

APPENDIX 6

Additional response form SGTO

Six alternative pledges for delivering new council homes in Southwark

1. At the end of 30 years there will be 11,000 additional council homes in Southwark. There are currently 44,000 homes (including leaseholders) so in 30 years' time there will be 55,000 council homes in Southwark. New locations for council homes will be selected following full and open discussion with tenants and their elected representatives. No location will be selected without a majority of tenants on the estate agreeing to it in a ballot.
2. All the new council homes will be let on Secure Tenancies at genuinely affordable formula rents.
3. Any proposed estate redevelopment will be subject to consultation through estate representatives on the Tenants and Residents Association (TRA). No estate will be deliberately run down or deprived of repairs in order for the council to win support for demolition. No demolition will take place without a serious investigation of the case for refurbishment in consultation with the TRA and the wider tenants movement. A ballot of all residents affected by any proposed demolition will be organised and there will need to be a majority vote in favour before any demolition takes place.
4. All existing tenants affected by demolition will be rehoused on the same estate if they wish in a council home on a Secure Tenancy and genuinely affordable formula rent. All leaseholders affected by demolition will be offered compensation at market value based on the area value as is their legal right.
5. Any council homes demolished will be replaced by council homes on a like for like basis.
6. Any change of housing management will only be made following full and transparent information given by the council and proper consultation with the TRA. The Council will ensure that project teams are populated by elected tenant and leaseholders who are provided with fair and impartial advice.