
- (b) the Revenue Funding Eligible Expenditure to which the claim relates was incurred or Contractually Committed to be incurred in the current Financial Year (unless Homes England has provided express approval otherwise);
- (c) all confirmations and certifications made or to be made by the Grant Recipient in IMS in relation to the Revenue Funding Scheme have been, are or will be correct in all material respects;
- (d) the Grant Recipient is a Registered Provider and retains its status as an Investment Partner;
- (e) no Withholding Event or Default Event has occurred or arisen (excluding any which has either been waived in writing by Homes England or remedied to the satisfaction of Homes England (in its absolute discretion) and Homes England has confirmed this in writing);
- (f) it has obtained all Consents necessary for the Delivery of the Revenue Funding Scheme in accordance with the Revenue Funding Scheme Details as are then required;
- (g) any Change in Control which has taken place since the date of the Agreement has been notified to Homes England pursuant to Clause 15.27 (*Review, Monitoring and Reporting*);
- (h) it is not in breach of any term of this Agreement and that the amount claimed will not, if paid, result in any breach of this Agreement;
- (i) none of the Revenue Funding Eligible Expenditure being claimed in respect of any SHAP Dwelling was or will be incurred or Contractually Committed:
 - i before the Lead In Period; nor
 - ii after the expiry of the three (3) year period beginning on the date of Dwelling Practical Completion of that SHAP Dwelling (unless Homes England has provided prior express consent);
- (j) other than expenditure of the type described in limb (b) of the definition of Revenue Funding Eligible Expenditure (**Limb b Expenditure**) or limb (c) of the definition of Revenue Funding Eligible Expenditure (**Limb c Expenditure**), none of the Revenue Funding Eligible Expenditure which

is the subject of the claim was incurred other than in the Quarter to which the Claim relates and where such expenditure is:

- i Limb b Expenditure it was incurred in the immediately preceding Quarter (unless otherwise expressly agreed by Homes England); and
- ii Limb c Expenditure the Grant Recipient has received Homes England's express consent to submit a claim for the relevant Revenue Funding Eligible Expenditure;
- (k) none of the Revenue Funding Eligible Expenditure to which the claim relates has been the subject of any prior claim by the Grant Recipient;
- (l) the payment of the claim would not cause the Allocated Revenue Grant figure to be exceeded;
- (m) the amount and timing of the Revenue Funding Quarterly Payment claimed accords with the terms of the Revenue Grant Profile;
- (n) it has provided Homes England with any Revenue Statement of Grant Usage which has fallen due pursuant to the terms of this Agreement within the required timescales;
- (o) it is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued; and
- (p) no Section 114 Report has been made nor is the Grant Recipient aware of any circumstances that would give rise to the making of any such report.

18.3 Any change agreed to the Revenue Grant Profile must be amended on IMS by the Grant Recipient and approved by Homes England.

19 **Payment of Capital Grant**

19.1 Subject to:

19.1.1 Homes England (acting reasonably) being satisfied with the Grant Recipient's claim for payment including the information warranted pursuant to Clause 17 (*Capital Grant Claim Procedures*);

19.1.2 Clause 5 (*Changes to Capital Firm Schemes*), Clause 19.3 (*Payment of Capital Grant*), Clause 21 (*Adjustments to Remaining Tranches*) and Clause 22 (*Withholding of Grant*); and

19.1.3 the Condition Precedent having been satisfied,

Homes England shall (resources permitting) pay the Applicable Tranche to the Grant Recipient within fifteen (15) Business Days of receipt of a relevant satisfactory claim.

19.2 If Homes England is not satisfied with the Grant Recipient's claim 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 claim for payment identifying the reason for its

dissatisfaction. Homes England 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 claim accordingly in which case the provisions of Clause 17 (*Capital Grant Claim Procedures*) and this Clause 19 (*Payment of Capital Grant*) (as applicable) will be reapplied to the Grant Recipient's resubmitted or amended claim for payment.

19.3 Homes England shall not be obliged to pay the Grant Recipient:

19.3.1 the Acquisition Tranche Grant before the Acquisition Date (and the actions contemplated thereby) (as confirmed by Homes England through IMS) has occurred;

19.3.2 the Start on Site Tranche Grant before the Start on Site Date (as confirmed by Homes England through IMS) has occurred;

19.3.3 the Practical Completion Tranche Grant before the Capital Firm Scheme Completion Date (as confirmed by Homes England through IMS) has occurred;

19.3.4 the Total Grant Tranche before the Capital Firm Scheme Completion Date (as confirmed by Homes England through IMS) has occurred; and/or

19.3.5 any Tranche if the Capital Firm Scheme has not been accepted by Homes England through IMS or the Grant Recipient does not possess the relevant Secure Legal Interest required in respect of the Capital Firm Scheme (having regard to paragraph 13 of Part 1 of Schedule 1 (*Agreed Principles*)).

19.4 Where Homes England pays Capital Firm Scheme Grant to the Grant Recipient, the Allocated Capital Grant shall be reduced by a commensurate amount.

19.5 The payment of Capital Firm Scheme Grant or any part thereof hereunder by Homes England to the Grant Recipient shall be regarded as inclusive of any VAT chargeable thereon.

20 **Payment of Revenue Grant**

20.1 Subject to:

20.1.1 Homes England (acting reasonably) being satisfied with the Grant Recipient's claim for payment including the information warranted pursuant to Clause 18.2 (*Revenue Grant Claim Procedures*); and

20.1.2 Clause 10.4 (*Changes to Revenue Funding Schemes*), Clause 15.24 (*Review, Monitoring and Reporting*); Clause 20.3 (*Payment of Revenue Grant*), Clause 20.4 (*Payment of Revenue Grant*), Clause 22 (*Withholding of Grant*) and Clause 23.10 (*Repayment of Grant*),

Homes England shall (resources permitting) pay the Revenue Funding Quarterly Payment to the Grant Recipient by the last day of the relevant Quarter in which Homes England received the relevant claim (provided such claim is satisfactory to it).

20.2 If Homes England is not satisfied with the Grant Recipient's claim 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 claim for payment identifying the reason for its

dissatisfaction. Homes England 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 claim accordingly in which case the provisions of Clause 18 (*Revenue Grant Claim Procedures*) and this Clause 20 (*Payment of Revenue Grant*) (as applicable) will be reapplied to the Grant Recipient's resubmitted or amended claim for payment.

20.3 Homes England shall not be obliged to pay the Grant Recipient a Revenue Funding Quarterly Payment:

20.3.1 if the Revenue Funding Scheme has not been accepted by Homes England through IMS; and

20.3.2 the claim is made outside of the Revenue Funding Period or is inconsistent with the terms of the Revenue Grant Profile.

20.4 Homes England shall not be obliged to make any payment by way of a Revenue Funding Quarterly Payment or otherwise in respect of any Revenue Funding Scheme where a Scheme Default, a Specified Default, a Bid Default and/or a Fundamental Default has occurred in respect of the related Capital Firm Scheme irrespective of whether or not Homes England has exercised its rights under Clause 24 (*Default Events and Termination*).

20.5 Where Homes England pays a Revenue Funding Quarterly Payment to the Grant Recipient, the Allocated Revenue Grant shall be reduced by a commensurate amount.

20.6 The payment of Revenue Grant or any part thereof hereunder by Homes England to the Grant Recipient shall be regarded as inclusive of any VAT chargeable thereon.

21 **Adjustments to Remaining Tranches**

21.1 If Homes England becomes aware (whether prior to or following receipt of the Grant Recipient's application for payment of the Final Tranche pursuant to Clause 17 (*Capital Grant Claim Procedures*)) that the Grant Recipient has failed to deliver the relevant Capital Firm Scheme in accordance with the agreed Capital Firm Scheme Details (including the SHAP Standards), Homes England shall be entitled (at its discretion) either:

21.1.1 unless such Firm Scheme is a Single Claim Scheme, to recalculate the Capital Firm Scheme Grant allocated to the Capital Firm Scheme by reference to the Capital Firm Scheme that has actually been delivered; or

21.1.2 to:

- (a) withhold and cancel the Final Tranche payment in relation to the relevant Capital Firm Scheme;
- (b) reallocate or redirect an amount equivalent to such Final Tranche to such other person or purpose as Homes England in its discretion considers appropriate; and
- (c) recover from the Grant Recipient a sum equivalent to any Capital Firm Scheme Grant already paid to it in relation to the relevant Capital Firm Scheme.

21.2 If Homes England exercises its right under Clause 21.1.1 (*Adjustments to Remaining Tranches*), Homes England will notify the Grant Recipient and the Grant Recipient will have ten (10) Business Days from the date of receipt of Homes England's notification to advise Homes England as to whether it wishes to withdraw the Capital Firm Scheme from this Agreement or to proceed with the Capital Firm Scheme on the basis of the recalculated Capital Firm Scheme Grant figure. If:

21.2.1 the Grant Recipient wishes to withdraw the Capital Firm Scheme, Homes England will permanently withdraw the Remaining Tranches allocated to such scheme and the Grant Recipient must repay Homes England a sum equivalent to such part of the Capital Firm Scheme Grant as has then been received by it, such repayment to be made within fifteen (15) Business Days of receipt of Homes England's written demand for the same;

21.2.2 the Grant Recipient wishes to proceed with the Capital Firm Scheme:

(a) it must immediately amend the Capital Firm Scheme Details in IMS to the recalculated Capital Firm Scheme Grant figure and any Tranche already received. The amended Capital Firm Scheme Details will be deemed to be effective from the date of their acceptance by Homes England (through IMS); and

(b) the Final Tranche figure will be deemed to have been adjusted to take account of the recalculated Capital Firm Scheme Grant figure and of any change to the sum and percentage amount necessitated by the recalculated Capital Firm Scheme Grant figure being lower than the original Capital Firm Scheme Grant figure. If such adjustment would result in the Final Tranche being a negative figure, the Grant Recipient must pay Homes England the Deficit Sum within fifteen (15) Business Days of receipt of Homes England's written demand for the same; and

(c) Homes England will (resources permitting) pay the adjusted Final Tranche due (subject to it being a positive amount) to the Grant Recipient within fifteen (15) Business Days of the date of Homes England's acceptance of the Grant Recipient's amendments to the Capital Firm Scheme Details referred to in Clause 21.2.2(a) (*Adjustments to Remaining Tranches*).

21.3 If the Grant Recipient fails to provide a definitive response to Homes England within the period prescribed in Clause 21.2 (*Adjustments to Remaining Tranches*), Homes England shall be entitled (but not obliged) to treat such failure as a decision by the Grant Recipient to withdraw the Capital Firm Scheme from this Agreement and the provisions of Clause 21.2.1 (*Adjustments to Remaining Tranches*) shall take effect.

21.4 Under no circumstances will Homes England be required to accept or implement any recalculation pursuant to Clause 21.2 (*Adjustments to Remaining Tranches*) which would have the result of increasing the amount of the Allocated Capital Grant or the Capital Firm Scheme Grant in relation to the relevant Capital Firm Scheme as reflected in the Capital Firm Scheme Details ante the amendments referred to in Clause 21.2.2(a) (*Adjustments to Remaining Tranches*).

