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|------------------------------------|--------------------------------|---|---------------------------------|
| <b>Item No.</b><br>9.              | <b>Classification:</b><br>Open | <b>Date:</b><br>17 July 2012  | <b>Meeting Name:</b><br>Cabinet |
| <b>Report title:</b>               |                                | Abbeyfield Estate: Regeneration Project Update                                    |                                 |
| <b>Ward(s) or groups affected:</b> |                                | Rotherhithe Ward  |                                 |
| <b>Cabinet Member:</b>             |                                | Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management |                                 |

## **FOREWORD - COUNCILLOR IAN WINGFIELD, DEPUTY LEADER AND CABINET MEMBER FOR HOUSING MANAGEMENT**

I would like to thank the residents who have been involved in the Resident Steering Group for their constructive suggestions on the progression of this regeneration project. They have assisted the process no end with their ideas, concerns and comments. The council is now in a stronger place to commence works and allowing tenants to return to a flat of their choice is a key factor in this situation. For Maydew House, we will continue to progress the rehousing of tenants and continue to work with leaseholders on buying out their interest, using Compulsory Purchase Order procedures if necessary. In addition the council will work constructively with leaseholders in the low-rise properties to ensure every assistance is given to them in order to meet the costs of the works. I am confident that the council is on track to deliver the regeneration of the estate and as always residents will be consulted and involved at every step of that process.

I am therefore asking the cabinet, after consideration of the officers' report set out from paragraph 10 onwards to approve the recommendations below.

### **RECOMMENDATIONS**

That the cabinet:

1. Notes that Maydew House tenants who have been rehoused since 9 August 2010 and who qualify for the option to return can choose which flat they return to from the flats available for letting following refurbishment.
2. Notes that a separate report seeking to make a Compulsory Purchase Order for the acquisition of all interests not within the council's ownership will be brought to Cabinet at a later date.
3. Notes the proposed development process including identification of void properties for sale, with a concentration in the top eight floors.
4. Notes that there will be a later procurement for the consultants and contractor to deliver the enhanced refurbishment works as outlined in paragraph 44.
5. Agrees that arrangements for a concierge service on completion of the works programme are worked up separately from the other schemes in the borough, in the light of the specific requirements pertaining at Abbeyfield Estate.

6. Agrees the position for rent charges at Maydew House after refurbishment works are complete.
7. Notes the implications of the implementation of the Southwark Heat Network proposals on the estate.
8. Notes the impact of the capital works service charges to leaseholders and the annual service charges to all residents.
9. Notes the arrangements for ongoing consultation with residents and the Bede Centre.

## **BACKGROUND INFORMATION**

10. The cabinet considered a report on the options appraisal of Abbeyfield Estate: Maydew House, Damory House and Thaxted Court on 20 March 2012 and approved the enhanced refurbishment programme of works to the above named blocks. cabinet also agreed that tenants being rehoused from Maydew House as a result of the requirement for works, be offered the option to return to the block when the works are completed.
11. It was agreed that a 3-month progress report would be presented to cabinet including an update on any outstanding issues that were not resolved as part of the March report.
12. Cabinet approved the sale of a number of voids in Maydew House to cover the funding gap between the cost of the Warm, Dry and Safe works and enhanced refurbishment works to the sum of £7.2m. It was resolved that void sales should not exceed a maximum number of 71 flats. The identification of the voids to sell and the development process could not be reported as part of the March cabinet report due to the further work necessary to gauge the level of interest from tenants in returning to the block and to assess the impact on the potential value of void disposals.
13. The Abbeyfield Resident Steering Group (RSG) requested tenants be offered the choice to return to their original flat. It was noted by cabinet in the March report that the voids for sale would need to be identified and the number of tenants wanting to return to the block confirmed before the council could properly consider this request.
14. Council officers from both the property team and home ownership service have been in negotiations with the remaining two leaseholders in Maydew House, but it has not been possible to reach agreement. Officers now seek to begin an application for a compulsory purchase order to acquire the remaining leasehold interests and achieve vacant possession of the block and this will be the subject of a separate report to cabinet later in the year.
15. Due to the nature of the enhanced refurbishment programme of works, residents of Maydew House have expressed concern about rent increases being higher than the normal annual increments. Officers undertook to look at potential valuation changes, formula rent projections and how they will apply in 2 years time.
16. Much of the refurbishment works to be undertaken at Thaxted Court and Damory House is eligible for recharging and leaseholders have been provided with

