





As you know the Aylesbury Estate is due to be demolished as part of the plans to regenerate the area. We want to create a sustainable vibrant community with new homes, better open spaces, new and improved community facilities and improved public transport.

As part of this process we will need to buy back your property. We are determined to make this process as smooth for you as possible and all **homeowners** will be appointed a case management officer near the time you are moving, to assist you.

You will have already received a **homeowners** pack from the council in 2006. This is a revised version of that information including more details of the process involved to buy back your property. The previous pack showed policy options and this version will show how they are going to work. We suggest you remove the previous pages of your folder and replace them with this more up-to-date information.

Please take the time to read this information and if you have any queries feel free to contact the Aylesbury Regeneration Team (see contact details on page 53).

Councillor Paul Noblet
Executive Member for regeneration



05	07	29
Section one Important contacts	Section two Introduction	Section three Homeowner rehousing categories explained
43	45	47
Section four Housing needs assessment	Section five Valuation process	Section six Financial assessment
49	53	59
Glossary	Useful contacts	Appendix one Frequently asked questions
65		
Appendix two Financial assessment		



For specific homeowner enquiries:

Aylesbury Regeneration Project
Major Projects
63- 67 Newington Causeway
London SE1 6BD

T: 0207 525 4806
E: aylesburyteam@southwark.gov.uk

Nnenna Urum-Eke
Estate regeneration coordinator
Regeneration and neighbourhoods
9 Larcom Street
London SE17 2DG

T: 020 7525 7810
E: nnenna.urum-eke@southwark.gov.uk



Introduction

As part of the regeneration of the Aylesbury Estate the council will need to buy back all privately owned properties that are going to be demolished. This includes both leasehold and freehold properties. For homeowners – owners of private property – the redevelopment plans mean that the council needs to buy back your home. **Leaseholders** and **freeholders** are described as **homeowners** throughout this pack. More details on how we will buy back your property and the rehousing options available to you are outlined in more detail on the following pages.

As the estate is being demolished in phases we will purchase back homeowners properties in the order that they are being demolished. We have already started purchasing **homeowner's** properties in Little Bradenham and Red Lion Close, where the first new housing will be built.

We have developed a **phasing plan** for the rest of the estate, indicating when all other blocks are going to be demolished and we will buy back your homes. For more information on this please see over the next page.

When will I move?

We have put together this indicative phasing plan to let Aylesbury leaseholders know when their homes are likely to be bought back by the council.

Please note: This is an indicative timetable providing a guide to the redevelopment programme. While we will endeavour to stick to the dates outlined in the timetable, there may be some slippage in dates due to circumstances beyond our control and we may need to refine these dates further as the scheme progresses. We will update you on any changes.

Key facts

- The current 2,700 homes on the Aylesbury will be replaced with approximately 4,200 new homes. 2,100 of these will be affordable (approximately 1,600 homes will be social for rent and 600 will be intermediate e.g. shared ownership)
- The main rehousing programme will take 15 years and start in January 2010.
- In the first 10 years we will demolish 1,700 homes including five of the high rise blocks.
- Over the following five years we will demolish and replace the remaining 1,000 homes.

Why has the phasing plan been worked out this way?

A number of factors have been taken into consideration when working out the **phasing plan**.

These include:

- The physical condition of homes and how we will best be able to maintain them.
- The physical infrastructure of the estate e.g. the heating system and how best to demolish the buildings.
- Financial considerations – the most financially viable way of developing the area so we can afford to build the affordable housing.

Maintaining the estate

We are committed to maintaining and investing in the Aylesbury over the 15 years it will take to complete the regeneration scheme to maintain residents' quality of life.

We have worked out a programme of maintenance and investment that takes into account when blocks are going to be demolished. The amount of maintenance work undertaken will be determined by the condition of the blocks and how long they need to last.

Phasing plan - timeline

Block	No. of units	Referencing begins	Rehousing starts/ leaseholder buy backs start	Rehousing finishes/ leaseholder buy backs completed
PHASE 1A - Rehousing starts 2008 and completes 2009				
1 - 12 Red Lion Close	12	2007	2008	2009
1 - 41 Bradenham	41	2007	2008	2009
	53			
PHASE 1 - Rehousing starts 2010 and completes 2012				
42 - 256 Bradenham	215	2009	2010	2010
1 - 28 Arklow House	30	2009	2010	2011
1 - 149 Chartridge	149	2010	2011	2011
Ellison House	-	2009	2010	2011
1 - 172 Chiltern	172	2010	2011	2012
1 - 59 Wolverton	59	2010	2011	2012
300 - 313 Missenden	14	2009	2010	2011
	639			
PHASE 2 - Rehousing starts 2012 and completes 2014				
241 - 471 Wendover	237	2011	2012	2014
140 Albany Road	-	2011	2012	2014
1 - 30 Foxcote	30	2011	2012	2014
1 - 25 Padbury	25	2011	2012	2014
1 - 81 Ravenstone	81	2011	2012	2014
1 - 30 Winslow	30	2011	2012	2014
152 - 192 Wolverton	41	2012	2013	2014
	444			



Block	No. of units	Referencing begins	Rehousing starts/ leaseholder buy backs start	Rehousing finishes/ leaseholder buy backs completed
PHASE 3 - Rehousing starts 2013 and completes 2018				
37-72, 117-156, 201-240 Wendover	116	2013	2014	2015
126 - 151 Wolverton	26	2013	2014	2015
60 - 125 Wolverton	66	2014	2015	2016
1 - 14 Brockley House	15	2014	2015	2016
1-36, 73-116, 157-200 Wendover	124	2014	2015	2017
1 - 215 Taplow	215	2015	2016	2018
1 - 76 Northchurch	82	2016	2017	2018
184 - 218 East Street	12	2016	2017	2018
	656			
PHASE 4 - Rehousing starts 2018 and completes 2023				
1 - 299 Missenden	299	2017	2018	2020
51 - 67 Inville	9	2018	2019	2020
1 - 35 Soane	35	2017	2018	2020
1 - 12 Lees	12	2017	2018	2019
1 - 8 Chadwell	8	2018	2019	2020
1 - 8 Darvell House	8	2018	2019	2020
1 - 105 Michael Faraday House	105	2017	2018	2020
1 - 162 Gayhurst	162	2020	2021	2023
1 - 20 Hambledon	20	2020	2021	2023
1 - 141 Latimer	141	2020	2021	2023
1 - 31 Calverton	31	2020	2021	2023
1 - 31 Danesfield	31	2020	2021	2023
1 - 35 Emberton	35	2020	2021	2023
198 - 202 Albany Road	4	2021	2022	2023
1 - 66 Gaitskell House	66	2020	2021	2023
	966			
Total number of units	2758			

Indicative phasing plan



Key

Refer to this colour coded **phasing plan** above to see how the areas have been divided

- Phase 1A
- Phase 1
- Phase 2
- Phase 3
- Phase 4

Phasing questions

Who is going to help us through this buy back process?

All leaseholders will be allocated a case management officer to assist them through the buy back process. For more details please see page 16.

How will the disruption from the demolition process be managed?

When the council selects development partners for each phase of the estate, there will be required controls in place to ensure that the way the area is demolished and built causes as little disruption to residents as possible.

What happens when community facilities are demolished. Will temporary replacement facilities be set up?

It is not likely that temporary facilities will be arranged. It is planned that new permanent facilities meeting a range of needs will be built as part of the overall development.

