



---

## Fw: NPCU/CPO/A5840/74092

---

**From** Katharine Reed <Katharine.Reed@southwark.gov.uk>  
**To:** Beverley Robinson <[REDACTED]@gmail.com>

14 April 2015 at 10:24

On Tuesday, April 14, 2015 10:24 AM, "Reed, Katharine" <Katharine.Reed@southwark.gov.uk> wrote:

Dear Ms Robinson

Thank you for your email below. The Council is preparing a response to your statement of case and will forward this to you as soon as possible. In the meantime we have prepared a folder of your paperwork which we will forward to the inspector and also make available at the Inquiry. Please note that your document OCD27 (Handbook for the structural assessment of Large Panel System Dwelling Blocks for Accidental Loading) is password protected and whilst we can read it on screen we have not been able to print a copy for the inspector. If you are able to provide a printed copy this will be helpful.

To deal with the points you have raised in your email below, and using your numbering, I respond as follows :

1. The Council does not have a copy of this document that is legible. We have been asked for it several times and have on each occasion responded to the effect that we do not have a legible copy.

2. The Stock Options Appraisal is one of the appendices to the Cabinet report you refer to. It is available on the Council's website on this link :

<http://moderngov.southwark.gov.uk/documents/s39330/Report%20Independent%20Housing%20Commission%20-%20Conclusions%20And%20Next%20Steps%20Following%20Community%20And%20Stakehol.pdf>

3. A Framework Delivery Agreement (ex RSL) in relation to the Mayor's Housing Covenant 2015 – 18 programme between the GLA and NHHT was entered into on 8 December 2014. There is as yet no funding agreement for loan funding which may be offered to the Aylesbury Estate from the GLA's Estate Regeneration Programme. Further details of the funding allocations and tenure types will be included in the council's full response to your statement of case and in the meantime the terms of the Framework Delivery Agreement can be viewed here :

<https://www.london.gov.uk/priorities/housing-land/increasing-housing-supply/mayor-housing-covenant-2015-2018>

4. We have spoken to Conisbee who have confirmed to us that the report has no appendices. The calculations referred to at paragraph 1.3.2 were used by the engineers writing the report and are not publicly available. The purpose of the report was to give recommendations and not to include detailed calculations. It should be noted that the report states at paragraph 1.3.2 "the important findings and conclusions from the calculations are included however in the main text of the report".

5. These appendices are now included in the Council's core document bundle and indeed were included by you in your objections bundle.

6. Revenue : Total expenditure to date of £14.7m (Management & Administration Master-planning, Communications, PFI, Development Partner Procurement, Feasibility Studies). NDC Grant received to named activities of £4.9m.

7. Capital Expenditure - Total expenditure to date is £32.1m. (Acquisitions £31.2m & Demolition £0.9m). NDC Grant received towards acquisitions of £13.6m. Both this figure and the figure in response to point 6 cover the period from September 2005.

8. We are unable to provide detail of the number of homes brought up to Decent Homes standard but suspect it was few, if any. We will update you if we find any further information. In terms of Warm Dry Safe works the amount spent to date on phase 1 is £2,128,679 On phase 2 £122,431. Total £2,251,110 For these purposes phase 1 means Taplow and Northchurch (excluding 57 – 76 Northchurch) and phase 2 means Calverton, Danesfield, Emberton, Gayhurst, Hambledon, Latimer and Missenden.

9. The council has recently commissioned Arup Associates to collect data on council stock in the borough; the findings set out that there are Large Panel System buildings on: the Ledbury Estate (Peckham) – 4 blocks each of 14 storeys; Abbeyfield Estate (Rotherhithe) – 1 block of 26 storeys; Osprey Estate (Rotherhithe) – 8 blocks each of 5 storeys. No further assessment (ie. regarding whether they conform to BRE Standards for LPS buildings) has been carried out as part of this review. Archive information on these buildings is not readily available.

10. 68 notices seeking possession/notices to quit under Ground 10 have been served on tenants since the decant process started in 2008/09. Only one of these notices resulted in legal proceedings. This figure does not include notices served for reasons unrelated to the regeneration (eg rent arrears). The information relating to the relocation of tenants and leaseholders on the estate was provided to the Aylesbury Leaseholders Group (via Gil Mutch) in August 2014 A further copy of the information (as at that date) is attached.

Your email and the comments at the bottom of it have been forwarded to the Planning Inspectorate who are responsible for organising the inquiry and its timetabling, and we await their comments In the meantime you will be aware that the Council intends to call six witnesses, all of whose evidence you have already received.

