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PUBLIC MEETING

Can we stop the demolition of our council homes?

What should be the future of the Aylesbury?

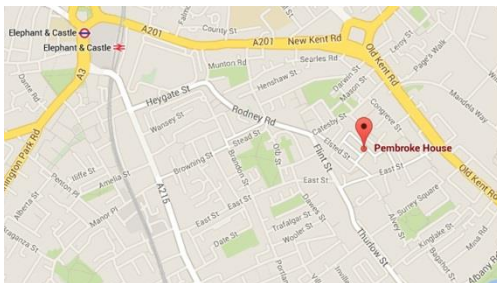
[Pembroke House](#)

80 Tatum Street
London SE17 1QR

All welcome.

3pm REFRESHMENTS PROVIDED

Saturday 25 October 2014



SPEAKERS

- Speaker from **Southwark Notes**, project partner of [Staying Put, the Anti-gentrification Handbook for Council Estates in London](#)
- **Jerry Flynn** - 35% Campaign/Elephant Amenity Network
- **Laura Fudge** - Aylesbury Council Tenant
- Campaigner invited from **Mayatts Field North TRA** against PFI "regeneration"

Council Housing for all - Not luxury flats for the rich

Our Council homes are under attack. Over the last 30 years we have faced under-investment, stock transfer, privatisation and “daylight robbery” of our rents. Now, in London alone, there are plans to demolish 40 socially rented council estates and replace them with a majority of luxury flats for the rich; always with a much smaller number of “affordable” homes than those they demolished.

HEYGATE

We have seen what that meant on the Heygate - years of broken promises. 1,100 Council homes (including leaseholders) replaced by 2,500 flats, and only 79 of them will be for “social rent”. The rest will be on sale at prices most people in Southwark couldn’t hope to afford.

AYLESBURY

In 2005 the Aylesbury Estate had 2,200 Council homes and 500 leaseholders. Following demolition it will have 4,200 but only 1,500 may be for “social rent”. That’s better than the Heygate but even if the Council keeps its promises this time, those homes will be Housing Association, not Council. Rents and service charges will be higher and the tenancies will be Assured rather than Secure so eviction will be easier. Housing Associations, unlike the Council, aren’t accountable to their tenants.

DEMOLITION

Southwark Council states that it intends to build 11,000 Council homes over the next 30 years. The questions in their “Community Conversation” state that these homes will be built on existing Council estates which will be “renewed” or “redeveloped” or “regenerated” - another way of saying our homes will be demolished! A large part of the borough, where most of our Council estates are located has been designated an “Estate Renewal Zone”. We don’t have to accept demolition of thousands of homes, dislocation, gentrification and the break-up of our communities in return for a promise of 367 new Council homes a year!

Tenants are fighting back.

Historically Southwark Tenants have opposed and stopped the privatisation of our homes. By standing together we can halt the destruction of Council housing by other means as well.



Southwark Group of Tenants Organisations

Campaigning for Housing Rights and Council Homes

Bells Gardens Community Centre, 19 Buller Close, London SE15 6UJ