21.5 If Homes England exercises its rights under Clause 21.1.2 (*Adjustments to Remaining Tranches*), the Grant Recipient must repay Homes England all sums due thereunder in accordance with the provisions of Clause 23.5 (*Repayment of Grant*).

22 Withholding of Grant

22.1 Notwithstanding any other term of this Agreement:

22.1.1 on or following the occurrence of a GW1 Event, Homes England:

- (a) shall be entitled to suspend any payment due to the Grant Recipient (whether by way of any Tranche or any Revenue Funding Quarterly Payment or otherwise);
- (b) shall, as soon as reasonably practicable, notify the Grant Recipient of such suspension and the period within which it (acting reasonably) requires the failure or breach giving rise to the GW1 Event (the **GW1 Failure**) to be remedied;
- (c) shall, if it is satisfied (acting reasonably) that the GW1 Failure has been remedied, notify the Grant Recipient to that effect and shall (subject to Clause 22.3 (*Withholding of Grant*)) make such payment of any Applicable Tranche or Revenue Funding Quarterly Payment as may then be due to the Grant Recipient (assuming no other General Withholding Event subsists). Such payment shall be made within ten (10) Business Days of the date of Homes England's notification under this Clause 22.1.1(c) (*Withholding of Grant*); and
- (d) shall be entitled, if the GW1 Failure has not been remedied within the period prescribed pursuant to Clause 22.1.1(b) (*Withholding of Grant*) or it is or becomes apparent that the GW1 Failure is incapable of remedy either within such period or at all, to exercise the same rights as are set out in Clause 22.1.2(a) (*Withholding of Grant*) to 22.1.2(c) (*Withholding of Grant*) (inclusive);

22.1.2 on or following the occurrence of a GW2 Event, Homes England:

- (a) shall not be obliged to make any payment to the Grant Recipient (whether by way of any Tranche or any Revenue Funding Quarterly Payment or otherwise);
- (b) shall (on giving the Grant Recipient not less than ten (10) Business Days written notice) be entitled to cancel any further payment of Allocated Capital Grant or Allocated Revenue Grant due to the Grant Recipient under this Agreement; and
- (c) shall be entitled to reallocate or redirect such part of the Allocated Capital Grant or Allocated Revenue Grant as has not yet been paid to the Grant Recipient to such other person or for such purpose as Homes England in its discretion considers appropriate;

22.1.3 on or following the occurrence of a GW3 Event, Homes England:

- (a) shall not be obliged to make any payment to the Grant Recipient (whether by way of any Tranche or any Revenue Funding Quarterly Payment or otherwise);
- (b) shall (on giving the Grant Recipient not less than ten (10) Business Days written notice) be entitled to cancel any further payment of Allocated Capital Grant or Allocated Revenue Grant due to the Grant Recipient under this Agreement; and
- (c) shall be entitled to reallocate or redirect such part of the Allocated Capital Grant or Allocated Revenue Grant as has not yet been paid to the Grant Recipient to such other person or for such purpose as Homes England in its discretion considers appropriate;

22.1.4 on or following the occurrence of a SW1 Event, Homes England:

- (a) shall not be obliged to make any payment to the Grant Recipient in relation to the relevant Revenue Funding Scheme;
- (b) shall not be obliged to make any payment to the Grant Recipient in relation to the relevant Capital Firm Scheme pending the outcome of the procedure described in Clause 21 (*Adjustments to Remaining Tranches*);
- (c) shall be entitled to exercise its rights under Clause 21 (*Adjustments to Remaining Tranches*); and
- (d) shall where the provisions of Clause 21.2.1 (*Adjustments to Remaining Tranches*) have effect, be entitled to reallocate or redirect such part of the Capital Firm Scheme Grant (which has not yet been paid to the Grant Recipient) to such other person or for such purpose as Homes England in its discretion considers appropriate;

22.1.5 on or following the occurrence of a SW2 Event, Homes England:

- (a) shall be entitled to suspend any payment due to the Grant Recipient (whether by way of any Tranche or any Revenue Funding Quarterly Payment or otherwise) in relation to the relevant Capital Firm Scheme or Revenue Funding Scheme;
- (b) shall, as soon as reasonably practicable, notify the Grant Recipient of such suspension and the period within which it (acting reasonably) requires the failure or breach giving rise to the SW2 Event (the **SW2 Failure**) to be remedied;
- (c) shall, if it is satisfied (acting reasonably) that the SW2 Failure has been remedied, notify the Grant Recipient to that effect and shall (subject to Clause 22.3 (*Withholding of Grant*) and Clause 22.4 (*Withholding of Grant*)) make such payment of any Tranche or Revenue Funding Quarterly Payment or otherwise as may then be due to the Grant Recipient (assuming no other general Withholding Event or Scheme Withholding Event (in relation to that Capital Firm Scheme) subsists). Such payment shall be made within ten (10) Business Days of the date

of Homes England's notification under this Clause 22.1.5(c) (*Withholding of Grant*); and

- (d) shall be entitled, if the SW2 Failure has not been remedied within the period prescribed pursuant to Clause 22.1.5(b) (*Withholding of Grant*) or it is or becomes apparent that the SW2 Failure is incapable of remedy either within such period or at all, to exercise the same rights as are set out in Clauses 22.1.6(a) to 22.1.6(c) (inclusive) (*Withholding of Grant*);

22.1.6 on or following the occurrence of a SW3 Event, Homes England:

- (a) shall not be obliged to make any payment to the Grant whether by way of any Tranche or any Revenue Funding Quarterly Payment or otherwise) in relation to the relevant Capital Firm Scheme or Revenue Funding Scheme;
- (b) shall (on giving the Grant Recipient not less than ten (10) Business Days written notice) be entitled to cancel any Tranche available to the Grant Recipient in relation to the relevant Capital Firm Scheme or Revenue Grant available to the Grant Recipient in relation to the Revenue Funding Scheme; and
- (c) shall be entitled to reallocate or redirect such part of the Capital Firm Scheme Grant or Revenue Grant (which has not yet been paid to the Grant Recipient) to such other person or for such purpose as Homes England in its discretion considers appropriate.

22.2 Homes England shall incur no liability of any description to the Grant Recipient in or as a result of exercising its rights under this Clause 22 (*Withholding of Grant*).

22.3 Homes England shall not be obliged to make any payment of any Tranche or Revenue Grant or otherwise to the Grant Recipient where the due date for such payment falls after the date so specified in IMS.

22.4 Homes England shall not be obliged to make any Revenue Funding Quarterly Payment or otherwise to the Grant Recipient where the due date for such payment falls after 31 March 2028 unless Homes England has in its absolute discretion permitted an extension to that date pursuant to Clause 7.2.2 (*Time extensions*).

23 **Repayment of Grant**

23.1 The Parties acknowledge and agree that notwithstanding any other term of this Agreement:

23.1.1 the Recovery Determination has effect (*mutatis mutandis*) in respect of Capital Grant paid under this Agreement and that each Party has the respective rights and obligations described in such determination;

23.1.2 for the purposes of the Recovery Determination, the terms of this Agreement represent the conditions attached to the making of Capital Grant; and

23.1.3 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 and any applicable requirements of Section 4.10 (*Single Homelessness Accommodation Programme*) of the Chapter of the Capital Funding Guide entitled "Specialist Homes"

- 23.2 Without prejudice to any other term of this Agreement, Homes England reserves the right whether following termination of this Agreement or otherwise (which right the Grant Recipient expressly acknowledges and agrees) at its discretion to recover from the Grant Recipient the Capital Firm Scheme Grant or such part or aggregation thereof as is determined in accordance with Clause 23.3 (*Repayment of Grant*) (the **Recoverable Amount**) in circumstances where:
- 23.2.1 a Prohibited Act has occurred and the Grant Recipient has not satisfied the Waiver Condition in respect of such Prohibited Act;
 - 23.2.2 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 Clause 23.2.5 (*Repayment of Grant*);
 - 23.2.3 Homes England has made an overpayment in relation to a Capital Firm Scheme or has made a payment in error to the Grant Recipient;
 - 23.2.4 a Balancing Sum has arisen;
 - 23.2.5 the relevant Tranche has been paid to the Grant Recipient but Homes England becomes aware (whether following the submission of a Capital SOGU or completion of a Compliance Audit or otherwise) that the Grant Recipient has failed to Deliver the relevant Capital Firm Scheme in accordance with the agreed Capital Firm Scheme Details;
 - 23.2.6 the Grant Recipient has breached its obligations under any of Clauses 12 (*Delivery Obligations*), Clause 14 (*Operational Obligations*) or Clause 15 (*Review, Monitoring and Reporting*);
 - 23.2.7 a Scheme Termination Event has occurred;
 - 23.2.8 a Total Termination Event has occurred;
 - 23.2.9 Homes England has exercised its rights under:
 - (a) Clause 22.1.1 (*Withholding of Grant*) (and the GW1 Failure has not been remedied within the period prescribed in Clause 22.1.1(b) (*Withholding of Grant*)); or
 - (b) Clause 22.1.2 (*Withholding of Grant*);
 - 23.2.10 Homes England has exercised its rights under or Clause 22.1.3 (*Withholding of Grant*);
 - 23.2.11 Homes England has exercised its rights under:
 - (a) Clause 22.1.5 (*Withholding of Grant*) (and the SW2 Failure has not been remedied within the period prescribed in Clause 22.1.5(b) (*Withholding of Grant*)); or

- (b) under Clause 22.1.6 (*Withholding of Grant*);
- 23.2.12 Homes England has exercised its rights under Clause 21.1.2 (*Adjustments to Remaining Tranches*) or Clause 21.3 (*Adjustments to Remaining Tranches*);
- 23.2.13 the Acquisition Date (including the actions contemplated thereby) for the relevant Capital Firm Scheme has not been achieved by the date identified in the Capital Firm Scheme Details as the forecast Acquisition Date;
- 23.2.14 the Grant Recipient fails to use any SHAP Dwelling for the Agreed Purposes (save in the circumstances contemplated in Clause 23.2.15 (*Repayment of Grant*)) in respect of a:
- (a) EH Lease & Repair Scheme; or
- (b) a Capital Firm Scheme which is not a EH Lease & Repair Scheme;
- 23.2.15 in respect of a Leasehold Scheme, the Grant Recipient's lease is terminated or otherwise comes to an end prior to the date set out in the Capital Firm Scheme Details for lease expiry in respect of a:
- (a) EH Lease & Repair Scheme; or
- (b) a Leasehold Scheme which is not a EH Lease & Repair Scheme;
- 23.3 In the circumstances set out in:
- 23.3.1 Clauses 23.2.1 (*Repayment of Grant*), 23.2.2 (*Repayment of Grant*), 23.2.6 (*Repayment of Grant*), 23.2.7 (*Repayment of Grant*), 23.2.14(b) (*Repayment of Grant*) or 23.2.15(b) (*Repayment of Grant*) the Recoverable Amount shall be a sum equivalent to the Capital Firm Scheme Grant for any affected Capital Firm Scheme;
- 23.3.2 Clauses 23.2.3 (*Repayment of Grant*) and 23.2.4 (*Repayment of Grant*), the Recoverable Amount shall be a sum equal to the amount of the overpayment, the sum paid in error or the Balancing Sum as applicable;
- 23.3.3 Clause 23.2.5 (*Repayment of Grant*), subject always to Clause 23.4 (*Repayment of Grant*) 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 Capital Firm Scheme Grant figure reflecting the changed nature of the delivered Capital Firm Scheme as against that described in the Capital Firm Scheme Details;
- (b) where a revised figure for Capital Firm Scheme Grant is agreed, the Recoverable Amount shall be the product of the following calculation:
- $$RA = FSG - RFSG$$
- where

RA is the Recoverable Amount;

FSG is the Capital Firm Scheme Grant paid pursuant to Clause 19.1 (*Payment of Capital Grant*) in respect of the relevant Capital Firm Scheme; and

RFSG is the revised Capital Firm Scheme Grant figure agreed pursuant to Clause 23.3.3(a) (*Repayment of Grant*);

- (c) the Grant Recipient shall immediately amend the relevant information on IMS to reflect any agreement reached made pursuant to Clause 23.3.3(a) (*Repayment of Grant*);
- (d) where the Parties are unable to agree a revised Capital Firm Scheme Grant figure in accordance with Clause 23.3.3(a) (*Repayment of Grant*) Homes England shall be entitled to terminate this Agreement in accordance with Clause 24.1 (*Default Events and Termination*) and the Recoverable Amount shall be an amount equal to the Capital Firm Scheme Grant paid pursuant to Clause 19.1 (*Payment of Capital Grant*) in respect of the relevant Capital Firm Scheme.

