

To residents of: **Maydeu House (and former residents)**  
**Thaxted Court**  
**Damory House**

**Estate Regeneration Team**  
**Direct dial: 020 7525 7724**

10 February 2012

Dear Resident,

### **Abbeyfield Estate Options Appraisal Outcome: Preferred Option Consultation**

As you will know, we have been comparing the different options for long term repair and investment at Abbeyfield Estate including the future of Maydeu House. We have now completed our analysis and have chosen a preferred option that the Council's Cabinet will be considering on 20 March 2012. This is **Option 3 – Enhanced refurbishment with a part retention/part disposal of Maydeu House**. All three blocks would receive an enhanced programme of works and the Council would keep some of the units in Maydeu House as social rent for council tenants and sell the others as leasehold properties. This option has been chosen as the preferred option as it offers the best overall fit with the Council's strategic priorities, offers the best value for money overall and does not pose any unmanageable risks to residents or the Council. Enclosed in this pack is an information sheet summarising the works that we have included in our specification for the preferred option. Please read this sheet carefully.

#### **Information for leaseholders**

On the back of the information sheet summarising the works that we have included within the specification for the option are our budget estimates of the cost of this option to leaseholders in Thaxted Court and Damory House. Please read this sheet carefully. Leaseholders should note that this is a budget estimate prepared as part of the option appraisal, not contractors' prices. It is intended to give an estimate of the potential cost implications of the refurbishment. This estimate is subject to change (either up or down). Prior to refurbishment works commencing, our contractors will need to issue us with final costs for works, which will then be consulted on with you. Please refer to the information sheet for further detail. Also enclosed is a leaflet that describes leaseholder payment options offered by Southwark for major works. This leaflet is enclosed for your information only; we are not asking you to pay anything at this point. The process of buying out leaseholders in Maydeu House will continue as the rehousing process continues.

#### **Preferred option consultation survey**

Enclosed within this pack is a preferred option consultation survey. The purpose of this survey is for us to understand resident opinion of the preferred option, and its implications, so that when the Council's Cabinet makes its decision on 20<sup>th</sup> March, Cabinet members are fully aware of what residents think of the preferred option. It is important that you complete this survey and return it to us in the freepost envelope enclosed by Friday 24 February 2012. You can also hand in your survey to a Council officer at the preferred option drop-in session on Tuesday 21 February 2012.

**Preferred option drop in session, Tuesday 21<sup>st</sup> February.**

We will be holding a preferred option drop-in session on **Tuesday 21<sup>st</sup> February between 6.00pm and 8.00pm in the TRA Hall, Maydew House**. This will be an opportunity for you to come in and talk to Council officers and Resident Steering Group members about the preferred option before filling in your survey. You will also be able to hand in your survey on the evening. Neal Purvis, your independent resident advisor, will be there to answer any queries you might have and officers from the Homeownership Unit will also be available to respond to leaseholder queries.

**Next Steps**

We will write to you again, shortly after 20<sup>th</sup> March, to inform you of the outcome of the Cabinet decision.

Please note there will then be further detailed consultation with residents, including with leaseholders at Thaxted Court and Damory House, prior to any works being carried out.

Should you require further information about any of the information contained within this pack, you can contact myself on 0207 525 7724 or at [diana.hall@southwark.gov.uk](mailto:diana.hall@southwark.gov.uk) or Neal Purvis, your independent resident advisor on the freephone number 0800 073 1051 or at [nealpurvis@tiscali.co.uk](mailto:nealpurvis@tiscali.co.uk)

Yours sincerely,

A handwritten signature in black ink, appearing to read "Diana Hall".

Diana Hall  
**Project Officer**  
Estate Regeneration Team