

Item No. 16a.	Classification: Open	Date: 18 March 2014	Meeting Name: Cabinet
Report title:		The Impact of Regeneration on Leaseholders (Report of Overview & Scrutiny Committee)	
Ward(s) or groups affected:		All	
From:		Overview and Scrutiny Committee	

RECOMMENDATION

1. That cabinet considers the recommendations of overview and scrutiny committee in respect of the impact of regeneration on leaseholders together with the report "Shared Equity - An Additional Rehousing Assistance Route for Homeowners Affected by Regeneration."

BACKGROUND INFORMATION

2. At its meetings on 3 February and 10 March 2014, overview and scrutiny committee considered the impact of regeneration on leaseholders.
3. The committee received an initial briefing report from the director of regeneration and two further briefing notes on surveyors' fees and a comparison of the discretionary assistance given to resident leaseholders by different local authorities.
4. The committee also spoke to the chair of the Homeowners' Council and some leaseholders from the Aylesbury and Heygate Estates. In addition to providing a general view of the experience of leaseholders affected by the council's regeneration schemes, the representatives highlighted specific issues around valuation of properties and access to independent advice and the lack of clarity around the options available to leaseholders.
5. The committee took particular note that two valuation appeals are to be considered by the Upper Tribunal (Lands Chamber). In the view of officers, this would provide an independent view of the council's valuation process and be useful in clarifying the process for determining future valuations.

RECOMMENDATIONS OF OVERVIEW AND SCRUTINY COMMITTEE

6. Overview and scrutiny committee welcomes the news that the cabinet is about to consider the report, "Shared Equity - An Additional Rehousing Assistance Route for Homeowners affected by Regeneration". The committee is conscious of the fact that regeneration causes enormous stress and potential upset for many leaseholders and asks cabinet to look at ways of making sure that options such as shared ownership and shared equity are presented to leaseholders in as accessible and easy to understand a way as possible, so that information is clear and is delivered in an open fashion from first negotiation to moving day.

7. Overview and scrutiny committee welcomes the news that two valuation cases are being considered by Upper Tribunal (Lands Chamber) and looks forward to the outcome of this. The committee asks to receive the findings and arguments of the Upper Tribunal and that these are also distributed to the widest appropriate audience.
8. Provided that there is no evidence that any party in the appeals has acted unreasonably, the committee recommends that in these two cases the council not seek for costs to be awarded against the relevant leaseholders.
9. That cabinet work with the Creation Trust to provide leaseholders with an independent list of surveyors, and review the level of fee cap for surveyors so that the ability of leaseholders to access surveyor advice is not restricted.
10. That cabinet look at better advertising of the work of Homeowners Council and LAS2000 and of the support for leaseholders administered by the CAB.

REASONS URGENCY

12. It is requested that the committee's recommendations be considered as a matter of urgency in conjunction with the report already on the cabinet's agenda for consideration, "Shared Equity - An Additional Rehousing Assistance Route for Homeowners Affected by Regeneration."

REASON FOR LATENESS

13. The overview and scrutiny undertook a brief review, over two meetings, of the experience leaseholders on estates affected by the council's regeneration projects. The second of these meetings took place on 10 March 2014, after the despatch of the cabinet agenda

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
As set out below	Scrutiny Team 160 Tooley Street London SE1 2QH	Peter Roberts 020 7525 4350
Link Agenda – Overview & Scrutiny Committee 3 February 2014		
As set out below	Scrutiny Team 160 Tooley Street London SE1 2QH	Peter Roberts 020 7525 4350
Link Agenda – Overview & Scrutiny Committee 10 March 2014		

AUDIT TRAIL

Lead Officer	Shelley Burke, Head of Overview & Scrutiny	
Report Author	Peter Roberts, Scrutiny Project Manager	
Version	Final	
Dated	12 March 2014	
Key Decision?	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Director of Legal Services	N/a	N/a
Strategic Director of Finance and Corporate Services	N/a	N/a
Chief Officers	N/a	N/a
Cabinet Member	N/a	N/a
Date final report sent to Constitutional Team		12 March 2014