Under no circumstances will Homes England be required to make any payment to the Grant Recipient if the application of the calculation in Clause 23.3.3(b) (*Repayment of Grant*) results in RA being a negative figure;

23.3.4 Clause 23.2.8 (*Repayment of Grant*), the Recoverable Amount shall:

- (a) where termination has arisen pursuant to a Fundamental (A) Default, be a sum equal to the aggregated amount of all Capital Firm Scheme Grant already paid by Homes England to the Grant Recipient under this Agreement; and
- (b) where the termination has arisen pursuant to a Specified Default, a Bid Default or a Fundamental (B) Default, be a sum equal to the Fundamental Termination Amount;

23.3.5 Clause 23.2.9 (*Repayment of Grant*), the Recoverable Amount shall be a sum equal to the Fundamental Termination Amount;

23.3.6 Clause 23.2.10 (*Repayment of Grant*), the Recoverable Amount shall be a sum equal to the aggregated amount of all Capital Firm Scheme Grant already paid by Homes England to the Grant Recipient under this Agreement;

23.3.7 Clause 23.2.11 (*Repayment of Grant*), the Recoverable Amount shall be a sum equal to any Capital Firm Scheme Grant already paid to the Grant Recipient in relation to the relevant Capital Firm Scheme;

23.3.8 Clause 23.2.12 (*Repayment of Grant*), the Recoverable Amount shall be a sum equivalent to any Capital Firm Scheme Grant already paid in relation to the relevant Capital Firm Scheme;

23.3.9 Clause 23.2.13 (*Repayment of Grant*), the Recoverable Amount shall be a sum equivalent to the Acquisition Tranche Grant;

23.3.10 Clause 23.2.14(a), the Recoverable Amount shall be an amount equal to the product of the following calculation

$$RA = CFSG - \text{Utilised Grant (UG)}$$

where

RA is the Recoverable Amount;

CFSG is such amount of Capital Firm Scheme Grant paid to the Grant Recipient in respect of the relevant SHAP Dwelling (as set out in IMS);

$$UG = (CFSG / A) \times B$$

A is the Lease Period expressed as a number of months for the SHAP Dwelling which is the subject of the Agreed Purposes Breach (the **Lapsed SHAP Dwelling**); and

B is the number of months which Homes England determines that the Lapsed SHAP Dwelling was used without an Agreed Purposes Breach arising; and

23.3.11 Clause 23.2.15(a) (*Repayment of Grant*), the Recoverable Amount shall:

(a) where the Minimum Lease Duration has not been reached, be an amount equal to the Capital Firm Scheme Grant paid pursuant to Clause 19.1 (*Payment of Capital Grant*) in respect of the relevant Capital Firm Scheme; or

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

$$RA = FSG - \text{Utilised Grant (UG)}$$

where

RA is the Recoverable Amount;

FSG is the Capital Firm Scheme Grant paid pursuant to Clause 19.1 (*Payment of Capital Grant*) in respect of the relevant Capital Firm Scheme;

$$UG = (FSG/A) \times B$$

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.

23.4 Where Homes England (acting reasonably) considers that the Grant Recipient acted fraudulently or dishonestly in claiming the Capital Firm Scheme Grant for the relevant

Capital Firm Scheme, such claim shall be deemed to be a Prohibited Act and Homes England will not be bound by the terms of Clause 23.3.3 (*Repayment of Grant*).

23.5 The Grant Recipient must pay the Recoverable Amount to Homes England within ten (10) Business Days of demand together with interest at two per centum (2%) above the base rate from time to time of the Royal Bank of Scotland plc such interest to run from the date upon which the Capital Firm Scheme Grant (or relevant part thereof) overpayment or payment in error was paid to the Grant Recipient until the date upon which Homes England receives the repayment required from the Grant Recipient under this Clause 23 (*Repayment of Grant*).

23.6 The Grant Recipient acknowledges and agrees that the Disposal or letting of a SHAP Dwelling:

23.6.1 to any person for any purpose other than the relevant Agreed Purpose; or

23.6.2 to any person who does not fall within the relevant Target Client Group (save where Homes England has provided consent pursuant to Clause 14.15.3(a) (*Operational Obligations*))

constitutes a failure to comply with a condition attached to the making of Capital Grant for the purposes of paragraph 7(e) of the Recovery Determination.

23.7 The Parties acknowledge that the Late Payment of Commercial Debts (Interest) Act 1998 does not apply to this Agreement.

23.8 Notwithstanding any other term of this Clause 23 (*Repayment of Grant*), where a payment has been made following an administrative error by Homes England, the Grant Recipient shall not be liable for interest on the amount repayable under Clause 23.5 (*Repayment of Grant*).

23.9 Homes England may following 1 April in each Financial Year carry out a review of the number of SHAP Dwellings which have achieved Dwelling Practical Completion in the preceding Financial Year (**Delivered Dwellings**) relative to the number of dwellings in respect of which Revenue Funding Quarterly Payment was claimed in the preceding Financial Year (**Profiled Dwellings**). The Grant Recipient must promptly co-operate with and provide any information or evidence as Homes England may require in connection with any such review.

23.10 If the number of Delivered Dwellings is less than the number of Profiled Dwellings, Homes England may:

23.10.1 reduce the Allocated Revenue Grant and/or adjust Revenue Grant Profile by an amount equal to the Pro Rata Amount (or such other amount calculated in accordance with such grant attribution methodology as the Parties may agree); and/or

23.10.2 require the Grant Recipient to repay to Homes England the Pro Rata Amount (or such other amount calculated in accordance with such grant attribution methodology as the Parties may agree) within fifteen (15) Business Days of Homes England's demand.

23.11 Where Homes England has required the Grant Recipient to repay any amount, Homes England may recover that amount by withholding, or deducting the amount from, any sum due to the Grant Recipient from Homes England under this Agreement or any other agreement, arrangement, scheme or programme.

24 Default Events and Termination

24.1 On the occurrence of a Scheme Default, Homes England shall (subject to Clause 24.2 (*Default Events and Termination*)) be entitled (without any liability to the Grant Recipient) immediately upon serving written notice to:

24.1.1 terminate this Agreement insofar as it relates to the Firm Scheme to which the Scheme Default relates;

24.1.2 withhold and cancel any further payment of Capital Firm Scheme Grant or Revenue Grant (as applicable) due to the Grant Recipient in relation to the Firm Scheme; and

24.1.3 reallocate or redirect such part of the Capital Firm Scheme Grant or Revenue Grant (as applicable) which has not yet been paid to the Grant Recipient to such other person or for such purpose as Homes England in its discretion considers appropriate.

24.2 Where the Scheme Default is of a type described in limb (a), (c) or (e) of the definition of "Scheme Default", Homes England:

24.2.1 must notify the Grant Recipient of the Scheme Default and of the period within which it (acting reasonably) requires the Scheme Default to be remedied; and

24.2.2 shall be entitled, if the Scheme Default has not been remedied within the period prescribed pursuant to Clause 24.2.1 (*Default Events and Termination*) or it is or becomes apparent that the Scheme Default is incapable of remedy either within such period or at all, to exercise the rights set out in Clause 24.1 (*Default Events and Termination*).

24.3 On the occurrence of a Specified Default, Homes England shall (subject to Clause 24.4 (*Default Events and Termination*) and Clause 24.8 (*Default Events and Termination*)) be entitled and without any liability to the Grant Recipient to:

24.3.1 terminate this Agreement in its entirety;

24.3.2 withhold and cancel any further payment of Allocated Capital Grant or Allocated Revenue Grant due to the Grant Recipient under this Agreement (other than any payments payable in relation to Continuing Capital Firm Schemes); and

24.3.3 reallocate or redirect such part of the Allocated Capital Grant or Allocated Revenue Grant (which has not yet been paid to the Grant Recipient and which is not payable in relation to Continuing Capital Firm Schemes) to such other person or for such purpose as Homes England in its discretion considers appropriate.

24.4 Homes England's entitlement to exercise the rights set out in Clause 24.3 (*Default Events and Termination*) shall be suspended pending completion of the following procedure within the timescales prescribed below:

24.4.1 Homes England must serve written notice on the Grant Recipient requiring the Grant Recipient to remedy the Specified Default;

24.4.2 If within a period of thirty (30) Business Days following service of such notice:

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

Homes England shall be entitled immediately and without any liability to the Grant Recipient to exercise its rights under Clause 24.3 (*Default Events and Termination*).

24.5 On the occurrence of a Bid Default, Homes England shall (subject to Clause 24.6 (*Default Events and Termination*) and Clause 24.8 (*Default Events and Termination*)) be entitled and without any liability to the Grant Recipient to:

24.5.1 terminate this Agreement in its entirety;

24.5.2 withhold and cancel any further payment of Allocated Capital Grant or Allocated Revenue Grant due to the Grant Recipient under this Agreement (other than any payments payable in relation to Continuing Capital Firm Schemes); and

24.5.3 reallocate or redirect such part of the Allocated Capital Grant or Allocated Revenue Grant (which has not yet been paid to the Grant Recipient and which is not payable in relation to Continuing Capital Firm Schemes) to such other person or for such purpose as Homes England in its discretion considers appropriate.