Will homes that are going to be around the longest continue to be maintained?

Yes - we have developed a maintenance programme to ensure that homes that will be demolished last will continue to be maintained to a good standard.

How will community safety issues be managed eg: squatting, people isolated in blocks?

We will create an estate management team to manage the estate over the period of the regeneration. The team will include anti-social behaviour specialists, tenancy and housing officers, youth workers, environment officers, and wardens who will work closely with the police.

The estate management team will make sure that the Aylesbury is a safe and secure environment for residents as more and more people move off the estate.

I am concerned I will have to pay for maintenance when my property is going to be demolished soon.

When the decision was made to demolish the estate in 2005, the council gave a commitment to ongoing maintenance of the estate for as long as is necessary. This will ensure that the safety, security and well-being of all residents is maintained during the course of the regeneration. Work will be carried out on properties to ensure the money is spent sensibly and the properties with the longest lifespan receive the most attention. We have and will continue to develop particular strategies to respond to the needs of the estate.



I am worried I will not be able to sell my property for years – I need to have my property bought back sooner than it says in the phasing plan.

You may be eligible to become a sitting tenant. You will continue to live in your property but transfer over to a council tenancy ahead of the time the council needs you to move. This will depend on the necessary funding being in place at the time. Becoming a sitting tenant will mean that you receive around half of the **market value** of your property and no home loss and **disturbance payments**. You will be rehoused by the council as part of the regeneration programme. Your future rehousing options will be the same as an Aylesbury tenant ie: move to a new housing association home or existing council-managed home in Southwark.

I am worried that I will not be able to afford to buy any where else.

In circumstances where resident **homeowners** are not in a financial position to buy an alternative home on their own, the council has three methods of assistance. To qualify for these methods you will need to undergo a financial assessment.

Qualification criteria are used to assess your personal and financial circumstances. Please see pages 43-47 for more details.

Overview of the homeowner buy back process

When the buyback process begins all **homeowners** will be allocated a case management officer who will work with you to ensure that you understand the options available to you and are supported to find alternative homes. Your case management officer will meet with you to discuss your options and support you through the process. Listed opposite are the ways the council will buy back your home.

When it comes to buying back your home we are working within the rules laid down for a **Compulsory Purchase Order**, even though we may not have the order in place at the time. Categories A and B represent non council assisted options.

Non council assisted

- A Buying a property on the open market
- B Low cost home ownership eg: shared ownership/shared equity.

Council assisted

- C Buying vacant council property (full or shared)
- D Becoming a council or housing association tenant – You move to a council or housing association property and receive the full **market value** for your property and home loss and **disturbance payments**.

High priority council assisted category.

- E In circumstances where you urgently need to sell your property back to the council before it is your turn to be bought out ie: you may be in danger of losing your home, there is an option to become a 'sitting tenant'. This means you continue to live in your property but transfer over to a council tenancy ahead of the time the council needs you to move. You receive around half of the **market value** of your property but no home loss and **disturbance payments**. You will then be rehoused by the council as part of the regeneration programme in the same way as tenants and will be offered an existing property owned and managed by the council or a new-build property owned and managed by a housing association.

In circumstances where homeowners are not in a financial position to buy an alternative home on their own, there are ways to assist resident **homeowners** in meeting their reasonable housing needs in cases where they are losing their home.; C, D and E are only available to resident leaseholders who

- currently live in their property and have done so for the last 12 months before applying for rehousing assistance;
- submitted a successful claim for the Right to Buy the property before 27 September 2005;
- you bought the property from another homeowner before 27 September 2005.

In every case except E the purchase of your home is on the condition that you deliver vacant possession of the property to the council e.g. that you make housing arrangements for everybody living in the property.

You will need to qualify for the council assisted rehousing categories and the high priority category. Qualification criteria are used to assess your personal and financial circumstances. The outcome of the assessment will determine which is the most suitable method for you based on your ability to afford the cost of purchasing and maintaining future payments for your new home. The assessment will also work out the maximum mortgage you can afford. The assessment has three components:



A housing needs assessment:

This will tell us what your housing requirements are, for example, the number of bedrooms you reasonably require and other issues that might affect your housing needs. This is covered in section three.

A valuation of your property

We need to assess the **market value** of your property. This is to find out if you qualify for assistance in finding a new home and to determine the value that you can transfer to another property. We will need to visit you to carry out an inspection. This is covered in section four.

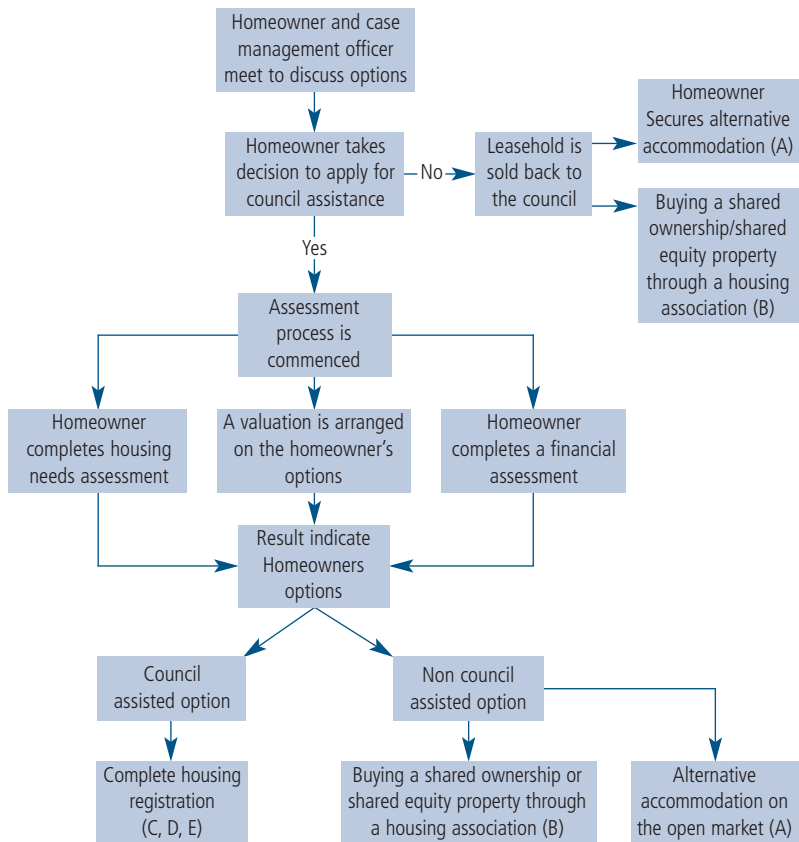
A financial assessment

We will carry out a financial assessment to determine which option you can afford. In order to do this, we will need a range of personal and financial information from you. This is covered in section five.

The financial assessment will determine how we will be able to assist you in finding alternative accommodation and whether you are eligible to receive the assistance offered in rehousing categories C, D or E.

This process is illustrated in the diagram opposite.

Diagram 1: Homeowner rehousing process



Homeowners who are not eligible for council assisted rehousing

The following circumstances exclude leaseholders (who are companies or persons) from any rehousing assistance from the council (other than the statutory rehousing duty as set out in the Land Compensation Act 1973)*.

- Absentee Landlords
- Property Companies
- **Homeowners** who successfully applied for the Right to Buy (RTB) after 27 September 2005
- **Homeowners** who acquired their property on the open market after 27 September 2005.

