

## Executive

Wednesday October 14 2009

7.00 pm

Town Hall, Peckham Road, London SE5 8UB

# Supplemental Agenda No.1

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6.	<b>Preferred Options for Elmington Estate – Appendix 2</b> The attached appendix relates to item 6 'preferred options for Elmington Estate' and contains the Mid-Elmington Options Appraisals, survey responses.	

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Date: October 13 2009

# Agenda Item 6

## Appendix 2 Mid-Elmington Options Appraisal - Survey Responses

### Survey Statements

- 1 Refurbishment to Southwark's decent homes standard is the best option for my block
- 2 Demolition and redevelopment is the best option for my block
- 3 I wouldn't mind having a tenancy with a housing association, if it means having a new home at the Elmington
- 4 Leaseholders will be better off staying and having their properties refurbished than being bought out and having to move elsewhere
- 5 More private and shared equity homes will be good for the area
- 6 Redevelopment in this area will make life better for everyone

- 7 Keeping and improving the open spaces is important
- 8 If I were to move, I would want to return to the area once new homes are available
- 9 The area needs more family sized homes (3 bedrooms or larger)
- 10 We need more shops and businesses in the area
- 11 There are enough social services like GP's and nursery schools, and community facilities like play areas and community centres in the area

Total Respondents	68
Tenant Leaseholder	50
Empty	7
Empty	11

Statements	1	2	3	4	5	6	7	8	9	10	11
	68	68	68	68	68	68	68	68	68	68	68

	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
Total	29	42.6%	42	61.8%	23	33.8%	15	22.1%	19	27.9%	41	60.3%
Tenant Leaseholder	22	75.9%	29	69.0%	16	38.6%	11	73.3%	10	52.6%	27	65.9%
Empty	2	6.9%	2	4.8%	7	15.9%	4	8.7%	3	15.8%	4	9.8%
Empty	5	17.2%	8	19.0%	5	11.7%	1	6.7%	6	31.6%	10	24.4%

	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
Total	27	39.7%	14	20.6%	25	36.8%	14	20.6%	15	22.1%	9	13.2%
Tenant Leaseholder	18	66.7%	11	78.6%	20	80.0%	9	64.3%	13	86.7%	8	60.0%
Empty	3	11.1%	2	14.3%	3	12.0%	3	21.4%	1	6.7%	1	7.1%
Empty	6	22.2%	1	7.1%	2	8.0%	2	14.3%	1	6.7%	0	0.0%

	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%	Amount	%
Total	5	7.4%	6	8.8%	9	13.2%	22	32.4%	21	30.9%	12	17.6%
Tenant Leaseholder	3	60.0%	6	100.0%	6	66.7%	18	81.8%	11	52.4%	11	50.0%
Empty	2	40.0%	0	0.0%	1	11.1%	0	0.0%	2	9.5%	1	4.5%
Empty	0	0.0%	0	0.0%	2	22.2%	4	18.2%	2	9.5%	0	0.0%