service charge estimates developed for the option appraisal, which are not part of the formal Section 20 consultation to follow. There is concern amongst the leaseholders over the high charges and many may have difficulty paying large major works service charge bills. Home ownership services will consult with leaseholders on an individual basis in relation to the payment options.

17. The Abbeyfield Estate is one of 4 estates across the borough that provides a concierge service. The concierge service will continue until such time as vacant possession of Maydew House is achieved. Proposals for changes to the way concierge services generally operate across the borough are currently being worked on by the housing services department. Due to the unique nature of the regeneration scheme at Abbeyfield Estate, it is proposed that the requirements for Maydew House are considered separately from the wider exercise. The service, or alternative provision, will be required at Maydew House until all residents are rehoused. When the works are in progress, it will not be possible to keep the concierge station in Maydew House in operation; therefore alternative provision will be required for oversight of Damory House and Thaxted Court. This will be discussed further with the local housing team and picked up on planned developments in the monitoring of CCTV systems across the borough.
18. Cabinet agreed a Gateway 2 report in May 2012 on the Southwark Heat Network (SHN), approving in principle entering into an agreement between the council and Veolia Environmental Services Southwark Ltd (VESS) to award a contract to VESS for the provision of low carbon heat to a number of estates, including Abbeyfield Estate. Negotiations are continuing between the council and VESS but assuming a satisfactory agreement can be reached and the Leasehold Valuation Tribunal approve the proposal, the impact on the Abbeyfield Estate will be the provision of heat and hot water directly from the South East London Combined Heat and Power facility. Some engineering changes will be necessary including relocating the plant room from the roof of Maydew House to a more suitable location at ground floor level. The boiler house on top of Maydew House would therefore become redundant.
19. The refurbishment scheme will be project managed to integrate with the SHN works on the estate, so as to minimise disruption and ensure complementary working.
20. Heat and hot water will be provided to Maydew House, Damory House and Thaxted Court through the new heat network, with backup from the Pedworth boiler house if required.
21. There is no additional cost to the council but the SHN contract is for the long-term purchase of heat from VESS (replacing the cost of purchase of gas and boiler maintenance). There is no capital cost to the council.
22. Subject to the considerations outlined in paragraph 18, the contract will commence in September 2012 and expire in 2033, with the supply of heat commencing in late 2013.
23. The contract requires dispensation of statutory consultation with leaseholders from the Leasehold Valuation Tribunal.

## KEY ISSUES FOR CONSIDERATION

### Voids for sale

24. Further consideration has been given to the process of identifying and developing the voids for sale, based on the principles of minimum disposals for maximum value, and sustainable future management. As outlined in the March report to Cabinet, the key to this is to co-ordinate the specification, marketing and disposal processes closely. It is proposed that the delivery of the refurbishment scheme is also linked and that a procurement exercise is undertaken for constructor / developers who are experienced in both refurbishment and market developments in a regeneration environment. The main elements of the brief for this procurement will be:

- Achieving the right specification and quality of delivery
- Participation in design process to guide specification of materials including common parts to deliver value in disposal and cost effectiveness and sustainability for management.
- Developing a mixed tenure block that achieves market outcomes and is sustainable in management terms e.g. – including use of intermediate housing, balanced against reduced initial capital receipt. External works including to access, parking areas and the podium as well as renovation of garages will make an important contribution.
- Understanding limitations of unit layouts in Maydew House.
- Working with single core and entrance in Maydew House
- Overcoming reluctance of some mortgage lenders to fund purchasers in high rise council blocks.
- Possibility of the contractor / developer sharing risk and reward.
- Generating early returns by marketing and selling properties off plan.

