

FUTURE OF LEDBURY TOWERS

The Final Option -
Landlord Offer Document

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FOREWORD



Hello and welcome. Thank you for taking the time to read through this Landlord Offer document. It is important that all residents and former tenants of the Ledbury Towers are familiar with the offer being put before them before we go to a vote in March.

Following many months of consultations and conversations with people living in the Ledbury Towers the council has agreed the final option to be put to a ballot.

Under this option the towers will be demolished in phases, starting with Bromyard House, and replaced with up to 333 homes.

The new homes will not be built all at once, but in phases - the first taking two years and the second taking three years.

After new homes are built to replace the council homes in the towers that are demolished, half of the extra homes built will be available as council homes at council rents. First priority for the new homes will go to Ledbury Towers tenants and leaseholders, and those former tenants with a right to return.

However, the final decision is yours. This Landlord Offer document lays out exactly what Southwark Council is proposing for the Ledbury Towers and what this will mean for each tenant and leaseholder affected – including what support will be available.

The final decision will be made in March 2021 when you will have the chance to vote 'yes' in favour of the proposals, or 'no' against them. Consultation is continuing and council officers and Independent Tenants and Leaseholders Adviser from Open Communities will be in touch and on hand from now until then to answer any questions you have about the proposals so please do get in touch.

Cllr Leo Pollak
Cabinet Member for Housing

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The Ledbury Tenants & Residents Association (TRA) has been working to support residents in the four towers since the emergency situation arose in the summer of 2017.

The TRA has always wanted the residents of the towers to make the decision on the future of their homes. The extensive consultation that has been undertaken with residents and former tenants with a right to return has now resulted in the proposal to provide new homes on the site of the existing four towers.

The TRA can not tell you how to vote, as we believe that is up to each household. All we can do is to encourage you to read this booklet which sets out the commitments should you vote for new homes, and to encourage you to take part in the vote.

Jeanette Mason
Chair of the Ledbury Tenants & Residents Association

INTRODUCTION

This booklet contains details of the 'Landlord Offer', Southwark Council's offer to you, the Ledbury Towers Towers' permanent tenants, leaseholders and former tenants with the right to return. It includes:

- commitments to you
- plans and designs
- details of how to vote

Please read this booklet carefully so that you fully understand the proposals before you vote. This booklet has been designed to contain all the information you need to make an informed decision about whether you are in favour of the redevelopment of the Ledbury Towers or not. Residents who need translation or help to read this document please contact the Ledbury Team on **020 7732 2886** or email **ledburyhousingteam@southwark.gov.uk**.

The Final Option

Under this option all four of the towers will be demolished in phases, starting with Bromyard House, and replaced with up to 333 homes.

The new homes will not be built all at once, but in phases - the first taking two years and the second taking three years.

After new homes are built to replace the council homes in the towers that are demolished, half of the extra homes built will be available as council homes at council rents. First priority for the new homes will go to Ledbury Towers tenants and leaseholders, and those former tenants with a right to return. The new build homes will be bigger than the existing 2 and 3 bedroomed homes and will all have a private outdoor space such as a balcony or patio. The 1 bedroomed homes for existing tenants, leaseholders and those former tenants with a right to return will be the same size as the existing Ledbury Towers 1 bedroom flats, and in addition will all have a private outdoor space such as a balcony or patio.

The ballot will be determined on a simple majority of those who vote. If the majority vote 'yes' the redevelopment of the towers will be taken forward.

Your vote is important. We encourage each eligible household to vote.

If residents vote yes in the Residents' Ballot in March 2021, the work does not stop there. That will be the point at which Southwark Council will know exactly what residents and former residents want; and we will then have to sort out the finances required to deliver the promises.

The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic.

As a result we know we will have to look at a range of funding to re-provide the existing homes and the additional new homes. This could be made up of loans, the sale of half of the additional new homes, financial contributions from private developments on the Old Kent Road and grants from the Greater London Authority (GLA). The Grant from the GLA will be in excess of £20million and this requires the work to start by September 2022.

Your questions

If you have questions about the Landlord Offer, or anything else that you feel would help you decide, then please contact either Southwark Council on **020 7732 2886** or email **ledburyhousingteam@southwark.gov.uk**; or your Independent Tenant and Homeowner Advisor, Neal Purvis from Open Communities on Freephone **0800 073 1051** or at **neal.purvis1@btinternet.com**.

SUMMARY

OUR KEY COMMITMENTS TO YOU

These commitments to you represent a guarantee from the council for these policies. More details are available in the Detailed Council Commitments section.

- **A new home for every permanent tenant, leaseholder and former tenants with a right to return:** If you want to remain on the estate we will offer you a new home in the new development that meets your housing needs. You will have your own private outdoor space.
- **Dedicated support team:** We will help you to understand the proposals, the best options for you and support you to move home.
- **A commitment to council ownership:** All the new rented homes on the estate will be owned and managed by Southwark Council.
- **A fair and flexible offer to homeowners:** We are committed to ensuring no homeowners are worse off financially as a result of this offer. We will offer both resident and non-resident homeowners the option to sell your homes to us at an independently verified price plus a regulatory home loss payment up to the point that a contract is let to build the replacement homes. Homeowners will be eligible to buy a property in the new development on a leasehold basis. If homeowners cannot purchase outright, ownership options for homeowners include shared ownership, shared equity and equity loan. We will cover all reasonable costs incurred as a result of sale/shared equity arrangements.
- **A commitment to quality:** All new homes will be built to the latest standards as set out in current Building Regulations, planning policy and Southwark New Homes Design Guide. For existing residents all new homes will be as big, or bigger, than your current home and it will also have a large enough outdoor space for your household to use together. All homes will be energy efficient with residents having all year round heating that they control.
- **Help when moving:** We will also pay all reasonable removal expenses (as part of a 'disturbance fee') and help with arranging your move and setting up your home.



