

Simon

Simon Chambers
Regeneration Manager

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Beverley Robinson <champaign2340@yahoo.com>

Tue, Oct 31, 2017 at 2:10 PM

To: "T. ECKERSLEY" <toby.eckersley@btinternet.com>, Simon Morrow <simonjmorrow@googlemail.com>, Jane Rendell <j.rendell@ucl.ac.uk>, "A. Glasspool" <aglasspool@gmail.com>

Simon,

See response to questions from Simon.

Regards

Beverley

----- Forwarded Message -----

From: Chambers, Simon <Simon.Chambers@southwark.gov.uk>

To: 'Beverley Robinson' <champaign2340@yahoo.com>

Cc: Reed, Katharine <Katharine.Reed@southwark.gov.uk>; Kirby, Neil <Neil.Kirby@southwark.gov.uk>

Sent: Tuesday, October 31, 2017 02:01:00 PM GMT

Subject: RE: Response to your letter dated 23rd October 2017 together with attachments

Dear Beverley,

Thank-you for your email. Please see the Council's response as follows.

Generally

The Council does not hold the information requested in Excel format and only holds the information we have provided to you in pdf.

The 26 September 2005 Southwark Executive decision to demolish instead of refurbish, including comparisons of new build and refurbishment.

The Council considered and compared the costs for both retention and demolition/new build in the September 2005 Executive report. Please see paragraphs 3.8 to 4.15 and 8.1 to 8.5 in the main report as well as Annex A and Annex C attached.

Notting Hill Housing Trust viability statement dated 4th March 2015

This information requested will not be released as it is subject to commercial confidentiality. A summary of the advice received by the Council before entering into the Development Partnership Agreement is set out in the a report to Cabinet - *Selection of a Preferred Partner to Work with the Council to Deliver the Regeneration of the Aylesbury Estate*: <http://modern.gov.southwark.gov.uk/documents/s43558/Appendix%20%20Risk%20log.pdf>

Decanting costs

The payments made to each Council tenant rehoused as part of the regeneration are set annually by central government. From 1st October 2017 the amount of Home Loss that is paid to tenants is £6,100. Please see the link to *The Home Loss Payments (Prescribed Amounts) (England) Regulations 2017*: http://www.legislation.gov.uk/uksi/2017/769/pdfs/uksi_20170769_en.pdf. The Home Loss payment from 1st October 2016 to 30th September 2017 was £5,800 – see link: http://www.legislation.gov.uk/uksi/2016/789/pdfs/uksi_20160789_en.pdf

Demolition costs

To date the Council has incurred demolition costs of £3,156,122 as part of the Aylesbury regeneration programme.

Long term business plan for new build, including 30 year administration costs and reactive and cyclical maintenance costs

The information requested will not be released as it is subject to commercial confidentiality.

HRA 30 year business plan.

This information requested will not be released as it is subject to commercial confidentiality.

Risk register

Please see link to the risk register that was submitted to the Council Cabinet as part of the Council's *Selection of a Preferred Partner to Work with the Council to Deliver the Regeneration of the Aylesbury Estate*: <http://moderngov.southwark.gov.uk/documents/s43558/Appendix%20%20Risk%20log.pdf>

Long Term Qualifying Agreement Framework “Warm Dry and Safe” contract

The contracts requested will not be released as they are subject to commercial confidentiality.

Access to properties

This could be arranged in principle, but any access to welded properties would be undertaken at you're the experts own risk as there may be encapsulated asbestos in the units with some partitions damaged. Any access would only be for Chiltern and Chartridge as Arklow House has already been handed over to Notting Hill and Erith have taken possession of the site to commence soft strip of the building. No intrusive surveys in properties would be allowed and the expert undertaking the assessment would need to be accompanied by Council staff during any visits. In order for us to arrange access we would need to know in advance:

- a) the name of the independent expert who would be undertaking the assessment and names of any other people who would be present
- b) the scope of any surveys that were proposed to be carried out (providing the Council the opportunity to comment and provide consent)
- c) the date and time that you would be proposing to undertake the assessment
- d) an estimate of the time that each assessment would take

The empty properties are currently sealed and a fee usually applies when the Council has to unseal these units as it uses external contractors to carry out this task, please be aware that there may therefore be a charge for of un-welding any units. I look forward to hearing from you with the further information above for the Council to review so that we might be able to progress further for you.