

MAYOR AND CABINET		
Report Title	Grove Park – Decent homes through stock transfer	
Key Decision	Yes	Item No. 7
Ward	Grove Park	
Contributors	Executive Director, Regeneration, Executive Director, Resources Executive Director, Customer Services, Head of Law	
Class	Part 1	Date: April 18 2007

1. Summary

- 1.1 The Government's Decent Homes strategy required all local authorities to carry out a stock options appraisal by July 2005 to determine how decent homes will be achieved for all Council housing stock by 2010.
- 1.2 Lewisham completed its stock options appraisal in June 2005 and submitted a comprehensive Decent Homes strategy to Government Office for London (GoL) setting out an investment plan for the entire housing stock to meet Decent Homes by 2010.
- 1.3 As part of Lewisham's investment strategy a stock transfer Grove Park involving 1112 tenanted properties and 344 leaseholder properties to London and Quadrant Housing Trust (L&Q). On 19 July 2006 Mayor and Cabinet endorsed the Grove Park Steering Group recommendation to select L&Q as the preferred landlord.
- 1.4 This report seeks to update members on the progress of the stock transfer application following the Mayor and Cabinet decisions of 19 July 2006; for the Grove Park Neighbourhood and to inform members on the key stages of the transfer process. It seeks to inform members on the progress of the transfer process and makes recommendations on the content of the document which outlines the offer the Council is making to the residents of the area.
- 1.5 It also seeks to inform members of the formal consultation process involved in stock transfer at stage one of the consultation process. Following the consultation period the proposals in the Offer Document may be amended to reflect concerns outlined in the responses. If there is any substantive change from the stage one offer document proposals

Mayor and Cabinet approval will be sought. Tenants will be written to and informed of any significant changes before a ballot takes place

2. Recommendations

- 2.1 To note the high level of resident and stakeholder consultation and engagement in the stock transfer.
- 2.2 To note the formal consultation process involved with stock transfer and to note that this report is primarily concerned with the first stage of the process, the formal offer document to residents as set out in paragraph 8.2.
- 2.3 Endorse the timetable outlined in paragraph 15.
- 2.4 The Mayor is asked to agree that the 'offer document', consisting of a summary (which will be sent to tenants and leaseholders), a tenants offer document, the tenancy agreement and leaseholder document be sent to tenants and leaseholders for their consideration.
- 2.5 A further report will be presented to the Mayor to decide whether to proceed to ballot following consideration of responses to the Offer document as noted in paragraph 8.7 below.
- 2.6 To note WG Grace Community Centre at present does not feature as part of the stock transfer proposals.

3. Background

- 3.1 The Government's Decent Homes strategy required all local authorities to carry out a stock options appraisal by July 2005 to determine how Decent Homes will be achieved for all Council housing stock by 2010. Lewisham completed its stock options appraisal in June 2005. A comprehensive Decent Homes Strategy was developed that was endorsed by Mayor and Cabinet on 8 June 2005.
- 3.2 The high number of properties not meeting the Decent Homes standard at Grove Park and the aspirations of the residents for their properties determined that stock transfer was the only investment option to deliver Decent Homes whilst providing Value For Money. Following the conclusion of the options appraisal and landlord selection process residents proposed to pursue stock transfer to L&Q as their preferred option.
- 3.3 Lewisham's Decent Home Strategy was submitted to Government Office for London (GoL) in June 2005 setting out an investment plan for the

entire housing stock to meet Decent Homes by 2010. The Strategy was signed off by the Government in August 2005. The Strategy outlines Lewisham's mixed investment approach including five stock transfers, two Private finance initiatives (PFIs) and a borough wide ALMO. In addition to this Mayor and Cabinet in September 2006 designated three further transfer areas at Foreshore, North East Lewisham and Orchard estate

4. Introduction

- 4.1 The proposal to transfer Grove Park properties to L&Q has been supported by residents at Grove Park and reflects the ambitions of the residents at Grove Park and would also enable the Council to meet its decent homes target.
- 4.2 The proposed transfer involves 1112 tenanted properties at Grove Park to L&Q. The proposed transfer is classified by Communities and Local Government (CLG) as a Large Scale Voluntary transfer (LSVT). A programme application for stock transfers at both Grove Park and New Cross Gate was submitted to CLG. CLG approved a place on the transfer programme in October 2006.
- 4.3 The preferred landlord; L&Q was selected following extensive consultation with the Grove Park Steering Group and this recommendation was endorsed by Mayor and Cabinet on June 2006.
- 4.4 Throughout the stock options appraisal process and the development of the investment proposals Lewisham Council has maintained a positive relationship with the CLG. They fully support proposals to achieve Decent Homes in Lewisham and have indicated they would welcome the transfer application for Grove Park.
- 4.5 As a key strand of Lewisham's Decent Homes Strategy, Mayor and Cabinet agreed on 8 June 2005 to endorse the proposal to submit an application for a place on the 2006 housing transfer programme for Grove Park's properties. Full Council approved the application to go on the transfer programme on 29 June 2005.