25. The council has sought the advice of BNP Paribas real estate in relation to the value of individual units and the value implications of adopting various approaches as to the sales strategy. In addition they were asked to comment on actions that could be taken to reduce risk and exposure to the council in its role as developer; improve the mortgageability of the units and advice on internal specification. Their report has concluded that voids located on the upper floors of the block would generate the highest value, thereby reducing the overall number of disposals. Conversely, sales on the lower floors would be at significantly less value. Disposing of voids on the lower floors would assist in producing a mixed community but this would result in a greater number of disposals to achieve the target sum. BNP Paribas were specifically asked to model valuation scenarios assuming a mixed tenure community in overall terms, as all council blocks and estates do. They were further questioned as to what extent mixing on floors, and to what degree, affects value of the Private For Sale (PFS) units. The report has concluded that highest value is derived from creating a 'private enclave' arranged over the upper floors. However, if this part of the block is 'pepper potted' with a small amount of Social Rent (SR) and Shared Ownership (SO) the value differential is reduced by just over 10%. At the other end of the spectrum random 'pepper potting' would result in the need to sell at least 25% more units than the scenario assuming a private only 'enclave'. As the proportion of SR units increases, the greater the impact on values achieved. In order to balance the need to maximise value and, by consequence, the number of properties available for rent with the objective of allowing tenants to return, it is proposed

that the tenure mix in the block should be achieved by concentrating the disposal for PFS and SO in the upper eight floors. Within these floors there would also be sufficient SR units to facilitate those former tenants of Maydew House who have indicated a desire to return to the block. It is estimated from the advice given that approximately thirty units refurbished to the PFS standard will need to be sold to reach the gap funding target sum. This will also cover the incidental costs of sale as well as a contingency to allow for fluctuations in the property market.

26. Sales values will be also be affected by the quality of the refurbishment works to both the internal and external areas, therefore the specification of works will be crucial in realising optimum value. The marketing of the units will require the services of a property professional with relevant experience. It is proposed that a contractor/developer with specialist knowledge and experience of private sector/market housing will be appointed to undertake the whole scheme. The contractor will undertake the refurbishment works and will develop the process of the void disposals, with the main focus on cost effectiveness and sustainability. The major works partnering contracts do not have provision for this range of activities. It is important that the contractor is appointed in sufficient time to input into the design and specification process; it is proposed that a 'design and build' approach is used to give greater certainty on specification and delivery.
27. BNP Paribas has recommended that the council seeks advice from high street and other mortgage lenders as to the likely mortgageability of the proposed refurbished units prior to the commencement of any works and that this is closely monitored throughout the program with a list of lenders maintained that are prepared to lend. Early advice will be sought in this respect. When appointing the developer/contractor their ability to source relevant mortgage finance for prospective buyers will be an important deciding factor.

#### **Option to return to flat of choice**

28. When the decision was made by cabinet in August 2010 to rehouse all residents of Maydew House, there were 94 secure tenancies and 5 leasehold properties. To date, 68 secure tenants have been rehoused. Of the remaining 26 secure tenants, 23 are registered, 2 households are currently going through the registration process and there has been no contact with the remaining household. Of the original 94 secure tenants, 71 qualify as a 1 or 2 bed need. Three leaseholders have been bought out.
29. All the qualifying former and current secure tenants have been written to about the option to return. Tenants were either sent an expression of interest form or are provided with one while registering. As well as asking tenants to confirm their preference in returning or not returning to the block, they were also asked to indicate if they would like to return to their original flat. An option to return form is attached as Appendix 1. Table 1 below outlines the expression of interest response rate:

**Table 1**

|  |           |
|--|-----------|
| No of forms sent out   | <b>71</b> |
| No of forms returned   | <b>27</b> |
|  |           |
| No of tenants who do not wish to return to the block           | <b>6</b>  |
| No of tenants who wish to return to the block                  | <b>21</b> |
|  |           |
| No of tenants who wish to return to their original flat        | <b>16</b> |
| No of tenants who do not wish to return to their original flat | <b>1</b>  |
| No of tenants who had no preference on choice of flat          | <b>4</b>  |

30. In determining whether it can be agreed that tenants can choose to return to their original flat the following factors will need to be taken into consideration:
- a. Overall response rate
  - b. Number of tenants who wish to return
  - c. Number of tenants who expressed an interest in returning to their original flat
  - d. Location of the voids for sale
31. Tenants will be able to choose the flat they wish to return to from the flats available for letting after the voids for sale have been identified. Tenants cannot choose a flat from those that have been identified for sale. Where more than one tenant chooses the same flat to return to, the council will exercise the right to offer the flat first to the tenant with the earliest tenancy end date upon vacating Maydew House. If an original tenant of the flat expresses interest, they would have precedence.
32. The recommendation that the top eight floors are designated for the location of PFS and SO units with a limited number of SR units will allow those tenants, who have expressed an interest in the option to return to the block, their choice of flat from those designated as SR units.

### **Compulsory purchase order**

33. Officers in the property team initiated negotiations with all five leaseholders in Maydew House in December 2010 and had successfully completed the acquisition and compensation of 3 leasehold interests in Maydew House by November 2011.
34. Officers have continued to negotiate with the 2 outstanding leaseholders in Maydew House but without success. A separate report to cabinet will be prepared seeking the use of CPO powers to acquire these interests if they cannot be acquired by agreement.

### **Rent increases**

35. It may be necessary for Maydew House to be revalued following the enhanced refurbishment works and as such there is a possibility that rents may increase. Rents cannot increase beyond formula rent which is the maximum social rent that can be applied. At the current valuation level, the 2012/13 formula rent for a Maydew House property is £93.08, which would rise to £97.80 by 2014/15,

assuming the normal 0.5% on top of estimated RPI increases at 2%. At new estimated valuation levels the formula rent would be £101.98 in 2014/15. Transitional rent currently payable averages around £90.45 and would rise to £96.87 in the two years to 2014/15 assuming RPI+0.5% and the staged move towards formula rent. Thus the revalued 2014/15 formula rent level is estimated at around £5.11 per week above the rent payable with no refurbishment. Of this increase, 93p relates to formula rent applying and £4.18 to the revaluation of the stock increasing the formula rent – see table 2 below.

**Table 2**

Current (transitional) rent and revalued formula rent, assuming a 2% p.a. RPI increase

|  | 2012/13      | 2013/14       | 2014/15       | 2015/16       |
|--|--------------|---------------|---------------|---------------|
| Transitional rent<br>(Approx average at<br>Maydew House) | <b>90.45</b> | <b>93.61</b>  | <b>96.87</b>  | <b>100.24</b> |
| <i>Annual increase</i>                                   |              | 3.50%         | 3.49%         | 3.48%         |
| Formula Rent   | 93.08        | 95.41         | 97.80         | 100.24        |
| <i>Annual increase</i><br>Extra above transitional       |              | 2.50%<br>1.80 | 2.50%<br>0.93 | 2.50%<br>-    |
| Formula Rent (revalued)                                  | <b>97.06</b> | <b>99.49</b>  | <b>101.98</b> | <b>104.53</b> |
| <i>Annual increase</i><br>Extra above transitional       |              | 2.50%<br>5.88 | 2.50%<br>5.11 | 2.50%<br>4.29 |

36. On the basis of the differentials projected in future years, it is proposed that formula rent is charged and that revaluation also takes place.
37. Damory House and Thaxted Court would not be part of a revaluation; therefore there would be no increase above the annual increments to the rents for these blocks.
38. It should be noted however that a revaluation by the Valuation Officer which is likely to be triggered by the refurbishment process could lead to an increase in council tax banding. Former tenants wishing to return will be kept advised of developments in this regard as part of the ongoing engagement process.