### Survey Comments

- 1 Even if the building is refurbished, it still won't be a decent home and the cost will nearly be the same. For example, those refurbished at Brisbane street and picton street. In the long run this refurbishment building will come back for redevelopment. Redevelopment is therefore the best idea. It's good to live in a decent home. When you are paying, you know what you are paying for. It's not only the rent that has gone up, everything has gone up. Please we need new buildings.
- 2 I would like to sell my flat (due to a change in circumstance), so I am against any option that makes the selling of a leasehold flat difficult. In my view demolition will take many years to arrange so unless the Council is willing to purchase my flat (at market rules) now or in the near future (less than 1 Year) I am against Demolition.
- 3 As this letter arrived on Friday 18th September 2009 it was impossible to send this in on time. Also need more time to think about the best things for myself and Family I have filled in the form but as you said its only a survey so no one can change their mind.
- 4 I want to stay a Southwark Tenant. I do not want to be involved with any Housing Association. None whatsoever.
- 5 More 1 bed house/flats. Studios are too small. No private space, e.t.c
- 6 Redevelopment is the best option and will make life better for everyone in the area. My only concern is that I wouldn't want to be moved twice for the sake of my family and their safety. I would prefer to stay at my current accommodation until the redevelopment is completed and for me and my family to move in.
- 7 Demolition is the best option for our property. The property that I am living in is rotting away, its overrun with Rodents (mice) and there are massive gaps in the window frame which is dangerous. Winter is just around the corner and I am not looking forward to it at all. It looks like we are living outdoors instead of indoors. We need new properties which will make the area more attractive and us proud of where we live as a community.
- 8 I am glad all these work will be going on in this area. On the other hand I applied for another house a long time ago, when I had my second child but nothing has been heard or done. I will be grateful if I will be housed once, since I am pregnant at the moment and do not have the energy to be lifting things. I would like to have a 3 bedroom apartment if possible since, I have 2 children and pregnant with the third. Thanks.
- 9 For the past 5 years in my flat, I have had to live with severe mould and damp. My windows have no frames and are extremely dangerous. I have spent a week in hospital due to breathing problems. The window in my bedroom is badly dilapidated. This has been ongoing for the last 5 years. The flat is in very poor condition and is not up to standard. I have tried for several years to maintain the property with no help at all from L.B.S
- 10 I will need a clear answer from LBS on the following questions: 1. What options are available to leaseholders where the Market Value offered is NOT sufficient to buy in the Area? 2. Are leaseholders eligible for Homebuy/Shared Ownership/Intermediate Rent/Social Homebuy/House Purchase Grants? 3. Can Leaseholders become Housing Association/Council Tenants once they've bought out? 4. Will leaseholders be means tested: if Yes by who & utilising what method? 5. Will a specialist Independent Leasehold Advisor be appointed by LBS to act & advise Leaseholders (if not a 'Tenant's Friend'), if Not, Why? If Yes, Who will be responsible for the appointment process? 6. Where is the timetable in relation to the Redevelopment Plans together with the Option Appraisal & Affordability model?
- 11 I attended the last meeting with great difficulty as I am an OAP. I've lived at this address for 32 years. I don't want to move at all as I have severe disabilities. I just got a new kitchen FITTED last year. It would do my health a great deal of harm, as my carer lives here with me - Mr Graham Benn. Also my son John Weister, because I am agrophobic. I also have lots of severe Health problems. We would all, including all my neighbours, just like our building refurbished (not demolished) and I am sure, as everyone else knows, that it would be much cheaper for the Council in the long run. Please with God's help, do not move us from here where we lived and brought up our kids all our lives. Thanks & God Bless (name & tel. no. enclosed).
- 12 We are in our 60s and are too old and too sick to live here in these conditions with water coming in through our bathroom ceiling every time it rains. It smells of damp also and is very cold in the autumn and winter because the windows do not lock. But, we are also too old to keep moving. This is very stressful for us. We are happy here otherwise, I've been living here since 1978. So it's a very hard choice for me in as much as I would like to move to somewhere warmer.
- 13 Please, I don't need housing association.
- 14 I would like to remain in Proctor House as I have many friends and good neighbours around me. I am 80 years old and have lived here for many years; bringing up 2 daughters. I would like to have the refurbishment and remain stable. As I have a grandchildren now that are also in the same block I would like to see more sleeping policemen, more notices about children playing and maybe a club house where we have always had one before the highrised flats came down.
- 15 I am a leaseholder - unfortunately the property where I live I believe is well passed its self-by date - electrics, plumbing, heating, windows, not mention asbestos - all of which I have problems with and some unfortunately I have no control over. I have lived on the Elmington Estate for over 40 years (originally lived in Proctor House). Speaking to neighbours who still live in Proctor House, I have been reliably informed that the attempt to refurbish Proctor House was extremely poor and many tenants have even more problems with refurbishment - owing to extremely poor workmanship contracted in by Southwark Council. The Elmington Estate was constructed using asbestos panels - this I understand has not always been removed from other properties that have been refurbished - based on the cost? I personally think at some point whether it's now or in the future the question of redevelopment will have to be approached again - so therefore whilst Southwark have an opportunity to give tenants who have to live on the Elmington for many years, whether they be tenants or leaseholders, the opportunity to have decent up-to-date modern facilities, I think the redevelopment of the Elmington should go ahead where possible. I appreciate that some tenants may fight the Council's move, but I think in the long term this would benefit everyone.

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