5. Stock Condition Survey

- 5.1 Taking into consideration the stock condition survey and the high investment needed the proposals in the Offer document have been drawn up following extensive consultation with Grove Park residents.
- 5.2 The properties at Grove Park suffer from some of the highest levels of non decency in the borough. The stock condition survey identified at the beginning of April 2004, that 72% of the properties did not meet the

Decent Homes Standard. Without investment this is likely to rise to 89% by 2010.

- 5.3 Grove Park's stock profile is not dominated by one archetype. There is a higher than average number of houses built between 1919 and 1945, flats and maisonettes built between 1965 and 1979 and flats built between 1965 and 1979. The properties are distributed relatively equally throughout the area with concentrations on three estates in the south and one in the north of the ward.
- 5.4 The stock condition survey identified that a total of £38.5 million would be required over the next 30 years to deal with catch up repairs, future programme renewals, improvements, contingent major repairs, and the removal of asbestos. Compared to this, L&Q is proposing to spend an additional £22m on an improved decent homes standard and on additional environmental improvements in areas agreed with residents.

6. W G Grace Community Centre

- 6.1 The W G Grace Community Centre is located in the stock transfer area and is used extensively by local residents of Grove Park. The steering group recognised it was a key asset but needed considerable investment to meet its potential. The steering group as part of the RSL selection process asked for proposals from housing associations demonstrating how they would develop and sustain the W G Grace Centre.
- 6.2 London & Quadrant was selected and part of their commitment was to invest a maximum of £400,000 capital in the building with a further £400,00 allocated for other community developments.
- 6.3 The Community Service Directorate is currently taking stock of all the Council's community assets to consider future development and sustainability. It is hoped, wherever possible to transfer ownership of centres and other assets which can be developed for increased community use, or where they could be used to develop new social enterprise or provide substantial funding for the voluntary and community sector.
- 6.4 The Council needs to give consideration to the criteria for transfer of assets as well as developing a legal framework in which this can take place effectively. Therefore, at this stage, the Council cannot agree to the transfer of W.G. Grace outside of the process as a whole.
- 6.5 The Council recognises that L&Q's proposals for W G Grace under the stock transfer are well considered and demonstrate a thorough business development case for the centre as well as the opportunity to secure

£400,000 capital investment for the building. The Community Services Directorate is currently working to draw up a criteria, which should take 8-12 weeks. The Council should then be in a position to make a recommendation regarding potential transfer of W.G. Grace in time for the residents ballot.

7. Resident Consultation and Support for the Transfer

- 7.1 Lewisham's residents have been at the heart of the stock options appraisal process from the very outset. It is Government's intention that residents should determine on a local area basis which investment solution best meets their housing needs, expectations and aspirations.
- 7.2 At Grove Park resident involvement has been particularly strong and residents are determined their decent homes investment vehicle adopts a sustainable approach to address their housing and environmental concerns.
- 7.3 The Tenants' and Residents' Associations of Grove Park approached the Council in March 2005 to explore the possibility of a stock transfer to achieve Decent Homes in Grove Park. The Grove Park Steering Group (which includes tenants and leaseholders) was set up in March 2005, to consider the options for investment in their homes. Residents were heavily involved throughout the selection of L&Q.
- 7.4 Since the selection of L&Q, residents have remained involved in developing the offer document. Four sub-groups of the Grove Park Steering Group have considered in detail the proposals put forward in the offer document. The following sub-groups commenced in August 2006 and completed their work programmes in January 2007: Improvement works, Housing management, Leaseholders and Community facilities & Resident involvement
- 7.5 In order to develop the improvements section of the offer document there have been nine area walkabouts which have identified with local tenants and leaseholders priorities for each area in Grove Park.
- 7.6 Over the past 18 months a programme of visits and meetings were arranged to ensure that residents have the information required to be meaningfully involved in the decision making process. A robust communication and consultation strategy was devised in conjunction with the Grove park steering group. This included open days, drop in sessions, door knocking and show flats that have been open to all residents to examine the quality of work they can expect in their properties. The results of these sessions have been reflected in the Offer document.

