

Annex B

Initial responses

1. Confirmation that the offer that would be made available to tenants and leaseholders would comprise at least the best elements of the Heygate offer and the former Faraday offer

This will need detailed discussion, but building on previous experience at Aylesbury and elsewhere. The process of selecting RSLs will be a competitive one and organisations will be encouraged to aim high re tenancy terms etc.

2. Confirmation that new properties will be the same size (ie, equivalent floorspace) to those currently occupied with balconies that are more usable - as referred to in the Heygate offer and the Faraday offer

This will depend on design constraints on individual estates, but prescribing standards to base on eg Housing Corporation Scheme Development Standards, Lifetime Homes, Secured by Design, EcoHomes is a more thorough approach than starting with existing Aylesbury provision. Balconies have indeed been a popular design element at Heygate since the early discussions.

3. Confirmation that **all** tenants will be entitled to their minimum housing need plus one extra bedroom - as included in the Heygate offer and the Faraday offer

The extra bed element of the Heygate decant policy has been well received by residents. However, to create excess capacity across the whole Aylesbury project would work against the interests of the scheme. We would propose that the principles of the Heygate policy be applied ie already underoccupying, no rent arrears and subject to availability. This should be subject to a wider review of decant policy referred to below.

4. Confirmation that tenants existing 'right to buy' entitlement will be protected under any new Housing Association (as in the Faraday offer and the Heygate offer)

This cannot be done, but conditions of Right to Buy now very much equate to the Right to Acquire. However offer of RTA would have to be a contractual offer by RSLs because no Social Housing grant envisaged.

5. Clarification on whether NDC funds or London Housing Board funds can be used to provide new Council housing

Subject to Government Office for London approval.

6. Confirmation that tenants will have a right to return to the Aylesbury whether they opt for alternative new Housing Association accommodation or Council accommodation

The strategy should aim for one move to lessen the impact on households, but if it proves necessary for people to move twice, the option to return should be made available, and development priority be given to achieving it. This would need to be subject to housing circumstances remaining the same and that the new build RSL option has been selected.

7. Confirmation that tenants will be entitled to more than one offer whether they opt for alternative Housing Association housing or Council housing

There is no basis on which to change the policy that applies boroughwide for decant allocations to new properties, although Homesearch (choice based lettings) will enable tenants to make bids if they have opted for an existing Council property.

8. Confirmation that the new development will comprise a mix of housing type and tenure including key worker housing, specific housing to meet the needs of elderly residents, intermediate housing to meet the needs of those who wish to live in other than rented housing but will not be able to afford full market price housing in the local area (as in the Faraday offer)

The primary concern of a redevelopment will be to respond to the housing needs identified for rental units, but it agreed that there will be an overlying strategic approach to produce a full range of tenure and housing types. The approach will need to be responsive to changing circumstances throughout the life of the scheme and beyond.

9. Confirmation that the Home Loss Payment offered to tenants will be £3,400 plus disturbance payment (as in the Heygate offer)

Home Loss payments to tenants will be at the statutory level. From 1st September 2005, this will be £3,800. Disturbance payments are in addition to this.

10. Confirmation that the compensation offered to leaseholders will be existing market value (based on the average of 2 independent valuations) plus 10% plus legal and removal expenses (as in the Heygate offer)

Leaseholder interests will be bought out at market value. Resident leaseholders will also qualify for 10% of the purchase price. Reasonable disturbance expenses will also be paid, and the cost of professional fees will also be met by the Council.

11. Confirmation that tenants who are in receipt of Housing Benefit will continue to receive it to meet the same proportion of their housing costs even if they opt for alternative Housing Association accommodation (as in the Faraday offer and the Heygate offer)

HB entitlement for rents are calculated in the same way for tenants of Council and RSL properties. The service charge element for RSL tenancies is calculated separately from rent and elements of service charge can be non-HB eligible. The key is to provide services that meet eligibility criteria, to ensure that tenants' will experience no difference.

12. Confirmation that the proposed housing decant process will entail the first 522 tenancies being offered a brand new home in the local vicinity **or** Council accommodation elsewhere in the borough (with more than one offer being possible in both circumstances and with the right to return as paragraph 6 above) and all other tenancies being offered a brand new home within the footprint of the existing Aylesbury Estate **or** Council accommodation elsewhere in the borough (with more than one offer being possible in both circumstances)

The proposal of a phased redevelopment is dependent upon producing sufficient new first phase units, and the decant process will provide the option of new RSL home in the area or existing Council units elsewhere, the same as Heygate although an Executive decision would be needed to either amend boroughwide decant policy or to agree a variant for the Aylesbury. The scale of this scheme suggests that a boroughwide review should be undertaken, and it is confirmed that decant policy will therefore be changed. This will require broad consultation, but Aylesbury tenants will be specifically consulted within that process to ensure that Aylesbury needs are served by any changes. To make more than one offer in the new build context would also require a change in the Council's allocations policy. This would not be recommended; for tenants opting for council relets, the procedure for Homesearch will apply, which will allow tenants to make successive bids.