### **Concierge service**

39. Due to the high volume of voids for sale, on completion of the enhanced refurbishment works a concierge service will need to be reinstated. Currently the concierge service is heavily subsidised by the council. Moving forward, it is not sustainable for the council to continue this subsidy and residents are due to be consulted across the borough on the concierge service charges from 2013 onwards. Any future concierge service at Maydew House would potentially operate in a different way from the service provided currently at Abbeyfield estate. Current actual charges at Maydew house are forecast to be around £13 per week, it is difficult at this stage to identify what the future service would cost.

### **Southwark Heat Network**

40. The proposed Southwark Heat Network will provide low carbon energy for heating and hot water from the South East London Combined Heat and Power

plant to a number of estates including Maydew House, Damory House and Thaxted Court. The contract aims to ensure that heat and hot water is provided at a lower cost than the current provision by gas fired boilers, and that there are significant carbon savings. The responsibility for the maintenance of boiler plants, which will be retained for back up, will pass to VESS. There will be no capital cost to the council; the council's commitment is to purchase the heat supplied under the new contract. Connecting to the network will result in the boiler house on the roof of Maydew House becoming redundant, as a new plant room will be situated at the base of Maydew House.

### **Service charges**

41. Service charges for tenants are at flat rate based on pooling, with the exception of locally specific charges e.g. for concierge, and are levied alongside rental charges.
42. Annual service charges for leaseholders are calculated in a very specific way and are inclusive of day to day repairs, heating, cleaning, grounds maintenance, estate lighting, door entry, CCTV, concierge and management costs. Once the major works have been completed the impact on leaseholders needs to be assessed, i.e. the works will not decrease the annual service charge paid by Damory and Thaxted leaseholders, which will continue to be constructed from costs incurred to their block and the estate.
43. The implementation of the Southwark Heat Network (SHN) proposal will not have any bearing on leaseholder capital service charges in relation to the major works programme. Heating works that are required but are not attributable to the SHN will be eligible for charging in the normal way. It is anticipated that the proposed contract will reduce the annual service charges to leaseholders for the provision of heating and hot water.

### **Works programme**

44. The current partnering contract cannot cover the refurbishment due to the nature of the works and the inclusion of voids for sale. A contractor with major refurbishment experience and knowledge of both the social rent and private sales market will be procured via OJEU for the works programme, along with a technical consultant to work on the design element of the programme. Gateway 1 and 2 reports for the appointment of the refurbishment works contractor will be presented to the Strategic Director of Housing Services for approval at a future date.
45. The contract will be a design and build contract, placing the risk on the contractor in terms of delivering to deadline and within budget. Planning consent will be required for some of the external works, i.e. cladding, removal of ramp, etc. There is no planning consent necessary for the tenure of the block, i.e. not adding more floors. The procurement and design process will take a considerable amount of time and no design works are anticipated to start before November 2012.

### **Resident consultation**

46. The Abbeyfield Estate Resident Steering Group (RSG), along with the Independent Resident Advisor have had three meetings with council officers following the March Cabinet report. An estate open event also took place to



establish the Resident Project Group (RPG) as the vehicle for engagement on the works programme.