- 7.7 Two tests of opinion have been undertaken in Grove Park of a representative sample of the resident population. These telephone based interviews were undertaken by the market research company Vision Twenty-one based in Manchester in October 2006 and January 2007.
- 7.8 In October a total of 587 residents were interviewed: 43.6% of people were in favour of transfer; 15.2% of people were against and 41.2% of people did not know or were not sure. In January 2007 Vision 21 interviewed 581 residents: 60% of people in favour of transfer; 12% of people against and 29% don't know/ not sure

8. Formal Consultation Requirements – Stage One Notice

- 8.1 The Housing Act 1985 requires any local authority landlord considering a stock transfer to enter into formal consultation with residents about the proposal. The process has two stages.
- 8.2 The Stage 1 notice is usually referred to as the 'offer document' and must invite representations within a reasonable period. Due to the size of the proposed transfer we are advised that 28 days is sufficient time for representations.
- 8.3 The authority is required to consider any representations made within that period and may revise its proposals. Where the authority proposes to change the terms of the offer following Stage 1, the revised terms must be clearly set out in the stage 2 notice.
- 8.4 The offer document is a key document in the stock transfer process, setting out to tenants the reasons for the transfer and the works proposed by the new landlord to bring residents homes up to the decent homes standard. It will also detail any additional improvements to their homes the successful RSL may have offered in the landlord's proposals in the landlord selection process. It will also set out the key policies and approach of the new landlord including management and service arrangements.
- 8.5 The offer document will also be accompanied by a letter emphasising the importance of tenants' views at this stage of the process. It will make clear the transfer is still at the stage of a proposal and the details can still change.
- 8.6 Responses must be recorded and tenants must be advised of the later stages of the process and how any amendments to the offer will be made as a result of comments made or any other circumstances that necessitated an amendment to the offer. These changes should be

presented in a further 'stage 2' notice which must be issued before a ballot is held.

8.7 The Mayor is asked to agree that the 'offer document', consisting of a summary (which will be sent to tenants and leaseholders), a tenants offer document, the tenancy agreement and leaseholder document be sent to tenants and leaseholders for their consideration.

8.8 A further report will be presented to the Mayor to decide whether to proceed to ballot following consideration of responses as noted in 8.6 above.

9. Formal Consultation Requirements - Stage Two Notice

9.1 The stage 2 notice is a statutory requirement sent out in letter form to all tenants drawing attention to the fact that the Secretary of State (SoS) may not give consent to a transfer if it appears that a majority of tenants are opposed to the transfer. The letter specifies a period of at least 28 days during which tenants may send any objections to the SoS.

9.2 The DCLG expect the ballot to commence immediately after the issue of the stage 2 notice and the 28 days to run concurrently with the ballot.

9.3 It is intended that the stage 2 notice will be used to announce when the ballot period will begin and end.

10. Ballot

10.1 The ballot, lasting 28 days will commence immediately after the issue of the stage 2 notice and will run concurrently with the ballot. The ballot result will be announced after the stage 2 period has ended.

11. Leaseholder Consultation

11.1 There are no statutory requirements for consulting leaseholders as the terms of their lease would not change if the freehold transferred to an RSL. However, Lewisham recognises that leaseholders are key stakeholders in any transfer and have sought to involve them in the consultation process from the outset of the stock options appraisal and RSL selection. The Grove Park residents steering group has representation from both tenants and leaseholders.

11.2 Leaseholders do not have a vote in the stock transfer ballot in accordance with Communities and Local Government (CLG) guidance, as their rights under the lease are unchanged by stock transfer. Lewisham policy is to ballot only tenants, but to ensure that leaseholders are fully involved. A

leaseholder offer document has been produced which will be distributed to residents for consultation purposes. The document outlines the implications of the proposed transfer for leaseholders. The Grove Park Steering Group have agreed that the offer document (for tenants) should be sent to all leaseholders for consultation purposes.

12. Stakeholder Consultation

- 12.1 The communications strategy agreed for the borough wide options appraisal has been followed. This has ensured staff and other stakeholders, including partner landlords are kept informed of the appraisal process.
- 12.2 Local organisations and Dunlop Hayward's staff at Grove Park have been briefed on the Decent Homes Strategy. Those briefed included: the wardens service, housing management partners, tenant participation managers, caretakers and housing officers. Consultation with stakeholders is ongoing. Staff affected by the proposals will be able to continue to attend meetings and have access to advice.