If any of the above criteria can be applied to a **homeowner** they will not be entitled to rehousing methods C, D and E. In these circumstances homeowners will be entitled to the open **market value** of their property and **home loss payments** where appropriate.

*Section 39 of the Land Compensation Act 1973 places the authority under a duty to rehouse residential occupiers, displaced as a consequence of certain events that include the acquisition of land by an authority possessing compulsory purchase powers, who meet the criteria under the Act and are unable to secure suitable alternative accommodation on reasonable terms. In effect, this means you qualify for non-priority rehousing (being placed on the housing waiting list).



Compensation

Compensation is based on the principle of equivalence. This means that you should be no worse off in financial terms after the council has bought your property, than you were before. Likewise, you should not be any better off.

Homeowners are entitled to the **market value** of the property, and either a home loss or **basic loss payment** of either 10 per cent or 7.5 per cent (see flowchart on page 25) of the **market value** respectively. **Please note: This does not apply to homeowners who are rehoused under category E.**

Home loss: (10 per cent) is paid where the owner has lived at the property for at least one year as their main residence before the council buys it back. When two or more people are entitled to make a claim for a homeloss payment for the same property (eg: a husband and wife who are joint owner-occupiers or owners who share the same home) the payment is divided equally between each party.

Basic loss: (7.5 per cent) is paid where the owner does live at the property, and has owned it for more than one year.

Home loss and disturbance cost payments are subject to statutory limits.

Market value is the amount of money that your property would achieve if it were being sold on the open market (a freely competitive environment operating without any restrictions). Any positive or negative effects on value caused by the scheme are not taken into consideration. We will reimburse you for reasonable surveyors and legal fees, when the sale of your property has been finalised. This ensures that a **homeowner** is professionally represented in the matter of valuation and also the disturbance claim. Before employing a surveyor or a lawyer it is wise to ensure both you and the council agree a reasonable basis for calculating fees.

If the parties cannot agree the valuation then the matter is referred to the Lands Tribunal which makes an independent assessment of the compensation based on the evidence provided by the council's surveyor and the owner's surveyor.



Disturbance costs

Homeowners who live at their property will also receive **disturbance payments** – these are reasonable expenses you have had to pay to move from your home.

For the most part the right to disturbance compensation is restricted to occupiers (people who live in the property). There is however a limited right for investment owners to recover their costs of reinvestment in a reasonably comparable property, provided it is bought within a year of selling the property.

Disturbance costs include:

- removal expenses
- legal fees arising from the acquisition of an equivalent replacement property
- stamp duty arising from the acquisition of an equivalent replacement property
- surveyor's fees arising from the acquisition of an equivalent replacement property
- survey fee and costs in connection with the transfer of an existing mortgage or raising a new one
- special adaptations of the replacement premises
- altering soft furnishings and moveable fittings and fixtures to fit your new home

- disconnection and reconnection of services (telephone, electricity, etc)
- forwarding of post (for a reasonable period)
- incidental costs of acquiring replacement property.

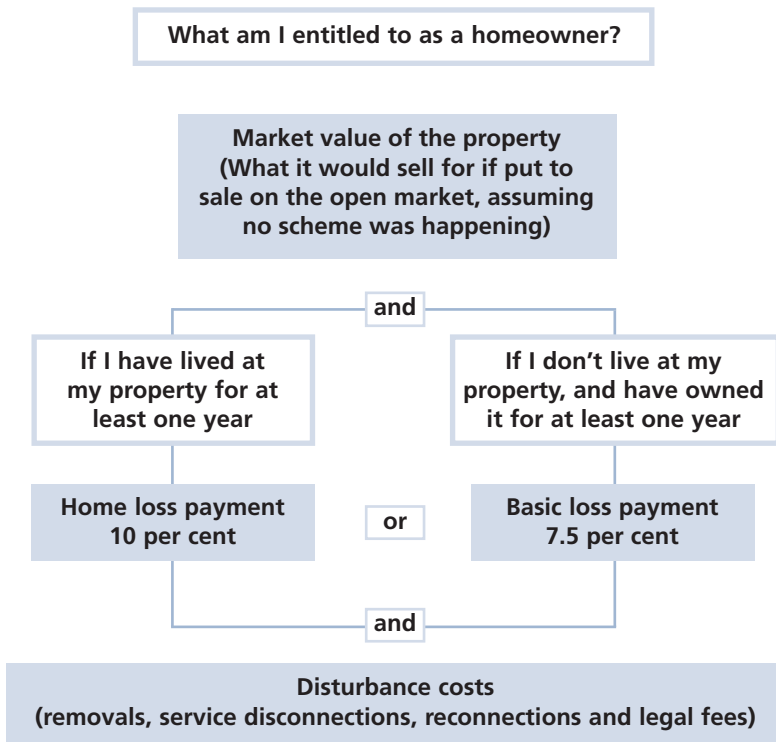
Other costs may be considered, if they are a natural, direct and reasonable consequence of being moved. It is up to **homeowners** to prove that they should be compensated for these additional costs.

Homeowners must also take steps to 'minimise their losses'. If losses are increased as a result of your actions (or lack of them) you will not receive compensation for these increased losses.

For example, you may need to employ a removals firm to assist with your move. If so, you should obtain quotes from three reputable firms. Assuming all three are the same service you should instruct the cheapest in order to minimise your loss. It is very important that you keep a detailed record of losses sustained and costs incurred in connection with the acquisition of your property.

You should keep all relevant documentary evidence such as receipts, invoices and fee quotes.

Homeowner compensation diagram





Homeowner rehousing categories explained

For any homeowner not in a financial position to be able to make their own arrangements ie: purchasing a new home elsewhere on the open market or buying a shared ownership or new build housing association property, there are a range of council assisted or high priority categories you may be eligible for.

These categories have qualification criteria. These criteria will be based on your circumstances, including the funds you have available to you such as savings and assets, and your ability to raise mortgage finance. We will also take into account any existing mortgage you have and what you would be left with when you pay it off after the council buys your property. Your circumstances will be compared with these criteria, and an assessment made against the available methods. (For more details on the financial assessment criteria please see appendix two on page 65).

It is intended that the assessment will determine which rehousing method is most appropriate for you. We are still working out the detailed criteria for the assessment process and will send you an update to your pack once these have been agreed.

1. Non assisted categories for homeowners

Category A

Alternative accommodation on the open market

The council buys your property from you at **market value**; you receive compensation and make your own housing arrangements.

This category is intended for **homeowners** who can afford to buy a property on the open market after the sale price for their current home has been agreed, or for those who want to make their own rehousing arrangements.

The small print

We will arrange for your Aylesbury home to be valued and assess what home loss compensation and **disturbance payments** you are entitled to receive. Some payments cannot be calculated until you have moved. You will have 12 months from the date we buy back your property to submit any additional costs to us for compensation.

You should ensure that any service charges are up to date when we complete the purchase and you vacate your Aylesbury home, making rehousing arrangements for any occupiers. Any outstanding payments to the council will be deducted from the proceeds prior to the monies being transferred to your solicitor.

Category B

Low cost home ownership

This section outlines the schemes homeowners can explore to own a share in newly built or older properties built by housing associations.

1. New Build HomeBuy

Homes are sold as leasehold properties on shared ownership terms – they can be flats or houses. The minimum share you can purchase is 25 per cent, and 75 per cent is the usual maximum. You will need to be able to finance the share you want to purchase, and you will pay rent on the share you don't own. Rents are calculated to be affordable.