13. Confirmation that investment will continue to be made on the Aylesbury Estate during the course of the redevelopment process at a sensible level considering the finite life of the blocks - including this years PPM scheme at Gaitskill House, improvement works to heating and lifts, basic community safety improvements to some of the hi-rise blocks - to a level of approx £2m per year for 5 years and that the performance of housing management (especially cleaning and repairs) will be significantly improved and maintained during the whole decant process

If a redevelopment approach were adopted, all services including housing management, repairs and maintenance and care and upkeep will be continued for as long as they are required. However, how those services were deployed should be the subject of detailed discussions to agree any particular priorities and how to respond flexibly to changing circumstances. Similarly a strategy will be agreed for investment to ensure that appropriate decisions are made reflecting eg phasing plan and the required life of building elements or services.

14. Confirmation that the redevelopment scheme at the Aylesbury and the nearby Heygate will not adversely impact on the Council's ability to meet the existing Housing Waiting List.

There will be an inevitable impact on the Housing List, if the option of a Council relet is to be offered, but the Council would work to minimise the impact of this through the use of a range of other housing options and overall there will be not net reduction in affordable provision

15. Confirmation that the redevelopment scheme will not adversely affect the Council's ability to meet the Government's Decent Homes standard

The impact on the Decent Homes programme would depend on spending decisions referred to in #13.

16. Confirmation that the density to be applied to the new housing scheme will be consistent with LB Southwark planning policies and London Plan planning policies

It is confirmed that densities proposed within the scheme would be in accordance with planning policy for Southwark and the London Plan.

17. Confirmation that early high quality Show Houses will be built on the estate and/or in the surrounding area for residents to be able to satisfy themselves that the homes that will be offered to them will be of sufficient quality (in terms of size, sound-proofing, finish, etc) - with planning applications for sites in Boyson Road and the Day Centre site to be submitted as soon as possible

Show Homes would be provided as early as possible, built to the agreed set of design standards. Development of the early sites would be commenced as soon as possible.

18. Confirmation that the present Walworth Lower School site will be considered as a part of the overall development area (and therefore can be used for housing residents or the provision of associated facilities) from the point at which the new Walworth School is developed

The involvement of Walworth Lower School will be considered as part of the wider development framework taking into account local and strategic educational issues.

19. Confirmation that the proposed scheme will entail a re-provided and modernised Day Centre with the same usable floor-space on part of the Boyson Road site

Subject to agreed viability, largely criteria that Social Services would need to apply to a new facility.

20. Confirmation that tenants will be involved from the Executive decision in all aspects of the master-planning and design process (as in the Faraday offer)

Involvement of tenants in all aspects of the master-planning and design process will be an integral part of the scheme.

21. Confirmation that a Regeneration Board will be established (with real powers and resident involvement - from TRAs and the NDC) to oversee the redevelopment process

Clearly a mechanism for involvement is required, with clear terms of reference.

22. Confirmation that the Council will co-operate with resident examination of the creation of a Community Based Housing Association (as in the Faraday offer) or Community Trust to ensure ongoing resident involvement in the long-term development

The council is not committed to a single model of housing delivery in any designated area and would be prepared to consider a range of solutions in collaboration with residents. The council remains committed to long term resident involvement. In recent years, there has been a great deal of consultation and involvement work on Aylesbury Estate, and as a result the council has gained a good understanding of residents' concerns and will seek to involve residents fully in the process as it develops.

23. Confirmation that the Council will co-operate with examination of a proposal that land is sold on long leases and the receipts and future ground rents be ring-fenced for the use of the resident-based body as referred in 19 above to help finance the redevelopment scheme and help support long-term social and community projects

The Council will not enter discussions about land disposals on long leases; the favoured approach is the creation of a building lease with transfer of freehold on completion to act as a performance guarantee. The ongoing benefits could be secure by other contractual means if necessary.

24. Confirmation that the Council will adopt the NDCs Local Employment Compact to ensure local residents can exploit to the full all the employment opportunities that will arise from any redevelopment

The Council will give consideration to adopting the NDC's Local Employment Compact; in any event, securing local employment opportunities will be a priority for the council.

25. Confirmation that the Council will work with the NDC and its partners to bring forward early social, economic and community infrastructure including

- A rebuilt Michael Faraday School (see below) and a vastly improved, rebuilt and re-named Walworth School (exploiting imaginatively the land areas around the existing upper school site) that has the facilities and operational policies to enable it to become a "first choice" school for the local area
- Community Learning facilities that build upon the existing Aylesbury Learning Centre and the proposed Community Learning Centre associated with Michael Faraday School
- Replacement play facilities of 1,500m² total minimum area for Alf's Place and Wendover; and 3,500m² total minimum area tarmac or all weather sports pitch for the Youth Centre and other pitches, and other sporting facilities (building on those in Burgess Park) to help the new communities get to know each other; innovative youth facilities in 2 locations to meet the needs of at least 60 young people at a time
- Replacement facilities for Tykes Corner Parent and Children's Project and the Aylesbury Early Years Centre
- Community Resource Centre(s) to meet needs presently filled by the Amersham, the Access Centre, Freestyle, Thurlow Lodge Community Hall and BACC84 Community Hall.
- A (possible) Healthy Living Centre that could be combined with the above and meeting the needs presently filled by the Health Centre and Medical Centre
- An improved Burgess Park and other green spaces
- Improved transport links including tram and local bus services

The council will work with the NDC and its partners to bring forward early social, economic and community infrastructure as possible, taking into account strategic priorities and the need to respond flexibly to changes in demand as the scheme develops.