

# Forest Hill, Sydenham & Perry Vale

Stock transfer news from L&Q



Issue: 05  
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## Will your rents go up?

**A few people have told us that they can't believe that L&Q can do all these works without raising the rents significantly.**

We promise that on day one of transfer, you will continue to pay the same rent to L&Q that you would have paid to Lewisham Council.

The Government has laid down rules for both councils and housing associations to reach a rent that is the same for equivalent properties in the same area. This is called "target rent".



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Under these rules, the maximum weekly rent increase that a landlord can charge each year will be inflation plus 0.5% plus up to £2 until the target rent is reached.

**But** L&Q has promised that the annual rent increase for existing secure and introductory tenants will be **no more than** inflation plus 0.5% plus **£1 per week**.

**L&Q are committed to improving homes with money we have already set aside. Lewisham Council will make sure that we stick to all our promises set out in the Offer Document you received back in October ●**

# A promise kept

**Secure and introductory tenants in Forest Hill, Sydenham & Perry Vale will soon receive ballot papers for the stock transfer. L&Q is offering to invest over £30m in homes in Forest Hill, Sydenham & Perry Vale over the first five years following transfer and it is important that you know that we will be legally bound to our offer to residents and that we will keep our promises if the transfer goes ahead.**

The Lewisham Park Towers (opposite Lewisham Hospital) transferred to L&Q in 2007. Since then L&Q has invested almost £6m in resident's homes and we have completely regenerated the estate, including refurbishment of communal areas, garages, lighting and security. This has all been done in consultation with residents.

We've kept our promise to Lewisham Park residents and, despite a commitment to complete the works in five years, the programme is actually going to be completed in less than three. 100% of tenants' homes now meet the decent homes standard with new bathrooms and kitchens installed.



**'My friends have all commented on how lovely my property is now. It looks like a private block'**

Ms Godley, Lewisham Park resident

If the stock transfer goes ahead, L&Q will take over ownership and management of residents' homes and will complete decent homes works within **two years of transfer**. We'll also be spending **£3m** on improving the environment in Forest Hill, Sydenham & Perry Vale.

## **Our commitments to you include:**

- Decent Homes works such as windows, kitchens, bathrooms, heating, wiring within two years of transfer
- On day one of transfer you will pay the same rent to L&Q that you would have paid to Lewisham Council
- A local Neighbourhood Services Officer who can deal with tenancy queries and changes
- Ensuring you keep your tenancy rights including right to buy and succession
- A specialist anti social behaviour team
- Investment in your local community
- We will be legally bound to our commitments and monitored by Lewisham Council to ensure we meet our promises to you
- Maintaining L&Q's excellent track record

Our recent successful stock transfers also include Grove Park which transferred over to L&Q in July 2008. Improvement works at Grove Park are now well underway and in a recent survey 83% of residents said they were happier with L&Q than they were with Lewisham Council.



**'I have received an excellent service from L&Q's staff and their contractors since the transfer'**

Ms Smith, Grove Park resident

**We look forward to working with you to make our promise a reality ●**

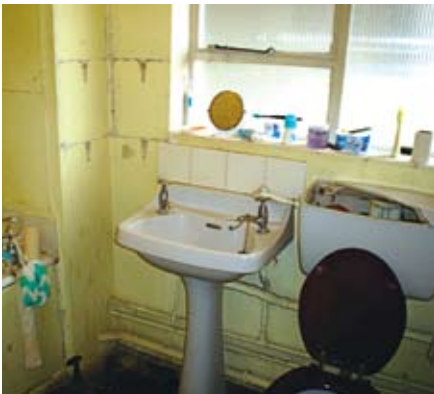
## Lewisham Park improvement works...

(Opposite Lewisham Hospital)

### Before



### After



Environmental improvement works including landscaping and fencing.

## Still undecided on how to vote?

If you still haven't decided how to vote on the stock transfer, contact your independent tenant advisor, **SOLON** on **0800 884 0800** for impartial advice on any aspect of the proposal and L&Q's offer to residents ●



## Don't forget to vote!

If you are a secure or introductory tenant you are eligible to vote on the stock transfer proposal. If you have a joint tenancy you both can vote. There are a number of ways to vote:

By post, by phone,  
by internet and by text



The ballot will be independently administered by the Electoral Reform Service.

To find out more contact your independent tenant advisor, **SOLON** on **0800 884 0800**



### L&Q DVD hamper winners

Mrs Margaret Lupton of Sydenham is pictured holding her £30 Marks and Spencer hamper which she won for being one of the first ten to respond to the competition after watching her L&Q DVD. Other winners were Denis Morgan of Forest Hill, Mr & Mrs Grigsby of Sydenham, Ian Smith of Forest Hill, Yolanda Welch of Forest Hill, Donna Goodacre of Forest Hill, John Reed of Forest Hill, Miss V Chalk of Sydenham, George Douras of Sydenham and Mrs Jones of Perry Vale ●

# The L&Q team working for Forest Hill, Sydenham & Perry Vale

We have a dedicated stock transfer team who are working directly with residents throughout the process.