47. The Abbeyfield Estate residents have been informed and engaged since the March Cabinet decision as follows:
  - April 2012: estate wide letter to all residents notifying them of the Cabinet decision
  - April 2012: option to return expression of interest form to qualifying Maydew House tenants (both current and former).
  - April 2012: RSG Meeting
  - May 2012: registration surgery for non registered tenants
  - May 2012: RSG Meeting
  - May 2012: estate open event: establishing the RPG
  - June 2012: RSG Meeting
48. The RSG was set up as a consultative body to work with council officers during the options appraisal process. This process came to an end following the cabinet decision on the future of the estate. Cabinet requested a July progress report; therefore the RSG's term was extended to enable input into the progress report. The final meeting of the RSG took place on 21 June 2012.
49. A resident project group will be formed to oversee the works programme. The group will comprise of tenants and leaseholders from Damory House and Thaxted Court, along with tenants who have expressed an interest in returning to Maydew House on completion of the works. The group will meet regularly during the works and representatives of the group will be invited to get involved in the procurement of contractors/consultants where applicable. Representatives of the group will also be invited to attend site meetings on an ad hoc basis.

### **Policy implications**

50. The combination of refurbishment, environmental works and mixed tenure accommodation will enable regeneration to be delivered to the area.

### **Community impact statement**

51. Maydew House tenants of a 1 and 2 bed need, regardless of age, disability, faith/religion, gender, race and ethnicity and sexual orientation were offered the option to return to the block on completion of works. Of the 71 tenants offered the option to return, 21 (29%) expressed an interest in returning. There is a strong sense of community on the estate that returning residents are keen to continue and uphold upon their return.
52. Due to the extent of the works for Maydew House the block may need to be revalued, which could result in a rent increase. Rents will not increase beyond formula rent which is the maximum social rent. The low rise blocks will not be part of a revaluation and therefore there will be no rent increase beyond the annual increments for tenants in these blocks.
53. The concierge service may be discontinued once Maydew House is empty although this is dependent upon discussions with the low rise block tenants. There will be a need to reinstate a service once the works are complete and tenants of the low rise blocks will be consulted on whether this service will be extended to them and the likely impact on their service charges.

## **Financial implications**

54. Sales to leaseholders of the maximum number of 71 properties, would involve up to £367,000 p.a. of rent loss compared to the tenanted position and consideration will need to be given to part of the sales proceeds being used to repay debt, in line with any overall policy established for HRA self-financing, and hence offsetting the loss with reduced debt charges.
55. Charging revalued formula rent to new and returning tenants of Maydew House raises around £22,000 p.a. in extra rent income compared to current rent levels.
56. The concierge service is expected to have tenant and leaseholder service charges set at a level to cover costs. Concierge service charges to tenants are rebateable to those eligible, under current Housing Benefit regulations.

## **Investment implications**

57. Following approval of the earlier report to cabinet in March 2012, provision has been built into the housing investment programme (HIP) for the proposed expenditure by the re-profiling of the existing approved resources for the acquisition of leasehold properties at Maydew House and refurbishment to the estate, together with additional resources to cover the full scheme costs as identified in that report. Expenditure can be met from uncommitted HRA resources and will be reimbursed in part from the capital receipts to be generated from the sale of voids. Works contract costs and their implications for the HIP will be considered in greater detail when gateway reports are submitted for approval.

## **SUPPLEMENTARY ADVICE FROM OTHER OFFICERS**

### **Director of Legal Services**

58. There are no legal issues arising from this report that cabinet should be aware of, other than those set out in the advice below from the Head of Home Ownership and Tenant Management Initiatives. If a CPO is sought, this will be the subject of a separate report. Cabinet should note that the power to make a CPO is granted by s17 of the Housing Act 1985 as has been advised in the March 2012 report.

### **Strategic Director of Finance and Corporate Services (NR/F&R/13/06/12)**

59. This report recommends that the cabinet notes various matters connected with the Abbeyfield Estate, agrees that the Strategic Director of Housing and Community Services be delegated the authority to approve the procurement and appointment of the contractor and agrees the arrangements for a concierge service on completion of the works
60. The Strategic Director of Finance and Corporate Services notes the financial and investment implications contained within the report. Officer time to effect the recommendation will be contained within existing budgeted revenue resources.

