

Priority Questions –

As agreed by Central West Leaseholders & Sounding Board on 21/03/2024

	Questions to SBHA	Owner
2	Remediation:	KJ/IS/BS
2.2	Decisions cannot be taken without knowing what the remediation is going to cost, how long will it be, and is there any plan – including consequences of SBHA responsibilities for not delivering how they should? Priority	KJ Original
	Given the critical uncertainties surrounding the remediation process, can SBHA provide to us a comprehensive breakdown of the anticipated costs, duration, and contingency plans 15 working days before the ballot closes, including clear delineation of their responsibilities and the repercussions for failure to fulfil their obligations?	21/03 attendees updated
2.5	Have they told leaseholders about their involvement in the costs of the remediation works? Priority	KJ Original
2.5a	Why have SBHA not involved and been transparent with us leaseholders about their financial commitments and contributions towards the remediation works' costs?	21/03 attendees updated
	And will SBHA deliver to us, 15 working days before the ballot closes, the concrete steps they are taking to ensure full transparency regarding their financial commitments and contributions towards the remediation works' costs, including providing detailed breakdowns and regular updates to us?	21/03 attendees suggested follow-up
3	Grants applied for by SBHA	SA
3.1	Has SBHA's application for a grant towards the remediation work been awarded? Priority	SA Original
3.1a	Given the urgency of our situation, and considering the government grants for remediation, can SBHA confirm that they have secured grants for the remediation work? Also, in light of potential financial support from those grants, why is there a delay in releasing 100% of leaseholders who want to leave and are solely paying service charges, especially when the cost of temporary accommodation will exceed service charges? Where is the financial rationale in retaining 100% leaseholders who wish to leave, particularly if government funding alleviates the necessity for the overhanging 100% buyback acceptance or we go the remediation route?	21/03 attendees updated

4	Voluntary buyback policy	BS
4.1	Why does SBHA not release the 100% of leaseholders that want to sell? This would release those properties to be fixed earlier. Priority	BS Original
4.1a	In light of the urgency and desire for a buyback resolution, why hasn't SBHA considered releasing all leaseholders who wish to sell? Doing so would expedite the buyback process and address ongoing property issues. Additionally, why has there been no implementation of a voluntary buyback or decant policy? Allowing 100% leaseholders to sell would not only facilitate quicker property fixes but also enable SBHA to utilise those empty properties, possibly via rental avenues if necessary.	21/03 attendees updated
5	Compensation	IS
5.1	Where is the compensation for the past years – 5K is not it, nor enough?	IS
5.1a	With the significant challenges and disruption, we are still facing, where is the adequate compensation for the past years of distress and inconvenience? £5,000 falls short of addressing the sufferance of the situation. And considering the increased rent and service charges, will SBHA explore options for a freeze on these expenses while leaseholders endure the ongoing issues? And as a suggestion, due to those ongoing circumstances, can 50% shared owners be compensated equitably as if they were 100% share owners? What compensation plans are in place for the upcoming years due to the remediation works?	21/03 attendees - Ademola to be added to this
7	Alternative accommodation	CB
	Has there been any real considering and/or planning for possible Porting i.e., offering a like-for-like property within another development so the mortgage could be transferred across, etc. with the same percentages? Also why has there been no provision for stamp duty for shared owners? Priority	CB Original
7.1a	Given the pressing need for alternative housing solutions amidst the challenges we are facing, has SBHA genuinely explored and planned for possible alternatives? This includes initiatives such as liaising with local councils or the Greater London Authority, offering like-for-like properties within other developments with the same ownership percentages to facilitate seamless mortgage transfers.	21/03 attendees updated

Original Questions –**Raised by Sounding Board on 06/03/2024**

	Questions to SBHA	Owner
1	SBHA support to leaseholders:	IS
1.1	What support can SBHA provide leaseholders? Part of what is missing from the communication with SBHA is, what is the alternative?	
	From the shared owners' view, being left with 40K at the end – is not enough money. Where does this leave people who cannot afford to buy, who need support, who need to move somewhere else?	
2	Remediation:	KJ/IS/BS
2.1	We need to know more about the remediation. What happens if remediation does not work?	KJ
2.2	Decisions cannot be taken without knowing what the remediation is going to cost, how long will it be, and is there any plan – including consequences of SBHA responsibilities for not delivering how they should?	KJ
2.3	What is SBHA's desired outcome? Buyback or remediation?	KJ
2.4	Guinness is already running remediation works in other blocks, will they have enough funds?	KJ
2.5	Have they told leaseholders about their involvement in the costs of the remediation works?	KJ
2.6	Have they signed a contract to deliver those works?	KJ
2.7	If SBHA goes ahead with remediation, what can GP/SBHA do to help us to re-mortgage, obtain a property or rent out the current one?	IS
2.8	Can SBHA pay the residual difference for leaseholders having to sell their property below market value because of the remediation?	BS
2.9	If we must go through remediation, then can SBHA upgrade, our bathrooms, kitchen, toilets, etc.?	IS
2.10	The cooking facilities (induction plates) provided by SBHA are losing power and are no longer efficient. Can we have an upgrade of cooking facilities for leaseholders during any remediation?	KJ

	Questions to SBHA	Owner
3	Grants applied for by SBHA	SA
3.1	Has SBHA's application for a grant towards the remediation work been awarded?	
3.2	If so, then why not release the 100% leaseholders who are only paying service charges – less than what SBHA would have to spend on temporary accommodation?	
3.3	Where is the financial sense of keeping the 100% of leaseholders who want to depart? If SBHA are getting that government funding towards remediation, then it does allow them not to hold leaseholders to the 100% acceptance buyback rule.	
4	Voluntary buyback policy	BS
4.1	Why does SBHA not release the 100% of leaseholders that want to sell? This would release those properties to be fixed earlier.	
4.2	Why is there no voluntary buyback/decant policy? By letting 100% of leaseholders sell, SBHA could rent out the empty properties if need be.	
4.3	Can we sell and move or sublet our property as soon as possible?	
5	Compensation	IS
5.1	Where is the compensation for the past years – 5K is not it, nor enough?	IS
5.2	What is the compensation people are going to get – that is added to the buyback compensation?	IS
5.3	What compensation will be given because of the remediation works over the next several years?	IS
5.4	Is there a way for 50% shared owners to be compensated as if they were 100% share owners as this is such a unique situation?	EC/CB
5.5	Regarding the increased rent and service charges. Can SBHA consider a freeze on this whilst leaseholders continue to live without resolution to the ongoing issues?	IS
6	Ballot	BS/KJ
6.1	100% is not possible. Why are we doing the ballot?	BS
6.2	Can we have an SBHA executive meeting before the ballot goes ahead?	KJ

	Questions to SBHA	Owner
7	Alternative accommodation	CB
	Has there been any real considering and/or planning for possible Porting i.e., offering a like-for-like property within another development so the mortgage could be transferred across, etc. with the same percentages?	
8	SBHA/GP roles, responsibilities	SA
8.1	Is Guinness calling the shots?	
8.2	Was this an acquisition or a merger?	