13. Staff Consultation

- 13.1 The Council has consulted staff regarding the options and the implications for them in the context of the overarching strategy for the borough. This has included staff involved in housing services - sheltered housing staff and estate wardens, caretakers and support staff. All have had access to information on the options appraisal process through the Council's web site and regular briefings.
- 13.2 In Grove Park the management of the housing stock is currently undertaken by a third party (Dunlop Haywards). When the contract comes to an end and if there is a positive ballot, L&Q will take over ownership of the stock in Grove Park and will take on this management contract. Staff now working under the Grove Park housing management contract would transfer to the new landlord under TUPE (Transfer of undertakings – protection of employment – regulations). The Council is consulting with the staff at Hayward's and the 2 sweepers and one community development worker employed by the Council.
- 13.3 The consultation was led by officers from the Council's Customer Services Directorate, working closely with the appropriate heads of staff from the housing management section.

14. Member Consultation

14.1 Council members have been engaged in the options appraisal process with regular presentations on the findings of the stock condition survey, the financial analysis and the emerging results of resident consultation. Including:

Date	Members	Involvement
23 April 2003	Mayor and Cabinet	Initial report on Housing Stock Options Appraisal
17 September 2003	Mayor and Cabinet	Agree policy framework for Housing Investment Strategy
10 December 2003	Mayor and Cabinet	Advised PWC commissioned for the first stage of the Stock Option Appraisal process, the appointment FPD Savills to update the stock condition survey, PPCR appointed as the ITA and a Strategic Project Steering group had been set up
9 June 2004	Mayor and Cabinet	Progress report on Stock Option Appraisal
15 December 2004	Full Council	Endorse the continuation of fourfold approach. Mainstream capital programme, existing major regeneration schemes, proposed regeneration schemes and Brockley PFI. Note progress on the Borough wide stock option approach to complete the appraisal
March 2005	Ward Councillors	Grove Park News – Newsletter
April 2005	Ward Councillors	Grove Park News – Newsletter
29 June 2005	Full Council	Endorse Lewisham’s Full Decent Home strategy and agreement to submit to GoL an application for inclusion on the 2006 Housing Transfer programme
June 2005	Ward Councillors	Grove Park News – Newsletter
9 November 2005	Mayor and Cabinet	Approve the outcome of the submission to GoL of Lewisham’s full Decent Homes strategy. The strategy detailed plans to submit applications for 3 stock transfers in Grove Park, Lewisham Park and John Henry.
January 2006	Ward Councillors	Grove Park News – Newsletter

May 2006	Ward Councillors	Grove Park News – Newsletter
July 2006	Mayor and Cabinet	Endorse preferred RSL partner
September 2006	Ward Councillors	Grove Park News – Newsletter
November 2006	Ward Councillors	Grove Park News – Newsletter
December 2006	Ward Councillors	Grove Park News – Newsletter

15. Timetables for stock transfer

Grove Park stock transfer timetable:

Task	Timescale
Develop Offer document (Stage 1 notice) with residents	August 2006/ February 2007
Mayor and Cabinet endorse formal consultation process: Stage 1	18 April 2007
Stage 1 consultation period – 28 days: Offer Document to all residents	May 2007
Consideration of responses from stage 1	May 2007
Stage 2 notice period and ballot – 28 days: Letter to all tenants and Ballot period	June/ July 2007
Transfer contract developed and agreed between Lewisham and L&Q	July – Winter 2007
Lewisham Apply for Secretary of State consent to transfer properties and related land to new RSL landlord	TBA
Formal transfer to London and Quadrant Housing Trust	Winter 2007/8

16. Contingency plan for Grove Park Transfer

16.1 In June 2005, Members agreed that if housing stock included in a transfer bid did not achieve government funding or a positive resident ballot, then the Council would consult residents of the area with a view to it being managed by the proposed Lewisham ALMO. There is no guarantee that funding would be available for improvements as Lewisham Homes application did not include Grove Park properties as they were designated a transfer area.

16.2 Negotiations would have to take place with CLG about additional funding for Grove Park properties if they were included in the ALMO. The level of

investment available in an ALMO would be insufficient to meet residents' current aspirations.