As you become able to afford it, you can buy additional shares until own 100 per cent. This is known as 'staircasing'. When you want to sell the property you can sell the share you own to another household nominated by your housing association or you can staircase to 100 per cent and sell it in the normal way.

However, your housing association may want to buy the property back from you to offer to other households who want to enjoy low-cost home ownership. They will tell you if they want to do this when you tell them that you want to sell. The property is sold at market value and you will benefit from any equity which has built up on the share that you own.



The small print

All key workers, existing social housing tenants and those in priority housing need are eligible for this scheme. The council would confirm to the housing association that Aylesbury homeowners fall into the housing need category.

Other information

New Build HomeBuy has traditionally been known as shared ownership; part buy/part rent and shared equity.

2. Open market HomeBuy

Open Market HomeBuy is a low-cost government-backed home-ownership programme that aims to help people to secure 100 per cent funding of the value of their first home. It is a flexible equity loan scheme designed to help households earning up to a maximum household income of £60,000 a year to buy their own homes on the open market.

There are two Open Market HomeBuy products, which are designed specifically for those who are not able to afford to buy a suitable home in an area where they live or work without assistance.

(a) MyChoiceHomeBuy

MyChoiceHomeBuy is part-funded by the Government and is offered by eight housing associations, each of which is an equity loan provider in its own right.

(b) Ownhome

Ownhome is provided by a partnership between Places for People and the Co-operative Bank and is part-funded by the Government. Places for People.

The small print

All schemes are subject to availability of funding, a range of eligibility criteria, and prioritisation. A number of housing associations operate these schemes in Southwark and beyond. For further information contact Housing Options on 0845 230 8099 or visit www.housingoptions.co.uk.

To register with your local HomeBuy Agent. Contact Housing Options on 0845 230 8099 or visit www.housingoptions.co.uk.

2. Council assisted categories for homeowners

Listed below are a range of council assisted categories to rehouse you. Please note:

You will have to undergo assessments to ensure you qualify for these categories see page 47. You will not be eligible for these categories of rehousing if you fall under any of the criteria listed on page 18 or it is evident you can easily afford to purchase outright on the open market.

These categories will be available only up to the point that the council seeks a **Compulsory Purchase Order** on your property ie: you have not agreed to sell your property and we are seeking a court order to obtain your property.

If you unreasonably dispose of your assets and/or you provide false information relating to your financial or other circumstances the council reserves the right to refuse you the council assisted options set out below.



Category C

Buying a vacant council property (full or shared)

This category is suitable for **homeowners** who wish to continue to own a property within the borough.

This category involves the council buying your existing property on the Aylesbury, and selling you a leasehold interest in a vacant council property. There are some restrictions on the types of properties that **homeowners** are able to purchase, for example, ground floor units.

Certain family members who live with you may be able co-purchase the property. You can discuss this possibility with your case management officer. If you qualify for this option you will be registered on Southwark Homesearch, so that you will be able to bid for a property that meets your reasonable housing needs. Your housing needs are determined as part of the assessment to establish whether you qualify for this option.

For details of how Southwark Homesearch operates, please visit the **Southwark Homesearch** website - www.southwarkhomesearch.org.uk or visit any area housing office or one stop shop to receive a copy of the magazine.

If you are successful in bidding for a property but cannot afford to buy it outright, you can still purchase it on **shared equity terms**. The minimum share in a property that you will be able to purchase is 25 per cent.

You will be entitled to home loss and **disturbance payments** with this option.



The small print

Homeowners qualifying for this category will be given Band 1 status on **Homesearch** - the highest priority status within the system when the buyout process starts for your phase. This is in line with secure tenants on the estate.

You can buy a vacant council property that you have successfully bid for, up to the level you can afford. You can also buy on **shared equity terms** with a minimum initial purchase level of 25 per cent, although you can purchase 50, 75 or even 100 per cent if you can afford it. However if you can afford more than 110 per cent of the average valuation of a council property suitable for your needs, including ongoing costs such as service charges and council tax, you will not qualify for any council assisted rehousing category.

After your initial purchase, you can buy further shares until you own the property outright.

If you buy a property on **shared equity terms** and need to take out a mortgage to pay towards the purchase, you will need to make your monthly repayments to your mortgage provider, and pay rent on the share you do not own, unless you own the property outright.

Your yearly rent payments will be set at:

- 3 per cent of the value of the unowned share if it is a flat, and
- 2.75 per cent of the value of the unowned share if it is a house.

The rent will increase yearly by the change in **Retail Price Index (RPI)** plus 0.5 per cent. You will also have to pay towards service charges.

Service charges

Day-to-day service charges (such as ground maintenance and cleaning) are dependent on the share you own, but you will have to pay 100 per cent of the charge for buildings insurance, ground rent, communal heating and hot water.

You may also have to pay a contribution towards any major works that need to be carried out. This will be based on the share that you own.

If you are buying outright, you will have to pay the full amount towards day-to-day service charges and major works.

If you qualify for category C and wish to take advantage of this option when the buy back process starts, you need to:

- check **Homesearch** on the web, or in the Homesearch magazine. You can choose up to three properties a week for a desktop valuation. This will help you assess which properties are affordable before you make a bid.
- contact your case management officer who will provide:
 - an estimated valuation for the properties
 - estimated service charges
 - shares you can afford based on the above and the outcome of your financial assessment
 - estimated monthly mortgage payment, service charge and rent based on the shares you can afford.

Remember, you can only bid for one property per week. If your bid is successful, you will be invited to view the property.

After viewing you will have 7 days in which to tell us whether you wish to proceed with the purchase. If you do, we will make an official offer and provide the following information:

- the actual purchase price
- estimated service charges
- estimated major works that may occur within the first five years after the sale has been completed
- your calculated financial assessment
- an estimation of the shares you can afford to buy based on the financial assessment
- an energy performance certificate.

Please note that you may only receive a maximum of two offers. You should think very carefully before rejecting an offer.

You may buy up to your level of affordability but you will not be able to buy a greater share than we have assessed that you can afford. Our offer will be valid for three months.

Next steps

If you decide to take up an offer you must:

- instruct a solicitor to act on your behalf
- find a mortgage, if you need to.

If you decide not to proceed with the purchase or do not complete the purchase within the three-month time period:

- the offer will be withdrawn and the property will be released back onto **Southwark Homesearch** so that another leaseholder can buy it or a tenant on the housing list can move into it.



Category D

Becoming a housing association or council tenant

If you are assessed as not being able to afford to purchase an alternative home that meets your reasonable housing needs, either outright or by low cost home ownership, we will offer you the chance of becoming a council or housing association tenant. You will be supported to select an alternative council or housing association home using **Homesearch**.

The small print

The case management team will help you to be rehoused as a council or housing association tenant.

We will buy back your property at full **market value**, and give you home loss and **disturbance payments**. You will then share the same high priority status (Band 1) as other Aylesbury tenants and be supported to bid on **Southwark Homesearch** for an appropriate property.

You will not become a council tenant until your bid is successful, and you have vacated your Aylesbury home. This means you remain a **homeowner** until you move into your new home. We will arrange for the completion date of the purchase of your property to coincide with the start date of your new tenancy in your new home.

Please note: We are unable to purchase your home and allow you to remain in your property until you have been rehoused as a council or housing association tenant.

Category E – High priority category

Becoming a sitting tenant

If you urgently require assistance before the council is in a position to buy back your property there is a council assisted category outlined below.

