

Cabinet Resources Committee

2 April 2014

Regeneration estates essential major works programme: discounted resident leaseholder charges

**I request to speak on item 11 at this CRC meeting.
I also request to speak on item 12 at this CRC meeting**

**Agenda Item 11
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2. RELEVANT PREVIOUS DECISIONS

- 2.1 Delegated Powers Report number 532 dated 9th May 2008
- 2.2 Delegated Powers Report number 1574 dated 8th February 2012
- 2.3 Delegated Powers Report number 1789 dated 8th October 2012

Can I have a copy of all these documents above and a written explanation as to what they mean and to what they appertain to please.

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3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

3.1

First sentence refers to the Corporate Plan 2013 to 2016 priority,

Q. How does the council expect to maintain the right environment for a strong and diverse local economy when many of the local people will be forced to sell up and move away due to the destructive and divisionary nature of the present Regeneration scheme?

Q. Can you name the Seven Major Regeneration Schemes across the borough, how many council dwellings they currently have and how many they will end up at the end of each scheme please?

Q. Can you tell me how these 3,000 new homes over the next 5 years. Will be classified as please, i.e. affordable rent, affordable to buy, shared equity, shared ownership, private sale?

Q. The Council's Housing Strategy 2010 to 2025 how is this strategy going to promote mixed communities?

And why is the Council's key objective?

3.2

Q. Can you please specify which properties were included in the Decent Homes Programme on the priority regeneration estates?

And can you also specify which regeneration estates were classed as priority estates and why they were classified thus?

And can you also explain why they other regeneration estates were not classified as priority estates?

Q. Can the Council please be specific as to what they classify as homes that are maintained to a reasonable standard?

And what the Council classify as a duty to ensure that homes are maintained to a reasonable standard?

And how long has this standard of maintenance been used by the council?

And any and all changes to this standard of maintenance?

The above is to include any and all dates and by whom please.

Q. Are they going to bring any and all vacant properties up to standard?

3.3

Council leaseholders are normally expected to pay towards the costs of works undertaken to their block and in accordance with the terms set out in the lease.

Q. How can any leaseholder be expected to know exactly what the terms of their lease is unless the council gives them an accurate description of their leases.

i.e. The lease holders need to know exactly what types of leases they have. They have only been given an A – G lease which they still do not understand.

The leaseholders need to know if they are Improving Leases or Repair Leases, can supply this information please?

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4. RISK MANAGEMENT ISSUES

4.2

Q. Will the council confirm or deny that the suspension/ slippages of the regeneration on the West Hendon estate since 2002 (12 years) has directly contributed to certain leaseholders having to vacate their properties due to them being unable to sell their dwellings at a 'No Scheme world' price due to the regeneration.

Q. Adding to that fact that their families having out grown the properties under term of either the room standard S325 or the space standard S326

Q. Will the council confirm or deny that resident leaseholders on regeneration estates will not benefit from the full economic benefit of major works?

Q. How does the council propose that absent leaseholders will see the full economic benefits of the new works being carried out on the regeneration estates?

4.3

If essential works are not carried out on these properties there may be health and safety risks?

Q. Does this mean that the council was unsure if there were any real risks?

Q. Can you specify all the inspections that were carried out to find and then confirmed all these alleged risks please?

The above also appertains to all five bullet points in this section.

5. EQUALITIES AND DIVERSITY ISSUES

5.1

Demographic analysis has shown that a higher proportion of households on regeneration estates are from Black and Minority Ethnic households than for the council housing stock as a whole.

Q. Can you explain why this has happened?

a) And when did it start?

b) And all of who authorised this course of action?

c) How long is it expected to continue?

d) Why is this course of action being taken?

e) What happens to all those affected by this course of action during and when the regeneration has been completed?

The above questions also apply to;

Households with families

And households with disabilities.

5.2

This might make it difficult to pay large major works service charges without them being discounted

Q. What exactly is meant by this statement?

5.3

How did the council come to such a high percentage figure of 84.5% of Council leaseholders on the regeneration estates are aged over 60?

Q. Which regeneration estates are they on?
And in what percentage?

5.4

Q. How will the council ascertain the correct knowledge and apply their ruling to the correct leaseholder?

5.5

Q. What does the council mean specifically when they state that Barnet Homes has consulted residents on the proposed discount policy?