24.6 Homes England's entitlement to exercise the rights set out in Clause 24.5 (*Default Events and Termination*) shall be suspended pending completion of the following procedure within the timescales prescribed below:

24.6.1 Homes England must notify the Grant Recipient in writing of its intention to call a Bid Default and to exercise its rights under Clause 24.5 (*Default Events and Termination*);

24.6.2 the Parties (acting in good faith) shall meet within ten (10) Business Days of the date of the notice referred to in Clause 24.6.1 (*Default Events and Termination*) to seek to agree adjustments to the Approved Capital Bid and/or the Allocated Capital Grant or the Revenue Funding Bid and/or the Allocated Revenue Grant to reflect any demonstrable underperformance by the Grant Recipient against its Delivery projections as set out in the Approved Capital Bid or Revenue Funding Schemes (as applicable);

- 24.6.3 where adjustments are agreed, the Grant Recipient shall promptly (and in any event within fifteen (15) Business Days of the date of the above meeting) make all such amendments to the information contained in IMS in respect of the Approved Capital Bid or the Revenue Funding Schemes (as applicable) as are necessary to reflect the agreement made pursuant to Clause 24.6.2 (*Default Events and Termination*) and in that case Homes England's rights under Clause 24.5 (*Default Events and Termination*) shall lapse in respect of that Bid Default which gave rise to the implementation of the procedure under this Clause 24.6 (*Default Events and Termination*); and
- 24.6.4 if the Parties are unable to agree adjustments to the Approved Capital Bid or the Revenue Funding Bid (as applicable) pursuant to Clause 24.6.2 (*Default Events and Termination*) within fifteen (15) Business Days of the date of the meeting or the Grant Recipient fails correctly to amend the information contained in IMS in accordance with Clause 24.6.3 (*Default Events and Termination*), Homes England shall be entitled immediately and without any liability to the Grant Recipient to exercise its rights under Clause 24.5 (*Default Events and Termination*).
- 24.7 On the occurrence of a Fundamental Default, Homes England shall on the service of written notice be entitled forthwith and without any liability to the Grant Recipient to:
- 24.7.1 terminate this Agreement in its entirety;
- 24.7.2 withhold and cancel any further payment of Allocated Capital Grant or Allocated Revenue Grant due to the Grant Recipient under this Agreement; and
- 24.7.3 reallocate or redirect such part of the Allocated Capital Grant or Allocated Revenue Grant (which has not yet been paid to the Grant Recipient) to such other person or for such purpose as Homes England in its discretion considers appropriate.
- 24.8 Where Clause 24.3 (*Default Events and Termination*) or Clause 24.5 (*Default Events and Termination*) applies and:
- 24.8.1 there are no Continuing Capital Firm Schemes, Homes England may terminate this Agreement in its entirety in accordance with the terms of Clause 24.3 (*Default Events and Termination*) or Clause 24.5 (*Default Events and Termination*) (as applicable);
- 24.8.2 there are Continuing Capital Firm Schemes, Homes England may terminate this Agreement in relation to all but the Continuing Capital Firm Schemes, such termination to take effect in accordance with the timescales specified in Clause 24.4 (*Default Events and Termination*) or Clause 24.6 (*Default Events and Termination*) as applicable.
- 24.9 Without prejudice to the other provisions of this Clause 24 (*Default Events and Termination*), where:
- 24.9.1 Homes England considers that the Grant Recipient acted fraudulently or dishonestly in claiming the Revenue Grant for the relevant Capital Firm Scheme or that a Prohibited Act has otherwise been committed by or on behalf of the

Grant Recipient (in respect of which the Waiver Condition has not been satisfied);
or

24.9.2 a Revenue Funding Quarterly Payment has been paid to the Grant Recipient on the basis of a misrepresentation made by or on behalf of the Grant Recipient;

Homes England shall on the service of written notice be entitled forthwith and without any liability to the Grant Recipient to:

24.9.3 terminate this Agreement in its entirety; and

24.9.4 require the Grant Recipient to repay to Homes England in full any Allocated Revenue Grant which has been paid to the Grant Recipient.

24.10 Where in relation to a Revenue Funding Scheme Homes England has made an overpayment or has made a payment in error to the Grant Recipient Homes England shall on the service of written notice be entitled forthwith and without any liability to the Grant Recipient require repayment of a sum equal to the amount of the overpayment or the sum paid in error.

25 **Subsidy**

25.1 The Parties believe and acknowledge that they have structured this Agreement so that any Agreement Funding received by the Grant Recipient does not give rise to a Subsidy or an Unlawful Subsidy.

25.2 If the Parties belief set out in Clause 25.1 (*Subsidy*) is found to be wrong and an Unlawful Subsidy arises in relation to the payment of the Agreement Funding to the Grant Recipient then:

25.2.1 the parties shall co-operate in seeking to amend this Agreement or related arrangements in order to eliminate such an Unlawful Subsidy;

25.2.2 if in Homes England's reasonable opinion it is unlikely that such an amendment to this Agreement would eliminate the Unlawful Subsidy then Homes England may recover from the Grant Recipient such Unlawful Subsidy as provided for in Clause 25.4 (*Subsidy*).

25.3 Without prejudice to its obligations elsewhere in this Agreement, the Grant Recipient shall promptly give written notice to Homes England of any Public Sector Funding it receives from a third party in relation to any Firm Scheme.

25.4 If the Agreement Funding constitutes an Unlawful Subsidy (including where this arises due to an act or omission of the Grant Recipient) then Homes England shall be entitled to recover from the Grant Recipient the amount of such Unlawful Subsidy together with such interest as it is required by Legislation to recover and the Grant Recipient must pay such amount(s) within ten (10) Business Days of Homes England requesting repayment.

25.5 If, following the date of this Agreement, Legislation requires Homes England to amend this Agreement to comply with a Subsidy Control Requirement then Homes England may, acting reasonably, provide written notice to the Grant Recipient to vary this Agreement to the extent necessary to comply with such change in Legislation.

25.6 Notwithstanding anything in this Agreement:

25.6.1 Homes England shall only provide Firm Scheme Grant to the extent that such does not give rise to Unlawful Subsidy; and

25.6.2 the Grant Recipient must comply with the requirements of the Subsidy Control Requirements (where applicable) in respect of any Agreement Funding.

25.7 The Grant Recipient shall promptly give written notice to Homes England if it becomes aware of an allegation or a finding that Unlawful Subsidy has arisen in relation to this Agreement (including the delivery of the Grant Recipient's obligations under it), the Agreement Funding and/or any Fund Proceeds, whether the same allegation or finding relates to the Grant Recipient or otherwise.

26 **Anti-Bribery and Anti-Corruption**

The Grant Recipient must comply with the terms of Schedule 7 (*Anti-bribery and Anti-corruption*).

27 **Information and Confidentiality**

The Grant Recipient must comply with the terms of Schedule 8 (*Information and Confidentiality*).

28 **Data Protection**

The Grant Recipient must comply with the terms of Schedule 9 (*Data Protection*).

29 **Intellectual Property**

The Grant Recipient must comply with the terms of Schedule 10 (*Intellectual Property*).

30 **Health and Safety and Compliance**

30.1 The Grant Recipient will:

30.1.1 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, minimum and living wages and other relevant employment matters;

30.1.2 comply with all applicable anti-slavery and human trafficking Legislation from time to time in force including but not limited to the Modern Slavery Act 2015; and

30.1.3 not engage in any activity, practice or conduct that would constitute an offence under Sections 1, 2 or 4 of the Modern Slavery Act 2015 if such activity, practice or conduct were carried out in the UK,

and will use reasonable endeavours to procure that all Grant Recipient Parties engaged in the Delivery of the Approved Capital Bid and the Revenue Grant do likewise.

30.2 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 Homes England.

30.3 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.

30.4 The Grant Recipient shall ensure that they comply with the public sector equalities duty under s.149 of the Equality Act 2010 and in particular shall:

30.4.1 consider whether there is the need for specialist provision for the relevant Target Client Group accommodated in the SHAP Dwellings; and

30.4.2 ensure that there is a process for undertaking needs assessments of Tenants and that the provision of the SHAP Dwellings is informed by the health and care needs of the relevant Tenant.

30.5 To the extent that Homes England is a 'client' for the purposes of the CDM Regulations:

30.5.1 where the Grant Recipient is engaging consultants and a contractor or contractors as Subcontractors to Deliver the Capital Firm Scheme the Grant Recipient elects to be the only client in relation to such Capital Firm Scheme; or

30.5.2 where the Grant Recipient is contracting with a developer as a Subcontractor to Deliver a Capital Firm Scheme the Grant Recipient shall procure that such developer shall elect to be the only client in relation to the Capital Firm Scheme on or before the date that such scheme becomes a Capital Firm Scheme;

and Homes England hereby agrees to such election.

30.6 The Grant Recipient shall not seek to withdraw, terminate or in any manner derogate from such election pursuant to Clause 30.5.1 (*Health and Safety and Compliance*) or (if appropriate) shall procure that any developer/employer shall not withdraw, terminate or in any manner derogate from any election pursuant to Clause 30.5.2 (*Health and Safety and Compliance*) without Homes England's prior written consent, which Homes England may in its absolute discretion withhold.

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

30.8 The Grant Recipient shall at all times procure the compliance with all obligations, requirements and duties arising under the HS Act by any and all Parties appointed in connection with the Works or allowed on the Site.

30.9 The Grant Recipient shall at all times maintain and procure that there is maintained an accurate record of all health, safety and environmental incidents which occur on or in connection with each Capital Firm Scheme or Revenue Funding Scheme in the form set out in Schedule 6 (*Form of Health and Safety Report*) to this Agreement.

30.10 Without prejudice to any other provision of this Agreement, the Grant Recipient shall notify Homes England's Safety Health and Environmental (SHE) Team in the first instance via

<https://homesengland.info-exchange.com/incidents>, or such form and method as Homes England may specify from time to time, within five (5) Business Days of the occurrence of any of the following events which arise out of or in connection with a Capital Firm Scheme or Revenue Funding Scheme:

- 30.10.1 any specified (major) injuries, requiring reporting under RIDDOR;
- 30.10.2 a fatal accident to any worker or a member of the public;
- 30.10.3 any injury to a member of the public requiring reporting under RIDDOR;
- 30.10.4 any dangerous occurrence, as defined by RIDDOR;
- 30.10.5 any enforcement action taken by the Health and Safety Executive, Local Fire Authority, the Police and Statutory Environmental Regulators (including the serving of enforcement, warning, improvement or prohibition notices);
- 30.10.6 any incident having health, safety or environmental implications which attracts the attention of the police and/or the media;
- 30.10.7 the commencement of any criminal prosecution under health and safety or environmental legislation; and
- 30.10.8 any environmental incident that may be brought to the attention of the regulatory authorities, either directly or indirectly, which has the potential to give rise to a formal warning or prosecution, either as a single occurrence or as a contributory occurrence in a series of events.

Enquiries regarding submission of notifications should be made via email to healthandsafety@homesengland.gov.uk or phone via 0300 1234500.

- 30.11 The Grant Recipient will procure that all its Subcontractors and Professional Team comply at all times with the HS Act and the CDM Regulations and will procure that the Grant Recipient and each Subcontractor and member of the Professional Team shall at all times have due regard to the protection and safety of members of the public and their property on the Site, adjoining land owners and their property, visitors to the Site and their property and will at all times comply with the requirements of the Health and Safety Executive, the HS Act and all rules codes and regulations (including the CDM Regulations) and legislation relating to the health and safety of workers, and to the undertaking of construction works.

31 **Construction Industry Scheme**

- 31.1 In this Clause 31 (*Construction Industry Scheme*), the following definitions shall apply:

CIS means the provisions of chapter 3 of part 3 of the Finance Act 2004 together with any regulations made pursuant to those provisions including (without limitation) the Income Tax (Construction Industry Scheme) Regulations 2005;

Construction Contract has the same meaning as in section 57(2) of the Finance Act 2004; and

HMRC means HM Revenue & Customs.

