

Have your say...

Over the next few months the TMOs will be carrying out opinion surveys to find out what you think. It is important that we hear your views - it is your home and your choice.

Who to contact for help...



AWICS



AWICS have been appointed as Independent Residents' Advisor to the residents of the three estates currently involved in the proposals with LATMOS. AWICS can provide residents with free independent, accurate and complete advice to tenants, leaseholders and residents.

You can contact your Independent Residents' Advisor by:

- Visiting the website at www.awics.co.uk/View/page/ita_lambeth_latmos/
- Emailing Adrian.waite@awics.co.uk
- Telephoning the freephone helpline on **0800 028 8363**
- Texting **07971 321863**.
- Writing to: Adrian Waite at AWICS Limited, Appleby Business Centre, Bridge Street, Appleby in Westmorland, Cumbria. CA16 6QH.

Open Communities



Open Communities are the lead consultants on the project. The team is led by Tom Hopkins with Mal McGirr as the "on the ground" contact. You can contact Open Communities on their freephone **0800 073 1051**. If you prefer, you can email your question to enquiries@opencommunities.org

Alternatively, you can contact your Estate Office or the officers of your TMO.

Do you have a question you want answering?

If you have any worries, concerns or general questions about this plan at this stage, please contact Open Communities on their Freephone.

If you prefer, you can email your question to enquiries@opencommunities.org Alternatively, you can contact your Estate Office or the officers of your TMO.

**Open Communities
Freephone:**

0800 073 1051

ISSUE UPDATE

LAMBETH ALLIANCE OF TENANT MANAGEMENT ORGANISATIONS RESIDENT NEWSLETTER

Keeping it local



What it is about

LATMOS is formed by tenants and leaseholders to transfer the ownership and management of the housing to another landlord. LATMOS believes transfer is the best way of securing more investment in our homes, better services and a continuation of the TMOs. Our TMOs have a wealth of local knowledge and experience of delivering services. The change of landlord can only happen with the support of residents, so it will be your choice.

Welcome

'Welcome to the first issue of Update, the newsletter from LATMOS on the future of our housing service. It has been a while since we sent you information but that does not mean nothing has been happening. Although there have been some set backs we are now making good progress and this newsletter gives you the latest information we have.'

I know we all get masses of information posted through our doors but please do read this newsletter as it concerns you, your home and your future housing service.

If you have any questions, there are plenty of people who can help. See the back page for a list of contacts.

Finally, I would like to assure you that we are all working hard to make sure we secure the best housing future we can for everyone who lives on the Ethelred, Magdalen (METRA) and Thorlands estates.'

**Kathy Thomas
Chair of LATMOS**

Need help with this newsletter?

For translation contact:

For other formats, including Braille, large print, audio tape or computer disc, please contact: Tom.Hopkins@opencommunities.org or ring freephone **0800 073 1051**.

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Keeping it local

Project update

There are two main pieces of news on the plans to take on the ownership and management of the homes from the Council.

First, the project is now focussed on the Ethelred, Magdalen and Thorlands estates.

Second, because of the amount of money that needs to be spent on our homes and estates, it is not possible for LATMOS to take on the housing without help from an existing landlord. See inside for more details. This landlord would have to be a registered provider – in other words a not-for-profit social landlord registered with the Tenant Services Authority.



Why we need a partner...

When we first began along this path, the idea was to look at the possibility of the TMOs taking ownership of the housing from the Council and operating as a standalone landlord. However, now that we have more detailed information about the condition of the homes and the cost of repairing, improving and maintaining them, it is clear that we need to work alongside a partner landlord.

An independent firm of surveyors called Hunters looked at the homes on the three estates and assessed what needed to be done to them to meet the decent homes plus standard and to keep to that standard in the future. After this work was completed, our advisors, Tribal, compared the cost of this work (along with the other costs we would incur) with the income we would have available from rents and other sources.

The end result after all the valuation calculations were done is that we could not afford to do what needs to be done as a standalone landlord. This is why we need a partner and we are now looking at a process to select a preferred registered provider who would provide financial help. Once this is done, a detailed proposal can be put together for you to consider and vote on.



Moving forward

The current timetable is to advertise for potential partners in August/September. Those that make it onto the shortlist would then meet the TMOs, the Shadow Board and you, the residents, through open exhibitions on the estates from October onwards.

By December we hope to have selected our partner. This will be done by a panel including:

- The Shadow Board
- The independent residents advisor (non voting)
- Lead advisor (non voting)
- Council Liaison Officer (non voting).

The Shadow Board, the Council and the partner landlord would put together details of what would happen if the transfer goes ahead. This would provide you with details on rent levels, works to the homes, housing services, your rights and all the other information you need to make a decision in the ballot which we plan to hold in the second half of 2011.

For the transfer to go ahead, more than half of those voting in the ballot would have to be in favour.

Who's who?

The LATMOS Shadow Board has been set up for some time now. Its role is to look at the proposals from a future landlord's point of view. If a transfer goes ahead, the Shadow Board would become a full Board, with responsibility for many of the tasks currently delivered by the Council.

The Shadow Board is made up of six tenants and leaseholders, a councillor and three independent members. We hope to appoint one more independent when a partner registered partner is chosen. This person will ideally have a financial background to balance the skills we have on the board.

The Shadow Board Members are:

TMO nominees:

Ethelred

- Pauline Brand
- Kathy Thomas (Chair)

METRA

- Len Hebditch
- Henry Fergusson

Thorlands

- John Frankland
- Bridget Moloney

Other nominees:

- Joanna Bussell, a lawyer
- Mark Harrison, a local councillor
- Nimisha Patel, a housing practitioner
- David Prichard Jones, Lambeth resident.



Decent Homes explained

Decent Homes is the standard that the Government expects all council and housing association homes to meet. The proposed transfer would mean this standard could be met and improved upon within the 5 years. This would include carrying out improvements to kitchens and bathrooms, roof replacements and rewiring of homes and communal areas as necessary.

7 key facts...

On the successful completion of a transfer:

1. Your rent levels would continue to be set in line with the Government's policy, as they are now with the Council
2. Your entitlement to claim housing benefit would be the same
3. You would continue to have security of tenure – the right to carry on living in your home
4. Your Right to Buy your home would be preserved as a tenant transferring from the Council
5. Your home would be brought up to the Government's Decent Homes Plus Standard faster than it would with the Council
6. The Council would no longer be your landlord but the TMO would continue to be responsible for services locally.
7. If you are a leaseholder the terms of your lease would be protected.