

Cabinet Member Public Question Time – City Hall, 16th March 2016

Questions for the Cabinet member for Regeneration – Cllr Mark Williams:

1. Now that the Council has promised more transparency and to make viability assessments public, is it willing to publish the full unredacted viability assessment and District Valuer report for the Heygate redevelopment?
2. Will the Council also now publish the viability assessment for redevelopment of the Aylesbury estate, which we requested nearly a year ago?
3. The Council has been criticised for selling the Heygate estate to Lend Lease for just £50m, having spent £63m emptying and demolishing it. In its defence the Council has argued that it will receive a share of the overage profits. Will the Council accede to [our request](#) to disclose how much in overage profits the Council is currently estimated to receive?
4. In 2010, the Council [took 'independent' advice](#) prior to signing the Heygate regeneration agreement with Lend Lease from Herbert Smith Freehills. Given that the company is [Lend Lease's principal legal advisor](#), does the Council not see a conflict of interest and is it prepared to fulfill [our request](#) to make the advice it received from Herbert Smith public?
5. The 35% Campaign has [discovered](#) a number of developments where affordable rent (i.e. up to 80% market rent) has been delivered instead of social rent - in breach of planning conditions agreed. Will the Council be taking enforcement action and is it willing to conduct a borough-wide audit and investigation to see how widespread this practice is?
6. The Council's Housing Asset Management Strategy has said that there are 4,167 council homes deemed to have a negative NPV (Net Present Value). Will the Council agree to publish a list showing where these council homes are located?
7. How many Council homes have been sold under the Council's Void Disposal Strategy since May 2010? What is the sum of the capital receipts received by the Council in relation to these disposals?
8. How much has the Council spent on the Heygate estate regeneration to date?
9. How much has the Council spent on the Aylesbury estate regeneration to date?
10. The Council is the freehold owner of the former Daily Mail printworks and shopping centre sites at Canada Water, where it has signed a Heads of Terms agreement with British Land to build 4,500 new homes. How many of these will be social rented or Council homes?
11. The Prime Minister recently announced plans for the large-scale redevelopment of council estates, [supported by a research report](#) produced by Savills. The Savills report used a Southwark estate (Nelson/Portland estate in Walworth) as a case study for redevelopment. Was the Council aware of this research, given its ongoing relationship with Savills as advisor on its property portfolio? And does it have any plans for redeveloping this estate?