



Regeneration
Development

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Laurence House
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Date

Dear

Proposed transfer of the homes in Bellingham, Bankfoot and John Henry Neighbourhoods to Phoenix Community Housing.

Notice to tenants in accordance with section 106a and paragraph 3(3) of schedule 3a of the Housing Act 1985.

On 26 September 2006, we sent you a formal consultation document which set out in detail the Council's proposal to transfer its housing in the Bellingham, Bankfoot and John Henry Neighbourhoods.

Since then the Council has been consulting with tenants. Thank you to those of you who have sent in response forms – the response has been overwhelmingly positive.

The Council has now considered the written responses and has decided to formally consult with all its tenants in the area, and go ahead with a ballot of tenants.

What happens now?

ERBS is an independent national body that will ensure that the ballot is entirely confidential. Neither the Council nor Phoenix Community Housing will know how you have voted.

You will soon receive a ballot paper and this should be returned to reach the ERBS by noon on ****.

You will be able to vote in a number of ways:

- Post – a pre-paid envelope will be provided
- Telephone
- The internet



Your vote is very important. It will enable the Council to establish if tenants living in the area support the transfer proposal. The Council will go ahead with the proposal only if a majority of those tenants who vote in the ballot, are in favour of it.

The role of the secretary of state

If the majority of tenants who vote are in favour of the proposed transfer, then the Council will ask the Secretary of State for permission to go ahead with the transfer. She can refuse to give her consent if it appears to her that a majority of the Council's tenants in the area do not wish the transfer to proceed.

She can also refuse consent on any other ground. When making her decision, she can consider any relevant information available to her and can make the Council supply her with any information she requires.

If you have any objections to the proposal or the way the consultation has been conducted, you may send details to:

Department of Communities and Local Government
Consents and Transfer Branch
Room 2/D1
Eland House
Bressenden Place
London SW1E 5DU.

You must do this to reach her by noon on ****.

Please note transfer will only go ahead if the majority of tenants who vote are in favour.

Your vote is very important, please use it.

Yours sincerely,

**Barry Quirk
Chief Executive
London Borough of Lewisham**