NB: This category may be suitable for homeowners who need to move ahead of the time programmed for them in the phasing plan. The council has not yet secured the funding to carry it out. We will inform you when we can activate this category.

If your circumstances change and you urgently need to sell your property back to the council before it is your turn to be bought out ie: you may be in danger of losing your home, there is an option to become a 'sitting tenant'. This means you will continue to live in your property but transfer over to a council tenancy ahead of the time the council needs you to move. You receive around half of the **market value** of your property but no home loss and **disturbance payments**. You will be rehoused by the council as part of the regeneration programme in the same way as tenants and will be offered a council home elsewhere in Southwark or a new-build housing association property.

The small print

This option will apply to **homeowners** who can not afford to buy another property on the open market in Southwark, or a low cost home ownership option.

Please note:

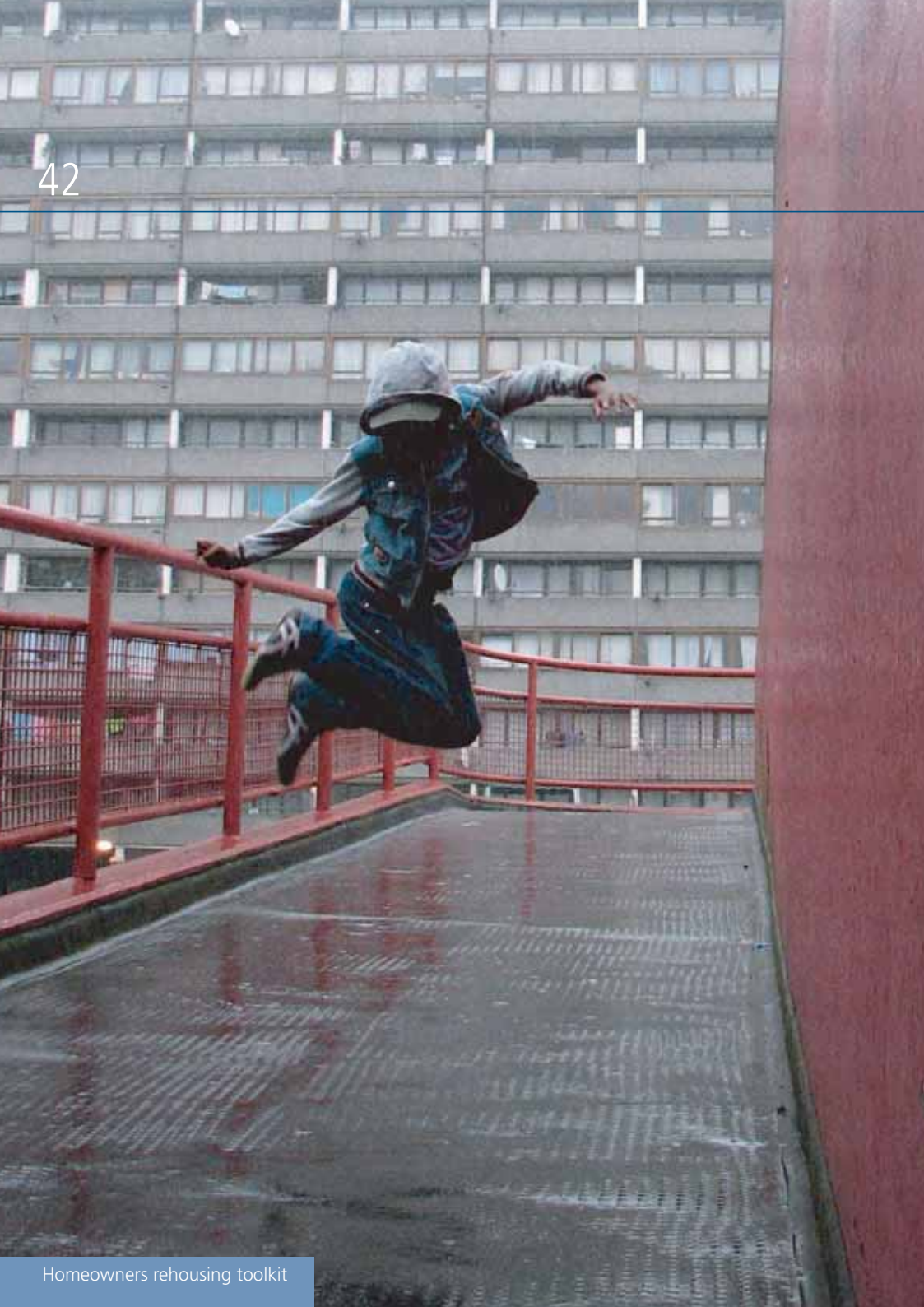
- 1 If you want to be considered for the new build shared ownership or shared equity options, you can do this independently of the council at any time by contacting Housing Options on 0845 230 8099 or visit www.housingoptions.co.uk.

If you do so, you will not be subject to affordability testing by the council but the housing associations will carry out a similar test to ensure that you can afford to purchase on these terms.

- 2 If you purchase any property (vacant council or **RSL**) on **shared ownership terms**, you will not be permitted to sublet it.
- 3 If you wish to buy further shares on a vacant council property that you have initially bought on **shared equity terms**, you will be subject to a further affordability test to ensure that you can afford to do so. This may also be a condition of buying an housing association property on shared ownership or **shared equity terms**.

However, this will be dependent on the terms and conditions of the **RSL** you purchase from.

- 4 You are advised to seek independent legal and/or financial advice when making your rehousing decision.



Housing needs assessment

When the council is in a position to buy back your property your case management officer will meet with you to begin assessing your housing needs. During this meeting s/he will complete a housing **referencing** questionnaire, which will include basic information about your family size and housing needs.

Your housing needs assessment will be based on:

- details about the size of your family and the sex and age of all family members. This is so that we can work out the right size property for you;
- an assessment of any medical conditions affecting any family members;
- where you want to live and if there are any reasons why you cannot live in certain areas.

This process is called **referencing**.

Completing your registration form

Your financial assessment will determine what options are available to you. If you are eligible for council assisted rehousing options C, D or E you will need to complete a housing registration form. This will enable us to confirm your application and register your details on the housing system so you can bid on **Southwark Homesearch**.

It is very important that the correct information about your household is provided in your registration form.

This will include:

- any medical conditions that might affect the type of property you need
- which area you want to live and if there are any reasons why cannot live in a certain area
- details about the size of your family and the sex and age of all members so that we can work out the right size of property based on your reasonable housing needs.

Once all the relevant information has been collected, together with any proof that we have asked for, your application will be registered. You will then be able to bid for properties on **Homesearch**.

Valuation process

We need to assess the **market value** of your property to find out if you qualify for assistance in finding a new home.

Our valuer will contact you to arrange to inspect the property. Following the inspection s/he will assess the value of the property based on its size, location, condition, fixtures and fittings and compared it with other properties for sale in the area. We will then notify you of the valuation figure.

Should you disagree with or want advice about the price offered you may instruct your own valuer to negotiate with us on your behalf. The names and addresses of suitable valuers can be found in the Chartered Surveyors Section of the Yellow Pages.

Should these negotiations result in a sale, on completion of the sale we will pay your valuer's reasonable costs.



Financial assesment

All leaseholders and qualifying family members who apply for rehousing assistance must complete detailed financial assessment forms and return them with all relevant documents (as applicable) within 28 days of applying for assistance.