31.2 The Grant Recipient warrants to Homes England that it holds gross payment status for the purposes of the CIS (pursuant to paragraph CISR13040 of the Construction Industry Scheme Reform manual or otherwise) such that the Grant Recipient is entitled to receive payments under Construction Contracts without any deduction under the CIS. The Grant Recipient undertakes to notify Homes England within two (2) Business Days of ceasing to hold gross payment status.

31.3 The Grant Recipient will, on demand, pay to Homes England an amount equal to any tax liability, interest or penalties imposed on Homes England under the CIS as a result of, or in connection with, any payments made by Homes England pursuant to this Agreement, together with any reasonable costs incurred by Homes England in connection with such tax liability, interest or penalty.

32 **Assignment and sub-contracting**

32.1 Homes England shall be entitled to transfer or assign all or part of this Agreement at any time without the consent of the Grant Recipient.

32.2 This Agreement is personal to the Grant Recipient and the Grant Recipient shall not be entitled to transfer, assign, mortgage, charge, delegate, declare a trust over or deal in any other manner with any or all of its rights or obligations under this Agreement without the prior written consent of Homes England.

33 **Dispute resolution**

33.1 All disputes and differences arising out of or in connection with this Agreement including in relation to any non-contractual obligation (a **Dispute**) shall be resolved pursuant to the terms of this Clause 33 (*Dispute resolution*).

33.2 **Negotiation**

33.2.1 In the event that a Party considers 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 Grant Recipient's Representative and Homes England Senior Officer (Senior Officers) shall use their reasonable endeavours to resolve such Dispute amicably and in good faith and in accordance with this Clause 33.2 (*Negotiation*).

33.2.2 If there has been no resolution of the dispute within thirty (30) days of the referral to Senior Officers, the Dispute shall be referred to directors of the Grant Recipient and the chief executive officer of Homes England (together, **the Chief Executives**).

33.2.3 The Chief 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 Chief Executives shall be recorded in writing and signed by them and shall be final and binding unless the Parties agree otherwise.

33.3 **Referral to Expert**

- 33.3.1 If there has been no resolution of the Dispute within twenty (20) days of the referral to Chief Executives either Party may give to the other written notice referring the dispute to a suitably qualified independent Expert for determination in accordance with this Clause 33.3 (*Referral to Expert*).
- 33.3.2 The Expert shall be required to prepare a written decision and give notice (including a copy) of the decision to the Parties within a maximum of three (3) months of the matter being referred to the Expert.
- 33.3.3 If the Expert dies or becomes unwilling or incapable of acting, or does not deliver the decision within the time required by this Clause 33.3 (*Referral to Expert*) then:
- (a) either Party may apply to the Relevant Body to discharge the Expert and to appoint a replacement Expert with the required expertise; and
 - (b) this Clause 33.3 (*Referral to Expert*) shall apply in relation to the new Expert as if they were the first Expert appointed.
- 33.3.4 All matters under this Clause 33.3 (*Referral to Expert*) must be conducted, and the Expert's decision shall be written, in the English language.
- 33.3.5 The Parties shall be entitled to make submissions to the Expert (including oral submissions) and shall provide (or procure the provision to) the Expert with such assistance and documents as the Expert reasonably requires for the purpose of reaching a decision.
- 33.3.6 To the extent not provided for by this Clause 33.3 (*Referral to Expert*), the Expert may in their reasonable discretion determine such other procedures to assist with the conduct of the determination as they consider just or appropriate, including (to the extent they consider necessary) instructing professional advisers to assist them in reaching their determination.
- 33.3.7 Each Party shall (with reasonable promptness) supply each other with all information and give each other access to all documentation and personnel as the other Party reasonably requires to make a submission under this Clause 33.3 (*Referral to Expert*).
- 33.3.8 The Expert shall act as an expert and not as an arbitrator. The Expert shall determine the matter in dispute (which may include any issue involving the interpretation of any provision of this Agreement, their jurisdiction to determine the matters and issues referred to them or their terms of reference). The Expert's written decision on the matters referred to them shall be final and binding on the Parties in the absence of manifest error or fraud.
- 33.3.9 Each Party shall bear its own costs in relation to the reference to the Expert. The Expert's fees and any costs properly incurred by them in arriving at their determination (including any fees and costs of any advisers appointed by the Expert) shall be borne by the Parties equally or in such other proportions as the Expert shall direct.

33.4 Submission to Courts

Notwithstanding the foregoing, at any time Homes England, at its sole discretion, may choose to submit any Dispute to the courts of England. If a process pursuant to either Clause 33.2 (*Negotiation*) and/or 33.3 (*Referral to Expert*) has been initiated, at the time that Homes England chooses to submit the matter to the courts of England and Wales, then it is agreed that such process is to be immediately discontinued without any binding determination being made. Each Party hereby irrevocably submits to the exclusive jurisdiction of the courts of England and Wales.

33.5 Continued Performance

No reference of any dispute to an Expert pursuant to this Clause 33 (*Dispute resolution*) shall relieve any Party from any liability for the due and punctual performance of its obligations under this Agreement.

34 Further assurance

34.1 At any time upon the written request of Homes England, 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:

- (a) obtaining for Homes England the full benefit of this Agreement and of the rights and powers herein granted; and/or
- (b) reflecting any Change in Control which has or will occur in relation to the Grant Recipient; and

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.

34.2 If Homes England (in its absolute discretion) so requires, the Grant Recipient must also provide a Legal Opinion to Homes England upon any amendment to or waiver of any term of this Agreement.

35 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 Homes England shall not be fettered, constrained or otherwise unlawfully affected by the terms of this Agreement or any such other deed or document.

36 No agency

36.1 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.

36.2 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 Homes England 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 Homes England.

37 **Publicity**

The Grant Recipient shall ensure that Homes England's requirements in relation to public relations as notified to the Grant Recipient from time to time are observed and implemented in respect of any funding provided under this Agreement.

38 **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.

39 **Entire agreement**

39.1 This Agreement and the clauses herein contained together with the Schedules constitute the entire agreement between the Parties and this Agreement may only be varied or modified in writing by deed.

39.2 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 Homes England of whatsoever nature on the faith of which the Grant Recipient is entering into this Agreement.

40 **Severability**

If any term, clause or provision contained in this Agreement shall be held to be invalid, unlawful or unenforceable to any extent, such term, clause 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.

41 **Cumulative rights and enforcement**

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

41.2 The Parties acknowledge that money damages alone may not properly compensate Homes England 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 Homes England may have in law, in equity or otherwise Homes England shall be entitled to seek injunctive or other equitable relief compelling specific performance of and other compliance with the terms of such obligations.

42 **Waiver**

42.1 Neither the failure of any Party at any one time to enforce any provision of this Agreement nor the payments by Homes England of Capital Firm Scheme Grant under Clause 19.1 (*Payment of Capital Grant*) nor the payments by Homes England of Revenue Grant under Clause 20.1 (*Payment of Revenue Grant*) 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.

42.2 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.

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

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

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

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

43 **VAT**

43.1 All payments made by Homes England under or in connection with this Agreement are inclusive of any VAT, including for the avoidance of doubt, payments of grant funding under or in connection with this Agreement to the Grant Recipient.

43.2 The Grant Recipient considers that the payment of grant funding under or in connection with this Agreement is outside the scope of VAT. In the event that Homes England is the recipient of a supply or supplies of specified services (as such term is defined in the Value Added Tax (Section 55A) (Specified Services and Excepted Supplies) Order 2019 (the **Order**)) under or in connection with this Agreement, Homes England confirms that the requirements specified in article (8)(1)(b) of the Order are satisfied in respect of the supply or supplies with the result that section 55A(6) of the Value Added Tax Act 1994 will not apply to such supply or supplies. The Grant Recipient acknowledges that it will account for and pay any VAT on any taxable supply or supplies it makes to Homes England under or in connection with this Agreement.

43.3 Any consideration (whether monetary consideration or non-monetary consideration) paid or provided under or in connection with this Agreement for any supply by Homes England is to be treated as exclusive of any VAT and if Homes England (or the representative member of any VAT group of which it is a member) is required to account for VAT on a supply, the Grant Recipient shall pay (in addition to paying or providing any other consideration) an amount equal to the amount of any VAT upon the earlier of:

43.3.1 the time for payment or provision of the consideration; and

43.3.2 the time of the supply for VAT purposes,

and within ten (10) Business Days of receipt of such payment Homes England shall issue a VAT invoice in respect of that VAT.

43.4 Notwithstanding any other provision in this Agreement, Homes England is entitled to deduct any amount from a payment it is required to make under this Agreement where such deduction is required by law.

44 **Survival of this Agreement**

- 44.1 Insofar as any of the rights and powers of Homes England 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.
- 44.2 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.
- 44.3 Without limitation the provisions of Clauses 2 (*Purpose*), 3 (*Acknowledgements, Representations and Warranties*), 4 (*Capital Firm Schemes*), 5 (*Changes to Capital Firm Schemes*), 8.7 (*Capital Firm Scheme substitution and additions*), 9 (*Revenue Funding Schemes*), 10 (*Changes to Revenue Funding Schemes*), 11 (*Revenue Funding Scheme additions*), 12 (*Delivery Obligations*), 14 (*Operational Obligations*), 15 (*Review, Monitoring and Reporting*), 16 (*Transparency Obligations*), 17 (*Capital Grant Claim Procedures*), 18 (*Revenue Grant Claim Procedures*), 19 (*Payment of Capital Grant*), 20 (*Payment of Revenue Grant*), 21 (*Adjustments to Remaining Tranches*), 22 (*Withholding of Grant*), 23 (*Repayment of Grant*), 24 (*Default Events and Termination*), 26 (*Anti-Bribery and Anti-Corruption*), 27 (*Information and Confidentiality*), 28 (*Data Protection*), 29 (*Intellectual Property*), 33 (*Dispute resolution*), 41 (*Cumulative rights and enforcement*), 42 (*Waiver*), 47 (*Governing law*), Schedule 7 (*Anti-bribery and Anti-corruption*), Schedule 8 (*Information and Confidentiality*), Schedule 9 (*Data Protection*), Schedule 10 (*Intellectual Property*) and this Clause 44 (*Survival of this Agreement*) and such other provisions of this Agreement as are necessary to give effect to such Clauses are expressly agreed by the Parties to survive the termination or expiry of this Agreement.

45 **Notices**

- 45.1 Any notice to be given hereunder shall be in writing addressed to Homes England Senior Officer (in the case of notices to be given to Homes England) or the Grant Recipient's Representative (in the case of notices to be given to the Grant Recipient) and shall be sufficiently served if delivered by hand and receipted for by the recipient or sent by recorded delivery and addressed in the case of any Party to the other Party's registered office as set out at the beginning of this Agreement or to such other addresses a Party may from time to time notify to the other in writing provided that such other address is within England and Wales.
- 45.2 Any notice shall be deemed to be given by the sender and received by the recipient:
- 45.2.1 if delivered by hand, when delivered to the recipient; or
- 45.2.2 if delivered by recorded delivery, three (3) Business Days after and including the date of postage,
- provided that if the delivery or receipt is:
- 45.2.3 on a day which is not a Business Day; or
- 45.2.4 is after 4.00pm

it will be deemed to have been received at 9.00am on the following Business Day.

