

MGLA300315-2730

Dear [REDACTED]

Thank you for your request for information which the GLA received on 30/03/2015. Your request has been dealt with under the Freedom of Information Act 2000.

My response to your query is based on the Decent Homes Funding 2015-16 prospectus as this is the only Decent Homes funding allocated directly to LBTH by the GLA. To address your queries:

I request a copy of the following documents highlighted in red:

1. The Decent Homes Funding Application made by Tower Hamlets Council and/or Tower Hamlets Homes.

Funding application attached for 2015-16 Decent Homes. I've also attached a copy of the Invitation to Bid to give you some background to this.

2. The charge that was agreed by Greater London Authority (GLA) for leaseholders to be charged against the Decent Homes Scheme.

The GLA did not agree or set a charge for leaseholders. The Government introduced a cap in August 2014 limiting the charge to leaseholder for future Government funded works at £15,000. This cap only applies to those leaseholders who occupy their property as their sole or principle home and to work carried out as part of the Decent Homes back log funding as well as any other relevant future funding.

3. The charge Tower Hamlets Council and/or Tower Hamlets Homes stated they will charge the leaseholders for the refurbishment under the Decent Homes Scheme.

In the bid there is no specific charge indicated to leaseholders as this depends on the properties being worked on. LBTH confirmed – see statement 4 of the bid – that the Government direction would be followed with any costs above the £15,000 being met from its own resources.

4. What the council deemed as necessary 'works' to be completed under the Decent Homes Scheme.

The Decent Homes Standard was set by the Government originally in 2000 and updated in 2006. A link to this document can be found on page 9 of the Invitation to Bid. This sets out the standards a decent home is expected to meet and areas whereby a property fails the standard.

5. Under the Decent Homes Scheme who takes the nominal value of the parts (roof tiles, old doors) taken away from the property.

The GLA does not hold this information.

6. What protections are in place for leaseholders with high charges and what can the GLA do to support the raising costs of the works under the Decent Homes Scheme.

Please see our response to your question 2. Section 3 of the Invitation to Bid sets out the Mayor's view.

7. What financial cap has been set for the works under the Decent Homes Scheme in Tower Hamlets?

No financial cap has been set by the GLA or the Government other than that noted as costs to be charged to resident leaseholders.

8. Can you please provide a sample of the council's documentation showing how the estimated charges are explained to leaseholders. Please include; information given by Tower Hamlets to GLA of the cap, description of works, a breakdown of charges for the main elements of the works, overheads, contingency, dispute protocols and how any savings are distributed to leaseholders where profit sharing arrangements exist.

Please see statement 4 of the application.

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

Yours sincerely



Senior Area Manager - north east London

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 <http://www.london.gov.uk/mayor-assembly/gla/governing-organisation/freedom-information>.