- You should provide monthly income and expenditure amounts and list any other income and expenditure you make.
- If there is anything about your circumstances that you think we should take into account (for example, that you have been given a cash gift and you are using this to reduce the size of mortgage that you may need to take out), you will need to make us aware of the fact.
- All applicants must provide their last three months consecutive statements for all bank or building society accounts in their name. We do look at regular credits, direct debits and standing orders from your accounts and will ask you to provide documentation relating to them if we believe this may affect your ability to sustain the ongoing costs of home ownership.
- If you have any difficulties in completing the forms or providing the necessary documentation, please contact us. We can assist you in person, over the telephone or by email. We can arrange a home visit if you are unable to attend our offices. We can also arrange for an interpreter if you need one.

- You should note that as part of our procedure and to ensure that we treat all **homeowners** and qualifying family members fairly and equally, we will verify your salary with your employer and certain other elements of your income and expenditure such as benefits payments and mortgage details.
- When we calculate the maximum mortgage that you can afford, it is assumed that you will be taking out a mortgage on capital repayment and interest terms. The rate we use is the National Standard Rate as provided by the Government. This is currently 6.89 per cent. If the Government changes this figure, we will also do so but will inform you if this happens. The term of the mortgage is 25 years if the oldest leaseholder has at least this amount remaining before they reach statutory retirement age (according to current rules). Otherwise, the term is the number of whole years left until retirement. The rate and term of the mortgage that you actually take out may differ from those used in our calculations. These figures are used as a benchmark of your affordability and you may not appeal against the financial assessment on these grounds.

You will not have to worry about completing the form until we are in a position to buy back your property ie: your block is nearing demolition. However for those of you who are interested in what is included on the financial assessment form we have provided more details in appendix two on page 65.

Glossary

Basic loss payment Compensation made under the Land Compensation Act 1973 to property owners following compulsory acquisition of their property where they are not entitled to **home loss payments** because they do not reside in the property. The amount payable is fixed by government and is currently 7.5 per cent of the value of the property up to a maximum of £75,000.

Compulsory Purchase Order Legislation that allows local authorities to acquire land needed to help deliver social and economic change.

Disturbance payment Payments made under the Land Compensation Act 1973 to persons displaced from their homes as a consequence of certain events that include the acquisition of the property by an authority possessing compulsory purchase powers and the carrying out of redevelopment on land owned by the council, to cover reasonable expenses in removing from the property.

Freeholder A person who has a freehold interest in a property, which is to hold a piece of property outright with no other claims on it.



Glossary

Home loss payment Compensation payment made under the Land Compensation Act 1973 to persons displaced from their homes as a consequence of certain events that include the compulsory acquisition of land and the carrying out of redevelopment on land owned by the council. This is paid where the owner has lived at the property as their main residence for at least one year prior to the council buying it back. The amount payable is fixed by government and is currently 10 per cent of the **market value** of the property up to a maximum of £47,000 and a minimum of £4,700.

Homeowners Both leaseholders and **freeholders** who own property on the Aylesbury Estate.

Market value The amount of money that your property would achieve if put to sale on the open market (a freely competitive environment operating without any restrictions). Market Value can go down as well as up.

Referencing The process where council officers visit and interview tenants to assess their housing need.

Registered Social Landlords (RSLs are also known as Housing Associations) Independent not-for-profit landlord that provide homes for people in need.

Phasing plan A document that outlines when residents will have to move and when each block will be demolished.

Retail price index (RPI) Measurement of the monthly change in the average level of prices at retail, normally of a defined group of goods.

Shared equity terms Shared equity schemes enable you to buy a portion of the property, with the remainder being owned by the landlord and housing association or the council. Rent is paid on the balance. The borrower is entitled to buy subsequent shares in the property to increase their level of ownership, a process known as 'staircasing', and can eventually own the property outright.

If you buy on **shared equity terms**, from the council you will have to pay a rent on the share you do not own. This is set initially at 3 per cent of the value of the unowned share, if the property is a flat, or 2.75 per cent if the property is a house. The rental payment increases every financial year by the increase in RPI plus 0.5 per cent.

You will also have to pay towards service charges. Day-to-day charges such as grounds maintenance and cleaning are apportioned to the share you own. However, you will have to pay 100 per cent of the charge for buildings insurance, ground rent, and communal heating and hot water (if the property has this service). Service charges relating to major works will be fully apportioned to the share you own. If you buy outright, you will be liable for paying the full service charge for day-to-day services and major works.

If you buy on **shared equity terms** from a housing association, the rent may be calculated differently. You will normally have to pay the full amount for service charges.

Shared ownership terms Similar to shared equity. You buy an initial share, normally 25 per cent, and you can buy further shares up to the maximum percentage (dependant on the **RSL**). Unlike shared equity, there is no rent to pay. When you sell the property you will share any of the proceeds from the sale with the landlord.



Useful contacts

For homeowner enquiries for residents in Little Bradenham or Red Lion Close

Toby Sowter

T: 020 7525 5455

E: toby.sowter@southwark.gov.uk

For general homeowner enquiries

Aylesbury Regeneration Team

T: 020 7545 4935

E: aylesburyregenerationteam@southwark.gov.uk

Level 3, Coburg House

63-67 Newington Causeway

London SE1 6BD

www.aylesburyregeneration.org.uk

or

Nnenna Urum-Eke

T: 020 7525 7810

E: nnenna.urum.eke@southwark.gov.uk

Ward members

The Aylesbury Estate is within the Faraday ward and your local councillors are:

Paul Bates

T: 020 7277 3484 E: paul.bates@southwark.gov.uk

Lorraine Lauder

T: 020 7252 4753
or 07810 767 600 E: lorraine.lauder@southwark.gov.uk

Abdul Mohamed

T: 020 7639 7079 E: abdul.mohamed@southwark.gov.uk

The Aylesbury case management team

Old Surgery

27-29 Brandon Street

London SE17 1NA

Hema Vashi

T: 020 7525 2630 E: hema.vashi@southwark.gov.uk

Ann-Maria Etienne

T: 020 7525 2620 E: annmaria.etienne@southwark.gov.uk

Other advice**Blackfriars Advice Centre (BAC)**

199 Walworth Road

London SE17 1RL

T: 020 7701 3999

Opening hours: Walk-in: Mon, Wed, Fri: 10am to 12pm

Advice lines: Mon, Thurs, Fri: 2.30pm to 4.30pm

Tues: 10.30am to 12.30pm

Irish tel advice: Thurs: 12pm to 2pm

Appointments: Mon, Tues, Fri: 10am to 4.30pm

Reception Service: Mon to Fri: 10am to 12pm, 2pm to 4.30pm

Cambridge House Legal Centre

137 Camberwell Road

London SE5 0HF

T: 020 7358 7025

Opening hours: Mon-Fri 9.30am to 1pm and 2 to 5pm

Walk-in for general information or to make an appointment

Walworth One Stop Shop

151 Walworth Road

London SE17 1RY

T: 020 7525 5000

Opening hours: Mon to Fri: 9am to 5pm

Further information from the Aylesbury regeneration project
can be obtained from: www.aylesburyregeneration.org.uk

National Housing Federation

175 Grays Inn Road
London WC1X 8UP
T: 020 7067 1010
www.housing.org.uk

The Royal Institute of Chartered Surveyors

Surveyor Court
Westwood way
Coventry
CV4 8JE
T: 0870 333 1600
www.rics.org

Independent Housing Ombudsman Scheme

Norman House
105-9 The Strand
London WC2R 0AA
T: 020 7421 3800
www.ihos.org.uk

Southwark Citizens Advice Bureaux

To make an appointment:

1. Telephone 020 7237 9532 and leave your name, address and telephone number and you will be contacted to arrange a time.
2. Email: leasehold@southwarkcabservice.org.uk
3. Write to:
Council **Homeowners** Project
Bermondsey CAB
8 Market Place
Southwark Park Road
London SE16 3UQ





Frequently asked questions

We have compiled some questions that leaseholder representatives have asked us, which may be of use to you.