17. Financial Implications

17.1 Effect on HRA budget

17.1.1 The HRA budget report for 2007/08 which was considered by Mayor & Cabinet on 31 January 2007 allowed for a net cost to the HRA of £0.2m arising from the Grove Park transfer. The proposals within the report allow the Council to achieve a balanced HRA in 2007/08 taking into account the effect of the Grove Park transfer and other decent homes options occurring during the year. This has been achieved by making budget savings and by using one-off reserves.

17.1.2 The full year effect of the Grove Park transfer – loss of income offset by reduced expenditure is £0.4m. The additional loss of £0.2m in 2008/09 will be addressed in the 2008/09 HRA budget. This will require further budget savings in 2008/09.

17.2 Funding of the Transfer

17.2.1 The costs of the transfer are estimated as follows:

	General Fund HRA		Total
2005/06	£96,000	£0	£96,000
2006/07	£175,000	£131,000	£306,000
Total	£271,000	£131,000	£402,000

17.2.2 The only costs which may be charged to the HRA are the costs of the statutory consultation. This involves all the work after a formal decision to hold a ballot including consultancy, legal, independent tenants' advisor, surveyors, preparation and printing of the offer document and the cost of holding the ballot. All other expenditure is a charge to the general fund. This includes the initial feasibility work leading up to a decision to hold a ballot and also preparation and set-up work for the transfer post-ballot.

17.2.3 There is provision in both the HRA and general fund to meet the costs above. It is likely that the costs will be reimbursed from a capital receipt at transfer – see next paragraph.

17.3 Capital Investment

17.3.1 The capital resources available to the Council are not sufficient to fund the investment needs on Grove Park properties. Because it is outside the local authority housing subsidy system, L&Q is able to use tenants rent

fully for the benefit of the stock. L&Q has greater freedom to borrow and is able to use some of its existing funds to bridge any remaining shortfall.

17.4 Capital Receipts

17.4.1 It is estimated that a capital receipt of £1m will be received for the transfer of the Grove Park stock. Receipts from stock transfers such as this (large-scale voluntary transfers) are not subject to pooling arrangements. This receipt can be used to meet the Council's costs of transfer, both pre ballot and post ballot. Any surplus after this can be used to meet the costs of other transfers.

17.4.2 Proposals for the sharing of VAT savings through a "VAT shelter" are being discussed with L&Q. This is a common arrangement in housing stock transfers, and current estimates are that it could yield an additional sum of between £1m and £1.5m for the Council over a 10 year period.

17.4.3 Receipts from future right to buy sales in Grove Park will be shared between the Council and L&Q. Whilst precise sharing arrangements are still to be negotiated, the fact that future receipts will not need to be pooled means that the Council is likely to have higher usable receipts per sale after transfer. However, the number of sales will reduce over time as the right to buy only applies to tenants at transfer.

18. Legal Implications

18.1 Consultation

18.1.1 Where a stock transfer is proposed Section 106A of and Schedule 3A to the Housing Act 1985 impose additional consultation requirements on the Council, and these apply in place of the general duty to consult on matters of housing management under section 105 of the Housing Act 1985. Authorities are required to consult with affected tenants providing them with details of the proposal including the identity of the proposed transferee landlord, the likely consequences of the disposal for the tenant (including the preserved Right to Buy for secure tenants) and the effect of the consultation requirements (the Stage 1 Letter).

18.1.2 The authority is then required to consider any responses received and to serve a further notice ('the stage 2 letter') on the tenants advising them of any significant changes to the transfer proposal and of their right within a time frame which must be at least 28 days after the service of the notice to object to the proposal to the Secretary of State and informing them that consent will be withheld if the majority of tenants are opposed to the transfer.

18.1.3 The Secretary of State cannot give his consent to the transfer if it appears to him that the majority of tenants do not wish to proceed with the proposed transfer. The Secretary of State can also require further consultation to be carried out.

18.2 Disposal consent/disposal programme

18.2.1 Under section 32 of Housing Act 1985 local housing authorities cannot dispose of land held for housing purposes without the consent of the Secretary of State. In considering whether to grant consent the Secretary of State will be mindful of the tenants ballot discussed above. The formal application for Ministerial Disposal consent under section 32 of the Housing Act 1985 would need to be authorised by full Council.

18.2.2 Additionally, Section 135 of the Leasehold Reform, Housing and Urban Development Act 1993 states that an authority may not within any 5 year period dispose of more than 500 dwellings to a single person or associated person (subsidiaries) unless the disposals included in a “disposal programme” for that year, or the following year which has been approved by the Secretary of State.

