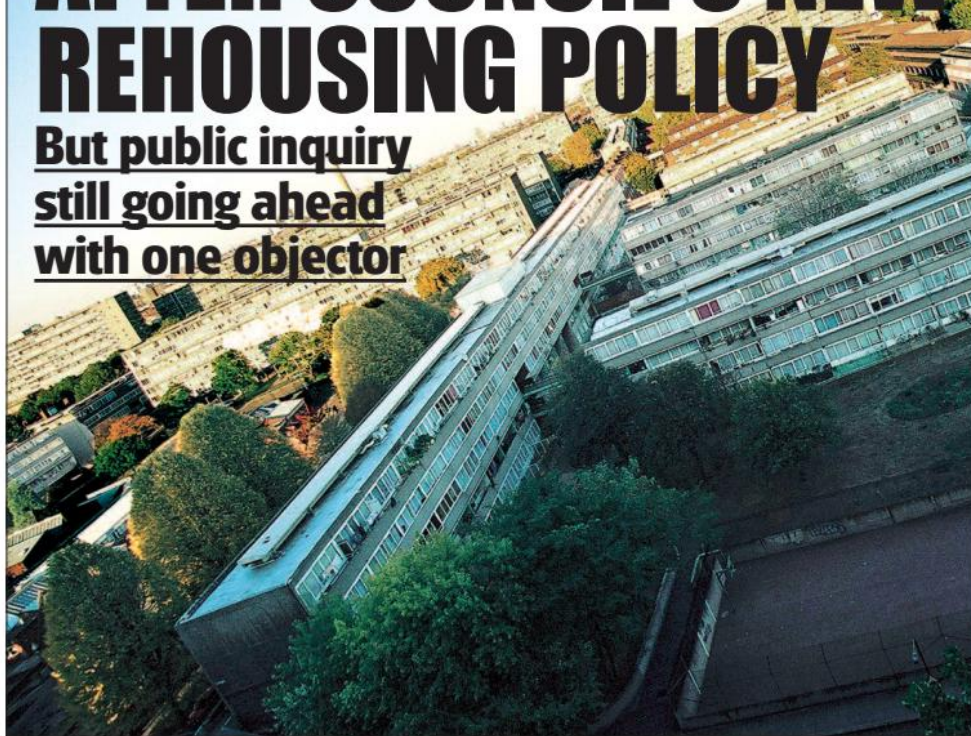


# LEASEHOLDERS SETTLE AFTER COUNCIL'S NEW REHOUSING POLICY

## But public inquiry still going ahead with one objector



**TWO AYLESBURY Estate leaseholders have reached a settlement with Southwark Council after it published its new rehousing policy - but this week's public inquiry is still going ahead as one objector is still holding out.**

The *News* understands that two out of three leaseholders objecting Southwark Council's Compulsory Purchase Orders (CPOs) have now settled with the council and developers Notting Hill Housing.

The council's new policy was uploaded online on April 5, 2018, confirming leaseholders will benefit from improved terms, including a new equity loan scheme to help them buy a replacement home their families will now be able to inherit.

The Aylesbury Leaseholder Action Group (ALAG), whose homes are slated for demolition, lobbied for a better deal from Southwark Council and took the issue to two public inquiries with the second, in January,

By Katherine Johnston

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delayed until this week after over-running.

The council had resorted to using compulsory purchase orders to force the owners to give up their properties, as part of plans to demolish and rebuild the post-war estate.

The council had first offered displaced home owners the opportunity to buy a new council-built home with a minimum 50 per cent equity share, now reduced to 25 per cent.

However, the leases offered by developers Notting Hill Housing and L&Q contained what residents described as "restrictive clauses" in the small print.

These terms meant that leaseholders' share in the equity of their new home would not increase in line with the property's market value – meaning if they sold-up in future, they would only receive their initial investment back.

Further restrictions also stopped letting or subletting their homes and left their families unable to inherit unless they owned a 100 per cent share.

Beverley Robinson, former chair of the action group, has now resigned from her position after reaching an agreement with the council.

