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«Name»
«Current_Address_1»
«Current_Address_2»
«Current_Address_3» «Current_Postcode»

Date: 24 August 2018

Dear «Name»

«Ledbury_Address_1» - Ledbury Towers – Options Questionnaire

As you may know from our weekly newsletters, the council has appointed Hunters, a firm of architects and building surveyors, to carry out an independent expert appraisal of options for the future of the Ledbury Towers.

The council has a legal responsibility and duty to look after your home and ultimately it will make the final decision on the future of the Towers at the end of October 2018. In considering what decision to make, the council's Cabinet would like to know the views of residents, including those with the right to return, in order to come to a fully rounded and balanced view that also includes cost, affordability and impact on other tenants in the borough.

The attached questionnaire is therefore seeking your views on four possible options:

- **A.** – A basic refurbishment of the towers to meet health and safety essential standards, paid for from the Housing Revenue Account.
- **B.** – A higher standard of refurbishment of the towers plus building new homes around them for local overcrowded families and other local residents in housing need; the additional refurbishment expenditure and the cost of the new council homes being partly met from the sale of new homes and partly from the Housing Revenue Account (HRA).
- **C.** – A mixture of refurbishment to the higher standard, and demolition of some, but not all, towers with a replacement of new homes for local overcrowded families and other local residents in housing need; the additional refurbishment expenditure and the cost of the new council homes being partly met from the sale of new homes.
- **D.** – Demolition of all four towers, and replacement with new homes; the additional cost of the new council homes, being partly met from the sale of new homes.

If Options B, C or D are chosen, we will work closely with residents to develop detailed plans for the new homes.

Continued overleaf.....

All of the options will have knock-on effects for the whole borough. Option one, for example, means all money will have to come out of the tenants' account (HRA), meaning it can't be used elsewhere for repairs and maintenance. Option B enables the possibility of extra money that can be used on the Ledbury Towers. Options C and D will take longer than A and B to deliver.

There will be enough homes for every tenant who wishes to return to the estate to be able to do that. Options A, B and C give tenants the option to return to the refurbished Towers at the same council rents, subject to the usual annual increases or decreases, that existing tenants in the Towers are being charged. Option C and D give tenants the option to return to newly built homes on the estate at new build council rents.

As we have explained in the questionnaire, the new build options have not yet been fully costed, because if any option is chosen that includes the building of new homes we will be working with you on the details. Any option that includes new build homes will increase the number of homes on the site of the Towers in line with planning policy. Most importantly it would mean that you would have the opportunity to return to brand new council homes, paid in part by the additional private homes.

There is a display in the Ledbury TRA Hall on the four options over the next two weeks. There will be an open meeting on Thursday 6 September 2018 at 7pm to hear about the options. Staff from Hunters will also be available at the Hall on the following days to discuss the options and answer any questions you may have:

- Thursday 30 August 2018 from 2pm until 8pm
- Thursday 6 September 2018 from 2pm until 7pm

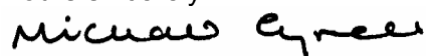
The attached questionnaire needs to be completed and returned, by Sunday 9 September 2018, in the prepaid envelope provided to Open Communities or completed on line at www.southwark.gov.uk/ledburytowersconsultations, or dropped into the box in the Ledbury TRA Hall. Your views from the questionnaire will then be reported to the councillors making the decision.

If you can not get out, please let your Resident Services Officer know, and they can collect the envelope from you to post into the box. The Resident Services Officers are:

- Bromyard House - Hema Vashi – Tel: 07852 766058
- Peterchurch House - Modupe Somoye – Tel: 07903 281390
- Sarnsfield House - Sharon Burrell – Tel: 07432 738774
- Skenfrith House - Sabdat (Sabi) Ibn-Ibrahim – Tel: 07984 144224

If you need advice or support with the questionnaire you can contact Neal Purvis from Open Communities, who is the Independent Tenant and Leaseholder Advisor for the Ledbury Estate. Neal Purvis holds drop in sessions for residents in the TRA Hall on Thursdays from 2pm to 4pm. Or if you would like to arrange a home visit you can contact Neal, or the rest of the Open Communities team, on 0800 073 1051.

Yours sincerely



Mike Tyrrell
Director of Ledbury Estate