

Our reference: MGLA240225-0778

20 March 2025

Thank you for your request for information which the Greater London Authority (GLA) received on 21 February 2025. Your request has been considered under the Environmental Information Regulations (EIR) 2004.

You requested:

I would like to make a Freedom of Information request for all correspondence between Hyde Housing/The Hyde Group and the GLA regarding Hyde's overall planning proposal for Bellevue Mansions on the Clapham Road with particular reference to Grantham Road, SW9, within a date range from 1/1/2024 to the current date.

Our response to your request is as follows:

Please find attached the information that the GLA holds within the scope of your request.

Please note that the redacted content is applied to:

- Information out of the scope of your request (for example discussions relating to other projects)
- Personal information.
- Commercially confidential information.

Information relating to allocated grant funding and estimate values, is being withheld as it falls under the exception in Regulation (5)(e) (confidentiality of commercial or industrial information) of the EIR. The purpose of this exception is to protect any legitimate economic interests underlying commercial confidentiality.

This information is commercial in nature because it relates to the per-unit price of work that would be commissioned by Hyde and will eventually be used to procure contractors. The information is not trivial, nor in the public domain and was provided to the GLA on a confidential basis and therefore protected by the common law of confidence. Disclosure of this information would prejudice the ability of Hyde to achieve best value for money and ability to operate an effective procurement process.

In applying this exception, we have had to balance the public interest in withholding the

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information against the public interest in disclosing the information.

We acknowledge that there is a general public interest in transparency in relation to the manner in which the GLA and local authorities award, allocate and spend funds in relation to the programme. Disclosure of this information would help enable the residents of Lambeth to understand more fully the decision making and application processes behind the application by Hyde.

The disclosure of this information would also inform discussion regarding the programme and its effectiveness within the London Borough of Lambeth. Providing detailed information held by public authorities is in keeping with the Government's transparency agenda and promotes accountability and greater public participation. Furthermore, the public interest is served by the GLA being transparent and open to scrutiny to increase diligence and working to protect the public purse.

However, on balance, we consider that it is not in the public interest for the GLA to release information that would prejudice the commercial interests of a third-party. This is particularly important where that third-party is required to achieve value-for-money on behalf of their communities in relation to the expenditure of funds from the public purse.

We consider that the best interests of the people and communities of London – are best served by ensuring that the council is able achieve value-for-money. The public interest would not be met if the GLA released information that could result in the expenditure of further public money. Disclosure by the GLA would be likely to have a detrimental effect on the procurement of services by Hyde, potentially prejudicing their future negotiating capabilities.

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA240225-0778

Yours sincerely

Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

From: [REDACTED]
To: [REDACTED]
Subject: RE: GLA ballot boundary
Date: 21 February 2025 16:20:00

Hi [REDACTED]

Yes please send us your proposed boundary in the first instance and we can review.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@hyde-housing.co.uk>
Sent: Thursday, February 20, 2025 10:42 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Subject: GLA ballot boundary

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Hello both,

It was good to meet with you earlier this week [REDACTED] and I am mindful that we need to agree the ballot boundary.

Would another half hour session be useful to go through this, or would you like me to submit my view and reasons first?

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Bellevue Garden Mansions
Date: 14 February 2025 10:43:06

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Hi [REDACTED]

We have talked to residents about a ballot around late May of this year. Currently we are working hard to ensure that we have spoken to everyone in depth about the proposals [REDACTED]

I think the general response you suggest is fine – we have a website on our Hyde website – and so there is a lot of information on there.

On another note, we do need to agree with the GLA our ballot boundary and who we invite to vote.

We have some third party land that we would need to acquire – this is owned by Lambeth Self Help. My understanding is that these residents should be given the opportunity to vote in the ballot, even though this is ahead of us acquiring the land. Currently these residents are uncertain about this and seem convinced that the Management Board should make the decision for them. This is not how I interpret the requirements on balloting.

I think it would be useful for us to therefore agree this and also perhaps for me to provide you with a general update. Would late Feb work for you both? Perhaps you could send me through some different dates through and I can book this in.

Regards,

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 04 February 2025 11:57
To: [REDACTED] <[REDACTED]@hyde-housing.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bellevue Garden Mansions

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Hi [REDACTED] just wondering if you could advise on the below re where you are with the ballot and the current timetable, which we can share externally?

Alternatively, if there is no update that can be shared externally at present, we will note the following in our response:

- Advise re GLA funding requirements for estate regeneration and note that no funding request has been submitted at present.
- Signpost to your website linked below and advise further info on the ballot timetable will be noted there in due course.
 - <https://www.hyde-housing.co.uk/tenants/customer-involvement/bellevue-mansions-clapham-road/>

Thanks,

[REDACTED]

From: [REDACTED]
Sent: Thursday, January 30, 2025 10:16 AM
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@hyde-housing.co.uk>
Subject: RE: Bellevue Garden Mansions

Hi [REDACTED] hope you are well.

Just checking in on the below and any update – we are trying to get a response out by cop tomorrow.