Q. What specifically is the Performance Advisory Group?

And who specifically is in the Performance Advisory Group?

And who specifically took part in the unanimous agreement with the proposals?

a) Who formulated these proposals?

b) Who presented these proposals?

c) How were these proposals presented?

d) To who were they presented to?

e) When were they presented?

f) When were they presented?

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6. USE OF RESOURCES IMPLICATIONS

6.1

Q. Why is the discount only appertaining to essential health and safety related works?

And why is only appertaining to this formula?

6.2

Q. How specifically did the Housing Revenue Account come to the conclusion that not having a cap would result in unjustified subsidies?

6.3

Q. How specifically did they come to assume that a life expectancy of all works would only be twelve years?

Q. How long does the council expect each works to last for?

Q. Which works do they expect to reach the twelve year expectancy cap?

Q. Which works does the council expect to last less than twelve years?

Q. Why are the council doing works that are not expected to last more than twelve years?

6.4

Q. Why are leaseholders being billed for 90% of their estimated contribution at the point of works start?

Q. Why have all the discrepancies that have been pointed out to all parties on more than one occasion been taken into consideration?

Q. What will the council decide to do when many of the leaseholders decide not to take up either option?

Q. Will the council be prepared to listen to the leaseholders when they ask to meet and negotiate a different proposal that they have already attempted to put before the council before this document was formulated and put together?

Q. What specifically does At the point of sale, through a compulsory purchase order or voluntarily to the developer at the developer's request, the discount on the cost of the works shall be applied to resident leaseholders based on the formula above. Actually mean?

Q. Why has the developer been given the on whether or not a discount can be applied?

6.5

Q. How specifically was this option put together?

And by who?

And who decided that this option was acceptable?

Q. Why was the Leaseholders option not considered?

6.6

This paragraph is discriminating against individual non-resident leaseholders.

Q. Why is the council in its sole discretion considers only hardship?

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6.9

Q. Why is the most significant impact in Year 2016/ 17?

6.10

Q. It the regeneration is deferred for a period in excess of 12 years from the date of the works are carried out why is the leaseholder being penalised?

Q. Why is the Partnership not being held to account?

As it is their time table that they are working to not the leaseholders.

6.11

Q. Why has this paragraph been inserted?

Q. Is the council expecting some leaseholder's bills to be £1,000 or less?

And if so how many?

6.12

Q. What specifically is meant by securing efficiencies against the original estimated costs for the work?

7. LEGAL ISSUES

7.1

Q. Can you please furnish me with Section 1 of the Localism Act 2011.

Q. Can you specifically explain what Section 1 of the Localism Act 2011 means please

7.2

Q. Can you specifically explain what OJEC procured maintenance works contract is?

Q. Can you specifically explain the impact that OJEC procured maintenance works contract has on the regeneration estate?

And how this affects the discount formula?

9 BACKGROUND INFORMATION

9.1

This covers the structure of the building, the outside and all the shared (communal) areas.

Q. Why is (communal) in brackets?

Q. Can you be specific about the phrase the outside and all the shared (communal) areas?

9.3

There has been some slippage in the regeneration programme.

- Q. If there has been slippage in the regeneration programme it is because the Partnership board have failed to complete the regeneration within their own original time scale, why are the Leaseholders being penalised?
- Q. Why are the Partnership not being penalised?
- Q. Why has the council allowed the habitable condition of these properties to deteriorate to this state when they had a legal duty to keep the properties habitable via a regular maintenance programme?

Essential major works

9.4

- Q. You state a significant health and safety risk due to deterioration of key elements but have not stated exactly what they are, why not?
- Q. If you are not able to answer the above can you be more specific as to who can answer the above question?
- Q. If you can you list them for me please.
This covers all six bullet points

9.5

- This paragraph is non-specific, as the council themselves have stated there are allegedly seven different types of leases that cover different conditions.
- Q. Could you please specify which type of lease you state is covered by this statement?
And exactly where it is stated on each type of lease covered by this statement please?
 - Q. Can you also clarify if the leases that have been issued to the leaseholders on the West Hendon
 - Q. Estate where specific to that estate?
 - Q. If yes why?
 - Q. If no, are they the same throughout the borough?