### **Head of Home Ownership and Tenant Management Initiatives**

61. Much of the work proposed is service chargeable, so the council will be required to carry out statutory consultation with leaseholders under section 20 of the landlord and tenant act 1985 (as amended). As it is proposed to tender for this

work separately there will need to be a two stage consultation process, each including a 30 day observation period. The first stage, the notice of intention, will need to be carried out prior to placing the OJEU notice, and the second stage, the notice of proposal, will need to be carried out post tender but prior to making the decision to enter into the contract.

62. The council recognizes that some leaseholders may have difficulty in paying large major works service charge bills. A number of payment options are available to leaseholders, dependant on their particular circumstances and staff within Home Ownership Services are available to discuss these with leaseholders on an individual basis.
63. The management of garages now falls within the remit of the Home Ownership and Tenant Management Initiatives Division. The garages under Maydew are in dire need of security and refurbishment work as they are currently not in a lettable condition. There will be a requirement for available parking on the estate and the refurbished garages will be easily let. The garages under Maydew are vulnerable to vandalism, fly-tipping and other security hazards. This means that not only is there a loss of income on the garages but there are on-going costs of security and clearance and potential health and safety risks to current residents of the block. It is anticipated that once the garages have been refurbished we will be able to achieve full occupancy, giving a long term income stream to the Housing Revenue Account. In addition, given the location of Maydew, any garages which are not utilized by residents on the estate will be easy to let to private sector applicants at a higher rent.
64. Home Ownership notes the proposals concerning the disposal of void units in Maydew House and that the precise number and terms of said disposals has yet to be decided. It is understood that some of the units may be sold on shared ownership terms to help achieve the desired mixed tenure development.
65. It is not proposed that the Home Ownership Service is directly involved in the marketing of the void units for sale, however, it is imperative that the service is consulted in respect of the terms of the leases to be granted and the statutory consents that will be required under section 32 of the Housing Act 1985 as the service will be required to construct and collect service charges for the properties in the future. For ease of future financial as well as building management it is crucial that the terms of the precedent leases broadly match those used for sales under the statutory Right to Buy Scheme and Social Homebuy Scheme.

### **Housing Options Manager**

66. The proposals for the option to return have been noted and are provided for under the council's lettings policy. The proposal for prioritisation of tenants who have all expressed an interest in the same flat is in line with the approach taken on other regeneration schemes such as the Heygate.

## BACKGROUND DOCUMENTS

| Background Papers  | Held At   | Contact                     |
|--|---|-----------------------------|
| Abbeyfield Estate: Maydew House, Thaxted Court and Damory House Options Appraisal 20 <sup>th</sup> March 2012 Cabinet Report | Housing Regeneration Initiatives/ Estate Regeneration Team<br>160 Tooley Street<br>London SE1 2QH | Diana Hall<br>020 7525 7724 |

## APPENDICES

| No.        | Title  |
|------------|--|
| Appendix 1 | Option to Return Expression of Interest Form |

## AUDIT TRAIL

|   |   |                          |
|---|---|--------------------------|
| <b>Cabinet Member</b>   | Councillor Ian Wingfield, Deputy Leader and Cabinet Member for Housing Management |                          |
| <b>Lead Officer</b>   | Eleanor Kelly, Chief Executive  |                          |
| <b>Report Author</b>  | Diana Hall, Project Officer   |                          |
| <b>Version</b>  | Final   |                          |
| <b>Dated</b>  | 5 July 2012   |                          |
| <b>Key Decision?</b>  | Yes   |                          |
| <b>CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER</b> |   |                          |
| <b>Officer Title</b>  | <b>Comments Sought</b>  | <b>Comments included</b> |
| Director of Legal Services  | Yes   | Yes                      |
| Strategic Director of Finance and Corporate Services                    | Yes   | Yes                      |
| Head of Home Ownership  | Yes   | Yes                      |
| Housing Options Manager   | Yes   | Yes                      |
| <b>Cabinet Member</b>   | Yes   | Yes                      |
| <b>Date final report sent to constitutional team</b>                    |   | 5 July 2012              |