Presentation facilities will be available at the inquiry. The easiest way to arrange this is for the material to be on a USB stick.

You telephoned this morning about further copies of the proofs of evidence. I will arrange for further copies to be available at the Housing office for collection tomorrow.

Please let me know if you have any further queries.  
Regards  
Katharine Reed

Katharine Reed  
Specialist Lawyer, Property  
London Borough of Southwark, Legal Services

---

**From:** Beverley Robinson [mailto:[xxxxxxxxxxxx@yahoo.com](mailto:xxxxxxxxxxxx@yahoo.com)]

**Sent:** Friday, April 03, 2015 5:35 PM

**To:** Reed, Katharine

**Cc:** [dave.jones@communities.gsi](mailto:dave.jones@communities.gsi).

**Subject:** NPCU/CPO/A5840/74092

Dear Ms Reed,

Please find attached our Statement of Case ahead of the forthcoming CPO public inquiry ref: NPCU/CPO/A5840/74092

We would appreciate it if you would provide a brief written response to each of the points raised in our Statement of Case as soon as possible. This might enable us to resolve some of the disputed points beforehand, thereby allowing us to avoid taking up the Inspector's time with unnecessary debate at the inquiry.

Please also see the following link to download our zip file containing the documents we would like to be included in the Core Bundle: <https://www.dropbox.com/s/qhiqz80rk3j7x77/ObjectorsCoredocuments.zip>

We would appreciate it if you could incorporate this as a supplementary bundle into the list of contents and page indexing of the existing core bundle to make things easier for the inspector and for making easier reference to documents during the inquiry. We would also very much appreciate it if you could provide us and the inspector with a copy of this supplementary bundle with the page numbering included so that we are all referring to identical bundles.

In addition to responding in writing to our objections set out in our Statement of Case before the inquiry, we request the following information to be provided:

1. A legible version of the Nov 2004 Conisbee report included in the core bundle (CD25). We have requested a legible copy of this several times now. All versions that we have been provided with are illegible. This is a crucial document outlining details of the cost analysis figures upon which we understand the decision to proceed with the scheme underlying the Order was taken and is crucial to establishing whether the Order complies with legislative requirements.
2. The Stock Options Appraisal and Stock Condition Survey referred to in paragraph 6 of the recommendations in this July 2013 Cabinet report: <http://moderngov.southwark>.
3. Details of Notting Hill Housing Trust's funding for the scheme underlying the Order (Framework Delivery Agreement (FDA) or a Short Form Agreement (SFA)). These should include details of the £92m funding allocations Notting Hill has received from the GLA's Affordable Housing Programme; and all funding from its Estate Regeneration Fund; and details of the specific tenure mix linked to these funding allocations.
4. Paragraph 1.3.2 of the 2005 Conisbee report in the core bundle makes reference to a series of "**appendices used for the calculations.**" Please provide a copy of these appendices.
5. The 27 Sep 2005 Executive Committee report included in the core bundle is missing the appendices. Please add all appendices of this report to the bundle.
6. Please provide details of how much has been spent by the Council in total to date on progressing the Aylesbury regeneration scheme.
7. Please provide details of how much total capital expenditure has been spent on the entire estate since September 2005.
8. Please provide details of how many of the homes on the estate have been brought up to Decent Homes Standard. Also details of how much has been spent in total to date under the council's Warm, dry and Safe (WDS) programme on the Aylesbury estate.
9. Please provide details of the number of dwellings in the council's stock constructed using the Long Panel

System (LPS) construction method. Please provide details of whether any of these have been surveyed to see whether they conform to BRE standards for LPS buildings.

10. Details of how many Notices to Quit or Notices to Seek Possession have been served on Aylesbury tenants since the start of the decant. Details of where 'decanted' tenants and leaseholders have been relocated to.

May I also suggest that we agree a provisional schedule for the inquiry. We are planning to submit evidence from at least five expert witnesses and some of the individual objectors would like a chance to give oral evidence. It would be very helpful if you could provide an indication of how many witnesses you intended to call and approximately when we should advise our witnesses that they should attend the inquiry to give evidence. This would avoid unnecessary waiting around and confusion.

We would also like to inquire as to whether presentation facilities will be available at the inquiry for those expert witnesses wishing to present material.

I look forward to hearing from you regarding the above.

I have copied in the clerk to the Inspector in this email (Dave Jones) and would appreciate it if he could forward our attached Statement of Case to the Inspector dealing with the Inquiry.

Please don't hesitate to contact me should you have any questions.

Yours sincerely,

Beverley Robinson  
Aylesbury Leaseholders Group  
<http://halag.wordpress.com>