Discounts for resident leaseholders on regeneration estates for essential major works

9.6

- This policy does not apply to non-resident leaseholders, although in exceptional circumstances; This statement is very prejudicial in that it implies that it is the only person/ body that knows what hardship is.
- Q. Can the council be specific about what this statement means please?
 - Q. What specifically this statement covers?
 - Q. Who this statement covers?
 - Q. Why this statement only covers them?
 - Q. Who decided that these were the only exceptional circumstances?
 - Q. How did they come to that conclusion?
 - Q. What consultation did they carry out prior to this decision?
 - Q. What is meant by hardship?
 - Q. How does a leaseholder demonstrate hardship?

9.7

- The council clearly states that resident leaseholders on regeneration estates will not receive the full time benefit of the works.
- Q. Does this statement imply that non-resident leaseholders will receive the full time benefit of the works?

- Q. If yes why will they receive the full time benefit of the works?
- Q. If no, are they going to lose out just the same as resident leaseholders?
- Q. Why are the leaseholders not getting the correct formula when it comes to calculating the lifetime of each and every individual works being carried out on the estate?
- Q. Who made the decision that it was an agreed formula when it had not been agreed by the leaseholders that the council are trying to implement the costs onto?
- Q. Why hasn't a much fairer formula produced by the leaseholders been discussed?
- Q. Is each and every single block on the West Hendon Estate receiving the same works?
- Q. If yes why?
- Q. If no, why not?

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9.8

This formula is incorrect and needs to be re-worked.

- Q. Who actually worked out this formula?
- Q. What did they actually base this formula on?
- Q. Who did the council consult with to conclude and decide upon this particular formula?
- Q. Is it a new formula?
- Q. Has this formula been used elsewhere on other estates?
- Q. If yes which estates and where?
- Q. If yes what dates were they introduced?

9.9

This is considered to be a reasonable number of years of use to expect a leaseholder to contribute fully to the costs of the works.

- Q. Who considered this to be a reasonable time period?
- Q. When was this consideration taken?
- Q. How much consultation took place prior to this consideration being taken?
- Q. Who took part in this consideration process?
- Q. Exactly what was the consideration process taken?
- Q. Did the fact that the Housing Revenue Account perceived giving some or all leaseholders an unjustified subsidy influence the consideration in any way?
- Q. If yes how?
- Q. If not why not?

9.10

Limiting the cap off date to 12 years is very restrictive and does not to my understanding benefit any and all leaseholders that fall foul of any delays by the developer, but merely adds to the leaseholders costs.

- Q. Can you please be specific on how this 12 year cap off date benefits all leaseholders?
- A. And why any leaseholder who is still living on the estate past the 12 year cap off date will get penalised?
- Q. Why is the developer not being penalised?
- Q. If yes how?

9.11

- Q. Why is this statement in this document?

9.12

- Q. Describe exactly what the council would accept as in cases of genuine hardship? To allow the council to add the discounted amount payable as a charge on the property to be recovered through a reduced compensation amount when it is compulsorily purchased.

Q. And how the council would introduce and monitor these cases?

Monitoring

9.13

Q. How exactly will Barnet Homes monitor the implementation of the proposed policy?

Q. Who exactly will Barnet Homes use to monitor the implementation of the proposed policy?

Q. How exactly will Barnet Homes monitor the implementation of the proposed policy be monitored?

10. LIST OF BACKGROUND PAPERS

10.1

Q. Can you tell me what JH stands for please?

Q. Can you tell me what BH stands for please?

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Introduction

First paragraph

This policy aims to address the perceived unfairness of high major works charges for resident leaseholders

Q. Who realised that although these costs are unfair for resident leaseholders, they are perfectly fair for absent leaseholders?