- **We will minimise disruption:** We will make every effort to limit disruption to you and your household.
- **Your rent will be a council rent:** All the new rented homes on the estate will be owned and managed by Southwark Council and will have council rent levels, but the levels of rent are determined by property values, and as the new builds will be of higher value, the rent will be proportionally higher.
- **Your tenancy will stay the same:** Your tenancy rights will be the same when you return to your new home as they are now.
- **You will receive compensation:** For remaining residents in the Ledbury Towers, we will pay you a home loss payment for the loss of your home plus actual costs incurred as a result of moving.
- **Compensation for home improvements:** If you are a council tenant and have made improvements to your home, we will compensate you for them providing they were carried out with Southwark Council's permission.
- **Provision of parking:** Resident car owners who currently have a parking permit will have a parking permit for the redeveloped estate.
- **Tackling overcrowding:** Tenants who are overcrowded or want to downsize in the low rise blocks will be offered homes to meet their housing need as part of this regeneration.
- **Protecting the community:** There will be a local lettings policy for the estate so that after re-housing all those residents and homeowners whose homes are demolished, the additional new homes developed will, in the first place, be for all tenants on the wider estate in need.
- **Dedicated Ledbury design review panel:** We want residents to develop the designs and the delivery of homes with the architectural team and the building contractors.
- **Ongoing consultation and communication:** We will consult you on proposals for the new development throughout the process, using a range of methods so you can influence things in ways that best suit you.



SUMMARY COMMITMENTS TO REMAINING COUNCIL TENANTS IN THE TOWERS



- You will be **offered** a new council home on the estate. If you want to live in the replacement block on the site of your current home, you will have to move temporarily to an alternative new home whilst your replacement home is built.
- We will work with you to **pre-allocate** a home based on your needs.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over five years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in a higher council tax costs
- Your **energy bills** will be based on what you use and an energy meter will be installed inside your home. The new homes will be more energy efficient than the homes in Ledbury Towers.
- Your **water bills** will be based on what you use and a water meter will be installed inside your home.
- You are entitled to **home loss compensation**. This is a statutory payment set in law. Tenants get a payment of £6,500 (this is reviewed annually).
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- The **right to buy** will apply when you move to your new home.

SUMMARY COMMITMENTS TO FORMER COUNCIL TENANTS IN THE TOWERS WHO HAVE THE RIGHT TO RETURN



- You will be **offered** a new council home on the estate.
- We will work with you to **offer** you a home based on your needs ahead of the homes being built.
- Your **tenancy** will not change. Your tenancy rights will remain the same and be with Southwark Council.
- Your **rent** will remain a Southwark Council rent. New council rents for new homes will apply. This is consistent with the approach across Southwark. We are committed to making sure rents stay as low as possible.
- Your **service charges** are based on the cost of providing services. We are committed to making sure service charges stay as low as possible and any increases will be phased over five years.
- Your **council tax** is based on the value of your property. As the value of the property is likely to be higher your council tax band will likely be higher resulting in a higher council tax costs.
- Your **energy bills** will be based on what you use and an energy meter will be installed inside your home.
- Your **water bills** will be based on what you use and a water meter will be installed inside your home.
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.
- The **right to buy** will apply when you move to your new home.

SUMMARY COMMITMENTS TO LEASEHOLDERS

- If you want you can still **sell** your property to us as soon as you are ready.
- If you want to remain on the estate you will be offered a new leasehold **property** on the estate. The lease will be for 125 years.
- You will have the option to buy it outright or to **purchase** through shared ownership, shared equity or equity loan. Currently there are differences between the leases for shared ownership, shared equity and your current lease in Ledbury Towers. To see a specimen copy of the new leases, contact the Ledbury Team. You are strongly advised to read your current lease very carefully to compare with the conditions of the new leases.
- You will be offered an **independent market valuation** of your home.
- You will be given a **home loss payment** of 10% of the market value of your home for resident leaseholders and 7.5% for non resident leaseholders.
- You are entitled to **disturbance costs**. Residents will be reimbursed for reasonable costs related to legal fees, stamp duty tax, surveyors' fees, mortgage application and breakage fees, specialist adaptations, removals costs, adjustments to curtains and carpets and disconnection and connection of services such as phones, TV and the redirection of post.



VOTING – FAQs

There is no minimum turnout needed and the result will be based on a simple majority – in other words, whichever vote (yes or no) receives the highest number of votes will decide if the scheme goes ahead or not. The ballot will:

- Be run by an independent organisation
- Be anonymous

Who will be running the independent ballot?

The ballot will be independent and carried out by Open Communities. Open Communities has been working on the estate as the Independent Tenants and Homeowners Advisors. Open Communities will share the results with Southwark Council. Southwark Council will not be able to see how individuals have voted. Open Communities will be responsible for:

- Securely posting the ballot papers to eligible households
- Receiving and counting the votes
- Verifying that all votes have been casted legitimately
- Issuing the result

Open Communities can be contacted on **freephone (0800 073 1051)** and **enquiries@opencommunities.org**.

Who can vote?

Households who are able to vote on the future of the Ledbury Towers Towers are:

- Households who are council tenants who remain living permanently in the towers.
- Households who are council tenants who have moved from the Ledbury Towers and have the right to return.
- Resident leaseholder households.
- Non Resident leaseholders.

What question will be on the ballot paper?

The question is:

“Are you in favour of the proposal for the re-development of the towers on the Ledbury Estate?”

How do I complete the ballot paper?

If you want to vote ‘yes’ in favour of the proposal place an X in the box marked yes.

If you want to vote ‘no’ against the proposals, place an X in the box marked no.

You may only vote once – Open Communities checks and verifies every individual ballot paper and online vote to ensure that eligible households only vote once. If a household tries to vote more than once, their vote will not be counted.

OPEN communities
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How do I cast a vote?

You will be able to vote using either of the following methods:

- Post the completed ballot paper back to Open Communities in the pre-paid envelope provided.
- Vote online using the security codes listed on your ballot paper.
- Use the ballot box in the Ledbury TRA Hall.

When can I vote?

You can vote between Wednesday 3 March, 2021 and Friday 26 March, 2021. The vote lasts for 23 days and closes at 5pm on Friday 26 March, 2021. If you are voting by post, your postal vote must be received by Open Communities by Tuesday 30 March, 2021.

You will receive your ballot paper by post from Open Communities. Once you have your ballot paper you can cast your vote using the methods stated above.

If you are voting by post, your ballot paper must have arrived at Open Communities by the deadline to be counted. Please make sure you send your vote back with plenty of time to arrive as any ballot papers received after Tuesday 30 March, 2021 will not be counted under any circumstances.