1. What type of survey will the council be willing to pay for e.g. Will it pay for full surveys of property?

As part of Southwark Council's commitment to the Aylesbury regeneration, we will reimburse you for the costs you have incurred during the process of us buying the property back from you (this would be dependent on the property being purchased and subject to the agreement of both parties' solicitors).

The Royal Institute of Surveyors (RICS) suggest that the Homebuyer Survey and Valuation Report (HSV) should be used in respect of properties older than 150 years such as listed buildings, unusual constructions or properties in need of extensive renovation.

The council are of the view HSV would be sufficient in most circumstances.



2. What will be the criteria for funding more than one survey?

Homeowners receive compensation for expenses and losses which occur as a direct and reasonable consequence of buying their new home. The basic principle (under CPO rules) is that **homeowners** get fair treatment when selling their home and ensure that additional expenses are not incurred as a result of their direct action or lack of action. Circumstances which arise outside of the control of the **homeowner** such as the withdrawal from a sale by the person selling the property should not count against them. However, each case will be considered on its merits.

3. How will market value be achieved? Clarification is required on the valuation of properties.

The **market value** of each property will be determined by a process of negotiation between a council chartered surveyor and an independent surveyor appointed by the **homeowner**, the cost of which will be reimbursed by the council. The value will be arrived at by comparison with actual property transactions within the local area.

As the valuation of the property is based on open **market value**, the general condition of the property will be taken into consideration at the time of valuation. It is noted that **homeowners**, especially those who are likely to move during the later phases of regeneration, may wish to continue to invest in their home in order that their current living standards are maintained. **Homeowners** are generally advised against carrying out extensive renovations, as there is no guarantee that they will recoup their investment.

4. What will be the terms of any financial assessment of homeowners required to qualify for the different options available i.e. what will be taken into account in the financial assessments?

We are in the process of finalising the details for financial assessment and the savings cap we will impose. Generally when doing financial assessments we will take into account total income, expenditure, age and composition of your household.

- a) The capital received from the buyback will also be used to determine whether your circumstances will enable you to afford the level of mortgage needed to obtain a property of an appropriate size to meet your household needs.
- b) The capital received from the buyback will also be used to determine whether you will be able to afford the level of mortgage needed to obtain a property of an appropriate size to meet your household needs.

However, the most suitable option for each household should be clearer once the financial assessment has been completed, as full personal circumstances will have been considered e.g. savings and whether or not you own a second home.

For more detailed information on the financial assessment please see section five in the main brochure.

5. If I own any other property will this impact on my financial assessments?

Any additional property owned by you will be considered in the financial assessment to see if you are eligible for council assisted rehousing. It may be suitable for you to occupy your second home as your principal home, therefore you would not be eligible for council assisted rehousing. If this is not appropriate eg: the second property is too small, then your second home would be counted as an asset in your financial assessment.

6. What level of maintenance will be carried out on homeowners properties?

When the decision was made to demolish the estate in 2005, the council gave a commitment to ongoing maintenance of the estate for as long as is necessary. This will ensure that safety, security and well-being of all residents are maintained during the course of the regeneration.

Work will be carried out on properties according to when they are earmarked for demolition, to ensure the money is spent sensibly and the properties with the longest lifespan receive the attention they need. Therefore we have also revised the schedule of maintenance on properties.

We have and will continue to develop particular strategies to respond to the needs of the estate.

7. The purchase of another property could take place 3-9 months after the valuation. Will there be a mechanism in place to take into account any increase or decrease in value?

The valuation will be as at the point of the sale, so the passage of time is automatically taken into account.

8. In relation to Stamp Duty; Is it assumed that the replacement property i.e. 'equivalent property' will be one that will meet the households' needs? Please clarify how this will be applied.

Equivalence in this case relates to the **value of the property** that the council is acquiring rather than the household's needs or the characteristics of the property being bought. Therefore if the property the **homeowner** is acquiring is valued above the stamp duty limit the stamp duty payable on the property being bought will count as a disturbance cost.



What is included in the homeowners financial assessment?

Declaration: Each **homeowner** and any qualifying family member, who wishes to purchase the property must complete and sign an income and expenditure form. If you do not sign the form we will not be able to process your application until you do.

Your bank account details: We require the last three months itemised bank/building society accounts for all **homeowner's** accounts in their name. We will also require documentation and/or a written explanation about regular credits, direct debits and standing orders relating to all your accounts.

Other investments

You will be asked to provide details of any investments, for example, share holdings, insurance policies, etc.

Other properties

You will be asked to provide details of any other properties you own.

Personal income documents we will need from you

For any income you declare, you must provide documentation to verify this.

- Your payslips for the last consecutive three months or 13 weeks for all paid employment, and contact details of your employer.
- If you are self-employed, you will need to provide the last two years of audited accounts and contact details of your accountant.
- A letter from any benefits agency you receive benefits from clearly showing the amount you have been awarded. This includes working tax credits, family tax credits and child tax credits.
- If you receive a state pension, a letter from the Department of Work and Pensions clearly showing the amount you receive.
- If you receive an occupational or private pension, you must provide documentation showing the amount you receive and contact details of your pensions provider.
- If you receive income from any other source, for example, share dividends or other investments, please provide the most recent dividend statement if you are uncertain about what documents to provide.

**Personal costs documents we will need from you**

- Documentation relating to any personal loans you have taken out showing:
 - the original loan amount (term of the loan)
 - repayment amount
 - contact details of your loan provider
- If you own a vehicle, documentation relating to insurance that you have showing the premium you pay, and contact details of your insurance provider
- Your last 3 months telephone bills
- Your last 3 months of credit and store card statements that are in your name
- Any other relevant documentation relating to regular personal costs for example, memberships, subscriptions, etc. If you are unsure about what documents to provide, contact your case management officer. Please provide monthly amounts and remember to enclose relevant documentation as referred to in these guidance notes.

Household costs

We need to look at typical monthly costs based on Government figures that are dependent on your household makeup. An allowance for food and non-alcoholic drinks, clothing and footwear, recreation and culture will be deducted from your household's income according to your household category when we assess your affordability (see table opposite).

You cannot negotiate to lessen this amount. This is to ensure that your household is able to sustain the costs of home ownership without disadvantaging any particular member of it. If you believe that your household spends more than this amount according to your category, you should note this.

However, you cannot state that you spend more than the average household amounts specified in the table unless you provide a valid reason for having to spend over this amount.