Q. Why did the council realise this?

Q. Is this standard council policy?

Second paragraph

The policy recognises that due to unavoidable slippage in the regeneration programme

Q. Can you explain how this was unavoidable please?

Q. Was this due to the absent leaseholders?

Q. Was this due to the resident leaseholders?

Q. Was this due to the freeholders?

Q. Was this due to the secure tenants?

Q. Was this due to the non-secure tenants?

Q. Was this due to the Metropolitan non-secure tenants?

Q. Was this due to the tenants renting some of the leasehold dwellings?

Q. Was this due to Barretts?

Q. Was this due to Metropolitan?

Q. Was this due to LBB?

Q. Was this due to Barnet Homes?

Q. If yes to any of the above please specify the reason/s?

Q. If yes to more than one above please state all that was responsible for the slippage?

Q. If yes to more than one above please state all the reasons that was responsible for the slippage?

Q. How many slippages were there?

Q. How long did each slippage last for?

Q. Was any and/ or all works deferred because of the regeneration works?

Q. If yes which ones any and/ or all works deferred because of the regeneration works?

Q. If yes since when was any and/ or all works deferred because of the regeneration works?

Third paragraph

Q. What is meant by this statement can you please be more specific?

Fourth paragraph

- Q. Please be more specific about each and every bullet point?
- Q. How often should each and every bullet point be inspected?
- Q. Who inspects each and every bullet point?
- Q. Who holds the inspection records?

Sixth paragraph

- Q. Can you please be more specific on each and every bullet point?

Seventh paragraph

- Q. Can Barnet Homes be specific about the content of this statement please?
- Q. Can Barnet Council be specific about the content of this statement please?

Eighth paragraph

- Q. Can you please clarify this statement as it makes little sense?

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Objectives of the Policy

- (a) This needs to be more specific as everything mentioned in this statement is very vague and I have no idea what LBB are covering in this statement?
- (b) Again as with above very vague and gives no clarity as to how this statement actually works in the best interest of the customer?
- (c) Can you please furnish me with all relevant Legislation relating to each and every Repairs and Health and Safety Duties of Barnet Homes?
- (d) Can you clarify when LBB and Barnet Homes decided to implement this statement please?
- (e) Can please clarify how Barnet Homes are actually going to implement and monitor this statement please?

Qualifying Criteria

- (a) Can you please specify essential major works?
And exactly what legislation Barnet Homes needs to meet?
Can you furnish me with every piece of legislation that appertains to this statement please?
- (b) Can you please specify why you have inserted this statement please?
- (c) Exactly what other projects does this statement refer to please?
Please name all projects covered by this statement and of;
Proposed start dates?
Actual start dates?
- (d) This paragraph is discriminating against the majority of this entire estate in one way or another. Knowing about the regeneration on the open market did/ does not give leaseholders any extra knowledge as to what major works that Barnet Council/ Homes intend/ intended to carry out. Why has this clause been inserted into this policy?

Knowing about the regeneration on the right-to-buy scheme did/ does not give leaseholders any extra knowledge as to what major works that Barnet Council/ Homes intend/ intended to carry out. Why has this clause been inserted into this policy?
What exactly is meant by reasonably assumed?
What is meant by the pre-assignment enquiry?
- (e) Agreed.
- (f) Again this statement needs much more clarity as one minute this policy states no exemptions for non-resident leaseholders and in another section it states that there is.
Can you please clarify?

Applying the Discount

First paragraph

- Q. When will these consultations take place?
- Q. How will these consultations take the format of?
- Q. Who will be involved in these consultations?
- Q. Where will these consultations take place?
- Q. Why are bills being sent to leaseholders containing items which they will not have to pay for?
- Q. When will LBB & Barnet Homes enter into real and meaningful consultative meetings with all persons affected?
- Q. Why are the leaseholders being billed at the start of works when LBB & Barnet Homes (BH) know that the bills will change drastically?
- Q. Is LBB & BH going to re-use any and/ or all the new works installations in other parts of the estate (i.e. Marriotts Close, Marsh Drive) when the first blocks are demolished to keep costs to a minimum?
- Q. If not why not?
- Q. If yes can you give more details please?

Second paragraph

This statement does nothing of the sort.

Third paragraph

Option 1 is clearly beyond the vast majority of leaseholders.

- Q. Can LBB & BH please justify the prejudice that this statement makes?

Option 2 is even worse.

2nd paragraph

- Q. Can you please be specific about LBB & BH meaning of the two words perceived and anticipated?

3rd paragraph

- Q. Can you please be specific about LBB & BH meaning of the two words anticipated and lifespan?

