

GREATER LONDON AUTHORITY

Sian Berry AM

Chair of the Housing Committee
London Assembly

Sent by email

Date: 19 October 2017

Dear Sian

Thank you for inviting me to the London Assembly's Housing Committee on 5 October 2017 to discuss community-led housing in London.

I agreed to provide some further information to follow-up the committee. This is set out below.

- **Whether it is possible to designate, through planning, sites for community-led housing?**

No, there is no separate planning use class for community-led housing. A local plan could encourage it as a use but if a site is suitable for C3 residential, it is suitable for any sort of C3 residential.

- **How many staff the GLA group has within its housing and development teams?**

There are:

- 112 staff in the GLA's Housing and Land team
- 54 in TFL's property team
- 7 in MOPAC's property team
- 115 in Metropolitan Police's property team (which covers Construction, Facilities Management, H&S, HQ Building Management and Environmental functions as well as Estates Management).

- **Whether best consideration rules apply when land is transferred between public organisations?**

Best consideration rules only apply to organisations (mostly local authorities) defined in the 1972 Local Government Act and subsequent amendments. The GLA has a parallel requirement set out in the GLA Act 1999. The rules do not apply to all land (for example land held under the Housing Acts is excluded).

Best consideration rules do not apply to Government Departments; they are principally governed by 'Managing Public Money', which is a Treasury document. This states that public sector organisations may transfer property among themselves without placing the asset on the open market, provided they do so at market prices and in appropriate

circumstances. If an asset is sold or leased at a loss, the proceeds forgone (compared to market value) should be treated as a gift. Treasury approval is required for any 'gifts' valued at more than £300k.

Where land is transferred by way of a statutory instrument e.g. the land transferred from the HCA to the GLA as a result of the Localism Act 2011 then the relevant legislation prescribes the terms of any such transfers.

I also said I would clarify the legislative requirements relating to landlords of homes funded by the GLA. These requirements are contained within s31 of the Housing & Regeneration Act 2008¹ (as amended by the Localism Act 2011). Where the GLA is funding Low Cost Rental accommodation (as defined by s69 of the Housing & Regeneration Act 2008) we must impose a condition requiring that the landlord of the accommodation is a Registered Provider of Social Housing. There is no requirement for the landlord of low cost home ownership accommodation (as defined by s70 of the Housing & Regeneration Act 2008) to be a Registered Provider of Social Housing.

Yours sincerely



Jamie Ratcliff
Assistant Director – Programme, Policy and Services

cc Loraine Ford, Committee Scrutiny Manager

¹ <https://www.legislation.gov.uk/ukpga/2008/17/section/31>