46 **Execution**

This Agreement may be executed:

- 46.1 by the electronic application of a Party's authorised signatory's signature and provision of an electronic copy of the same; and
- 46.2 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.

47 **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 Clause 33 (*Dispute resolution*) the Parties irrevocably submit to the exclusive jurisdiction of the courts of England and Wales.

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Schedule 1

Acknowledgements, Representations and Warranties

Part 1

Agreed Principles

- 1 The provisions of this Agreement represent the conditions upon which Homes England makes the Allocated Capital Grant and the Allocated Revenue Grant available to the Grant Recipient for the purposes of Section 19 (*Financial assistance*) and Section 31 (*Duties in relation to social housing*) of HRA 2008;
- 2 The Allocated Capital Grant is being made available by Homes England on the express understanding that it is applied solely for the purposes of funding the Development Costs in respect of SHAP Dwellings which are to be let to individuals as Programme Housing to be used for the Agreed Purposes;
- 3 All Fund Proceeds identified in the Capital Firm Scheme Details must be applied solely for the purposes of funding the Development Costs in respect of the relevant Capital Firm Scheme;
- 4 The Public Sector Funding in respect of a Capital Firm Scheme may not exceed an amount equal to the Actual Development Costs incurred by the Grant Recipient in respect of the Delivery of that Capital Firm Scheme nor may the Public Sector Funding in respect of the Approved Capital Bid exceed an amount equal to the aggregated Actual Development Costs in respect of the Delivery of the Approved Capital Bid;
- 5 All Capital Firm Scheme Grant paid under this Agreement is:
 - 5.1 social housing assistance as defined in Section 32(13) (Recovery etc. of social housing assistance) of the HRA 2008; and
 - 5.2 subject to the provisions of the HRA 2008 and any applicable determinations made under such provisions.
- 6 The provisions of Clause 23 (*Repayment of Grant*) represent events and principles determined by Homes England for the purposes of Sections 32-34 of the HRA 2008;
- 7 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 (Recovery etc. of social housing assistance) of the HRA 2008 and are subject to the terms of the Recovery Determination;
- 8 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 7(e) of the Recovery Determination.
- 9 The terms of the Capital Funding Guide are incorporated within this Agreement (*mutatis mutandis*).

- 10 The Grant Recipient must hold Registered Provider status at the point at which any SHAP Dwelling provided pursuant to this Agreement is made available for rent and must be the immediate landlord of the individual occupational tenants in such SHAP Dwelling, at that point and throughout the period of the Grant Recipient's ownership of such SHAP Dwelling (and the Parties acknowledge that nothing in this paragraph 10 prohibits the Grant Recipient from subcontracting the management or support services of any SHAP Dwelling).
- 11 Without prejudice to any other terms of this Agreement, the Lease Period in relation to each Leasehold Scheme must equal or exceed the Minimum Lease Duration.
- 12 The aggregate of the Acquisition Tranche Grant, Start on Site Tranche Grant, the Practical Completion Tranche Grant and each or any Additional Tranche Grant in respect of each Firm Scheme cannot exceed one hundred per centum (100%) of the Firm Scheme Grant.
- 13 The Grant Recipient acknowledges that it:
- 13.1 must hold a Completed Interest on submission of a claim made for Practical Completion Tranche Grant (or in respect of a Single Claim Scheme the Total Grant Tranche) in respect of any Capital Firm Scheme pursuant to Clause 17.5 (*Capital Grant Claim Procedures*); and
- 13.2 must hold a Golden Brick SLI or Completed Interest (Freehold and Long Lease) (as applicable) in respect of any GB Scheme.
- 14 Any service charge set and/or charged in respect of a SHAP Dwelling may not include the cost of the Revenue Funding Support Services provided to the Tenant of such dwelling.
- 15 The Grant Recipient will use its reasonable endeavours to apply the Nationally Described Space Standard as may be as may be replaced, varied, revised or otherwise updated after the Acceptance Date or Additional Scheme Acceptance Date (as the context requires) in so far as these are reasonably applicable to any SHAP Dwellings.
- 16 Where the Grant Recipient applies Fund Proceeds towards the delivery of any dwelling in any year of the SHAP:
- 16.1 the terms of this Agreement will be construed as applying to such Fund Proceeds (*mutatis mutandis*), except that paragraph 11 of this Part 1 of Schedule 1 (*Agreed Principles*) does not apply to any RCGF-Only Dwelling; and
- 16.2 the Grant Recipient must comply with any applicable terms of the Capital Funding Guide with respect to such dwelling.

Part 2

Representations and Warranties

1 Powers, vires and consents

- 1.1 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.
- 1.2 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 Capital Bid, the Revenue Funding Bid, any Capital Firm Scheme or any Revenue Funding Scheme.
- 1.3 Its obligations under this Agreement constitute its legal, valid and binding obligations, enforceable in accordance with its terms.
- 1.4 The execution, delivery and performance by it of this Agreement do not:
- 1.4.1 insofar as it is aware contravene any applicable law or directive or any judgement, order or decree of any court having jurisdiction over it;
 - 1.4.2 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
 - 1.4.3 contravene or conflict with its standing orders or other constitutional documents binding upon it (as applicable) from time to time.
- 1.5 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.
- 1.6 Every authorisation of, or registration with, governmental or public bodies or courts required by the Grant Recipient in connection with the execution, delivery, performance, validity, enforceability or admissibility in evidence of this Agreement has been obtained or made and is in full force and effect and there has been no default in the observance of any conditions imposed in connection therewith.
- 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 Capital Bid, the Revenue Funding Bid or any Firm Scheme.
- 1.9 It has not committed any Prohibited Act.

2 Deliverability

- 2.1 It has obtained or will by Capital Firm Scheme Completion of a Capital Firm Scheme obtained all Consents and to the extent that such Consents have been obtained they have not been withdrawn.
- 2.2 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.
- 2.3 No Default Event has occurred and is continuing.
- 2.4 All information supplied by or on behalf of it to Homes England 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.
- 2.5 It has informed Homes England of any material change that has occurred since:
- 2.5.1 the date of submission of the Approved Capital Bid and (if any) the Revenue Funding Bid prior to the date of this Agreement; and
- 2.5.2 the Approved Capital Bid and (if any) the Revenue Funding Bid, as each of 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 Funding.
- 2.6 It is not aware of any material fact or circumstance that has not been disclosed to Homes England and which might, if disclosed materially, adversely affect the decision of anyone considering whether or not to contract with it.
- 2.7 All data or other information submitted on IMS in respect of the Approved Capital Bid and (if any) the Revenue Funding Bid, any Capital Indicative Scheme, Capital Substitute Scheme, Additional Scheme and each Firm Scheme is accurate and the Grant Recipient is not aware (having made all reasonable enquiries) of any circumstances which would give rise to that information becoming inaccurate.
- 2.8 All data or other information supplied to Homes England and/or the Regulator in connection with, or related to the Approved Bid, any Firm Scheme (including that submitted pursuant to Clause 15 (*Review, Monitoring and Reporting*)) any Disposal Notification and/or Constitutional Change Notification is complete and accurate;
- 2.9 It is not in breach of its Transparency Obligations.
- 2.10 Save where expressly agreed by Homes England, no Capital Firm Scheme which is a Planning Scheme is being subsidised by Capital Firm Scheme Grant or Fund Proceeds;

- 2.11 Save where expressly agreed by Homes England, all SHAP Dwellings have been let in accordance with the terms of the applicable Capital Firm Scheme Details;
- 2.12 It has issued any Disposal Notification and/or Constitutional Change Notification in accordance with the requirements of this Agreement where required to do so under this Agreement.
- 2.13 Save where the Grant Recipient is delivering the relevant Firm Scheme in its own area, it has a nominations agreement with each Nominating Local Authority which:
- 2.13.1 complies with any applicable Legislation; and
 - 2.13.2 does not and will not conflict with or prejudice the efficacy of the operation of this Agreement.
- 2.14 So far as the Grant Recipient is aware (having made all reasonable enquiries) each Capital Firm Scheme (including, inter alia, each Start on Site Date and Capital Firm Scheme Completion Date) is capable of being Delivered without the need for a change to the Capital Firm Scheme Details.
- 2.15 The Grant Recipient will not advance or on-lend any Firm Scheme Grant to a third party (in whole or in part).

3 Application of Approved Capital Bid Capacity

- 3.1 All financial capacity generated by the Grant Recipient through the terms of the Approved Capital Bid is being and will be applied by the Grant Recipient to the Delivery of new SHAP Dwellings under this Agreement.
- 3.2 None of the SHAP Dwellings to be provided pursuant to this Agreement have:
- 3.2.1 received or are intended to receive funding from Homes England or DLUHC; nor
 - 3.2.2 been included amongst the projected units to be delivered, under any Previous Programme or DLUHC Programme.
- 3.3 None of the SHAP Dwellings provided pursuant to this Agreement are being subsidised by RTB Receipts.

4 Application of Revenue Grant

- 4.1 All financial capacity generated by the Grant Recipient through the terms of the Revenue Funding Bid is being and will be applied by the Grant Recipient to the provision of Revenue Funding Support Services under this Agreement.
- 4.2 None of the Revenue Funding Support Services to be provided pursuant to this Agreement have received or are intended to receive funding from Homes England under any Previous Programme or DLUHC Programme.

5 **Authority of Grant Recipient's Representative**

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

6 **Propriety**

6.1 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:

6.1.1 any person from whom the Grant Recipient is purchasing land or property for the purposes of or in connection with this Agreement;

6.1.2 any contractor engaged or to be engaged by the Grant Recipient in connection with this Agreement; or

6.1.3 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.

6.2 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:

6.2.1 access to properties developed, Rehabilitated or, disposed of pursuant to this Agreement; or

6.2.2 the prices at which such properties are let or disposed of.

7 **Local Government Act 1999**

The Grant Recipient is not subject to any Section 15 Direction nor do any circumstances exist which would permit such a direction to be issued.

8 **Local Government Finance Act 1988**

No Section 114 Report has been made nor is the Grant Recipient aware of any circumstances which would give rise to the making of a Section 114 Report.

Schedule 2

Development Costs

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 Homes England'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 Irrecoverable VAT on the above.

4 Other costs

White goods and furnishings for use in the SHAP Dwelling.

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; and
- 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 SHAP Dwellings within any Capital Firm Scheme 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 SHAP Dwellings 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 which are not eligible for social housing assistance as defined in Section 32(13) of the HRA 2008;
- 2 on land (forming part of the total site acquired) which will not be used exclusively for housing provision purposes directly related to the Capital Firm Scheme;
- 3 on estate offices, factories, letting offices;
- 4 on stores;
- 5 on medical or dental surgeries, clinics;
- 6 on police stations, public libraries, bus shelters;
- 7 on shops, restaurants, public houses, offices;
- 8 on transformer and other related buildings;
- 9 on maintenance depots, tools, plant and vehicles;
- 10 on garages (other than integral garages on market purchase scheme types) and greenhouses; and
- 11 on separate commercial laundry blocks and related equipment.