18.2.3 The Council has submitted its proposals in respect of the transfer of Grove Park to GOL with details of how they relate to the Council’s decent homes programme. This is necessary in order to obtain Secretary of State approval to proceed with the proposed transfer.

18.3 Housing Management Contract

18.3.1 The Council has existing housing management contracts covering the management of Grove Park. This management arrangement is due to expire at the end of September 2007.

18.4 Responsibility post transfer

18.4.1 Should the transfer take place, L&Q will become the new landlord. The Council will have no statutory responsibility for the stock though the terms of transfer can embody such matters as nomination rights, Council representation on the board etc.

18.4.2 Mayor and Cabinet need to be mindful of the Council’s duty under Section 3 of the Homelessness Act to develop a “homelessness strategy” to secure that sufficient accommodation is and will be available for people in their district who are or may become homeless.

18.4.3 The Council’s liability as landlord for disrepair will cease, though the Council will be at risk for the relevant limitation period (3 years personal

injury, 6 years breach of tenancy agreement and 12 years breach of leasehold agreement) for any breach of its repairing covenants prior to the date of transfer.

18.5 TUPE

18.5.1 Under the TUPE regulations 2006, the Council will be required to consult with its employees who will transfer to any new service provider

19. **Equalities Implications**

18.1 A full equalities impact assessment (EIA) on the stock options appraisal process has been carried out to assess the possible negative and positive impact on all equality groups in Lewisham. This will be published and the effect of the policy will be monitored. The EIA will also be presented to shadow boards and steering groups leading the process in each area so that the findings can be taken into account.

20. **Environmental Implications**

20.1 Works carried out to bring homes up to the Decent Homes standard by L&Q would lead to greater energy efficiency, reduced maintenance costs and lower fuel bills for residents. It will also reduce the level of harmful gases being released into the air.

20.2 The new landlord will develop minimum standards that tenants can expect from their home. A key part of that will be the affordability and sustainability of the energy usage. SAP rating information will be utilised to inform decisions on the type and targeting of enhancements to be included in the overall improvement works.

20.3 The improvement and exceptional extensive works programmes will include works to install double glazed windows and new or upgraded heating systems. Many of these works would not be possible under existing resources. These works are all designed to improve the thermal efficiency of dwellings. The new landlord will also consider the provision of advice to tenants on energy efficiency and how they can reduce their fuel bills.

20.4 Detailed proposals will be developed by the new landlords in full consultation with the Council, especially in the context of the Council's Local Agenda 21 action plan. Mechanisms would be established between the new landlord and the Council to monitor the action taken by the new landlord towards meeting the Council's targets under the Home Energy Conservation Act 1995. The business plan for the new landlords would

make provision for all works necessary to bring the properties up to modern standards of thermal efficiency and comfort.

21. Crime and Disorder Implications

21.1 One of the key priorities of the Grove Park Steering Group in selecting a preferred RSL was how it would tackle crime and anti social behaviour in Grove Park. L&Q has a strong track record in dealing with crime and anti social behaviour (ASB) across a range of different property types. L&Q are committed in Grove Park to adopting a robust approach to dealing with crime and anti social behaviour. They have set up a specialist ASB team called RESPECT and are committed to working with the Grove Park Homes Community Board, the Council and the Police through Lewisham's Crime Reduction Partnership to ensure that safety at Grove Park is improved.

21.2 The housing management sub-group specifically considered the crime and disorder implications of the stock transfer. The offer document outlines in specific detail the physical improvements, enhanced estate management and the diversionary opportunities which L&Q will implement to help reduce crime and anti-social behaviour. The offer document also demonstrates L&Q's commitment to tackling race and hate crime, domestic violence and improving child protection, which residents at Grove Park seek.

22. Conclusion

22.1 This report seeks the Mayor's approval of offer document for the proposed Grove Park stock transfer. The new landlord L&Q will bring not only major financial investment to ensure sustainable decent homes plus is achieved by 2010 but will also bring excellent housing management services with enhanced resident participation.

Background Papers

title document	Date	Location
Housing Stock Option Appraisal - Overarching Strategy	Full Council 15 December 2004	5th Floor Laurence House
Grove Park RSL landlord selection	July 2006	5th Floor Laurence House
Decent Homes update	Mayor and Cabinet 9 November 2005	5th Floor Laurence House
Decent Homes Strategy	Full Council 29 June 2005	5th Floor Laurence House
Decent Homes Strategy	Mayor and Cabinet 8 June 2005	5th Floor Laurence House

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