

Heygate Estate

Heygate Case Management Team  
Old Dr's Surgery (above Heygate  
shops)  
27-29 Brandon Street, Heygate  
Estate  
London SE17 1NA  
Direct Lines 020 7525 2620, 020  
7525 2603,  
020 7525 2641 020 7525 2630 :  
Fax: 020 7525 4919

Tuesday, 30 September  
2008

PLEASE READ THIS LETTER  
FIRST

Dear [REDACTED]

You will remember that we are planning to re-house everyone on the Heygate by the end of September 2009, starting with a first phase at Kingshill, Swanbourne and Wansey (to be empty by December 2008). We have decided to do this in phases so that individual residents are not left isolated in blocks and put at risk in terms of health and safety.

You are one of the residents in this first phase and we hope that with our help you will find a new place to live soon.

We wanted you to know that as a public body we have to apply to the courts now for the legal power to get back official possession of your current home. We have to do this under the laws that cover council housing and we have to start this now to make sure it is done in time. We also need to make sure that we have given you notice of this and have acted properly in asking you to give up your home.

Enclosed are two very formal documents called "Notice to Quit" and "Notice of Seeking Possession" which the law says we have to send you. The language used in these documents is very formal as the information has to be precisely set out within the terms of the Protection from Eviction Act 1977, prescribed regulations and the Housing Act 1985,

**Ground 10, Schedule 2 – Part 2.** (This is the provision that allows the council to obtain possession of a property because it intends to demolish it.)

**Please do not be worried by this.** Although the notices refer to a court date, this does **not** mean that you will have to attend court. The Council is serving two notices on you, each without prejudice to the other, as these will allow the council to issue court proceedings after 11 August 2008 just in case we have to.

For most people this notice **will not** lead to court action because most will find alternative accommodation through the Homesearch system or by being made a direct offer (this is where we identify a suitable property and offer it to you) and have moved out.

You can carry on looking for a new home via Homesearch until the time that your case is put forward to be made a direct offer. We want to offer you the best chance to getting the home you want through Homesearch.

The Council will not ask for a possession order against you unless it has offered you **suitable alternative housing**. This means that if we have to go to court we will make you a direct offer of an alternative home. Lambeth County Court will consider whether the property offered will meet the needs of you and your family and take account of any special family circumstances, such as medical conditions, in deciding whether to make an order against you.

Remember if your case goes to court, the court will be the final decision maker.

**Where can I find out more information?**

**Contact your case management officer at Old Dr's Surgery (above Heygate shops),  
27-29 Brandon Street, Heygate Estate, London SE17 1NA**

**Or call them on the following numbers:**

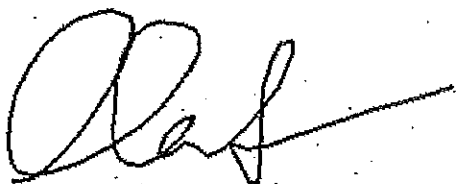
**020 7525 2620 / 2603 / 2630 / 2641**

or email: [heygate@southwark.gov.uk](mailto:heygate@southwark.gov.uk)

If you have any queries about the contents of this letter or the enclosed notice, please contact your case management officer.

**You have the right to seek independent legal advice should you require it.**

*Yours sincerely*



**Rev. Ola Agbaimoni**  
**Project Director**  
**Heygate Rehousing Programme**

## **LOCAL ORGANISATIONS OFFERING FREE, CONFIDENTIAL, INDEPENDENT ADVICE**

If you would like to get advice about the legal notice, the following organisations can help. It is important to seek advice as soon as you can. For details of opening hours please contact the agency or consult the website where listed.

### **SPECIALIST LEGAL HOUSING ADVICE**

#### **Blackfriars Advice Centre**

Address 199 Walworth Road, SE17 1RL  
Telephone 020 7701 3999  
E-Mail [casework@blackfriars-advice.com](mailto:casework@blackfriars-advice.com)  
Services Information and legal advice up to specialist level on housing, debt and welfare benefits.

#### **Cambridge House Law Centre**

Address 137 Camberwell Road, SE5 0HF  
Telephone 020 7358 7025  
E-mail [lawcentre@ch1889.org](mailto:lawcentre@ch1889.org)  
Web [www.cambridgehouseandtalbot.org.uk/](http://www.cambridgehouseandtalbot.org.uk/)  
Services Information and legal advice up to specialist level in housing, employment, welfare benefits and community care.

### **GENERALIST ADVICE IN OTHER LANGUAGES**

#### **Multi-Lingual Community Rights Shop**

Address 213 Camberwell Road, London SE5 0HG  
Telephone 020 7703 4442  
E-mail [mlcrs213@yahoo.co.uk](mailto:mlcrs213@yahoo.co.uk)  
Web [www.mlcrs.co.uk](http://www.mlcrs.co.uk)  
Services General advice on debt, housing and welfare benefits; advice is offered in Somali, Turkish, Spanish, French, Cantonese, Mandarin & Fujianese.

### **ADVICE SERVICE FOR SOUTHWARK COUNCIL LEASEHOLDERS**

#### **Southwark Citizens Advice Bureaux**

To make an appointment:

1. Telephone 020 7237 9532 and leave your name, address and telephone number and you will be contacted to arrange a time.
2. E-mail: [leasehold@southwarkcabservice.org.uk](mailto:leasehold@southwarkcabservice.org.uk)
3. Write to: Council Leaseholders Project, Bermondsey CAB, 8 Market Place, Southwark Park Road, London SE16 3UQ