Centre of picture **Caroline Boguzas**, Assistant Director of Economic Regeneration and Stock Transfer; **Nicola Roye**, Stock Transfer Manager and **Grant Blowers**, Stock Transfer Coordinator are here to answer your questions about the

proposed stock transfer.

You will be regularly updated through newsletters, our website and events held in your area ●

## L&Q Stock Transfer Team

Call us free on 0800 988 8242  
or email [foresthill@lqgroup.org.uk](mailto:foresthill@lqgroup.org.uk)

## SOLON Independent Advisor

Call us free on 0800 884 0800

## Lewisham Council

Steve Couzens 020 8314 8137



إذا كنت تود الحصول على نسخة مترجمة من أي من تلك المستندات، فمرجو الاتصال بأحد العاملين. ويمكن لخدمة الترجمة التي نقدمها التحدث إليك بلغتك وتوضيح مضمون هذا المستند، ثم يمكنك بعد ذلك أن تقرر ما إذا كنت تحتاج ترجمة تحريرية كاملة.

如果我们的文件中有需要翻译的，请向工作人员询问。我们的翻译服务能用你们语言来交谈，向你解释文件是有关什么事情的。然后你能决定你是否需要一份全的书面翻译文本。

ਜੇ ਤੁਸੀਂ ਸਾਡੇ ਦਸਤਾਵੇਜ਼ਾਂ ਵਿੱਚੋਂ ਕਿਸੇ ਦਾ ਵੀ ਅਨੁਵਾਦ ਚਾਹੁੰਦੇ ਹੋ, ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਅਸਲੇ ਦੇ ਕਿਸੇ ਸੈਂਬਰ ਨੂੰ ਪੁੱਛੋ। ਸਾਡੀ ਅਨੁਵਾਦ ਸੇਵਾ ਤੁਹਾਡੇ ਨਾਲ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿੱਚ ਗੱਲ ਕਰ ਸਕਦੀ ਹੈ ਅਤੇ ਤੁਹਾਨੂੰ ਸਮਝਾ ਕਦੀ ਹੈ ਕਿ ਦਸਤਾਵੇਜ਼ ਕਿਸ ਬਾਰੇ ਹੈ। ਤਦ ਤੁਸੀਂ ਫੈਸਲਾ ਕਰ ਸਕਦੇ ਹੋ ਕਿ ਕੀ ਤੁਹਾਨੂੰ ਪੂਰੇ ਅਨੁਵਾਦ ਦੀ ਲੋੜ ਹੈ ਜਾਂ ਨਹੀਂ।

Haddii aad rabto qaar ka mid ah dukumentiyadayada in lagu turjumo, fadlan ka codso mid ka mid ah shaqaalaha. Adeegayaga turjumaadu wuxuu kugula hadli karaa luqadaada waxaanu kuu sharixi karaa waxa dukumentigu yahay. Markaa waxaad go'aan ka gaari kartaa bal in aad u baahantahay turjumaad qoran oo buuxda.

Belgelerimizi tercüme ettirmek isterseniz, lütfen personelden rica ediniz. Tercüme hizmetlerimiz ana dilinizde sizinle konuşarak belgenin ne hakkında olduğunu size açıklayabilir. Ardından tam yazılı tercüme isteyip istemediğinize karar verebilirsiniz.

আপনি যদি আপনার কোন নথি অনুবাদ আকারে চান, তাহলে অনুগ্রহ করে, একজন কর্মীকে তা বলুন। আমাদের অনুবাদ পরিষেবা আপনার সঙ্গে আপনার ভাষায় কথা বলতে পারে এবং এই বিবরণটি কি সম্বন্ধে তা আপনাকে জানাবে। তখন আপনি স্থির করতে পারেন যে আপনি এই নথির পুরো অনুবাদ চান কিনা।

اگر آپ کو ہمارے کسی بھی دستاویز کا ترجمہ درکار ہو تو، براہ کرم عملے سے طلب کریں۔ ہماری ترجمانی کی خدمت آپ سے آپ کی زبان بات کر سکتی ہے اور اس بات کی وضاحت کر سکتی ہے کہ دستاویز کس چیز کے بارے میں ہے۔ پھر آپ فیصلہ کر سکتے ہیں کہ آیا آپ کو مکمل تحریری ترجمے کی ضرورت ہے۔

Si vous souhaitez obtenir une traduction d'un de nos documents, veuillez contacter un membre du personnel. Notre service de traduction pourra vous parler dans votre langue et vous expliquer le contenu de ce document. Vous pourrez alors décider si vous avez besoin d'une traduction écrite intégrale.

## Get involved

Fill in this form if you have any comments or would like to be part of a group of residents planning the future of Forest Hill, Sydenham & Perry Vale.

Name	Telephone	Email
Address		
Comments / Suggestions		

Information provided will be treated in the strictest of confidence.

Return the form to Grant Blowers, London & Quadrant Housing Trust, FREEPOST LON19206, SE18 4ZY