Thanks,

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: Friday, January 24, 2025 1:49 PM
To: [REDACTED] <[REDACTED]@hyde-housing.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bellevue Garden Mansions

Thanks [REDACTED]

Do you have an update on where you are with the ballot and the current timetable, which we can share externally?

Many thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@hyde-housing.co.uk>
Sent: Friday, January 24, 2025 12:55 PM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Bellevue Garden Mansions

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Hi [REDACTED]

Yes this scheme is the Clapham Road regeneration project.

I am happy to answer any queries you may have specifically.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 24 January 2025 11:51
To: [REDACTED] <[REDACTED]@hyde-housing.co.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Bellevue Garden Mansions

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Hi [REDACTED]

Hope you are well. We have had in enquiry from a member of the public on 'Bellevue Garden Mansions', ballots and GLA funding.

Are you familiar with which scheme they may be talking about?

Many thanks

[REDACTED]

[REDACTED]

[REDACTED] Housing & Land
GREATER LONDON AUTHORITY
City Hall, Kamal Churchie Way, London E16 1ZE

[REDACTED]

[REDACTED]

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<https://www.london.gov.uk/>

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]; Heather Juman; [REDACTED].me
Subject: RE: Clapham Road LERF bid
Date: 22 November 2024 17:00:32
Attachments: ~WRD0001.jpg
image001.png
Clapham Road LERF bid - supporting information.pdf
3.1.1 Draft Values Existing Clapham Road Aug-23.pdf
297c Clapham Road SW9 9BN (2).pdf
Valuation Report - 291C Clapham Road, SW9 - Jan 2024.pdf

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[REDACTED]
Please see my comments below.
Thanks
[REDACTED]

From: [REDACTED]
Sent: 21 November 2024 16:27
To: [REDACTED]; Heather Juman; [REDACTED]
Subject: RE: Clapham Road LERF bid

This message originated from outside your organisation.

Hi [REDACTED] thanks for your submission which we've reviewed.

You note below you would be following up with the viability information – are you able to submit that to us by cop tomorrow?

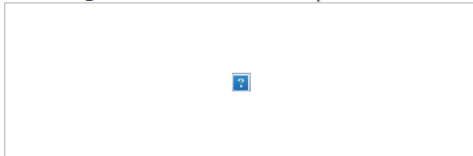
And some other queries on the OPS project as below for which I've returned the project to you. Apologies we have a tight deadline on these so if you could update by cop tomorrow also. I have resubmitted the project in line with the below.

Block 2 London Estate Regeneration Fund Assessment –

- In the first question, you need to select 'yes' as the question is about whether this project is providing additional homes which it is.
 - Then a follow up question will come up asking you to note the number of additional homes the funding would unlock – this number would exclude demolished unless obsolete but includes private and affordable homes.
 - We think it would be 371 homes but weren't sure if the 7 housing Co-operative freehold properties were being demolished or not? Done, but total homes is 378.
- Please provide viability info as noted above to show how you get to the [REDACTED] grant amount requested including cost of leasebacks, Hyde contribution etc.. If you have a market valuation for the homes to evidence your grant request, then please attach that also. Attached and also uploaded to OPS.
- It would also be good to know how many you have already bought back so far. We have completed on one acquisition so far with another going through conveyancing. We have therefore forecast 2 for 24/25, with the remaining 17 homes to be acquired in 25/26.

Block 4 Outputs

- Please could you enter a high-level programme here showing when the 371 homes are starting and completing – this should include all homes, including market homes. You'll see drop downs as below to complete: Done to show the 378 homes



Block 5 Milestones

- Could you rename the milestones to include how many acquisitions that funding supports i.e. I couldn't rename the existing milestones, so added new ones and zeroed the standard ones. Let me know if this is not what you wanted.
 - LERF grant 2024/25 – acquisition of x homes.
 - LERF grant 2025/26 – acquisition of x homes.

Other questions

- Could you provide a brief summary of what resident consultation has occurred. Attached.
- Are Lambeth supportive of this? Have there been any pre-apps showing Lambeth's support? Yes, they are supportive. Details attached.

Thanks,
[REDACTED]

Clapham Road LERF bid

November 2024

Viability

The table below sets out an estimate of costs and values for buying back properties, decants as well as other associated costs such as legal fees and compensation. The values are based on a desktop survey carried out by JLL in August 2023 as well as ongoing measured survey data. The JLL valuation report is provided separately.

Located in Stockwell, Lambeth, the site currently has a very low housing density holding 53 resident families and 19 leaseholder families as well as one commercial property

Land/property	Estimate value	Compensation	Disturbance	Estimate Total
19 x leaseholders in Bellevue Mansions				
43 x residents in Bellevue				
Lambeth Self Help				
Nursery				

We suspect that updated information, which is coming through from measured surveys carried out recently may lead to increased values.

Our bid for funding under LERF is for [REDACTED] in grant to provide financial assistance in acquiring leasehold flats as well as supporting the decant costs.

We have already purchased one property, with another completion imminent. These will amount to [REDACTED] and both are landlord properties. The recent valuation surveys for these properties are provided for information.

