

# Forest Hill, Sydenham & Perry Vale

Stock transfer news from L&Q



Issue: 04  
October 2009

## Counting down

**Remember, the stock transfer has NOT yet taken place. The results of L&Q's summer consultation (more of that inside) will go towards the Offer Document, which is the agreement between L&Q, the Council and you, the residents. So what happens now?**

### Inside this issue...

Counting down: the stock transfer timetable over the next few months

Still not sure what stock transfer is?

Take one! Residents to receive a DVD

L&Q's consultation with you

Show homes: come and visit one of our popular show homes



The Offer Document is currently being written, and once the content has been agreed, it will go to the Mayor of Lewisham, Sir Steve Bullock, and the Cabinet to read and make any comments. It will then be printed and sent to the Council's Scrutiny Committee so that other councillors can read it and make further comments if needed.

If it's then agreed by Scrutiny, it will be sent out to residents week commencing **26 October, giving residents 28 days to read it until 23 November**, and make any comments themselves (this is called Stage One).

### December

The residents' comments are fed back to the Mayor and Cabinet for further discussion and comment. Mayor and Cabinet will then need to give the go ahead before the ballot can take place.

### January

Ballot papers will be sent out to eligible tenants (tenants who are on secure and introductory tenancies) in early January giving them a chance to vote on whether they want the transfer to take place. This voting period is also for 28 days, and is known as Stage Two.

### February

In early February the result will be known, and if it's a positive ballot, the transfer will take place late spring to early summer 2010.

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## Offer Document timeline



Offer Document is currently being written.

Offer Document to Mayor of Lewisham and Cabinet for review and comment.

Once agreed, Document goes to the Council's Scrutiny Committee for further comments.

Offer Document sent to residents week commencing **26 October** for 28 day consultation until **23 November** period known as Stage One.

**Residents comments fed back** to Mayor and Cabinet in December.

Ballot papers sent to tenants beginning of **January** to vote on the transfer, which lasts for 28 days known as Stage Two.

Results known in early **February**.

If positive ballot, transfer takes place **late spring to early summer 2010**.



## Still not sure what stock transfer is?

Perhaps you've just moved into the area, or maybe you're still not too sure what stock transfer means?

### What it is:

- It means **your** property, along with 1700 others, will be **owned** and **managed** by L&Q. Tenants will **stop** being tenants of Lewisham Council, and will become tenants of L&Q.
- Tenants will pay their **rent** to L&Q, will have their property **repaired** by L&Q and will have their homes **improved** by L&Q.
- L&Q will own the **freehold** of **leasehold** properties.
- **Leases** will remain the same.

### What it isn't:

- L&Q is **not** another management agent on behalf of Lewisham Council. Properties will **cease** being owned by Lewisham Council and will be **owned** by L&Q.

Remember, tenants will have the opportunity to vote on whether properties are transferred to L&Q or stay with Lewisham Council. Transfer will only happen if the majority of those who vote, vote yes ●

## Take one!

Over the summer L&Q have been busy filming so that you can find out a lot more about the stock transfer, and what's in it for you. You'll get a copy of it within the next few weeks, so please do take the time to sit down and watch it; you'll also have the opportunity to enter our competition to win a Marks & Spencer Christmas hamper!



**If for what ever reason you can't watch the DVD, please get in touch with us on 0800 988 8242 and we'll arrange a viewing at one of the show homes ●**

# Consultation and events update

After nine road show locations and eight consultation events over a three month period, L&Q want to say thank you to all of you who have come along and given your views and told us about the issues that matter to you; they are all being processed, with many being addressed in the Offer Document.

L&Q have visited all corners of Forest Hill, Sydenham & Perry Vale either with our trailer road show, consultation events or with our Sydenham Summer Fun and have spoken to hundreds of people. This has really helped us to get to know you, understand what matters to you and shape the Offer Document that will address your concerns and needs.

The road show brought our kitchen designs to many who have so far been unable to visit the show homes. The Sydenham Summer Fun brought nail art, graffiti boards, t-shirt designing, face painting, drumming, pot decorating and story telling to children, families and the community as a whole, while L&Q staff had the opportunity to talk about the stock transfer process to residents.

**L&Q will continue to engage with you. Watch out for further door knocking, newsletters and other events that we'll put on to make sure that you have all the latest news about the stock transfer ●**

## Show homes

The show homes have been open since July and have had hundreds of visitors. If you haven't visited yet, why not come on down and see what L&Q could do inside your home.

We've fixed up a couple of rooms to give you examples of both the quality of workmanship and the quality of the materials we will use in replacing bathrooms and kitchens if the stock transfer goes ahead.

If you're a leaseholder, and you're thinking of changing your kitchen or bathroom, you also have the opportunity, at competitive prices, to buy into the programme.

If you want more information, come and speak to a member of our staff at the show homes who are only too pleased to help. No appointment is necessary and you can visit either or both homes. All visitors who sign in will get an opportunity to be entered into a prize draw to win either a fridge freezer, washing machine or electric cooker and hob ●

### The revised opening times are

#### 101B London Road, Forest Hill

Thursday's 6pm until 8pm

Saturday's 10am until 1pm

#### 14 Highgate House, Sydenham Hill Estate

Wednesday's 6pm until 8pm

Saturday's 10am until 1pm



# 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. Come and meet them over the coming months at the various events.

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، فنرجو 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 dokumentiyadayada in lagu turjumo, fadlan ka codso mid ka mid ah shaqaalaha. Adeegayaga turjumaadu wuxuu kugula hadli karaa luqadaada waxaanu kuu sharixi karaa waxa dokumentigu 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