

## **Appendix B**

### **Abbeyfield - Options for Investment Tenant & Leaseholder Consultation.**

Paragraphs 53-60 of the main executive report describes the consultation process that was undertaken to inform the executive decision of February 9 2010.

#### **Meeting 21/1/09**

Notice of this meeting was given on January 14 2010 via hand-delivery of invitations and notices posted within the block.

#### **Background**

The purpose of the meeting was to discuss the recommendations in a report to be considered by the Executive on February 9.

The options considered for Maydew were:

- Re-house residents and carry-out a refurbishment of the block to Southwark's decent homes standard and other works as required, specifically strategic safety works.
- Re-house tenants and market for sale Maydew House, so that it can be refurbished by a potential commercial developer for 100% private homes; bringing in a substantial receipt to the authority.
- Demolish Maydew House and redevelop the site. This is not being considered due the cost of demolition and number of homes that could be built on this site.

**The proposed recommendation to the council's Executive is that the block should be decanted and marketed for sale.**

Points raised by residents:

#### **Consultation**

- The timescale is too short before Executive on February 9 / Is this timeframe legal? / Not enough notice given for the meeting.
- This is a fait accompli and decision is already made./Why are we being asked about options when there is only one really? / I feel that we are being patronised./Why are we being asked about options when the council seem to already made a decision?
- Future meetings should include weekends as people work.
- We should forget the past and focus on the future development.
- Why do people not attend TRA meetings when they have a chance?
- Everybody should fill in the forms to give their views to the Executive.
- Will councillors take our views into account when making their decision?
- What does "call in" mean – when will decision be made?
- How will we be informed of the decision?
- All tenants should have the option of participating in Project Team, rather than limit numbers to a select few.

## **Work needed to the block**

- Why hasn't details of the FRA works been given to residents?
- The refurbishment figure of £15 million is very high / cannot believe that this is realistic.
- An assessment needs to be done on each flat as not all of the flats need work doing to them / I have maintained my flat so it is very good condition.
- Council should have maintained block over years so this wasn't needed now.
- My flat doesn't have asbestos / I thought the asbestos was safe – it is labelled as such in my flat.
- There are serious problems with the block / heating and lifts break down and we get flooded.
- Will council do work to the block that is needed – basic repairs?
- Will work to be done include the roof as I keep getting flooded out on top floor?

## **Strategy**

- What about doing the properties up and letting us move back?
- Will the block be demolished?
- Quite a lot of people do want to leave Maydew.
- How much do we think it will sell for/Without this information how can we develop the strategy?
- It is wrong that LBS is proposing to get rid of its housing stock.
- How does this fit in with overall strategy – people from Elephant & Castle have been moved to Maydew?
- Do not compare us with Heygate or Aylesbury
- This will break up the community here
- This will be like the block in Deptford – Aragon Tower
- Will LBS pay for legal advice for us?

## **Rehousing**

- Will we be able to get similar sized homes if alone? : if not this will be upheaval/Tenants should not end up with less than they currently have
- Worried about losing space and garage.
- Will I ever get such a view again?
- Will we have to bid for new homes? / Will you help us if we cannot do the bidding?
- I want to stay in this area – Downtown/ Bermondsey.
- Will the council build a new block for us as they have done for E&C tenants?
- I want to move out of London – will I be able to?
- How many people are there in Band 1?
- The council does not build new housing so where will the supply come from?
- Will there be enough properties for rehousing if Maydew tenants are completing with other tenants in Band 1?
- Over past few months there have not been good properties in Homesearch – existing Band 1 people haven't been taking them
- Can we get written guarantees of being in Band 1 and having chance of home in local area?
- How long will the process take and when will it start?
- Will we be forced to move?

Answers were given to most of the above issues on the night, and this was reinforced via a FAQ delivered to all tenants in Maydew on January 27 2010.

Responses via E-mail and the consultation sheet will be reported to executive on February 9 2010.

Fiona Cliffe  
29/1/10