

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