

Dear [REDACTED]

Thank you for your request for information which the GLA received on 12 January 2017. Your request has been dealt with under the Freedom of Information Act 2000.

You requested:

"Re; Booth Court, Thurston Road, London SE13.

I write regarding the above new build owned by London and Quadrant. I would like to know if any public money was provided to L&Q to build these properties which I understand were principally built for "key workers".

If public money was provided I would also like to know what the mayor contractually required L&Q to agree to in regards to ensuring the service areas were kept in good condition and fully working at all times. Please provide me with a copy of any contract/agreement.

Included in service areas are things like refuse, broken glass doors, security systems/key fobs, lifts etc. There are other areas but I am happy to receive this for now."

Our response to your request is as follows:

I would like to know if any public money was provided to L&Q to build these properties which I understand were principally built for "key workers".

Between 2011 and 2013 the GLA made grants to L&Q to develop affordable housing for rent and shared ownership at Thurston Central, SE13. The total allocation was £8.3m for 168 homes. Our records do not show that these were targeted at key workers, they were built for general needs applicants (although key workers would have had some priority for the shared ownership homes).

If public money was provided I would also like to know what the mayor contractually required L&Q to agree to in regards to ensuring the service areas were kept in good condition and fully working at all times. Please provide me with a copy of any contract/agreement.

Included in service areas are things like refuse, broken glass doors, security systems/key fobs, lifts etc. There are other areas but I am happy to receive this for now."

The funding was allocated through a contract with L&Q to cover the period 2011-15. You can view the agreement by clicking [here](#). It did not include specific maintenance clauses, but instead required partners to manage and maintain these properties in accordance with the requirements of the Social Housing Regulator (the Homes and Communities Agency). The requirements set by the Regulator include the following:

Quality of accommodation

Registered providers shall:

- (a) ensure that tenants' homes meet the standard set out in section five of the Government's Decent Homes Guidance¹ and continue to maintain their homes to at least this standard
- (b) meet the standards of design and quality that applied when the home was built, and were required as a condition of publicly funded financial assistance, if these standards are higher than the Decent Homes Standard
- (c) in agreeing a local offer, ensure that it is set at a level not less than these standards and have regard to section six of the Government's Decent Homes Guidance.

1.2 Repairs and maintenance

Registered providers shall:

- (a) provide a cost-effective repairs and maintenance service to homes and communal areas that responds to the needs of, and offers choices to, tenants, and has the objective of completing repairs

and improvements right first time

(b) meet all applicable statutory requirements that provide for the health and safety of the occupants in their homes.

(Homes and Communities Agency Homes Standard, 2012)

I hope this is helpful, please do contact me again if you need anything further.

Yours sincerely

Ruth Phillips
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>