The remaining members have vowed to continue supporting the final objector, with a spokesperson telling the *News* on Monday: "ALAG members however do not think the policy is satisfactory for a number of reasons, including the fact that it does not provide any improved offer for non-resident leaseholders; moreover it subtracts publicly owned council homes and makes them available for purchase to resident leaseholders, thus cutting into the already dwindling council home stock.

"ALAG will continue to fight its case at the Public Inquiry on Tuesday, 17 April and support the remaining leaseholder in her objection to the CPO."

## What council's new policy means for leaseholders

### New equity loan scheme - on top of shared ownership scheme already available

According to the new policy listed on Southwark Council's website: "Leaseholders looking to buy a new home can now either proceed under the existing policy, and buy a minimum share of 25% of the Council's property, paying no rent on the unowned share ('shared equity'); or they can alternatively choose to own 100% of the replacement property with the Council taking a charge against the replacement property equivalent to the 'unaffordable' element ('equity loan')."

### Minimum share under shared equity purchases revised from 50 per cent to 25 per cent

What it means: more homeowners whose properties are being knocked down and redeveloped will be able to afford to buy a replacement home under shared equity.

Previously shared equity, where the property's freehold is shared, for example, with a developer like L&Q, was only available for people who could stump up 50% of the property's value.

### Homeowners no longer have to invest their home loss payment as part of the acquisition of a replacement home

The home loss payment is a compensation payment offered to homeowners whose properties were being redeveloped.

### Inheritance clauses in shared equity and equity loan leases to be amended to allow one inheritance

Shared equity owners previously could not pass on their property to their partner or children but will now be able to do so – once.

According to the council: "After the property has been inherited in this way it cannot be passed on via inheritance again unless the Council's charge is redeemed in full.

"This is to ensure that the Council will at some point in the future receive the deferred capital receipt."

### Pre-emption clauses to be removed from shared equity or equity loan leases

The "pre-emption clause" meant that if a leaseholder ever wanted to sell, they were obliged to offer the property to the council before trying to sell it on the open market.

According to the council's new policy: "There will be no longer be any pre-emption provisions on the sale of a council property sold under shared equity terms to homeowners affected by regeneration schemes."

### Commitment to cover additional Stamp Duty Land Tax costs to homeowners as a result of homeowners opting for the new equity loan model

The council says it will pay extra stamp duty charges incurred.

# Ground breaking cancer research at Guy's & St Thomas'

By Chiara Giordano

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**SCIENTISTS AT Guy's and St Thomas' have discovered the first seeds of kidney cancer are sown as early as childhood.**

Ground-breaking research involving clinicians and patients from the hospital trust has revealed kidney cancer follows distinct evolutionary paths, enabling them to detect whether a tumour will be aggressive.

The three Cancer Research UK-funded

studies, published in the journal *Cell*, shed light on the fundamental principles of cancer evolution and could lead to future clinical tests to give patients more accurate prognoses and personalised treatment.

Kidney cancer is a growing problem with around 12,600 new cases in the UK every year – an increase of 47 per cent over the last decade.

Currently the seventh most common cancer in the UK, incidence rates for kidney cancer are projected to rise by a further 26 per cent by 2035.

Tim O'Brien, consultant urological

surgeon at Guy's and St Thomas', who helped design the studies, said: "We know that our patients gain a real sense of confidence and satisfaction from helping to advance scientific research.

"They tell us that they want to be part of efforts to conquer a disease and help future generations. I want to thank all of our patients that took part in these studies which further our understanding of kidney cancer and ensure their diagnosis or treatment is not in vain."

In the first two papers, over 1,000 tumour samples from 100 kidney cancer patients

were analysed in order to reconstruct the sequence of genetic events that led to the cancer in each patient.

The analysis revealed that there are three evolutionarily distinct types of kidney cancer.

The first type follows a slow evolutionary path, never acquiring the ability to become aggressive.

The second type forms the most aggressive tumours, which evolve through a rapid burst of genomic damage – including changes that affect large chunks of the genome – early on in the cancer's

development.

This gives the tumour all it needs to spread to many other parts of the body, often before the primary cancer is diagnosed.

The third tumour type acquires the ability to spread through a gradual accumulation of genomic damage.

The third paper analysed the earliest events that trigger kidney cancer development.

It shows they can take place in childhood or adolescence, up to 50 years before the primary tumour is diagnosed.