Depending on how the negotiations progress with Lambeth Self Help Housing Cooperative, we hope to either re-provide these homes within the new development or acquire them outright and compensate LSH accordingly.

To secure this funding would be a significant boost to the viability of the overall regeneration proposal to deliver around 450 new homes, of which it is intended that up to 65% will be affordable. It would also accelerate the land assembly to facilitate the comprehensive regeneration of the site.

Resident Consultation and Planning

The consultation began with all residents of Bellevue in October 2023. This includes open meetings, drop in events, door knocking and newsletters. The resident friend TPAS have also door knocked on all homes, produce a regular newsletter and has contacted every household.

We have established a Steering Group and hold regular meetings, progressing the design and the Landlord offer.

We have also now held a wider public consultation event in which 1,600 local residents were invited. Both Ward Councillors, MP and the Leader of the Council are aware of the scheme and are broadly supportive. We have also met several times with Lambeth officers and have their full support to progress this opportunity.

We have held a pre-app with Lambeth planners on our recent design and have another meeting expected in early December. Historically we have already met with planners to discuss the scheme in principle.

The ballot is expected in late Spring 2025, with the planning submission to follow in October 2025.

From: [REDACTED]@hyde-housing.co.uk>
Sent: Thursday, October 3, 2024 3:28 PM
To: [REDACTED]@london.gov.uk>
Cc: [REDACTED]@london.gov.uk>
Subject: RE: Land acquisition using RCGF
Importance: High

Hi [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] but we see this as being a really good opportunity to help us provide decent options for the Clapham Road regeneration site [REDACTED]

[REDACTED] t.

[REDACTED]

Many thanks

[REDACTED]

[E mail chain out of scope of the request]

From: [REDACTED]
Sent: Thursday, September 19, 2024 11:05 AM
To: [REDACTED]@london.gov.uk>
Cc: [REDACTED]@london.gov.uk>
Subject: Land acquisition using RCGF
Importance: High

Hi [REDACTED]

The AHCFG states the following:

6.6.3 The GLA priorities, in line with its current affordable homes programme are:

- New supply of social rent, London Affordable Rent, London Living Rent and London Shared Ownership homes.
- Supported housing for vulnerable Londoners including the provision of care and support schemes and initiatives for tackling homelessness.
- Land acquisition that leads to the delivery of new homes within a three-year period.

[REDACTED]

The end product could be complementary to the Clapham Rd regen; i.e. could help with decants. The land cost is £4.25m.

[REDACTED]

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Actions - GLA/Hyde Quarterly – 12.04.2024, 11am
Date: 15 April 2024 10:36:00

[REDACTED]
[REDACTED]
[REDACTED]

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AOB

- Estate regeneration – discussed Clapham Road which is in its early stages of consultation, Hyde ([REDACTED]) to provide further update at next quarterly.
- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- [REDACTED]
[REDACTED]

Government	Percentage
Current government	85%
Previous government	15%

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We'd suggest perhaps talking to other IPs that have managed estate regen schemes and see if

they have experienced anything similar and how they managed the situation. I've been advised of one borough that had quite a difficult time with a ballot on one estate and adopted an approach for the next that seemed to help avoid some of the same pitfalls. Specifically, they agreed a code of behaviour, for all parties, through a residents' group perhaps. Something like that might be helpful.

Let me know if you would like me to see if I can suggest a contact for you to speak to.

Enjoy the long weekend.

Thanks,

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@hyde-housing.co.uk>

Sent: 27 March 2024 16:29

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED]

<[REDACTED]@london.gov.uk>

Subject: regen advice

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Hello both,

I think it may be useful to have a catch up on Clapham more generally at some point and I will speak to [REDACTED] about arranging one, [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

This isn't a new thing, but I am wondering if you have any policies or even advice about how we might combat this.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: Utilising a GLA procurement framework
Date: 27 March 2024 11:49:19

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Hi both,

I hope you are well.

I wondered if you could help again on the procurement issue, please?

We are now waiting on approval to send out the tender pack to the 9 companies on the framework.

The main person who seems to manage the framework, [REDACTED] however she did say that her colleague would look over our submission and return this by Monday of this week. Unfortunately, we do not have her colleague's name. Also, it appears that our information has not even been read yet as no read receipt has been sent. With bank holidays and the Easter break coming up this delay is very impactful for us.

The project affected is the regeneration at Clapham that we have spoken about and so your support would be appreciated.

Ideally, we want to get the notifications to the companies out this afternoon – and so it would mean the GLA coming back to us by the end of the day today (they have had the documents for a week now).

The whole process has been painfully slow I am sorry to say.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

From: [redacted]
To: [redacted]
Subject: Actions - GLA/Hyde Quarterly – 08.01.2024, 10am
Date: 08 January 2024 14:53:00
Attachments: [image001.jpg](#)

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- AOB
- Estate regeneration – discussed Clapham Road, which is in it’s early stages, Hyde ([redacted]) to provide further update at next quarterly.
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