

# Rushey Green



Stock transfer news from L&Q for Rushey Green, Crofton Park and Lewisham Central areas

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## L&Q talking to you

by David Gannicott, Group Director



Over the past few weeks L&Q staff have been out and about in Rushey Green, Crofton Park and Lewisham Central, speaking to residents about the proposed stock transfer of their home to L&Q and finding out what's really important to them. Over 260 completed surveys were returned. We would like to thank all those residents for talking to us and all those who returned their survey. Mrs Russell of Stanstead Road was the winner of the survey draw, winning a £100 voucher.

If we missed you, it's not too late to meet L&Q staff as we will be holding events during the summer (see overleaf to find out more).



### Inside this issue...

Top 10 reasons to support the proposed transfer

Myth buster cards

Coming soon – Rushey Green show homes

Find out more about L&Q, get involved and have your say!

Surveying the scene

### What residents say

Here are just some of the things you have told us you want to see:

**Internal improvements: 89%** of residents said new kitchens, bathrooms and windows are important or extremely important to them.

**External improvements: 88%** of residents said that fencing is important or extremely important and **85%** of residents said that security was important or extremely important to them.

**Housing Management and Repairs: 97%** of residents said that repairs were important or very important to them.

You also told us how important regular painting of the outside of homes is, particularly for those in street properties. At L&Q we paint our properties every five years.

All the information you have told us will be used to shape the service and improvements we will offer residents if the stock transfer takes place ●



Rushey Green Properties



## Top 10 reasons to support the proposed transfer

- 1 Decent Homes in two years:** All homes to meet the Decent Homes Standard within two years of transfer including upgrading kitchens, bathrooms and windows
- 2 Turbo boost funding:** In the first 100 days after transfer we will target those issues that make the most difference to you
- 3 Excellent housing management and repairs service:** know your housing officer and receive a good quality responsive repair service
- 4 Improvements to your surroundings:** such as improved fencing, communal areas and parking
- 5 Rents will be kept affordable:** The same target rents will apply with L&Q as they would if you stay with the Council but L&Q will improve your homes to a higher standard and improve services
- 6 Security:** Improved security and lighting so you feel safer inside your homes and outside
- 7 Community facilities:** Investment in community facilities and training for local people
- 8 Tenancy rights:** Retain your tenancy rights including the Right to Buy and succession
- 9 Improved services for leaseholders:** Specialised leasehold teams and £5,000 cap on major works recharges
- 10 Resident involvement:** More control in how your homes are managed through a resident-led Community Board

### Myth buster cards

Over the next few weeks we will be sending you a series of myth buster cards which explain some of the key facts and answer some of the common questions relating to the proposed transfer.

If you hear something about the transfer which you are not sure about, please call L&Q free on 0800 988 8242 or call your independent tenant advisor Solon free on 0800 884 0800 ●





L&Q show home

## Rushey Green show homes

Rushey Green residents will have the opportunity to visit show homes in your area this summer with choices of new kitchens & bathrooms. You will be able to see for yourself the level of improvements, quality of work and the choice of finishes and materials L&Q would offer if the transfer takes place.

**We will send you further details on the locations and opening times shortly ●**

## Come and find out more about L&Q, get involved and have your say!

We will be holding a number of events throughout the summer to speak to residents to find out what's really important to you in the future for your housing service and the improvements you would like to see. What you tell us will help shape the Offer Document which is a legally binding document that will be sent to you from Lewisham Council towards the end of the year prior to the ballot.

The document will include details of L&Q's commitments to you should the transfer take place, including your protected tenancy rights, how L&Q will carry out the two year Decent Homes programme, what service you should expect from L&Q should we become your new landlord and much more.

Should the transfer go ahead you will become an L&Q tenant or leaseholder. Ownership and management of your home will transfer from the council to L&Q.

If you would like to get involved or want more information about the proposed transfer, please come along to one of our events and meet our staff or fill in the form overleaf ●

### Events Listing

Saturday 6 June, 2pm-5pm  
Lewisham Irish Community Centre  
2a Davenport Rd, London, SE6 2AZ  
**Find out more about L&Q and meet our team**

Wednesday 10 June, 4pm-7pm  
Brockley Rise Centre  
2 Brockley Rise, London, SE23 1PR  
**Find out more about L&Q and meet our team**

Saturday 18 July, 11am-3pm  
Lewisham Town Hall Civic Suite,  
Catford Road, London, SE6  
**Housing Management / Investment event**

Saturday 1 August, 11am-3pm  
Lewisham Town Hall Civic Suite,  
Catford Road, London, SE6  
**Leaseholder event**

Saturday 22 August, 11am-3pm  
Lewisham Town Hall Civic Suite,  
Catford Road, London, SE6  
**Final Investment event**

Saturday 5 September, 11am-3pm  
Lewisham Town Hall Civic Suite,  
Catford Road, London, SE6  
**The Offer Document**



### Surveying the scene

If the majority of tenants vote in favour, and the transfer goes ahead, there will be a massive program of improvements to your homes within two years. To make detailed plans we need to get a clearer picture of the condition of properties in Rushey Green so we will be surveying a number of properties in the neighbourhood.

You should have recently received a letter from L&Q advising you about the surveys and you may receive an appointment for a surveyor to visit your home.

Martin Associates will be carrying out the surveys on L&Q's behalf, beginning in May 2009. Each survey will take around 40 minutes ●

# Meet the team working for Rushey Green

We have a dedicated Stock Transfer team who will be working directly with residents at Rushey Green throughout the process.



Centre of picture **Caroline Boguzas**, Assistant Director of Economic Regeneration and Stock Transfer, left of picture **Nicola Roye**, Stock Transfer Manager and **Eve Quarterman**, Stock Transfer Development Co ordinator

are here to answer your questions about the proposed stock transfer and over the coming months you will get to meet them at a variety of consultation events that they will be arranging to inform you and develop the Offer Document.

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 [rusheygreen@lqgroup.org.uk](mailto:rusheygreen@lqgroup.org.uk)

## SOLON Independent Advisor

Call us free on 0800 884 0800

## Lewisham Council

Sarah Holden 020 8314 7257



إذا كنت تود الحصول على نسخة مترجمة من أي من تلك المستندات، فترجو 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 istemediğinizi 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 Rushey Green.

Name	Telephone	Email
Address		
Comments / Suggestions		

Information provided will be treated in the strictest of confidence.

Return the form to Eve Quarterman, L&Q Housing Trust, FREEPOST LON19206, SE18 4ZY