Household allowance categories

NB: the table below is a monthly assessment table

	A	B	C	D	E	F	G	H
Food & non-alcoholic drinks	£83.99 £108.82	£107.92 £116.95	£262.79 £298.01	£178.81 £184.23	£195.06 £224.41	£111.53 £109.72	£199.13 £204.09	£191.45 £224.41
Clothing & footwear	£23.48 £45.15	£18.96 £28.90	£111.98 £146.30	£75.26 £103.40	£59.60 £106.11	£20.32 £22.58	£39.73 £41.09	£29.35 £54.64
Recreation & culture	£65.93 £144.49	£64.57 £102.50	£191.00 £352.65	£127.78 £191.45	£177.00 £381.33	£118.76 £108.37	£124.18 £136.36	£163.00 £276.79
Total	£173.39 £298.46	£191.46 £248.34	£565.77 £796.96	£381.85 £479.08	£431.67 £648.85	£250.60 £240.67	£363.03 £381.55	£383.80 £555.84

These figures and categories have been taken from report entitled "Family Spending 2008 Edition" (Crown Copyright 2008) published by National Statistics in 2008 copies of which can be downloaded from

http://www.statistics.gov.uk/downloads/theme_social/Family_Spending_2007/FamilySpending2008_web.pdf

or by writing to Customer Contact Centre, Room 1.015, Office for National Statistics, Cardiff Road, Newport P10 8XG.

*The figures are correct at time of going to print but will be subject to regular updating in accordance with new publications of the Family Spending report as provided by National Statistics and changes in RPI. The council reserves the right to alter the figures and methodology to improve accuracy in response to the economic climate. Changes will be communicated to any affected parties as soon as reasonably possible.

The top figures are for households in the lowest twenty percent according to expenditure by gross equivalised income quintile groups and have been adjusted from the Jan-Dec 2007 figures by the April 2008 RPI which was 4.2 per cent. The bottom figures are the average spend across all households. Figures for recreation & culture include spending for TV/satellite/cable subscriptions, TV licences and internet access, newspapers, books and stationery, and holidays.

For category F, the average is less than the lowest quintile due to a skew in the household sampling. In this case, any appeal for spend on these items higher than the lowest quintile will be individually judged.

Category definitions

- A One person non-retired household
- B One person retired household not mainly dependent on state pensions
- C Two adult household with children
- D One adult household with children
- E One man, one woman non-retired household
- F One person retired household mainly dependent on state pensions
- G One man, one woman retired household mainly dependant on state pensions
- H One man, one woman retired household not mainly dependent on state pensions



How we calculate your utility costs

An allowance is made for utility costs for gas and electricity based on your household need (see table below).

We estimate your monthly gas and electricity costs by using averages for yearly prices for all dual fuel suppliers in the London region based on a flat of a size suitable for your housing need. We assume that you are billed quarterly and that you have not capped or frozen your price plan. The data source is the calculator found at

www.energyhelpline.com/energy/rg_estimateusage.aspx.

When you submit details of the property you wish to purchase, the figures are adjusted accordingly for the final assessment. We will not be held liable for any increases or decreases in average energy costs which occur after this financial assessment has taken place.

Gas and electricity costs by property type and size

Large house	4+ beds
Medium house	2-3 beds
Large flat	3+ beds
Small flat	1-2 beds

Water rates are calculated from the average bill for 2007/8 provided by Ofwat (www.ofwat.gov.uk/aptrix/ofwat/publish.nsf/Content/pn0507) at £312 per annum (or £26 per month).

Service charges, council tax and other regular home ownership costs

At the initial assessment stage, we will initially allocate 25 per cent of your income towards the costs of service charges, council tax, ground rent, and any other ongoing costs of home ownership. When you find a property you wish to buy, these costs will be adjusted accordingly. If you are buying a flat this figure will reflect the actual service charge. If you are buying a house, this figure will remain the same and also includes an allocation for buildings insurance.

Household costs - documents we will need from you

- Your last mortgage statement(s) with contact details of your mortgage provider(s)
- Documentation relating to any secured loans you have taken out showing:
 - the original loan amount
 - repayment amount
 - contact details of your loan provider.

Important note

All leaseholders of your Aylesbury home must become owners or tenants of the alternative property unless there are proven reasons why this is not possible. The council will not be held liable for the failure of leaseholders to inform us fully of their personal or financial details.

This document contains information about the future of the Aylesbury Estate. To arrange a translation, Braille, large print or audiocassette copy, please take it to one of the following council offices.

Peckham one stop shop, Peckham Library, Peckham Hill Street, SE15 5JR

Walworth one stop shop, 151 Walworth Road, SE17 1QY

Southwark Town Hall, 31 Peckham Road, SE5 8UB

আইলসবারী এস্টেটের ভবিষ্যত সম্পর্কে এই ডকুমেন্টে তথ্য রয়েছে। কোন অনুবাদ, ব্রেইল, বড়ো ছাপার অক্ষর অথবা অডিও ক্যাসেট কপি ব্যবস্থার জন্যে অনুগ্রহ করে নীচে উল্লিখিত কাউন্সিলের যে কোন একটি অফিসে নিয়ে যান।

প্যাকহাম ওয়ান স্টপ শপ, Peckham Library, Peckham Hill Street, SE15 5JR

ওয়ালথর্ন ওয়ান স্টপ শপ, 151 Walworth Road, SE17 1QY

সাউথওয়ার্ক টাউন হল, 31 Peckham Road, SE5 8UB

Bengali

Cette documentation concerne le futur du lotissement d'Aylesbury. Pour la faire traduire ou pour l'obtenir en braille, en gros caractères ou en cassette-audio, présentez-la à l'un des bureaux municipaux suivants :

Peckham one stop shop, Peckham Library, Peckham Hill Street, SE15 5JR

Walworth one stop shop, 151 Walworth Road, SE17 1QY

Southwark Town Hall, 31 Peckham Road, SE5 8UB

French

Waxaa dokumentigaan ku jiro warar ku saabsan mustaqbalka Aylesbury Estate. Haddii aad rabtid turjibaan, farta indhoolaha, daabacaad far waawayn ama cajalka maqalka, fadlan geey hal ka mid ah xafiisyada guddiga (council).

Peckham one stop shop, Maktabadda Peckham, Peckham Hill St, SE15 5JR

Walworth one stop shop, 151 Walworth Road, SE17 1QY

Southwark Town Hall, 31 Peckham Road, SE5 8UB

Somali

Este documento contiene información sobre el futuro de la urbanización Aylesbury. Para conseguir una copia traducida, en braille, letra grande o cinta casete, llévelo a una de las siguientes oficinas del ayuntamiento.

Peckham one stop shop, biblioteca de Peckham, Peckham Hill St., SE15 5JR

Walworth one stop shop, 151 Walworth Road, SE17 1QY

Ayuntamiento de Southwark, 31 Peckham Road, SE5 8UB

Spanish

Bu dökümanda Aylesbury Estate'in geleceği hakkında bilgi vardır. Tercüme edilmiş, Braille (görmeyenler için), büyük puntolarla ya da ses kasetinde bir nüshasını almak için, lütfen onu aşağıdaki belediye dairelerinden birine götürün

Peckham one stop shop, Peckham Library, Peckham Hill Street, SE15 5JR

Walworth one stop shop, 151 Walworth Road, SE17 1QY

Southwark Town Hall, 31 Peckham Road, SE5 8UB

Turkish

Văn bản này cung cấp thông tin về tương lai của khu nhà Aylesbury Estate. Nếu quý vị muốn có bản dịch bằng tiếng Việt hay muốn văn bản này được in bằng hệ thống chữ Bray, in chữ lớn hoặc được ghi vào băng đài, hãy mang văn bản này tới một trong các văn phòng sau của Hội đồng.

Peckham one stop shop, Peckham Library, Peckham Hill Street, SE15 5JR

Walworth one stop shop, 151 Walworth Road, SE17 1QY

Southwark Town Hall, 31 Peckham Road, SE5 8UB

Vietnamese