5th paragraph

- Q. Why has LBB & BH decided that any slippage is the fault of the leaseholder?
- Q.* Can you be specific about this sentence please?

6th paragraph

- Q. Can you be more specific with this statement please?
More details are needed before I can make an informed opinion.

First paragraph

- Q. Can you be more specific about this statement please?

The formula

First paragraph

- Q. Can you be more specific about this statement please?

Paragraphs two, three, four, five, six & seven are unacceptable and need to be reconfigured.

Eighth paragraph

This paragraph needs clarification.
Could does not mean it will.

Ninth paragraph

This statement is unreasonable and needs further investigation and negotiation.

Tenth paragraph

Yet again another prejudicial statement against the leaseholders with access to little and no monies in favour of the planners and developers that have access to a staggering amount of money.

Q. Why are LBB & BH continuing to follow this unfair policy?

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Monitoring Performance

First paragraph

Q. Please be more specific about what exactly is a Covalent management information?

Q. How will it be used?

Q. Why is it being used?



Cabinet Resources Committee

2 April 2014

Regeneration estates essential major works programme: discounted resident leaseholder charges

**I request to speak on item 11 at this CRC meeting.
I also request to speak on item 12 at this CRC meeting**

1. RECOMMENDATION

1.1

(i) The residents had no idea that this amendment was still up for negotiation when it was presented to the RRG committee only.

2. RELEVANT PREVIOUS DECISIONS

2.1

Could you furnish me with all the...Relevant background papers between July 2005 and July 2013 please?

And the report to Cabinet Resources Committee, 16 December 2013, item 11.

2.2

Can you please furnish me with all relevant documentation appertaining to paragraphs **1, 2 & 3** as I am unable to make any comments without first being in possession of all said documentation?

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

3.1

Q. Can you please be more specific as I do not know what this statement means?

- Q. Can you please be specific about all six bullet points (other five on page 121) i.e?
- Q. Also what impact is having on the West Hendon community now?
- And what final impact will it have on the West Hendon Community when the regeneration has been completed?

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3.2

First paragraph

Q. Can you be more specific about this strategy also supports the Sustainable Community Strategy for Barnet 2010-2020 please?

- Q. Can you please be specific about all three bullet points i.e?
- Q. Also what impact is having on the West Hendon community now?
- And what final impact will it have on the West Hendon Community when the regeneration has been completed?

3.3

Q. Can you be more specific the regeneration scheme also complies with strategic objectives in the Council's Housing Strategy 2010-2025 please?

- Q. Can you please be specific about all three bullet points i.e?
- Q. Also what impact is having on the West Hendon community now?
- And what final impact will it have on the West Hendon Community when the regeneration has been completed?

4. RISK MANAGEMENT ISSUES

4.1

Can you please explain this sentence as far as I am aware this bridge is listed and cannot be touched?

The same as I understand it goes for the land directly on each side of the bridge?

5. EQUALITIES AND DIVERSITY ISSUES

5.1

Q. Can the council please explain how we the residents of West Hendon are supposed to accept this false statement when you doing the complete opposite with the regeneration scheme?

Q. How is putting two high blocks of flats (one 29 storey and other 26 storey) directly along the water line on **YORK MEMORIAL PARK?**

LBB has committed the ultimate cardinal sin by deliberately destroying a WAR MEMORIAL just because it is tucked away amongst a Social Housing Estate.

SOCIAL CLENSING at its WORST

YORK MEMORIAL PARK is a WAR MEMORIAL left to REMEMBER all those that LOST their LIVES during the SECOND WORLD WAR

This is just one very important example close to the community's hearts. There are too many other examples to mention within the short time frame that I have been given.

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5.2

- Q. I challenge LBB & BH to justify this statement!
- Q. Why are LBB & BH directly discriminating against non-secure council tenants currently residing on the West Hendon Estate?

