

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA160718-7742

13 August 2018

Dear [REDACTED]

Thank you for your request for information which the GLA received on 16 July 2018. Your request has been dealt with under the Freedom of Information Act 2000.

You asked for;

...any and all information you have on record with regards the property detailed in Land Registry title No EGL572447

The title details the address as 40 apartments within plot N26 (south), Block B, Alma Street, London. The address is now chroma mansions, Penny Brookes street, Stratford, E20 1 BP

Specifically regarding the deed between the Homes and Communities Agency and Triathlon homes LLP – and any rent charge payments made between the 2 parties.

The title details payments made between 22 Oct 2009 and 15th July 2015 upon which the rent charge was extinguished by the GLA - any information available about this process would be much appreciated.

The information we have identified as within scope of your request is as follows;

1. [ADD 327](#) Triathlon Homes LLP
2. Rentcharge payments in relation to Land Registry Title Number EGL572447.

The information listed in point 2 above is publicly available from the Land Registry under title number EGL572443 for a small fee. I have provided a summary of the rentcharge payments for you below;

Title EGL572447, entries C6 and C7 of the Charges Register, refer to a Deed dated 22 October 2009 made between (1) Homes and Communities Agency and (2) Triathlon Homes LLP, which contains the grant of a rentcharge (the "Rentcharge"). As noted in the FOI request, the rights and obligations of the Homes and Communities Agency under this Rentcharge have since

transferred to the GLA. Contrary to the statement in the FOI request, however, this Rentcharge remains in force and has only been extinguished in part in relation to land included in a Transfer dated 15 July 2015 made between the GLA and Triathlon Homes LLP (the Rentcharge has however been varied twice as noted below). Its primary purpose (by virtue of covenants contained in the Rentcharge) is to ensure that Triathlon Homes LLP continues to comply with the conditions of the Grant Agreement dated 19 June 2009 between the Homes and Communities Agency and Triathlon Homes LLP. These conditions include the use of the properties for the intended affordable housing purposes and the applicable grant recovery provisions.

The Rentcharge has subsequently been amended twice, as recorded in title EGL572447:

- The Rentcharge was first amended by a Deed dated 27 January 2014 made between the GLA and Triathlon Homes LLP. A copy is attached (although, again, this is publicly available for a small fee from the Land Registry under title EGL557905).
- A supplemental rentcharge dated 15 July 2015 made between the GLA and Triathlon Homes LLP subsequently varied the Rentcharge for a second time. This supplemental rentcharge is publicly available for a small fee from the Land Registry under title EGL572443. It was entered into as part of a rectification process described in ADD327 (linked above).

With regard to payments under the Rentcharge, the Rentcharge provides that:

- Clause 2 (Grant of Rentcharge): "In consideration of £10 paid by the HCA (of which the Property Owner acknowledges receipt) the Property Owner grants this Rentcharge with full title guarantee to the HCA for the residue of the term granted by the Lease". (Triathlon Homes LLP is the Property Owner and the Lease is the one under which Triathlon Homes LLP holds the property).
- Definitions: The Rentcharge means the yearly sum of £1.00.
- Clause 3 (Receipt for advance payment of Rentcharge): "The HCA acknowledges receipt of one hundred pounds (£100) as advance payment of the Rentcharge for the next hundred years from the date of this Rentcharge".
- the equivalent £10/£1 payments also apply under the Supplemental Rentcharge dated 15 July 2015.

If you have any further questions relating to this matter, please contact me, quoting the reference MGLA160718-7742.

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>