When will I find out the result?

All residents will receive a newsletter in the week commencing Monday 5 April, 2021 to confirm the result and the next steps.

What happens after the ballot?

A 'Yes' vote

If the ballot result is in favour of the final option, we will deliver this option with resident input.

A 'No' vote

If the ballot result is against the final option we will discuss next steps with the Ledbury Resident Project Group.





THE PROPOSAL - OUR OFFER TO YOU

The proposal is the demolition of the four towers and replacement with new homes.

Under the proposal there are three alternative versions whereby all the towers will not be demolished all at once, but in phases, starting with Bromyard House, and replaced with up to 333 homes. If residents vote yes in the Residents' Ballot, further consultation will take place on which version is taken forward.

The new homes will not be built all at once, but in phases - the first taking two years and the second taking three years.

After replacing the council homes in the towers that are demolished, half of the extra homes built will be council homes at council rents. First priority for the new homes will go to Ledbury Towers tenants and leaseholders, and those former tenants with a right to return. The new build homes will be bigger than the existing 2 and 3 bedroomed homes and will all have a private outdoor space such as a balcony or patio. The 1 bedroomed homes for existing tenants, leaseholders and those former tenants with a right to return will be the same size as the existing Ledbury Towers 1 bedroomed flats, and will all have a private outdoor space such as a balcony or patio.

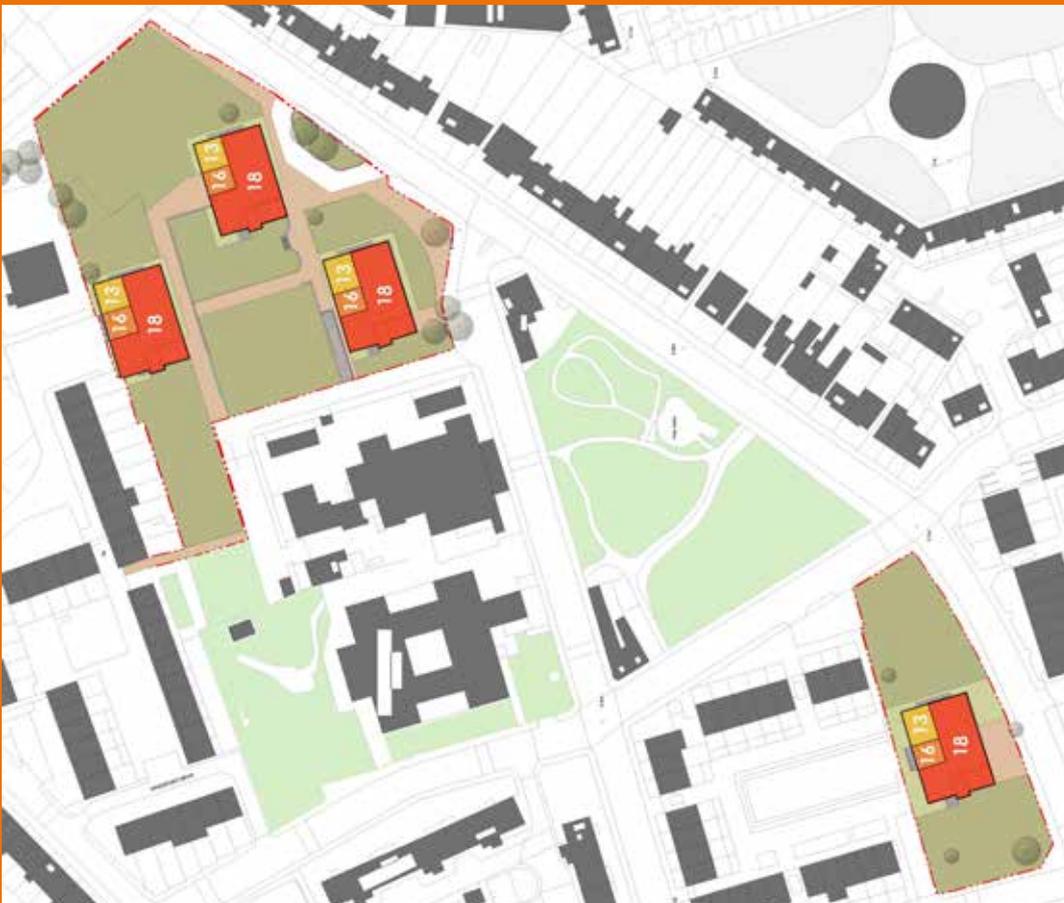
Option D1 Site Plan



Option D2 Site Plan



Option D3 Site Plan

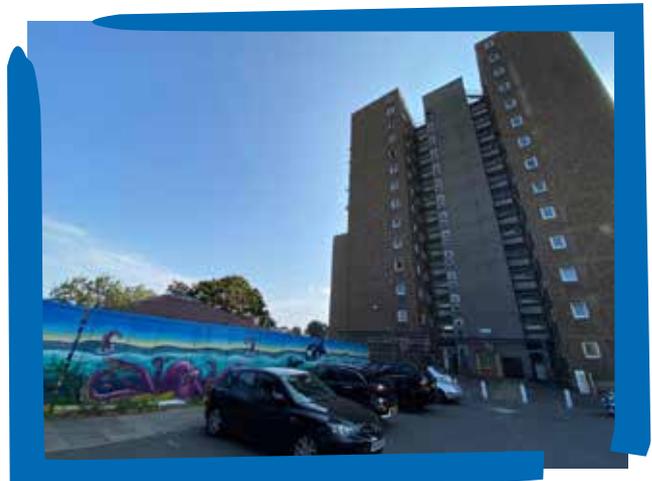


DESIGN PRINCIPLES

The Residents' Project Group members have told us what they want from the design and construction of new homes and we will continue to work with them to ensure that the new homes meet residents' needs and inspirations.

