

# GREATER LONDON AUTHORITY

[REDACTED]  
(By email)

Our Ref: MGLA150520-1801

11 June 2020

[REDACTED]  
Thank you for your request for information which the Greater London Authority (GLA) received on 14 May 2020. Your request has been dealt with under the Freedom of Information Act 2000

Our response to your request is as follows:

1. *Does the Mayor know that A2 Dominion Housing are intending to pass on full cladding related costs to shared owners in their 325-home development in Hoxton, although they may have only a 25% share in the property? Will the Mayor ensure that A2 act fairly in this matter?*

The Mayor has always been clear that the costs of making buildings safe should not fall on individual leaseholders and he continues to lobby the Government for funding to protect leaseholders from the high costs of doing so. I note that in relation to this scheme, A2Dominion has indicated that it is using its best endeavours to defray any costs it can, which it hopes may avoid the need to pass the full costs of the cladding removal on to leaseholders.

2. *How many shared owners helped by the GLC to enter shared ownership are aged over 55? Do the GLA consider that it is in the interests of older Londoners to borrow when nearing the end of their working lives, and is any specialist financial advice available to them when entering the scheme? Is the Mayor aware that A2Dominion refused to allow the daughter of a deceased shared owner to sublet her late mothers flat and instead caused her to run up a £30,000 debt, as reported in the Guardian newspaper on 21/3/2020?*

The GLA does not hold data on all of the current owners of shared ownership homes in London. However, data from 2017/18 shows that 19 sales from a sample of shared ownership homes in London (which can be extrapolated to about 1.5% of households moving into shared ownership) were to households where the lead tenant was aged 55 or over.

The Mayor's role in housing involves setting priorities through London's Housing Strategy and directing and managing investment in new affordable housing in London. However, he does not have the legal powers to help individuals with their housing situations or to offer financial advice. Those considering purchasing a shared ownership home should seek advice from their mortgage lender on their specific financial circumstances. In addition, organisations such as the Home Owners Alliance offer advice to households considering purchasing shared ownership.

If you would like to discuss the case in more detail, I would suggest that you contact A2Dominion directly with your concerns. If you remain dissatisfied, however, you may request an independent review by the Housing Ombudsman Service. The Ombudsman's details are as follows:

Housing Ombudsman Service  
Exchange Tower  
Harbour Exchange Square  
London  
E14 9GE

Phone: 0300 111 3000 (lines are open Monday to Friday from 9:15 to 17:15)

Fax: 020 7831 1942

Email: [info@housing-ombudsman.org.uk](mailto:info@housing-ombudsman.org.uk)

Website: [www.housing-ombudsman.org.uk](http://www.housing-ombudsman.org.uk)

3. *How many shared owners currently live in London? can the Mayor publish this information on the GLA website? How will the Mayor ensure that their voices are heard, could they be supported to set up a London wide organisation?*

As set out above, the GLA does not hold data on all of the shared ownership homes in London and so is not able to provide an answer to this question. However, I can point you to the Statistical Data Return 2018 to 2019: Private Registered Provider Social Housing Stock in England. This suggests that Registered Providers of social housing owned a total of 46,693 low cost home ownership (LCHO) homes in London in 2018/19. NB the notes associated with this indicate that (i) this does not include local authority owned LCHO homes (though it is estimated that local authority owned stock accounts for a small proportion of the total intermediate housing stock in London at present, due to a low number of completions) and (ii) that LCHO includes shared ownership and shared equity.

4. *Can the Mayor give information about the GLA wide programme of building shared ownership properties, by bedroom number and by cost? What is the current GLA programme to fund the building of council housing properties by bedroom size and cost?*

The GLA publishes statistics on affordable housing delivery on our website which provides data on the number of shared ownership homes funded each year. These can be found here:

<https://www.london.gov.uk/what-we-do/housing-and-land/increasing-housing-supply/affordable-housing-statistics>

Information on the number of bedrooms in shared ownership homes is not mandatory for partners to provide for each project at start on site, and our systems only hold partial information. Details of the projects where this information is available are also shown at the link above (scroll down the page to see the section on 'other' information).

Details of the funding provided by the Mayor for shared ownership homes is set out in the Affordable Homes Programme 2016/-2021 Funding Guidance: Affordable Homes Programme 2016-21 Funding Guidance and further programmes set out at the following link:

<https://www.london.gov.uk/what-we-do/housing-and-land/council-and-social-housing/what-mayor-doing-increase-council-housing-londoners>

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

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>