Schedule 3

Form of SHAP Revenue Statement of Grant Usage¹

[Insert name of Grant Recipient]

REVENUE STATEMENT OF GRANT USAGE

Year ended 31 March [XXXX]

Scheme/s name: [X]

IMS Revenue Scheme number/s: [X]

All figures in £s

ELIGIBLE EXPENDITURE	AMOUNT & SUPPORTING DETAILS
<p>Details and amount of Revenue Grant:</p> <ul style="list-style-type: none"> i. received in the preceding Financial Year; ii. incurred / expended in the preceding Financial Year; 	
<p>What has this expenditure procured?</p>	
<p>Number of SHAP Dwellings included in claims for Revenue Grant in the preceding Financial Year which achieved Dwelling Practical Completion</p>	
<p>Confirmation that all Revenue Grant has been applied to Revenue Funding Eligible Expenditure and has been classified (according to proper accounting practices) as revenue expenditure.</p>	
<p>Total</p>	

¹ Please note that this Revenue SOGU form must only be used for SHAP revenue expenditure.

SOURCES OF FUNDING
Received from this grant
This organisation's own contribution
Other
Total

To: **[Insert contact name or post]**.

To the best of my knowledge and belief:

The statements made and the expenditure identified in this Revenue Statement of Grant Usage is a complete and accurate record in respect of the payments made exclusively for the purposes set out in the grant offer, and does not include any amounts described as ineligible in the grant offer and the confirmations in this Revenue Statement of Grant Usage are complete, accurate and true.

Signed by:

Name

Address

.....

Office² [Chief Financial Officer].....

Date

Telephone number

Email:

² Please note that this form must be signed by the Grant Recipient's Chief Finance Officer or officer with the equivalent post and level of seniority

Schedule 4

Form of SHAP Capital Statement of Grant Usage

[Insert name of Grant Recipient]

CAPITAL STATEMENT OF GRANT USAGE

Year ended 31 March [XXXX]

Scheme/s name: [X]

IMS Capital Scheme number/s: [X]

CAPITAL STATEMENTS OF GRANT USAGE CONFIRMATIONS	CONFIRMED [YES/NO]
All Capital Firm Schemes delivered in the past Financial Year were delivered in compliance with the requirements and conditions specified in the Capital Funding Guide and this Agreement.	
All Capital Firm Schemes have a Capital Firm Scheme file in place and this file includes the relevant evidence in accordance with the requirements of Section 4 (<i>Single Homelessness Accommodation Programme</i>) of the chapter of the Capital Funding Guide entitled "Specialist Homes" to support the Capital SOGU process (or Compliance Audit process if so directed by Homes England).	
All Capital Firm Scheme Grant has been applied to Development Costs and has been classified (according to proper accounting practices) as capital expenditure.	

To: [Insert contact name or post].

To the best of my knowledge and belief:

The confirmations in this Capital Statement of Grant Usage are complete, accurate and true.

Signed by:.....

Name

Address

.....

Office¹ [Chief Financial Officer]

Date

Telephone number

Email:

¹ Please note that this form must be signed by the Grant Recipient's Chief Finance Officer or officer with the equivalent post and level of seniority

Schedule 5

Scheme Type Matrix

Scheme Type	Description in the Capital Funding Guide	Processing Route	Secure Legal Interest
New Build Scheme	Chapter 9, Section 3.2.2	Acquisition and Works	Secure Legal Interest (Freehold and Long Lease)
		New Build Works Only	
Single Claim Scheme	Chapter 9, Section 3.2.2	Off the shelf	
Rehabilitation Scheme Purchase	Chapter 9, Section 3.3.2.1	Acquisition and Works	Secure Legal Interest (Freehold and Long Lease)
		Existing Satisfactory	
		Purchase and Repair	
	Chapter 9, Section 4.1.2	EH Lease and Repair	Secure Legal Interest (Short Lease)
Rehabilitation Scheme – Existing Stock	Chapter 9, Section 3.3.2.2	Works Only	Secure Legal Interest (Freehold and Long Lease)
		Re-improvements	
		Conversions	

Schedule 6

Form of Health and Safety Report

Grant Recipient: []

Firm Scheme: []

To: Homes and Communities Agency (trading as Homes England)

Reporting period: [] to []

Average number of workers on site per day during reporting period	
Total number of all personal injury accidents	
Accidents resulting in greater than seven (7) days lost time (RIDDOR)	
Specified (major) injuries (RIDDOR)	
Fatalities (RIDDOR)	
Reportable work-related diseases (RIDDOR)	
Reportable injuries to members of the public as defined under (RIDDOR)	
Dangerous occurrences as defined under RIDDOR	
No of person days lost due to accidents or ill-health incurred by workers	
Accident investigations carried out in the period	
Site inspections, tool-box talks etc. completed	
Visits by the HSE, Local Fire Authority, the Police and Environment Agency to the site	
Enforcement notices served by the regulatory authorities e.g. improvement, prohibition, warning notices.	

Schedule 7

Anti-bribery and Anti-corruption

- 1 The Grant Recipient must:
 - 1.1 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 (**Requirements**);
 - 1.2 not engage in any activity, practice or conduct which would constitute an offence under sections 1, 2 or 6 of the Bribery Act 2010 if such activity, practice or conduct had been carried out in the UK;
 - 1.3 have and maintain in place throughout the duration of this Agreement its own policies and procedures, including but not limited to adequate procedures under the Bribery Act 2010, to ensure compliance with the Requirements and paragraph 1.2 of this Schedule 7 (*Anti-bribery and Anti-corruption*), and will enforce them where appropriate;
 - 1.4 if required by Homes England, produce a written certificate to it signed by an officer of the Grant Recipient, confirming compliance with this Schedule 7 (*Anti-bribery and Anti-corruption*) by the Grant Recipient and all persons associated with it under paragraph 1.5 of this Schedule 7 (*Anti-bribery and Anti-corruption*). The Grant Recipient shall provide such supporting evidence of compliance as Homes England may reasonably request;
 - 1.5 ensure that any person associated with the Grant Recipient who is performing services or providing goods in connection with this Agreement does so only on the basis of a written contract which imposes on and secures from such person terms equivalent to those imposed on the Grant Recipient in this Schedule 7 (*Anti-bribery and Anti-corruption*) (**Relevant Terms**). The Grant Recipient shall be responsible for the observance and performance by such persons of the Relevant Terms, and shall be directly liable to Homes England for any breach by such persons of any of the Relevant Terms;
 - 1.6 immediately report to Homes England's Head of Financial Crime Compliance and Assurance Services from time to time (or any person holding a successor post) any request or demand for any undue financial or other advantage of any kind received by the Grant Recipient in connection with the performance of this Agreement; and

for the purpose of this Schedule 7 (*Anti-bribery and Anti-corruption*), the meaning of adequate procedures and foreign public official and whether a person is associated with another person shall be determined in accordance with section 7(2) of the Bribery Act 2010 (and any guidance issued under section 9 of that Act), sections 6(5) and 6(6) of that Act and section 8 of that Act respectively. For the purposes of this Schedule 7 (*Anti-bribery and Anti-corruption*) a person associated with the Grant Recipient includes any Subcontractor of the Grant Recipient.
- 2 Where the Grant Recipient is aware that it is in breach of an obligation under this Schedule 7 (*Anti-bribery and Anti-corruption*) it must promptly notify Homes England of the fact and take all such steps as are appropriate in the circumstances to remedy the breach.
- 3 If the Grant Recipient has any grounds for suspecting financial irregularity in the use of any Agreement Funding and/or any Fund Proceeds, it must:

- 3.1 notify Homes England immediately;
- 3.2 explain to Homes England what steps are being taken to investigate the suspicion; and
- 3.3 keep Homes England informed about the progress of the investigation.

For the purpose of this paragraph 3 "financial irregularity" includes fraud or other impropriety, mismanagement, and the use of Agreement Funding for purposes other than the purposes permitted under this Agreement.

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Schedule 8

Information and Confidentiality

- 1 Each Party recognises that under this Agreement it may receive Confidential Information belonging to the other.
- 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 Homes England 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.
- 3 The obligations of confidence referred to in this Schedule 8 (*Information and Confidentiality*) shall not apply to any Confidential Information which:
 - 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;
 - 3.2 is obtained from a third party without that third party being under an obligation (express or implied) to keep the information confidential;
 - 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
 - 3.4 is independently developed without access to the Confidential Information of the other Party.
- 4 Each Party will be permitted to disclose Confidential Information to the extent that it is required to do so:
 - 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;
 - 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 Homes England may nevertheless be obliged to disclose such Confidential Information;
 - 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
 - 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.
- 5 The Grant Recipient shall ensure that all Confidential Information obtained from Homes England under or in connection with this Agreement:
 - 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;

- 5.2 is treated as confidential and not disclosed without Homes England's prior written approval or used by any such staff or professional advisors or consultants otherwise than for the purposes of this Agreement; and
- 5.3 where it is considered necessary in the opinion of Homes England the Grant Recipient shall ensure that such staff, professional advisors or consultants sign a confidentiality undertaking before commencing work in connection with this Agreement.
- 6 Nothing in this Schedule 8 (*Information and Confidentiality*) shall prevent Homes England :
- 6.1 disclosing any Confidential Information for the purpose of:
- 6.1.1 the examination and certification of Homes England's accounts; or
- 6.1.2 any examination pursuant to Section 6(1) of the National Audit Act 1983 of the economy, efficiency and effectiveness with which Homes England has used its resources;
- 6.2 disclosing any Confidential Information obtained from the Grant Recipient:
- 6.2.1 to Homes England;
- 6.2.2 to any other department, office or agency of the Crown; or
- 6.2.3 to Parliament and Parliamentary Committees or if required by any Parliamentary reporting requirement;
- 6.2.4 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;
- 6.2.5 to any person engaged in providing any services to Homes England for any purpose relating to or ancillary to this Agreement or any person conducting an Office of Government Commerce gateway review,
- provided that in disclosing information under any of paragraphs 6.2.1 (*Information and Confidentiality*) to 6.2.5 (*Information and Confidentiality*) of this Schedule 8 (*Information and Confidentiality*) inclusive, Homes England 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.
- 7 Nothing in this Schedule 8 (*Information and Confidentiality*) 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.
- 8 The parties to this Agreement are FOIA Authorities and:
- 8.1 are subject to legal duties which may require the release of information under FOIA and/or EIR; and
- 8.2 may be under an obligation to provide Information subject to a Request for Information.

