

Analysis of Consultation – Abbeyfield Estate – Options For Investment (Appendix D)

Appendix B and C to the Executive report give feedback from the tenant consultation process at the Abbeyfield Estate, below is a summary of the key issues that were raised as part of this process.

96 residents attended a consultation meeting on the 21st January 2010 of who 82 lived in Maydew House, and 29 responses have been received between the 21st and 6th February 2010 via questionnaires, e-mails and meetings with officers.

Not all residents made observations at the resident meeting, however from the formal and informal returns after this date, the results are:

In favour of recommendation to re-house residents and market for sale - 8
 Against - 11
 No opinion – 10

Key themes coming out of the consultation have been:

Issue	Response
The decision has already been made.	All correspondence and information has clearly stated that any decision would be that of Executive.
The period of consultation	The results of the consultation need to inform the Executive decision. The number of tenants & leaseholders attending the meeting and formally responding show that this has been carried out. The results have been appended to the Executive report.
The cost of the works have been exaggerated	The council instructed a firm of quantity surveyors to identify the works required to Maydew House and to estimate the cost. Those works would need to address Southwark's decent homes investment as well as essential repairs and maintenance to extend the life of the building; the total cost of the work was estimated to be in excess of £15m.
The block has not been maintained.	There are problems carrying out investment work with residents in-situ. Southwark also has a funding gap to meet the investment requirements on all its stock.
A number of tenants want to move out of the block due to family circumstances or the condition of their flat and services to the block.	
A number of tenants do not want to move – especially if they have been resident in the block for a long time (20-30 years).	
Tenants want an 'extra-bedroom' policy	Current housing policy is that residents

to apply.	will be re-housed according to their need.
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Questions raised at the meeting have been responded to via a FAQ – sent to all tenants on 27th January; and later to leaseholders.

Fiona Cliffe
9/2/10