

from: Agnes ASK <agnessak@*****.com>
to: "danielle.lennon@nhhg.org.uk" <danielle.lennon@nhhg.org.uk>
date: 24 November 2015 at 13:35
subject: Low Cost Home Ownership (Shared Equity)

Dear Danielle,

I am very disappointed to learn that Notting Hill Housing Trust is unable to offer re-housing assistance to Aylesbury households with wheelchair access requirements - like mine.

I understand that there are indeed a number of properties at Camberwell Fields which are wheelchair accessible. Can you explain why none of these have been made available to me or other Aylesbury leaseholders?

One would expect that a regeneration scheme of this scale would have made provision for those with special housing needs as a matter of priority. In fact the development agreement between the Council and Notting Hill Housing Trust appears to have made provision for a much wider variety of properties than those you are currently offering. I have attached an extract from the agreement. On page 14 you will see a commitment from Notting Hill Housing Trust saying that it will *"assist 5 leaseholders [from our phase] to purchase a street property from the open market .. through a shared equity arrangement"* (4.2.3.13)

Can you please explain why Notting Hill Housing Trust hasn't delivered on this contractual commitment? and why it is not prepared to do so in order to secure a wheelchair access property for my mother and I?

Paragraph 4.3.2.11 of the agreement also says that Notting Hill *"commits to converting units from their private sale and intermediate new-build pipeline into a shared equity product for Aylesbury leaseholders."*

Can you please explain why you are unable to offer my mother and I a wheelchair accessible property elsewhere in the borough, in accordance with this commitment?

As you are aware, my elderly mother and I are both very distressed at being left isolated on our block, with services being decommissioned and buildings demolished around us by your contractors. Notting Hill has signed a contractual regeneration agreement with the Council, which makes provision for the rehousing of Aylesbury leaseholders by Notting Hill. Nowhere in that agreement does it say that leaseholders with wheelchair access requirements, will be discriminated against by being excluded from the rehousing offer.

I would therefore be grateful if you would revise your decision to reject my rehousing application and start looking into what can be done to secure a wheelchair accessible property, under the arrangements in your contractual agreement that I have outlined above.

I look forward to hearing from you.

Yours sincerely

Agnes Kabuto

From: Danielle.Lennon@nhhg.org.uk
To: agnessak@*****.com
CC: John.Hughes@nhhg.org.uk
Subject: RE: Low Cost Home Ownership (Shared Equity)

Dear Ms Kabuto,

Thank you for your email. Please find responses to the questions within your letter below in blue:

"I am very disappointed to learn that Notting Hill Housing Trust is unable to offer re-housing assistance to Aylesbury households with wheelchair access requirements - like mine.

I understand that there are indeed a number of properties at Camberwell Fields which are wheelchair accessible. Can you explain why none of these have been made available to me or other Aylesbury leaseholders?"

I can confirm there are no shared ownership 3 bed Wheelchair properties for sale at Camberwell Fields.

"One would expect that a regeneration scheme of this scale would have made provision for those with special housing needs as a matter of priority. In fact the development agreement between the Council and Notting Hill Housing Trust appears to have made provision for a much wider variety of properties than those you are currently offering. I have attached an extract from the agreement. On page 14 you will see a commitment from Notting Hill Housing Trust saying that it will "assist 5 leaseholders [from our phase] to purchase a street property from the open market .. through a shared equity arrangement"(4.2.3.13)

Can you please explain why Notting Hill Housing Trust hasn't delivered on this contractual commitment? and why it is not prepared to do so in order to secure a wheelchair access property for my mother and I?

Paragraph 4.3.2.11 of the agreement also says that Notting Hill "commits to converting units from their private sale and intermediate new-build pipeline into a shared equity product" for Aylesbury leaseholders."

The first Low Cost Home Ownership homes offered by Notting Hill Housing are at the Camberwell Fields development where shared ownership properties are being converted to shared equity meaning no rent would be charged on the unsold share.

"Can you please explain why you are unable to offer my mother and I a wheelchair accessible property elsewhere in the borough, in accordance with this commitment?"

At the time of your application you advised your mother had mobility issues. You confirmed that you would like to purchase a share of 4 Barrett Court and the offer from Notting Hill Housing was made on that basis.

"As you are aware, my elderly mother and I are both very distressed at being left isolated on our block, with services being decommissioned and buildings demolished around us by your contractors. Notting Hill has signed a contractual regeneration agreement with the Council, which makes provision for the rehousing of Aylesbury

leaseholders by Notting Hill. Nowhere in that agreement does it say that leaseholders with wheelchair access requirements, will be discriminated against by being excluded from the rehousing offer.

I would therefore be grateful if you would revise your decision to reject my rehousing application and start looking into what can be done to secure a wheelchair accessible property, under the arrangements in your contractual agreement that I have outlined above."

Notting Hill Housing will not be making a revised offer to you. I understand that 4 Barrett Court may not be a suitable option for your family now due to your mothers change in circumstances. Therefore I would strongly encourage you to apply to the Council for rehousing assistance and in doing so also provide further information on your mothers needs now she is a wheelchair user.

Yours sincerely
Danielle Lennon

From: Danielle.Lennon@nhhg.org.uk
To: agnessak@*****.com
CC: John.Hughes@nhhg.org.uk
Subject: RE: Low Cost Home Ownership (Shared Equity)
Date: Mon, 23 Nov 2015 13:47:34 +0000

Dear Ms Kabuto,

Thank you for your email. Please find responses to the questions within your letter below in blue:

"Can you please advise, as the property you had offered initially was not a wheelchair accessible unit? If you do not have a property on Camberwell Fields that meet my mother's and our family needs. Are there any other properties in the borough that could meet our current needs paying particular attention to my mother's disability?"

I can confirm there are only eight 3 bedroom shared ownership flats for sale at Camberwell Fields none of which are considered wheelchair accessible. 4 Barrett Court is located on the first floor accessible via a lift and the flat itself is on one level. Notting Hill Housing does not have any other properties to offer via the Low Cost Home Ownership scheme at this time.

"policy changes on financial assessment of Leaseholders"

I have been made aware that the Council is intending to review the policy on their Leaseholders rehousing assessments for leaseholders who make a rehousing application through the Council's home ownership team. Your purchase of 4 Barrett Court is through Notting Hill's Low Cost Homeownership Scheme, which is a separate application and offer

process. The outcome of the Councils review of their policy will have no bearing on the offer made to you by Notting Hill Housing.

Notting Hill Housing will not be making a revised offer to you. The deadline for your response is today. If you do not wish to accept the offer to purchase a share of 4 Barrett Court through the Low Cost Homeownership scheme I would strongly encourage you to apply to the Council for rehousing assistance.

Yours sincerely
Danielle Lennon