

01 August 2022

Dear Resident,

Re: The Future of Your Home – Right to Transfer Application by PACCA TMO and Vision Homes (Lambeth) Limited

You will have recently received a newsletter confirming that the Mayor of London and the Greater London Authority (GLA) have approved an application by PACCA TMO Limited and Vision Homes (Lambeth) Limited, their current partner, to conduct a ballot on the future ownership of the Council properties on the Lothian Estate and others in and around Patmos Road.

This is an important decision that you and your neighbours will have to make. I will not have a vote in this ballot, but as the cabinet member responsible for improving council housing across Lambeth, I feel it is my responsibility to provide you with as much information as possible so that you can make the best decision for you and your families.

I will set out how this ballot on the future ownership of your home has come about. Even more importantly, what the uncertainty of transferring the ownership of your home to a “for profit” organisation means for you. This transfer would be the first of its kind in the UK and would affect the maintenance of your homes and potentially cost you more.

So, how did we get here?

This Right to Transfer application was made by PACCA TMO in late 2013, and was originally turned down by the GLA in 2020. That decision has now been reversed by the GLA after PACCA challenged it and we have no choice but to proceed to a tenant ballot.

Then what happens next?

This means that at some point in the months to come, an Offer Document will be sent to all secure tenants, setting out what Vision Homes (Lambeth) Limited aim to do to the estate and comparing this with what would happen if the properties' ownership remained with Lambeth Council. We will also set out what our concerns are should the transfer proceed.

A timetable will also be drawn up to enable a ballot to take place. The outcome of this ballot will decide whether you remain a tenant of Lambeth council or become a tenant of Vision Homes (Lambeth) Limited. Only the votes of secure tenants will count in deciding this. The ballot will be independently carried out.

What does this mean for you?

Lambeth Council does not support this proposal, but under the Right to Transfer rules it has no option other than to comply. We cannot stop the proposal simply because we believe you would be worse off if the transfer proceeds. But I would urge you to consider the following:

- You are being asked to transfer the ownership of your home from the London Borough of Lambeth to a “for profit” organisation with no employees and no track record in owning, managing or developing social housing
- Because Vision Homes (Lambeth) are a “for profit” organisation we believe it is likely that they would charge VAT on certain components of their ground rents, rents and service charges that are currently free of VAT under council ownership
- Because Vision Homes (Lambeth) are a “for profit” organisation we believe it is also the case that they will be charged VAT on their repairs and maintenance activity, thus increasing the cost of these services.

Next steps

It is important that every secure tenant participates in this vote, as it involves the future of your homes and your estate. In the weeks to come, the Council will be providing information



to all residents on the estate and chances to discuss this with council officers, to ensure that they are fully informed before casting their vote.

We do not have a definite timetable for this at the moment. However, we would expect the formal consultation process to begin in September and be concluded, following a ballot of secure tenants, by December.

If you have any questions related to this transfer application, please do not hesitate to call on **07723318863** or email sevangalista@lambeth.gov.uk

Yours sincerely,

Cllr Maria Kay

Cabinet Member for Better Homes and Reducing Homelessness