All new homes will:

- Be built to high fire safety standards.
- Be designed to be secure for residents inside their individual homes, with safe and secure blocks and common areas.
- Have windows that provide high levels of sound proofing, are easy to open and close, and designed to be easily cleaned.
- Provide privacy for residents from neighbours and from the street.
- Have letterboxes on the front door of each flat (no communal letter boxes).
- Have effective noise insulation easy to adjust ventilation to all rooms.
- Have solid walls, and fixed ceilings in communal areas.
- Be designed to take account of the specific needs of residents with health issues.
- Have easy to use individual controls for all year round central heating systems.
- Involve residents throughout the design and construction process in the choice of building materials fixtures, and finishes, and monitoring of the construction process.
- Provide sufficient open space for each household in gardens, patios, balconies or winter gardens.
- Provide communal open space that is safe, secure, accessible to residents of different ages, and easy to maintain.
- Provide a variety of homes with open plan and separate kitchens and living spaces so residents have a choice.
- Have choices for Ledbury residents on flooring and decor in their new kitchen and bathroom.
- Meters to be accessible to residents on the same floor as their home.
- Be designed to minimise the need and cost for future maintenance.
- Provide refuse disposal areas easy to use and accessible for all residents.
- Space for parking for deliveries and contractors.
- Lifts that call at every floor, large enough for furniture.



THE ESTATE – KEY BENEFITS

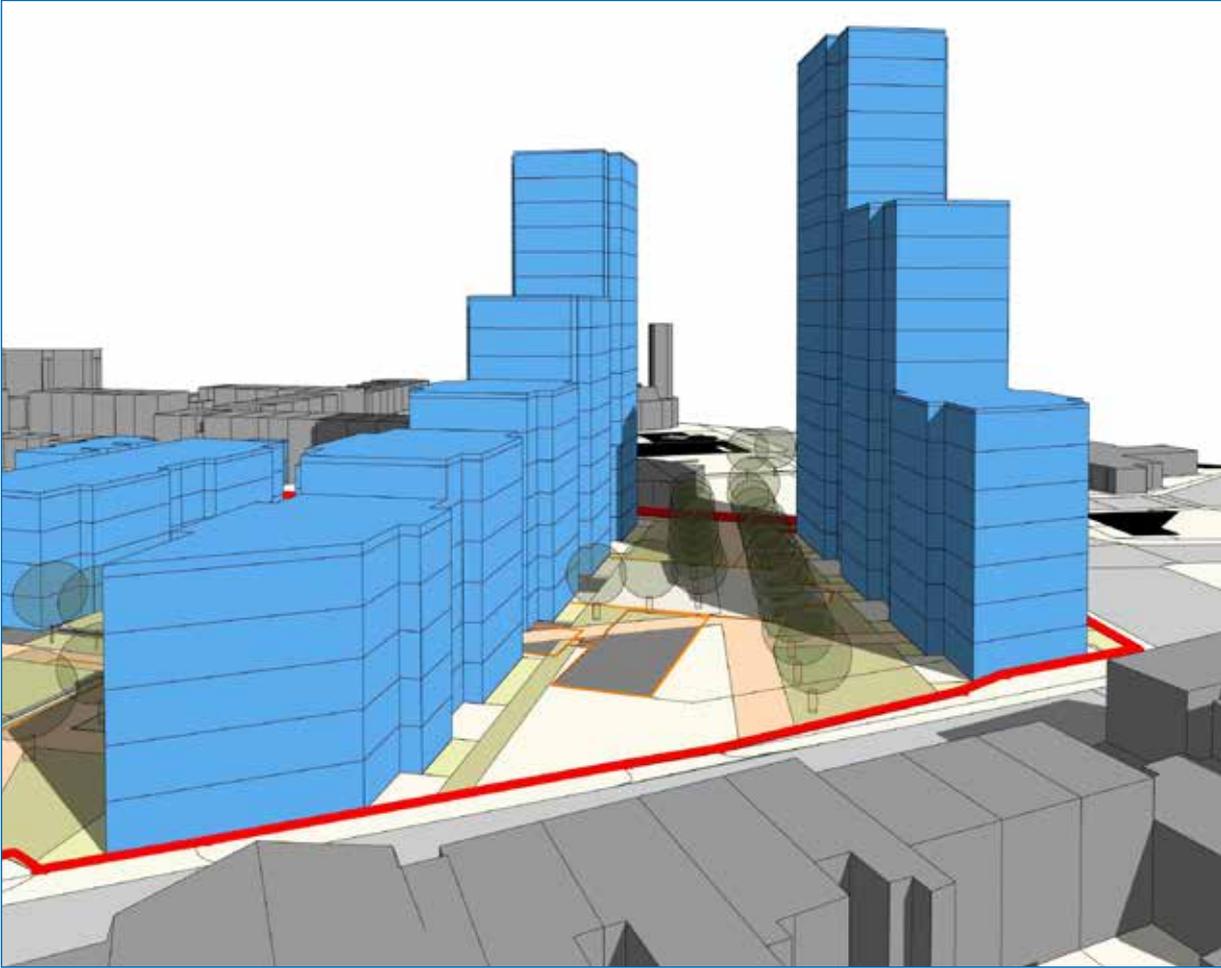
The proposal will provide:

- New replacement homes for all council tenants who still live in the towers, council tenants who have moved and have the right to return, resident leaseholders, and non-resident leaseholders.
- New homes for those council tenants living in overcrowded accommodation on the wider Ledbury Towers.
- Improved open space in the centre of the estate with space for play and relaxation.
- Improvements to the estate frontage along Old Kent Road.
- Safety improvements as you move through the estate and into your home.

1. View from Old Kent Road of proposed new towers from Option D3



2. View from Commercial Way of proposed replacement homes on the main site from Option D2



3. View from Commercial Way of proposed new homes on the site of Bromyard House in Option D1



YOUR HOME – KEY BENEFITS

- **The 2 and 3 Bedroomed homes will be bigger**

If you live in a 2 or 3 bedroomed flat the new flats will be bigger. If you live in a one bedroom flat will be the same size.

- **Your homes will have private outdoor space**

All homes will have a balcony, front garden or rear garden. The size of your outdoor space depends on the number of bedrooms you have. In a:

- 1 bedroom home you will have a balcony at a minimum of 5m² (54 square feet).
- 2 bedroom home you will have a balcony at a minimum of 7m² (75 square feet).
- 3 or more bedroom home you will have a balcony at a minimum of 9m² (97 square feet).

