

Ms B Robinson
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Tel: 0207 525 7495
Date: 23 October 2017

Dear Ms Robinson

Please find below responses to the information requested on 2nd October 2017.

A. Information as to all costings underpinning each of the following decisions, conclusions, viability studies, or statements:

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

The CD provided contains the information requested, including:

- Levitt Bernstein 2005 Stage E Report
- 2005 Frost Report

- ***The conclusion (set out in paragraph 7 of the officers' report to Planning Committee, 23 April 2015 – application 14/AP/3843) that the cost of refurbishing the estate to an acceptable standard would be prohibitive.***

The conclusion in paragraph 7 of the officer's report for application ref: 14/AP/3843 relates to the conclusions reached and agreed in the 26 September 2005 Executive report, which you already have copy of.

- ***Notting Hill Housing Trust viability statement dated 4th March 2015.***
The Council does not hold the underlying information that sits behind this statement.

B. A full description, including costings, of the 2001-05 work on refurbishment referred to in paragraph 4.4 of the council's Updated Statement of Case, dated June 2017, including information on the date on which that work was instructed to be ceased, who issued such instructions, and for what reasons.

Between 2001 and 2005 the Council carried out work to consider whether the refurbishment of the Estate would be feasible and deliverable, and whether

refurbishment would address satisfactorily the physical shortcomings of the Estate. This culminated in the Levitt Bernstein and Frost reports of 2005, which in turn informed the September 2005 report to the Council's Executive and resolved to rebuild the Estate. The CD provided contains the reports set out above.

C. The structural surveys referred to in the second line of para 7 of the officers' report to Planning Committee, 23 April 2015 – application 14/AP/3843.

The CD provided contains the information requested.

Cost information

- ***Decanting costs***

To follow

- ***Home owner compensation costs***

The Council has incurred total acquisition and compensation costs of £53.6m to date.

- ***Demolition and other pre-construction costs***

To follow

- ***Refurbishment costs***

No refurbishment costs have been incurred to date.

- ***Construction costs***

The Council does not hold information on construction costs incurred to date.

- ***NPV calculations***

The Council does not hold this information.

- ***Long term business plan for new build, including 30 year administration costs and reactive and cyclical maintenance costs. Please provide these for both Southwark and Notting Hill Housing Trust and 30 year HRA business plan***

Please see information contained within the reports:

- Southwark Council: Housing Revenue Account – Final Rent Setting and Budget Report 2017-18
<http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?Id=6031>
- Southwark Council: Outturn Capital Monitoring for 2016-17 and Capital Programme Refresh 2017-18 to 2026-27
<http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?AllId=43289>
- Notting Hill Housing Trust: Report and Financial statements 2016/17
<https://www.nhhg.org.uk/media/5420/nhh-financial-statements-2017-final.pdf>

- ***Sensitivity analysis***

The Council does not hold this information.

- **Risk register**

I will respond to you on this separately.

Can you also please provide the following information

- **Long Term Qualifying Agreement Framework "Warm Dry and Safe" contract for works between Southwark and A&E Elkins and Keepmoat (complete with any deeds of variation) including the priced schedule of rates.**

The Council does not have Long Term Qualifying Agreement Framework "Warm Dry and Safe" contracts. However, please see the links to the following Cabinet reports for further information:

- Gateway 3: Variation Decision - Housing Major Works Contracts
<http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=6275>
- Gateway 2 Major Works Framework Contracts
<http://moderngov.southwark.gov.uk/ieDecisionDetails.aspx?ID=5503>

- **Asbestos register for the Arklow, Chiltern and remaining Chartridge blocks**

The CD provided contains the information requested.

Hard copy of all information contained within the CD and reports referred to will also be provided to you and will be delivered as agreed on Monday 23rd October 2017.

Yours sincerely



Simon Chambers
Regeneration Manager