- Q.** Why are LBB & BH directly discriminating against secure council tenants currently residing on the West Hendon Estate?
- Q.** Why are LBB & BH directly discriminating against non-secure tenants currently residing on the West Hendon Estate?
- Q.** Why are LBB & BH directly discriminating against absent leaseholders on the West Hendon Estate?
- Q.** Why are LBB & BH directly discriminating against leaseholders currently residing on the West Hendon Estate?
- Q.** Why are LBB & BH directly discriminating against freeholders currently residing on the West Hendon Estate?
- Q.** Why are LBB & BH directly discriminating against non-secure tenants currently residing on the West Hendon Estate?
- Q.** Why are LBB & BH allowing Metropolitan to directly discriminate against their non-secure tenants currently residing on the West Hendon Estate?

5.3

All the above questions apply to this paragraph?

5.4

- Q.** How long are these Guardians expected to occupy these properties?
- Q.** How are these Guardians going to be monitored to ensure they do not cause issues/ problems for resident on the estate/ the estate itself?

5.5

Q. Can you please furnish me with all relevant documentation appertaining to this paragraph as I am unable to comment without the correct information?

5.6

Q. Can you furnish me with accurate documentation appertaining to this paragraph please?

5.7

Can you please furnish me with the Environment Statement dated March 2013 that was submitted. With the addendum to said document provided in June 2013.

Q. Can you please explain what the last sentence means?

5.8

Q. Can you please explain what this paragraph is supposed to mean?

5.9

Q. Can you explain what this paragraph is supposed to mean please?

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5.10

- Q.** Can you be more specific about the first sentence please?
- Q.** Can you be specific about the last sentence please?

5.11

- Q.** What was the health impact assessment?
- Q.** When was the assessment done?
- Q.** Who did the assessment?
- Q.** Who was the assessment done on?

- Q. Where was the assessment done?
- Q. What was the result of the assessment?
- Q. Can you furnish me with the documented details please?
- Q. Are there likely to be any more assessments done?

If yes then please apply all the above questions to new/ proposed assessment

5.12

I take great offence to the last statement in this paragraph!!!

- Q. I demand that the LBB & BH back the statement up with hard and proven documented evidence?
- Q. I also demand a written statement from LLB & BH as to how they come to this very insulting conclusion?

5.13

- Q. I refer you to 5.11 and request that you furnish me with all associated questions appertaining to this paragraph please?

5.14

- Q. I refer you to 5.11 and request that you furnish me with all associated questions appertaining to this paragraph please?

5.15

I totally disagree with this entire statement.

Significant improvement from current conditions including improvements to the communal areas, footpaths and road safety, in particular the removal of the current high traffic use of Perryfield Way. Could have all been accomplished without any regeneration programme and would have supplied a substantial lot more social (council) housing that could easily have catered for all the current non-secure council, non-council and metropolitan non-secure tenants.

The significant improvements to the quality of recreational and play space (which is being significantly reduced in both size and shape of our current **YORK MEMORIAL PARK** and the predicted density of expected population because of the concrete towers that Barretts and Metropolitan are building on **YORK MEMORIAL PARK**) and access to nearby recreation areas, such as Brent Reservoir and West Hendon Playing Fields (again access now restricted indefinitely because of the regeneration works), could also have been done years earlier had it not been for the regeneration programme.

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7. LEGAL ISSUES

7.1

- Q. Can you please furnish me with the documentation mentioned in the first sentence please?
- Q. Was the rights of **YORK MEMORIAL PARK** acquisitioned in any or all of phases **3, 3a, 3b, 3c**?

7.2

- Q. Can you please clarify what is meant by this first sentence?
- Q. Can you please furnish with the all the saved policies from the London Borough Barnet UDP 2009, the Adopted Core Strategy 2012 and within the associated Development Plan Documents (DPDs)?

7.3

The estate was constructed in the late 1960s. And would be capable of standing for another 100 years had the LBB continued to service and maintain the estate properly.

- Q. Can you please define all five bullet points below?
- Q. Bullet point four: Clarity on this statement please?
- A And why this has happened?

Q. Bullet point five: Clarity on this statement please?

And why this has happened?

7.4

Again I find it incredible that LBB and or BH can make such a broad and false statement when they know that although the new build will be new.

The current West Hendon estate residents will be forcibly moved from a green and tranquil environment on the West Hendon Estate.

