

From: [REDACTED] Jackie.Fearon@

[REDACTED]
[REDACTED] [c @*****s.com](mailto:[REDACTED]@*****s.com)

Subject: RE: Aylesbury Leaseholder Issues with Southwark

Dear Ms Robinson

Thank you for your email – I have responded to your points raised and would be more than happy to discuss in person or over the phone.

L&Q property viewed

Following the viewing of the L&Q property in 2013 we did discuss the offer for this property and that it would be on a shared equity basis. There were not firm details of an offer as you didn't want to progress interest in this particular property given the size of the bedrooms was not suitable and there was no lift to access the property. We are only able to provide offer details to those interested in the property as all offers are unique for each property.

However, the general offer terms would have been on a shared equity basis with no rent charged on the unowned share. You would be required to invest all equity received for your existing property.

Other re-housing options

As I noted in my previous email I am having discussions with a registered provider however the exact locations have not been identified – it is for this reason that it would be helpful to know if there are any other areas you would consider moving to. Alternatively we can arrange to discuss further when I know the exact locations. The properties have not been finalised therefore we don't have any pictures at present.

I can confirm that any property we identify is likely to be offered on a shared equity / shared ownership basis. As discussed previously the Council is trying to support you with re-housing however I am unable to assist you with purchasing a property on the open market.

Valuation

Patrick McGreal is the Council's surveyor and deals directly with information on valuation for existing properties. When we met I mentioned that a guide price was being prepared which could mean your offer would slightly increase however the compensation payment (which I assume you mean the 10% homeloss) would not change in terms of percentage and will remain 10% of the valuation.

I am not aware of a reason why your surveyors are unable to speak with Patrick – perhaps you could contact Patrick directly to discuss.

Right to Return

As noted in my email dated 28th January I mentioned that I would address your outstanding points – this includes the right to return. We discussed this previously when you referred to Heygate Estate and I said I would confirm this with the Council as not all regeneration schemes provide a Right to Return. As per your correspondence with Melanie Hill I can confirm that unfortunately there is no Right to Return for Aylesbury leaseholders.

I hope this has answered your points raised, but should you wish to discuss further please do not hesitate to contact me. I will be happy to meet with you and discuss further at the estate office or alternative I could ring you

to discuss. As previously mentioned I do not have access to my emails on a day-to-day basis therefore if you need to speak to me urgently please ring my mobile and I can contact you straight back – alternatively please email Simona Tottoli (Simona.Tottoli@southwark.gov) who will get in touch with me on your behalf.

Kind regards

Michelle

I hope that this clarifies the queries you have raised in your emails below, but as stated above I will arrange again for you to be sent a copy letter in respect of the cupboard under separate cover, and will copy in Councillor Garfield for information.

Yours Sincerely

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Aylesbury Area Manager

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