- **Your homes will be more energy efficient and reduce carbon emissions**

Your homes will be designed to be more energy efficient and reduce carbon emissions in its construction and as you live in it each day. Homes will be well insulated and connected to a communal heating system. You will have individual control of the amount of heat you use in your home and designed for efficient water use.

- **Your homes will be safe and secure**

Your homes, like your estate, will be designed to improve safety and minimise opportunities for crime.

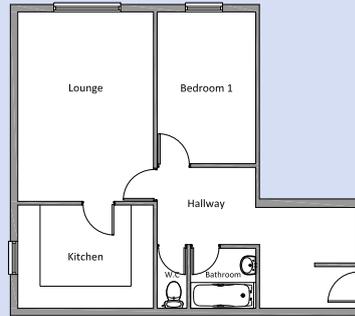


WHAT SIZE WILL THE HOMES BE?

Ledbury Towers - 1 bedroom

Existing size of home	58.4m ²
<i>Strengthened & Refurbished Flats</i>	
Ground to 7th Floor	56.6m ²
8th to 13th Floor	50.8m ²
New Build	58.4m ²
New Build Balcony	5m ²

Existing Floor Plan



Additional Internal Space
(compared to refurbished size)

At least
1.8M²

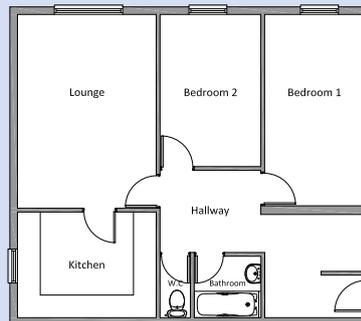
Additional private outdoor space

5M²

Ledbury Towers - 2 bedroom

Existing size of home	70.0m ²
<i>Strengthened & Refurbished Flats</i>	
Ground to 7th Floor	69.5m ²
8th to 13th Floor	64.0m ²
New Build	70.8m ²
New Build Balcony	7m ²

Existing Floor Plan



Additional Internal Space
(compared to refurbished size)

At least
1.3M²

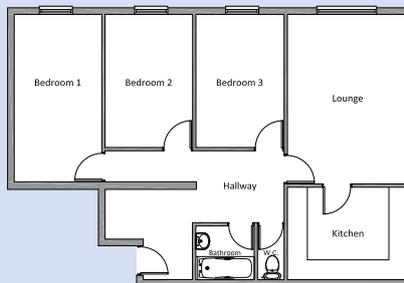
Additional private outdoor space

7M²

Ledbury Towers - 3 bedroom

Existing size of home	82.1m ²
<i>Strengthened & Refurbished Flats</i>	
Ground to 7th Floor	80.9m ²
8th to 13th Floor	76.2m ²
New Build	97.8m ²
New Build Balcony	9m ²

Existing Floor Plan



Additional Internal Space
(compared to refurbished size)

At least
16.9M²

Additional private outdoor space

9M²

Existing Ceiling Height	2.4m ²
Strengthened & Refurbished Ceiling Height	2.24m ²
New Build Ceiling Height	2.5m ²

YOUR MOVE

- Southwark Council will ensure one move for the households who remain in the towers, unless residents request two moves for a specific property.
- A local lettings system will be used to prioritise moves based on housing need and medical need. A dedicated team will support residents through each step of the process. The principles of the local letting system are as follows:
 - No households will have to bid for homes.
 - Households will be pre-allocated a new home on the Ledbury Towers once the plans are finalised. This means that, ahead of time, households will know: the exact home they will be moving to; they will know the timetable for building that home; and will be able to choose from the available colour finishes for their new home.
 - Residents who want to move to a home on the same floor, location and aspect will have highest priority.
 - If residents want to move to a higher or lower floor, this will be possible in line with prioritisation.
 - Prioritisation will be based on housing need, medical need and how long you have lived on the estate.



Council tenants

- Council tenants will be allocated a home based on housing need.
- Prioritisation will be based on housing need, medical need and how long you have lived on the estate.
- If you are currently in a larger property than you need, you will be eligible for the same sized property and if you want to downsize you can.
- After rehousing existing tenants, leaseholders and those former tenants with a right to return, overcrowded families, those under occupying and in other housing need on the wider Ledbury Towers can move to larger new build homes using a choice based bidding system, as these homes will be ring fenced first to existing Ledbury tenants.

Leaseholders

- Leaseholders will be allocated a home based on the size of their current home.
- Prioritisation will be based on housing need, medical need and how long you have lived on the estate.
- If you are a resident leaseholder and overcrowded, you will be eligible for a larger property.
- If you are currently in a larger property than you need, you will be eligible for the same sized property and if you want to downsize you can.

YOUR COMMUNITY

• Skills and job training for residents

Southwark Council will require that the contractors building the new homes will have:

- An apprenticeship programme that is linked to a wide range of opportunities in both the local area and London wide.
- A local employment programme that means that all jobs are advertised locally on the estate.

• Community participation in the design and delivery process

Southwark Council will support the use of a Ledbury Towers Design Review Panel formed of representatives from across the estate alongside of experts to design and deliver the proposals in line with resident needs and preferences. Residents will be involved throughout

the design and construction process in the choice of building materials fixtures, and finishes, and monitoring of the construction process.

• Dedicated support team

Southwark Council will continue to have a dedicated team to help with rehousing; to work with you on the local lettings policy, compensation and other support you may need.

This team will also work with the Ledbury Tenants & Residents Association to support residents, existing and new, to meet each other via social events to integrate new residents into the community.

When will work start

- The estimated timeframe for delivery of the programme is as below.

Preparation Spring 2021 to summer 2022	18 months for: <ul style="list-style-type: none"> • Secure design team to work with residents on design, build contractor and planning permission • negotiations with leaseholders to continue • pre-allocations confirmed with all residents
Phase 1 Summer 2022 to summer 2024	2 years for: <ul style="list-style-type: none"> • Demolition of Bromyard House • Build Replacement Homes
Move – Residents Summer 2024 to autumn 2024	6 months to move: <ul style="list-style-type: none"> • Residents from Peterchurch, Sarnsfield and Skenfrith Houses to move into new homes on the site of Bromyard House on either a permanent or temporary basis depending on their choice of final home. • Tenants with a right to return who have chosen a new home on the site of Bromyard House move on on a permanent basis
Phase 2 Winter 2024 to winter 2027	3 years for: <ul style="list-style-type: none"> • Demolition of Peterchurch, Sarnsfield and Skenfrith Houses • Build Replacement Homes
Move – Residents Winter 2027	3 months to move: <ul style="list-style-type: none"> • Residents temporarily housed in the new homes on the site of Bromyard House move into new permanent homes on the site of Peterchurch, Sarnsfield and Skenfrith Houses. • Tenants with a right to return who have chosen a new home on the site of Peterchurch, Sarnsfield and Skenfrith Houses on a permanent basis. • The remaining new homes in the new build properties are advertised through choice based lettings exclusively for tenants in need on the wider Ledbury Towers.

