

Doreen Wright
Development Director
A2 Dominion Group

By email

Date: 22 January 2021

Dear Doreen Wright,

Shared ownership leases in the London Affordable Homes Programme 2021-26

I am writing to let you know about a new expectation that housing delivery partners of the Mayor offer 999-year shared ownership leases as standard on new-build homes, in order to improve the experience of Londoners living in shared ownership.

The Mayor believes that leaseholders, including those living in shared ownership properties, should be protected as far as possible from unreasonably costly and burdensome leasehold extension processes. While the Mayor supports the aims of recently announced measures to review the lease extension process for existing leaseholders, he also believes that the objective of protecting leaseholders can be achieved through the adoption of longer leases from the outset. London can lead by example and set the benchmark for higher standards for residents, with boroughs and housing associations working with the Mayor to introduce longer standard lease terms.

We are therefore introducing an expectation that shared ownership homes delivered through the London Affordable Homes Programme 2021-26 be offered with longer leases. The proposed term is 999 years, unless the land ownership or other restrictions prevent this from being possible, for example the land is owned on a shorter head lease. In this instance, the Mayor's expectation is that partners will offer the longest possible shared ownership lease term.

In December 2020 the Mayor wrote to the Secretary of State Robert Jenrick, in response to the Ministry for Housing, Communities and Local Government's technical consultation on the new shared ownership model. In this he urged the Ministry and Homes England to develop a longer standard lease term through the model lease for the new shared ownership model.

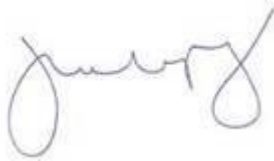
We would also strongly encourage you to ensure that the other homes you build, such as shared ownership homes not in receipt of funding, or private leasehold homes, are offered on a similar basis where it is possible to do so.

MAYOR OF LONDON

I know that as one of the Mayor's delivery partners you will also be committed to addressing London's housing crisis and improving the standards that Londoners can expect, and so I trust that you'll work with me to bring about this change in practice.

If you have any questions, please contact your primary relationship manager at the GLA.

Yours sincerely,

A handwritten signature in grey ink, appearing to read 'Tom Copley', with a stylized flourish at the end.

Tom Copley
Deputy Mayor for Housing and Residential Development