

Notting Hill Housing Schemes audited in last 5 years

Year	Scheme	Non compliance
2016-17	Brierly, New Addington, CR0	No breaches identified.
2016-17	Chesney Crescent, New Addington, CR0	No breaches identified.
2016-17	Hayman Crescent, Hayes, UB4	No breaches identified.
2016-17	Beam Avenue, Dagenham, RM10	No breaches identified.
2016-17	Crescent, Dagenham, RM10	No breaches identified.
2016-17	Canonbury, Islington, N1	The lower rent charged on the tenancy agreement is correct. There's been a mistake with the rent calculation at the time of the grant claim for these units.
2016-17	Holland Park Avenue, W11	No breaches identified.
2015-16	NCR Site, Enfield, NW13	<p>Audit Question: Were building regulation approvals obtained prior to commencement of the works and at practical completion?</p> <p>Auditor's Finding: Building regulation initial notice was accepted on 7 June 2013 by Enfield Council. Start on site date was 21 March 2013.</p> <p>Provider's Response: It is not unusual for a scheme to start on site and building regulations approval to be obtained afterwards.</p>
2015-16	Marine Wharf, Plough Way, Lewisham SE16	<p>Audit Question: Were the rent figures input to IMS the same as the actual rents charged?</p> <p>Auditor's Finding: The difference is that in April 2015, officers at NHH agreed with LB Lewisham to lower the rents for affordability reasons. The GLA have been informed.</p> <p>Provider's Response: At the point of practical completion in August 2014, we based our PC Claim on the information provided by Pathways, our Supported Housing Provider. As these rents are Affordable Rents, and are inclusive of service charges, Pathways estimated the rents based upon an assumed service charge.</p> <p>In the event the properties were actually let, in April and May 2015, and by that time Pathways had firmer information on service charges and adjusted the service charges and rents accordingly. Therefore the rents on IMS have now been superseded due to the length of time between practical completion and first lettings. We will now put in place systems that will pick this up in future.</p> <p>As a result the rent for the one bedroom home decreased from £207.27 to £186.20 and the rent for the two bedrooms home increased from £215.19 to £229.50.</p>
2015-16	Kingsgate House	No breaches identified.
2015-16	King Street	No breaches identified.
2015-16	King Street	No breaches identified.
2015-16	Porchester Road	No breaches identified.
2015-16	Lower Richmond Road	No breaches identified.
2015-16	Yewfield Road	No breaches identified.
2015-16	Hume Road	No breaches identified.
2015-16	Long Elmes	No breaches identified.
2015-16	Crewys Road	No breaches identified.

2015-16	Oglethorpe Road, Dagenham RM10	No breaches identified.
2015-16	Wolsey Crescent	No breaches identified.
2015-16	Lindwood Close	No breaches identified.
2015-16	Tavistock Crescent	No breaches identified.
2015-16	Goldsmith Avenue	No breaches identified.
2015-16	Camden High Street	No breaches identified.
2015-16	Malvern Road	No breaches identified.
2015-16	Great Western Road	No breaches identified.
2015-16	High Road	No breaches identified.
2015-16	Hilldene Road (North)	No breaches identified.
2015-16	Myatts Fields, North Estate	No breaches identified.
2015-16	Westgate Centre SO, Hackney E8	No breaches identified.
2015-16	Pippin House	No breaches identified.
2014-15	Colindale Hospital	No breaches identified.
2014-15	Maya Place	Data entry on IMS shows the amount for the DPF as £150,929. At the time of the IMS entry, the DPF nominally agreed with this figure however the nominal breakdown requested at the audit totalled £166,929.
2014-15	Tentelow Lane	No breaches identified.
2014-15	Battersea Reach Blocks H&J	Start on Site details were submitted on IMS later than ten working/business days after the Start on Site (SOS) date. Start on site was achieved on 24th September 2012 but payment was claimed on IMS on 29th January 2013.
2013-14	Barham Park phase 1	Minor differences noted between size details of 4 bed properties recorded on IMS and site drawings for scheme no 546273. Scheme overall has delivered 4590.1m ² which exceeds 4586 m ² that was originally entered onto IMS.
2013-14	North Circular Road	No breaches identified.
2013-14	Colindale Hospital phase 2	No breaches identified.
2013-14	Rathbone Market phase 1	No breaches identified.
2013-14	Watsons Road	No breaches identified.
2013-14	Rushworth Street	No breaches identified.
2013-14	Douglas Close	No breaches identified.
2013-14	Windmill	No breaches identified.
2013-14	Brenley Park	No breaches identified.
2013-14	High Street	No breaches identified.
2013-14	Colindale Hospital phase 2	No breaches identified.
2012-13	St John Street	No breaches identified.
2012-13	Colindale Hospital phase 1	No breaches identified.
2012-13	Coombe Lane	No breaches identified.
2012-13	Warwick Road	No breaches identified.
2012-13	Spurstowe Terrace	No breaches identified.
2012-13	Rathbone Market phase 1	No breaches identified.
2012-13	Battersea Reach	No breaches identified.
2012-13	North Circular Road	No breaches identified.
2012-13	Colindale Hospital phase 1	No breaches identified.
2012-13	Coombe Lane	No breaches identified.
2012-13	Windmill Trading Estate	No breaches identified.
2012-13	Douglas Close	No breaches identified.

2012-13	High Point Village Phase 2 & 3	No breaches identified.
2012-13	Gale House	No breaches identified.
2012-13	Cambridge Gardens	No breaches identified.
2012-13	Windmill	No breaches identified.

LBS Schemes audited in last 5 years. The following is a list of the council's own schemes that we have audited. The GLA does not hold this information for other providers – our records of compliance audits during that period do not identify which boroughs the schemes are in.

2016-17	Crebor St London SE22	<p>Planning permission and building regulations obtained on 19 June 2015 and 25 August 2015 respectively.</p> <p>Practical completion certificate was dated 08 September 2015.</p> <p>Interim payment (initial grant claim) was on 23 March 2015, therefore planning permission was not granted prior to initial grant claim.</p> <p>On review of an email trail from London Borough of Southwark, it was noted that there was a delay in processing the planning permission, however, the GLA advised to provide a log note was made relating to the delay in planning permission.</p> <p>The contract was signed on 23 April 2015. On site start date as per contract and email correspondence was 25 March 2015.</p> <p>First grant claim was 26 March 2016.</p> <p>Tenancy agreement rents are not in line with the rent figures recorded on IMS.</p> <p>Rent as per the tenancy agreement - £204.81</p> <p>Rent as per IMS – Flat 1: £276.66 (two bed).</p> <p>Auditor says rent for all flats was £204.81. Provider has subsequently confirmed that gross rent is £384.14 for the unit with shared facilities and £204.81 each for the self-contained units. IMS rents are £276.68 & £138.34 respectively.</p>
2015-16	Welland House, Peckham Rye, SE15	No breaches identified.
2015-16	Bew Court, Lordship Lane, SE22	Same issue with all four schemes: Building Regulation approval was signed off at planning stage but the final completion certificate is still outstanding, at the time of audit this information was requested but not provided.
2015-16	Leconfield House, Champion Hill, SE5	
2015-16	Sidmouth House, Commercial Way, SE15	
2015-16	Wade House, Parkers Row, SE1	
2014-15	Felbridge House, SE22	<p>Only a photocopy was available for the first tenancy which began after the works were completed. However an original agreement was available for the second tenancy, so this is a minor breach.</p> <p>The rent on IMS was £282.23 whereas the rent on the tenancy agreement was £305.77.</p>
2013-14	No Audit	N/A
2012-13	No Audit	N/A