How will this timetable fit in with the planned works for the low rise homes on the Ledbury Towers

- It was planned that in 2023 Southwark Council would be starting the Quality Homes Improvement Programme (QHIP) Works on the low rise Ledbury Towers blocks. The works under this programme will include external redecorations, window and general repairs to the fabric of the building where necessary, and internal kitchen and bathroom renewals to tenanted properties which meet the QHIP criteria. A Resident Project Group will be set up to work with officers who will be delivering these works.
- The COVID-19 response has had a significant impact on the council's finances. Like other councils across the country, and Central Government, Southwark Council has had to divert funds to help support our local community and businesses during the pandemic.
- The original programme was due to be commence in 2023 and complete by 2025. This is likely to be delayed as the QHIP is being reviewed as part of an Asset Management Refresh in 2021, Although, the two year programme will still be completed whilst the Ledbury Tower redevelopment is ongoing, and therefore both schemes will have to have regard to any impact they have on each other.



DETAILED COUNCIL COMMITMENTS

Commitments to permanent tenants

- 1. Ensuring standards** – Southwark Council is committed to maintain and improve the estate in line with Southwark Council's Great Estates Programme.
- 2. Minimising disruption** – we will make every effort to limit disruption to you and your household.
- 3. Protect your tenancy** – your tenancy rights will remain the same in existing or new homes.
- 4. Commitment to quality** – all new homes will be built to the latest Southwark Council Homes Design Standards and building regulations.
- 5. Dedicated support** – the Ledbury team will continue to communicate and support residents with the works programme.
- 6. Option to return** – all tenants have a guaranteed option to return to a new council home on the Ledbury Towers.
- 7. Prioritising those in housing need** – Existing tenants on the wider Ledbury Towers in housing need (through having a health priority, being overcrowded or wanting to move to a smaller home) will receive priority for the new homes on the estate, once all the existing Ledbury Towers tenants, leaseholders and those former tenants with a right to return are housed.
- 8. Receive compensation** – For those residents who are still residing in the towers a payment of £6,500 (increased annually in line with inflation) and actual costs incurred (for both the temporary and permanent move) as a result of moving will be paid. For example removals, disconnection and re-connection, installation of TV and phone.

Commitments to leaseholders

- 1. Ensuring standards** – Southwark Council is committed to maintain and improve the estate in line with Southwark Council's Great Estates Programme.
- 2. Minimising disruption** – Southwark Council will make every effort to limit disruption to you and your household.
- 3. Commitment to quality** – all new homes will be built to the latest standards and building regulations.
- 4. Dedicated support** – a team will be created to communicate and support residents with the works programme as well as bidding.
- 5. Receive compensation package** – a home loss payment of 10% of the market value of your home for resident leaseholders and 7.5% of the market value of your property for non resident leaseholders, plus costs incurred as a result of moving.
- 6. Independent market valuation** – the independent surveyor, paid for by Southwark Council will be able to advise you and negotiate with Southwark Council's surveyor on your behalf.
- 7. Offer of a home on the estate** – this could be a shared ownership, shared equity, an equity loan or a council tenancy, that will happen once the new homes are built and at that point there will be a new replacement 125 year lease granted for your new in exchange for your current lease.
- 8. Commitment to ensuring you are no worse off** – Southwark Council will work with you to ensure we keep to this commitment.



My Estate – Issues for all permanent residents

1. How will the estate change? The estate will change significantly with all the towers coming down (in two phases and not all at once). New green spaces will be created, for play and relaxation.

2. How long will works take? It is estimated that works will begin in 2022 starting at Bromyard House. The redevelopment of the Bromyard House site will be completed by 2024. Work to the site of the other three towers will start in 2024 with an estimated completion date of 2027.

3. How many new homes will there be? Up to 109 additional new homes will be built. All existing council homes will be replaced and 50% of the additional homes will be council homes. After rehusing the remaining residents and those tenants with a right to return we can rehouse those living in overcrowded homes on the rest of the estate and support downsizing.

4. Will there be any change to the size of my home? Yes. Design standards have changed dramatically in recent years. The London Plan means that all new homes are bigger than they have been in the recent past. Southwark's own New Council Homes Design Standards are even higher. New replacement homes will all have outdoor patios or balconies and the sizes of the homes will be at least as follows:

- a. Two Bedroomed, 4 person flat – 70.8m² (753 square feet).
- b. Three Bedroomed, 6 person flat – 97.8m² (1022 square feet).

As the one bedroomed flats are currently larger than the new design guide, the replacement one bedroomed flats for Ledbury residents will have to be at least as large as they currently are.

In addition there are a number of rules for new homes which include:

- c. A flat with two or more bedspaces has to have at least one double (or twin) bedroom.
- d. In order to provide 1 bedspace, a single bedroom has a floor area of at least 7.5m² (80 square feet, it used to be 50 square feet) and is at least 2.15m (7 feet) wide.
- e. In order to provide two bedspaces, a double or twin bedroom has a floor area of at least 11.5m² (123 square feet, it used to be 110 square feet).
- f. Gross Internal Area for flats include enough space for one bathroom and one additional WC in homes with 3 or more bedrooms.
- g. The minimum floor to ceiling height is 2.5m (8.2 feet) for at least 75% of the Gross Internal Area.
- h. The width of the main living area should be 2.8m and 3.2m for homes built for five people or more.
- i. All private balconies should be at least 8% of the overall floor space of the property and at least 1.5m deep and at least 1.5m wide.
- j. All homes should provide for direct sunlight to enter at least the living room or bedroom for part of the day.
- k. Living areas and kitchen dining spaces should preferably receive direct sunlight.