On to a traffic island that is **NOT ON** the **WEST HENDON ESTATE** facing the back of shops (No green surroundings),

Kitchen windows and/ or balconies facing scruffy exhaust pitched brick walls,

With constant heavy traffic noise, abusive language at all times of the day and night,

Sirens screaming up and down the Broadway,

Toxic paint and exhaust fumes from the garages,

And constant rat, mice, pigeons, flies, fleas and cockroach pest infestation because of the businesses.

Q. Can you tell me how the above list is better health wise?

Q. Safety wise?

Q. And stress wise?

Q. Than staying put in the green and tranquil surroundings that they already enjoy on the West Hendon Estate with Easy, Healthy, Safe and Stress free access to **YORK MEMORIAL PARK?**

7.5

Q. Can you be more specific please?

7.6

Q. Can you please furnish me with the relevant documentation appertaining to this paragraph?

Q. Can you please be more specific about this paragraph?

Q. Explain the New Rights?

Q. Explain which lands?

Q. Where the lands are?

Q. Which area the lands cover please?

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7.7

Q. Can you explain this whole paragraph in more specific detail please?

7.8

Q. Can you please furnish me with the Circular 06/2004 "Compulsory Purchase and the Criche Down Rules"?

The existing housing stock is outdated and does not meet current environmental and building standards.

The existing housing stock is not outdated and is the envy of many social tenants because of its unique design and its large internal light and very spacious rooms.

And with the exception of Franklin House could have been brought up to current environmental and building standards (cebs).

Q. Can LBB & BH be specific as to each and every cebs they have referred to?

Q. Can LBB be specific as to why they decided that they cannot reach each and every cebs they have referred to please?

Yet again I have to totally disagree with this statement referring back to 7.4 all the LBB are doing is demolishing one of the best estates in London if not the country, destroying the present community, decimating the current green and tranquil surroundings, **DECICRATING a WAR MEMORIAL** by building on **YORK MEMORIAL PARK** and building a modernised SLUM.

This raises even more question such as;

- (a) What are the youngsters supposed to do with themselves in the Partnerships concrete metropolises?
- (b) What job opportunities?
- (c) What training?

Training to be Maids and Butlers so they can get low paid menial service jobs with no pension or job security serving the rich and often absent Penthouse Owners of the new to be West Hendon Metropolises.

Perhaps they could train to be gardeners' and look after the green postage stamps that they all end up with.

The updated housing stock (not community friendly) will mostly be private and out of reach of the current average West Hendon Resident.

I suppose I could always open an abseiling and paragliding shop with a fracture clinic attached?

7.10

Q. Can you please furnish me with all the relevant documentation appertaining to this paragraph?

7.11

Q. Can you please be more specific on all ten bullet points as I understand that some have now been shelved?

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7.12

At present properties within the Estate fail to meet Decent Homes Standard.

If the council had invested in the West Hendon Estate when they were asked to instead of trying to privatise the estate the estate would have met the Decent Homes Standard and all building works would have been completed years previous.

Leaseholders would not now be facing massive costs for new works that should have been completed over a decade ago.

Tenants and Leaseholders alike would not still be facing horrendous Health and Safety Issues as a direct result of the council cutting back on maintenance programme on the estate.

A third of the resident community on the West Hendon would not be now facing insecurity by LBB & BH.

The whole of the West Hendon Estate Community could have been carrying on with their lives instead of still having them put on hold, many into the next decade.

7.13

- Q.** Can you explain this paragraph in more detail please?
- Q.** Can you please furnish me with the relevant documentation appertaining to this paragraph?
- Q.** This is to include;
- Q.** Article 1
- Q.** Article 8

7.15

- Q.** Can you please furnish me with a copy of Article 6: right to a fair hearing?

8. CONSTITUTIONAL POWERS

8.1

- Q.** Can you please furnish me with a copy of the constitution appertaining to this paragraph?

9. BACKGROUND INFORMATION

9.1

- Q.** Where can I get sight of this meeting in 16 December 2013 please?

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9.2

- Q.** Can you furnish me with a copy of this drawing spec please?

10. LIST OF BACKGROUND PAPERS

- Q.** What do the initials JH stand for?
- Q.** What do the initials AK stand for?

I thank you for your assistance in the above information requested

All words or sentences underlined are part of the council document

Ms Jasmin Parsons

62 Marsh Drive NW9 7 QF.