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From: Beverley Robinson [mailto:champaign2340@yahoo.com]
Sent: Monday, October 02, 2017 10:52 AM
To: Reed, Katharine; Hussain, Sadia
Subject: Aylesbury Questions

Dear Ms Reed,

Please find attached a copy of some questions that we wish to be answered by the required timeframe.

Regards

Beverley

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Miss B J Robinson
105 Chiltern House
Portland Street
London
SE17 2DD

Ms Katharine Reed
Southwark Council
London Borough Southwark Legal Department
160 Tooley Street
London
SE1

Dear Ms Reed,

Aylesbury phase 1b/1c CPO

I have been advised that I should seek from the council as acquiring authority the following information:

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 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.
- Notting Hill Housing Trust viability statement dated 4th March 2015.

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.

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.

Cost information required, where applicable, in respect of all the information requested:

- Decanting costs
- Home owner compensation costs
- Demolition and other pre-construction costs
- Refurbishment costs
- Construction costs
- NPV calculations
- 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
- 30 year HRA business plan
- Sensitivity analysis
- Risk register

Please provide the detailed back up calculations to the above items.
Can you please provide any financial calculations in Excel format.

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

Can you please arrange for the above information to be provided by 20th October 2017.

Please also confirm that the council will, if requested, arrange access, by an Expert to a selection of the empty properties in Arklow, Chartridge and Chiltern houses in order to assess their current condition. Please advise how many days notice the council would require to arrange access.

Yours sincerely

Beverley Robinson
Chair – Aylesbury Leaseholders Action Group.