5. How will the green spaces change? Trees will be protected and/or replaced. New green spaces will be created for play and relaxation.

6. What will happen to the football pitch? The football pitch will be moved to a new position on the estate.

7. What will be done to improve the energy performance of the homes? New homes will meet latest energy standards and we will aim to achieve net zero carbon targets.

8. Will I be able to park my car? Residents with a parking permit will continue to be able to park their car on the estate.

Issues for all permanent Ledbury Towers council tenants who currently reside in the towers

My Home

1. **Will I have to move?** Yes, however not all the towers will come down at the same time. We will build new homes on the site of Bromyard House first so that the majority of residents can make one move from their existing home to their new home. If you want to move back to a home on the site of your existing home, then you can move to a new home on the site of Bromyard House temporarily.
2. **Will my tenancy change?** When you move to a new property your tenancy rights will remain the same.
3. **What size home will I be eligible for?** You will be entitled to a new home the same size as you currently occupy or if you are overcrowded that is appropriate to the size of your family. Therefore if you are currently overcrowded you will get a larger home. If you want to downsize, you can.
4. **Are new homes bigger than existing homes?** All new homes will be based on new space standards and building regulations. Flats with the same number of bedrooms will be bigger than you currently have (except one bedroomed flats will be of the same size) and include private outdoor space.
5. **Will I have the opportunity to use my right to buy?** Right to Buy will no longer apply when a decision has been taken to demolish homes but it will once again apply when tenants move into their new homes.

My Finances

6. **Will my rent change?** Council rent levels for new build properties will apply. As new build homes are normally bigger than existing homes and built to a much higher standard, rents are usually higher as they are based on values. However this could be partially off set by them having lower heating costs as a result of better insulation.
7. **Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.

8. **Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.
9. **Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.
10. **Will I get financial help if I move?** Tenants have the right to a home loss payment. This is a statutory payment that is set out in law and cannot be changed. Tenants get a payment of £6,500 (this is reviewed on 1 October each year). Other costs such as removal vans, disconnection and reconnection of services, phone and TV installation, redirection of post and adjustments to carpets and curtains will be paid.
11. **How will Southwark Council afford to do these works?** Southwark Council will use multiple methods to finance works including borrowing money from Central Government; investing rents we receive from homes and commercial properties; sales receipts from new private homes; and grant payments from the Greater London Authority to put towards the cost of building additional council homes.

Issues for former Ledbury Towers Council Tenants who now live elsewhere but who have the right to return

My Home

1. **Will I have to move?** No. You simply have the right to return to the site of the Ledbury Towers. Under this option when the plans for the new homes are ready you will be offered the chance to move back.
2. **Will my tenancy change?** When you move to a new property your tenancy rights will remain the same.
3. **What size home will I be eligible for?** You will be entitled to a new home the same size as you currently occupy or if you are overcrowded that is appropriate to the size of your family. Therefore if you are currently overcrowded you will get a larger home. If you want to downsize, you can.
4. **Are new homes bigger than the existing homes in the Ledbury Towers?** All new homes will be based on new space standards and building regulations. Flats with the same number of bedrooms will be bigger than you currently have (except one bedroomed flats will be of the same size) and include private outdoor space.
5. **Will I have the opportunity to use my right to buy?** Right to Buy will apply when tenants move into their new homes.
8. **Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.
9. **Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.
10. **Will I get financial help if I move?** Removal costs such as removal vans, disconnection and reconnection of services, phone and TV installation, redirection of post and adjustments to carpets and curtains will be paid.
11. **How will Southwark Council afford to do these works?** Southwark Council will use multiple methods to finance works including borrowing money from Central Government; investing rents we receive from homes and commercial properties; sales receipts from new private homes; and grant payments from the Greater London Authority to put towards the cost of building additional council homes.

My Finances

6. **Will my rent change?** Council rent levels for new build properties will apply. As new build homes are normally bigger than existing homes and built to a much higher standard, rents are usually higher as they are based on values. However this could be partially off set by them having lower heating costs as a result of better insulation.
 7. **Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.
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Issues for Resident Ledbury Towers leaseholders

My Home

1. **Will I have to move?** Yes, all leaseholders will be required to move.
2. **Will I be offered an alternative home on the estate?** Resident homeowners will be able to buy a property in the new development, and will be offered other options if they cannot purchase outright. These include shared equity, shared ownership with Southwark Council or an equity loan with Southwark Council.
3. **Will I be able to let my new property out?** There will be a bespoke shared equity lease for the existing leaseholders in the Ledbury Towers which will allow sub-letting.
4. **What if I want my new property finished to a different standard?** All the new homes will be of the same standard. If a homeowner wants a higher standard, before the works commence, an agreement can be made to only finish the home without the final fit out works undertaken, so that the homeowner can finish the new home off at their own expense, which will be reflected in the valuation.
5. **Can I sell my home to the council?** Leaseholders can take up the offer to sell their homes, up to the point of Southwark entering a contract in the summer of 2022 to build the new homes, as it is planned that the homes will be built to the bespoke needs of the leaseholders and any change to the specification of a particular home after the contract is let could lead to additional costs for the council.
6. **Would the leaseholders owning a new property on the Ledbury Towers be granted a National House Builders' Council certificate?** Yes all new homes will receive a National House Builders' Council certificate.
7. **What happens if I don't want to move?** We aim to negotiate the buy back of your property by agreement, but if this is not possible Southwark Council has the ability to purchase your home under a Compulsory Purchase Order (CPO) subject to confirmation by the Minister for Housing, Communities and Local Government.