- 9 The FOIA Authority in receipt of or to receive the Request for Information (the **Relevant FOIA Authority**) shall be responsible for determining in its absolute discretion whether:
- 9.1 any Information is Exempted Information or remains Exempted Information; and/or
- 9.2 any Information is to be disclosed in response to a Request for Information,
- and in no event shall any Party other than the Relevant FOIA Authority respond directly to a Request for Information, except to confirm receipt of the Request for Information and that the Request for Information has been passed the Relevant FOIA Authority unless otherwise expressly authorised to do so by the Relevant FOIA Authority.
- 10 Notwithstanding any other provision of this Agreement but subject to paragraph 11 of this Schedule 8 (*Information and Confidentiality*) below, each Party acknowledges that the Relevant FOIA Authority may be obliged under FOIA or EIR to disclose Information:
- 10.1 without consulting the other Party; or
- 10.2 following consultation with the other Party and having taken (or not taken, as the case may be) its views into account.
- 11 Without in any way limiting paragraph 9 of this Schedule 8 (*Information and Confidentiality*) or paragraph 10 of this Schedule 8 (*Information and Confidentiality*), in the event that the Relevant FOIA Authority receives a Request for Information, the Relevant FOIA Authority will, where appropriate, as soon as reasonably practicable notify the other Party.
- 12 Each Party will assist and co-operate with the Relevant FOIA Authority as requested by the Relevant FOIA Authority to enable the Relevant FOIA Authority 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:
- 12.1 transfer any Request for Information received to the Relevant FOIA Authority to Homes England (as applicable) as soon as practicable after receipt and in any event within two (2) Business Days of receiving a Request for Information;
- 12.2 provide all such assistance as may be required from time to time by the Relevant FOIA Authority and supply such data or information as may be requested by the Relevant FOIA Authority; and
- 12.3 provide the Relevant FOIA Authority with any Information already in its possession or power in the form that the Relevant FOIA Authority requires within five (5) Business Days (or such other period as the Relevant FOIA Authority may specify) of the Relevant FOIA Authority requesting that Information; and
- 12.4 permit the Relevant FOIA Authority to inspect any records as requested from time to time.
- 13 Nothing in this Agreement will prevent the Relevant FOIA Authority 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.
- 14 The obligations in this Schedule 8 (*Information and Confidentiality*) 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.

- 15 The Grant Recipient must regularly review its security arrangements in relation to its access to and operation of IMS and in particular the Grant Recipient must:
 - 15.1 notify Homes England immediately if there is any change in the identity of the individual discharging the role of the security administrator on behalf of the Grant Recipient or if such person leaves the Grant Recipient's employment or relinquishes that role;
 - 15.2 maintain a list of those of its employees and consultants authorised to use IMS and keep such list under regular review to ensure that access to IMS is given only to appropriate persons;
 - 15.3 ensure that IMS passwords are kept confidential and not shared by or with its employees or consultants; and
 - 15.4 ensure that systems are in place to prevent any person accessing IMS under a 'User ID' other than their own.
- 16 The Parties acknowledge and agree that the Relevant FOIA Authority may in its absolute discretion redact all or part of the Information within a Request for Information prior to its publication. In so doing and in its absolute discretion, the Relevant FOIA Authority may take account of any EIR Exceptions and FOIA Exemptions The Relevant FOIA Authority may in its absolute discretion consult with the other regarding any redactions to the Information to be published pursuant to this Schedule 8 (*Information and Confidentiality*). The Relevant FOIA Authority will make the final decision regarding publication and/or redaction of the Information.

Schedule 9

Data Protection

- 1 In so far that Shared Personal Data is Processed under this Agreement it is understood that the Parties will each act in the capacity of an independent Data Controller.
- 2 The Grant Recipient (including its employees agents or officers) shall at all times during the period of this Agreement comply with the provisions and obligations imposed by this Schedule 9 (*Data Protection*) and the Data Protection Legislation generally, including any requirement to obtain registrations, consents, and provide notifications and relevant privacy information to Data Subjects as required for the purposes of their obligations under this Agreement.
- 3 The Grant Recipient warrants and represents that it has in place appropriate technical and organisational measures to protect the Shared Personal Data against accidental or unlawful destruction or accidental loss, alteration, unauthorised disclosure or access, and which provide a level of security appropriate to the risk represented by the processing and the nature of the data to be protected.
- 4 The Grant Recipient shall notify Homes England without undue delay on becoming aware of any breach of the applicable Data Protection Legislation in relation to the Shared Personal Data.
- 5 Whilst each Party shall be responsible for responding to any complaint in relation to the Shared Personal Data Processed pursuant to this Agreement, or any request by individuals to exercise the Data Subject's rights, if necessary the Parties will co-operate with each other and provide reasonable assistance with any request, proceedings or inquiry by any affected Data Subject and/or the Information Commissioner or other body authorised by statute which are concerned with the Data Protection Legislation in connection with the Shared Personal Data Processed under this Agreement.
- 6 The Grant Recipient shall use all reasonable endeavours to ensure that in complying with its obligations under Clause 15 (*Review, Monitoring and Reporting*), no Personal Data shall be included in any communications with Homes England save to the extent absolutely necessary for purposes of fulfilling its obligations under this Agreement.
- 7 The provision of this Schedule 9 (*Data Protection*) shall apply during the continuance of the Agreement and indefinitely after its termination.
- 8 The Grant Recipient shall indemnify Homes England against all claims and proceedings and all liability, losses, costs and expenses incurred in connection therewith by Homes England as a result of the Grant Recipient's destruction of and/or damage to any of the Shared Personal Data processed by the Grant Recipient, its employees, agents, or any breach of or other failure to comply with the obligations in the DPA and/or this Schedule 9 (*Data Protection*) by the Grant Recipient, its employees, agents or sub-contractors.
- 9 The Grant Recipient shall appoint and identify an individual within its organisation authorised to respond to enquiries from Homes England concerning the Grant Recipient's Processing of the Shared Personal Data and will deal with all enquiries from Homes England relating to such Personal Data promptly, including those from the Information Commissioner.

- 10 The Grant Recipient undertakes to include obligations no less onerous than those set out in this Schedule 9 (*Data Protection*) in all contractual arrangements with agents engaged by the Grant Recipient in performing its obligations under this Agreement to Homes England.

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Schedule 10

Intellectual Property

- 1 Subject to paragraph 5 of this Schedule 10 (*Intellectual Property*) the Grant Recipient shall, to the extent that it is able to do so without incurring material cost, grant to Homes England 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 Firm Schemes, for any purpose relating to this Agreement.
- 2 To the extent that any of the data, materials and documents referred to in paragraph 2 of this Schedule 10 (*Intellectual Property*) are generated by or maintained on a computer or in any other machine readable format, the Grant Recipient shall if requested by Homes England use its reasonable endeavours (without having to incur material cost) procure for the benefit of Homes England 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 Homes England making such request to access and otherwise use such data for the purposes referred to in paragraph 1 of this Schedule 10 (*Intellectual Property*).
- 3 Neither Party shall infringe any third party's Intellectual Property Rights in connection with this Agreement.
- 4 The Grant Recipient shall fully indemnify Homes England within five (5) Business Days of demand under this paragraph 4 of this Schedule 10 (*Intellectual Property*) 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 Schedule 10 (*Intellectual Property*), any breach by the Grant Recipient of this Schedule 10 (*Intellectual Property*) and against all costs and damages of any kind which Homes England may incur in connection with any actual or threatened proceedings before any court or adjudication body.
- 5 The Grant Recipient shall only be entitled to revoke the licence granted to Homes England under paragraph 1 of this Schedule 10 (*Intellectual Property*) in the following circumstances and upon the following terms:
 - 5.1 on the termination of the whole of this Agreement in circumstances where no Allocated Capital Grant or Allocated Revenue Grant has been paid to the Grant Recipient; or
 - 5.2 on the termination of this Agreement (in whole or in part) in circumstances where some Allocated Capital Grant or Allocated Revenue Grant has been paid to the Grant Recipient provided that nothing in this paragraph 5.2 of this Schedule 10 (*Intellectual Property*) shall entitle the Grant Recipient to revoke such licence insofar as it relates to:
 - 5.2.1 Capital Firm Schemes in respect of which Capital Firm Scheme Grant has been paid or in respect of which a valid entitlement to claim Capital Firm Scheme Grant has arisen;
 - 5.2.2 Revenue Funding Schemes in respect of which Revenue Grant has been paid or in respect of which a valid entitlement to claim Revenue Grant has arisen; or

5.2.3 Continuing Capital Firm Schemes.

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Schedule 11

Legal Opinion

[TO BE TYPED ON COUNCIL NOTEPAPER]

Your ref

Date

Email address

Homes England
AHG Contracting Team
Windsor House
50 Victoria Street
London
SW1H 0TL

To: Homes and Communities Agency (trading as Homes England), a body corporate under Section 1 of the Housing and Regeneration Act 2008 of One Friargate, Coventry, CV1 2GN (including any statutory successor) (**Homes England**)

Dear Sirs,

Legal Opinion re Single Homelessness Accommodation Programme grant agreement and related matters

I refer to the proposed grant agreement to be entered into between [] (the **Council**) and Homes England (the **Agreement**) which is dated on or about the date hereof. In connection with the giving of this opinion, I have examined:

- (1) the Agreement in its final form prior to execution and delivery thereof by the Council;
- (2) the Council's Standing Orders for approving entry into and the execution and delivery of deeds by the Council and for the delegation of its authority and the powers of the Council's Executive; and
- (3) such other documents as I consider appropriate for the purposes of giving this opinion.

I do not express any opinion as to, nor have I investigated, the law of any jurisdiction other than England.

I am of the opinion that, as at the date hereof, as a matter of English law, the Council has the power and authority to enter into, observe and perform the terms and obligations on its part to be observed and performed by it under the Agreement and has taken all necessary action and has obtained all relevant consents and approvals (statutory or otherwise) to authorise the execution and delivery of the Agreement and the performance and validity of the obligations under it.

Neither the execution and the delivery of, nor the performance by the Council of its obligations under the Agreement will violate any provisions of any existing application law, rule, regulation or agreement binding on the Council, and the Agreement constitutes a valid and legally binding obligation on the Council enforceable in accordance with its terms. I have given this opinion, taking into account the common law and statutory duties applicable to the exercise of power by the Council.

The above opinions are subject to the reservation that under English law, the power of the court to order or pursue performance of an obligation and any other equitable remedies is discretionary and, accordingly, an English court might make an award of damages where specific performance of an obligation at work or remedy is sought.

This opinion is given by virtue of my position as Solicitor to the Council and is only given as the holder of that office. I am not giving this opinion in a personal capacity, nor do I accept any private or personal liability for any error or omission in it or which may arise therefrom and the recipient, in seeking to place reliance on the contents of this letter, must duly acknowledge the same if any error or omission is later to be found. This opinion is addressed to Homes England and is solely for their benefit. It may not be disclosed to or relied upon by any other person or made public in any way without my prior consent. This opinion is limited to matters addressed herein and is not to be read as an opinion with respect to any other matter.

Yours faithfully

Council Solicitor¹

Print Name:

There follows the specimen signatures and titles of those who will or may attest the execution as a deed of the Agreement referred to above².

Name	Title	Specimen Signature

¹ Council to ensure that the signatory to the Grant Agreement is different to the Council Solicitor signing the Legal Opinion

² Please note that the Legal Opinion will not be in a form satisfactory to Homes England unless the person executing the Agreement is identified in this table.

EXECUTION PAGE TO THE GRANT AGREEMENT

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

Homes and Communities Agency (trading as Homes England)

THE COMMON SEAL of)
HOMES AND COMMUNITIES AGENCY)
was hereunto affixed in the presence of:)

Authorised Signatory:

Print Name:

[Grant Recipient]

EXECUTED as a **DEED** by affixing the **COMMON**)
SEAL of **[LOCAL AUTHORITY]**)
In the presence of:)

.....
Authorised Officer

Print Name: