

Appendix - C **Abbeyfield Estate – Options for Investment**

Below is the summary of feedback from the consultation forms handed out at public meeting on 21st January 2010, and also made available at the concierges' office and at the Bede Centre. The deadline for returning these forms was the 5th February 2010.

In addition there have been six responses by e-mail and five in person. These comments are also included.

The total number of responses was 28.

Summary of key issues:

Consultation

- It seems like the council has already made up its mind./ The block has already been sold./ Need proof the consultation period has been long enough.
- We haven't been given enough time to understand the decision./ We are being re-housed in a hurry without any true consultation.
- A poorly managed way of conveying the 'decision' to residents./No investigation into the quality of life/community in Maydew - multi-cultural community with a number of tenants living in the block for 20-30 years/This is narrow, non-consultative and secretive – it is a fait accompli.
- 'Hope that the Executive Committee will take fully into account all the financial implications and obligations, that they will fully weigh all the opinions of the stakeholders who have paid rent far, far in excess of the Councils expenditure/consideration to the loss to the whole borough housing stock of 143 flats, more than 300 quiet, warm, private, secure, well designed and friendly homes'

Strategy

- Residents should be re-housed so a refurbishment can take place of the block and then move back.
- Not in line with the 2006 Option Appraisal Report./ Why has Southwark set a higher standard?
- Agree with proposal, too many problems that can't be rectified.

Work needed to the block

- The council has deliberately allowed the block to deteriorate by not carrying out repairs and where work has been done, doing it poorly.
- The cost of the works have been exaggerated./Works are due to the neglect of the block./Confirmed no asbestos in the flats./Should be allowed to return.

- We haven't had a breakdown of how the estimated £15 million is made-up./ Thought cost of refurbishment would be about £20-40,000.
- There is nothing wrong with my flat.
- Maydew is not Decent.

Re-housing

- I would expect to be offered, as a minimum, a flat of the same standard i.e. one that has been refurbished and has two bedrooms and two garages and a large cupboard on the landing, located in the same area of Bermondsey. That said I am prepared to be flexible and would consider a two/three bedroomed house in a safe part of Southwark or an equivalent property in a neighbouring borough specifically Greenwich.
- Can you advise me of the support you are putting in place to help your tenants through this difficult process?
- Don't mind vacating, but would I be given a place of my choice?
- Need to stay in area for schools./My children are in education – I don't expect to go far.
- No suitable accommodation currently available in the area./Like for like property should be offered – including storage./Moving from a 2 bedroom is unfair – I have lived here for 20 years.
- Would like assurance 'we' would get as good or better accommodation.
- Unfair that the council is requesting him to move and is forcing him into a smaller flat and expecting him to get rid of his valued possessions – using 2nd bedroom for art storage, not having this would mean a change in lifestyle.
- Will there be opportunities to buy a home?
- Moving to a 1 bedroom home would mean getting rid of possessions, when it is not my decision to move.
- Rents should be council rents not market rents.
- I want to move as soon as possible – have children.
- Yes , I agree with this, I want to move to somewhere smaller.
- Yes, I agree with this, I want to move to a bigger place – 4 children.
- Please keep us in Bermondsey/Rotherhithe.
- Very keen to move. Want something for my disabled son.

Compensation

- I have spent money improving the flat/How you propose to compensate tenants for improvements they have made to their homes and for the stress and anguish Southwark Council's decision will cause?

- Would we get funding for decorating, floors, kitchens and bathrooms?
- Concern that rent arrears will be taken off a home loss payment.

Security

- I feel safe in this area.
- It is good news, I never felt safe here.

Location

- I like where I live, I have spectacular views across London.

Transport

- Maydew is close to public transport specifically the Jubilee and, when it reopens, the East London line.

Other

- '...a triumph in social housing, a building the council should be proud to have commissioned and to manage and that could and should continue to provide, cost effectively, wonderfully affordable homes that enhance the quality of life for residents of the borough for many many years to come.
- . 'I don't think Southwark has any better places than Maydew, for some of us Maydew is a fantastic place to live, Le Corbusier would be proud!'
- Best option for residents to stay in the flats – resident of 30 years.
- It is not for officers to determine what the key issues for residents are.

Direct responses have been given by officers to a number of the issues raised, specifically where they were not dealt with in the FAQs, the executive report, or where they were specific to the re-housing process – which will be dealt with via a further information day.

Fiona Cliffe
8/2/10