



Fw: NPCU/CPO/A5840/74092

From Katharine Reed <Katharine.Reed@southwark.gov.uk>
To: Beverley Robinson <[REDACTED]@gmail.com>

14 April 2015 at 10:24

On Tuesday, April 14, 2015 10:24 AM, "Reed, Katharine" <Katharine.Reed@southwark.gov.uk> wrote:

Dear Ms Robinson

Thank you for your email below. The Council is preparing a response to your statement of case and will forward this to you as soon as possible. In the meantime we have prepared a folder of your paperwork which we will forward to the inspector and also make available at the Inquiry. Please note that your document OCD27 (Handbook for the structural assessment of Large Panel System Dwelling Blocks for Accidental Loading) is password protected and whilst we can read it on screen we have not been able to print a copy for the inspector. If you are able to provide a printed copy this will be helpful.

To deal with the points you have raised in your email below, and using your numbering, I respond as follows :

1. The Council does not have a copy of this document that is legible. We have been asked for it several times and have on each occasion responded to the effect that we do not have a legible copy.
2. The Stock Options Appraisal is one of the appendices to the Cabinet report you refer to. It is available on the Council's website on this link :
<http://modern.gov.southwark.gov.uk/documents/s39330/Report%20Independent%20Housing%20Commission%20-%20Conclusions%20And%20Next%20Steps%20Following%20Community%20And%20Stakehol.pdf>
3. A Framework Delivery Agreement (ex RSL) in relation to the Mayor's Housing Covenant 2015 – 18 programme between the GLA and NHHT was entered into on 8 December 2014. There is as yet no funding agreement for loan funding which may be offered to the Aylesbury Estate from the GLA's Estate Regeneration Programme. Further details of the funding allocations and tenure types will be included in the council's full response to your statement of case and in the meantime the terms of the Framework Delivery Agreement can be viewed here :
<https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/mayor-housing-covenant-2015-2018>
4. We have spoken to Conisbee who have confirmed to us that the report has no appendices. The calculations referred to at paragraph 1.3.2 were used by the engineers writing the report and are not publicly available. The purpose of the report was to give recommendations and not to include detailed calculations. It should be noted that the report states at paragraph 1.3.2 "the important findings and conclusions from the calculations are included however in the main text of the report".

5. These appendices are now included in the Council's core document bundle and indeed were included by you in your objections bundle.
6. Revenue : Total expenditure to date of £14.7m (Management & Administration Master-planning, Communications, PFI, Development Partner Procurement, Feasibility Studies). NDC Grant received to named activities of £4.9m.
7. Capital Expenditure - Total expenditure to date is £32.1m. (Acquisitions £31.2m & Demolition £0.9m). NDC Grant received towards acquisitions of £13.6m. Both this figure and the figure in response to point 6 cover the period from September 2005.
8. We are unable to provide detail of the number of homes brought up to Decent Homes standard but suspect it was few, if any. We will update you if we find any further information. In terms of Warm Dry Safe works the amount spent to date on phase 1 is £2,128,679 On phase 2 £122,431. Total £2,251,110 For these purposes phase 1 means Taplow and Northchurch (excluding 57 – 76 Northchurch) and phase 2 means Calverton, Danesfield, Emberton, Gayhurst, Hambledon, Latimer and Missenden.
9. The council has recently commissioned Arup Associates to collect data on council stock in the borough; the findings set out that there are Large Panel System buildings on: the Ledbury Estate (Peckham) – 4 blocks each of 14 storeys; Abbeyfield Estate (Rotherhithe) – 1 block of 26 storeys; Osprey Estate (Rotherhithe) – 8 blocks each of 5 storeys. No further assessment (ie. regarding whether they conform to BRE Standards for LPS buildings) has been carried out as part of this review. Archive information on these buildings is not readily available.
10. 68 notices seeking possession/notices to quit under Ground 10 have been served on tenants since the decant process started in 2008/09. Only one of these notices resulted in legal proceedings. This figure does not include notices served for reasons unrelated to the regeneration (eg rent arrears). The information relating to the relocation of tenants and leaseholders on the estate was provided to the Aylesbury Leaseholders Group (via Gil Mutch) in August 2014 A further copy of the information (as at that date) is attached.

Your email and the comments at the bottom of it have been forwarded to the Planning Inspectorate who are responsible for organising the inquiry and its timetabling, and we await their comments. In the meantime you will be aware that the Council intends to call six witnesses, all of whose evidence you have already received.

Presentation facilities will be available at the inquiry. The easiest way to arrange this is for the material to be on a USB stick.

You telephoned this morning about further copies of the proofs of evidence. I will arrange for further copies to be available at the Housing office for collection tomorrow.

Please let me know if you have any further queries.

Regards
Katharine Reed

Katharine Reed
Specialist Lawyer, Property
London Borough of Southwark, Legal Services