

Item No.	Classification: Open	Date: 9 th September 2003	MEETING NAME Executive
Report title:		Motion Submitted in accordance with Council Procedure Rule 3.9 – Elephant & Castle Regeneration Area	
Ward(s) or groups affected:		All	
From:		Chief Executive (Borough Solicitor & Secretary)	

RECOMMENDATION

1. That the Executive consider the motion as set out in paragraph 2 below and agree to receive a further report in December.

BACKGROUND INFORMATION

2. At the Council Assembly meeting on 23rd July 2003 a motion was submitted in accordance with Council Procedure Rule 3.9 (1) by Councillor Toby Eckersley and seconded by Councillor Kim Humphreys. The motion was subsequently carried and referred to the Executive for consideration:-

That Council Assembly notes with approval the current administration's undertaking to produce a fair deal for leaseholders who may be displaced by compulsory purchase of their homes in the Elephant and Castle Regeneration Area, and, noting the perception that many owner-occupying displaces from other regeneration areas have suffered a raw deal, requests the Executive to set out its policy in this regard to Council Assembly no later than 30th September 2003.

KEY ISSUES FOR CONSIDERATION

3. In accordance with Council Procedure Rule 3.9 (3), the above motion was referred to the Executive, which shall report upon the outcome of their deliberations upon the motion to the next meeting of Council Assembly.
4. The constitution allocates particular responsibility for functions to Council Assembly, for approving the budget and policy framework, and to the Executive, for developing and implementing the budget and policy framework and overseeing the running of Council services on a day-to-day basis
5. Any key issues, policy or funding implications are included in the advice from the Chief Officer.

SUPPLEMENTARY ADVICE FROM OTHER OFFICERS

Strategic Director Of Regeneration

There are currently 105 leaseholders on the Heygate Estate. In order for the overall regeneration scheme to proceed it is necessary to 'buy in' all of these interests either through negotiation or the use of compulsory purchase powers. Leaseholders will receive the market value at the time of sale plus home loss payments and removal expenses.

In developing proposals for replacement housing for the Heygate Estate we are proposing to introduce new measures to assist leaseholders to remain in the area as owner-occupiers. We will encourage the bidding partnerships for the early housing sites to include outright sale, shared ownership and other retained equity schemes in their submission proposals. It may be that some displaced leaseholders will have insufficient equity in their Heygate homes to make outright purchases of new homes in the area but will be attracted by the ability to purchase a percentage of a new property in one of the new schemes.

Similar opportunities may be encouraged through intermediate housing generated by private schemes in the area and there are already proposals before the council to develop affordable housing for sale within the E&C Masterplan Area.

For those leaseholders who are genuinely unable to repurchase, rehousing will be necessary and the decant policy to be developed for the Elephant & Castle (E&C) will aim to give similar entitlements to these households as to tenanted households.

Details of how this is to be achieved through the early start measures around first phase housing developments will be reported to the Executive at the end of December.

Background Papers	Held At	Contact
Motions submitted in accordance with Standing Order 3.9 (1).	Town Hall, Peckham Road, London. SE5 8UB	Kevin Flaherty Constitutional Team 020 7525 7236

APPENDIX A

Audit Trail

Lead Officer	Ian Millichap, Constitutional Team Manager	
Report Author	Kevin Flaherty, Constitutional Team	
Version	Final	
Dated	1 st September 2003	
Key Decision?		
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / EXECUTIVE MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Regeneration	Yes	Yes
Executive Member	No	No
Date final report sent to Constitutional Support Services	1 st September 2003	