My Finances

8. **What costs am I entitled to?** Whether you choose the option of moving to a new home on the estate or to move to somewhere else after selling your home to Southwark Council you will be entitled to a home loss payment equivalent to 10% of the value of your property as well as disturbance payments intended to compensate you for certain costs that you may incur as a result of having to move home. These include: legal, stamp duty tax, surveyors fees, mortgage application and breakage fees, removal costs, specialist adaptation costs, altering soft furnishings and moveable fittings and fixtures, disconnection and reconnection of services and appliances, re-direction of post and their expenses that may be considered appropriate and agreed with Southwark Council.
9. **How will the value of my property be agreed?** An independent chartered surveyor will carry out a market valuation on your behalf for your property. Your independent surveyor will then discuss this with Southwark Council. The market valuation offered to homeowners is based "upon what the land might be expected to realise if sold in the open market by a willing seller. In assessing the open market value of your land you are assumed to be a willing seller. However, it is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market.
10. **Am I entitled to my own surveyor?** Homeowners are encouraged to obtain their own valuation completed by a chartered surveyor who will act for you. Southwark Council will pay for the surveyor, where costs are reasonable.
11. **What happens if I cannot come to an agreement with Southwark Council?** If the valuations of the independent and council surveyors differ significantly and there is no prospect of reaching an agreement, then with the agreement of all owners of the property, and Southwark Council, the parties can seek to resolve the dispute through alternative dispute resolution (ADR).
12. **What if I can't afford a new property or don't have enough equity to buy a new home on the estate?** We will conduct a financial appraisal and will work with you to find a solution that enables you to stay on the estate and in homeownership and / or offer of a council tenancy where this is your preference.

- 13. Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.
- 14. Will the service charge for maintenance change?** With all parts of homes, blocks and estate being new costs associated with repairs or works to the roof, lifts or other parts being in good condition, service charges could be expected to be lower than they currently are.
- 15. Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.
- 16. Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.

Issues for non Resident Ledbury Towers leaseholders

My Property

- 1. Will I have to move?** Yes, all leaseholders will be required to move.
- 2. Will I be offered an alternative property on the estate?** Non-resident homeowners will be able to buy a property in the new development, and will be offered other options if they cannot purchase outright. These include shared equity, shared ownership with Southwark Council or an equity loan with Southwark Council.
- 3. Will I be able to let my new property out?** There will be a bespoke shared equity lease for the existing leaseholders in the Ledbury Towers which will allow sub-letting.
- 4. What if I want my new property finished to a different standard?** All the new homes will be of the same standard. If a homeowner wants a higher standard, before the works begin, an agreement can be made to only finish the home without the final fit out works undertaken, so that the homeowner can finish the new home off at their own expense, which will be reflected in the valuation.
- 5. Can I sell my home to the council?** Leaseholders can take up the offer to sell their homes, up to the point of Southwark entering a contract in the summer of 2022 to build the new homes, as it is planned that the homes will be built to the bespoke needs of the leaseholders and any change to the specification of a particular home after the contract is let could lead to additional costs for the council.
- 6. Would the leaseholders owning a new property on the Ledbury Towers be granted a National House Builders' Council certificate?** Yes all new homes will receive a National House Builders' Council certificate.
- 7. What happens if I don't want to move?** We aim to negotiate the buy back of your property by agreement, but if this is not possible Southwark Council have the ability to purchase your property under a Compulsory Purchase Order (CPO) subject to confirmation by the Minister for Housing, Communities and Local Government.

My Finances

- 8. What costs am I entitled to?** Whether you choose the option of moving to a new property on the estate or to move to somewhere else after selling your home to Southwark Council you will be entitled to a home loss payment equivalent to 7.5% of the value of your property as well as disturbance payments intended to compensate you for certain costs that you may incur as a result of having to move home. These include: legal, stamp duty tax, surveyors fees, removal costs, specialist adaptation costs, altering soft furnishings and moveable fittings and fixtures, disconnection and reconnection of services and appliances, re-direction of post and their expenses that may be considered appropriate and agreed with Southwark Council.
- 9. How will the value of my property be agreed?** An independent chartered surveyor will carry out a market valuation on your behalf for your property. Your independent surveyor will then discuss with Southwark Council. The market valuation offered to homeowners is based “upon what the land might be expected to realise if sold in the open market by a willing seller. In assessing the open market value of your land you are assumed to be a willing seller. However, it is assumed that you would only be willing to sell at the best price which you could reasonably achieve in the open market.
- 10. Am I entitled to my own surveyor?** Homeowners are encouraged to obtain their own valuation completed by a chartered surveyor who will act for you. Southwark Council will pay for the surveyor, where costs are reasonable.
- 11. What happens if I cannot come to an agreement with Southwark Council?** If the valuations of the independent and council surveyors differ significantly and there is no prospect of reaching an agreement, then with the agreement of all owners of the property, and Southwark Council, the parties can seek to resolve the dispute through alternative dispute resolution (ADR).
- 12. What if I can't afford a new property or don't have enough equity to buy a new property on the estate?** We will conduct a financial appraisal and will work with you to find a solution.
- 13. What if I can not afford to pay any Capital Gains Tax that may be due?** We will conduct a financial appraisal and will work with you to find a solution that could include reducing the equity share in the new property to help pay the tax, without affecting the ownership of the property.
- 14. Will my service charge change?** Charges are based on the cost of providing services that are delivered. If additional services are provided within the new blocks, service charges may change. We are committed to making sure service charges are kept as low as possible. If there are increases in service charge amounts we would agree a phased introduction of the increase over a period of five years.
- 15. Will the service charge for maintenance change?** With all parts of homes, blocks and estate being new costs associated with repairs or works to the roof, lifts or other parts being in good condition, service charges could be expected to be lower than they currently are.
- 16. Will my Council Tax charges change?** Council Tax bands are established by the value of the home, and new build homes will be of a higher value than existing properties. This may therefore increase the Council Tax burden on residents. For example at Sylvan Grove on the other side of the Old Kent Road, the new flats were two Council Tax bands higher than at Ledbury.
- 17. Will my household bills change?** In all new homes your water will be metered, which usually means smaller bills for smaller householders and larger bills for bigger households. This is a requirement by law. It is reasonable to suggest that homes connected to the new district heating system and built to new building standards will have lower energy bills.

Contact us

If you have questions about the Landlord Offer or anything else that you feel would help you decide, then please contact either:

Southwark Council on **020 7732 2886** or email
ledburyhousingteam@southwark.gov.uk

or your Independent Tenant and Homeowner Advisor, Neal Purvis from Open Communities on (Freephone) **0800 073 1051** or at
neal.purvis1@btinternet.com.

If you require translation services or someone to read it to you then please contact Southwark Council on **020 7732 2886** or email
ledburyhousingteam@southwark.gov.uk.

