

**West Kensington & Gibbs Green Tenants & Residents Associations
West Ken & Gibbs Green Community Homes**

SALE OF YOUR HOME TO THE DEVELOPER FOR DEMOLITION

ADVICE AND GUIDANCE FOR RESIDENTS

Dear Resident

January 2012

The Council wants to know what you think about its proposal to sell your home to the developer for demolition. It circulated an Information Pack after Christmas and has given you until 17 February to respond.

The consultation is wrong in many respects and, given how much this affects our lives, 6 weeks is not enough time to respond properly. We have asked the Council to give people at least 12 weeks to respond.

The Council has a legal duty to consult with you, but our campaign has forced it to provide more options and information about its proposal than it otherwise would have. Not surprisingly, its consultation gives a very one-sided view because the Council wants to sell off our homes to make huge profits for itself and the developer.

However, the Council has had to admit that if the Government implements S34A, the law that gives us the right to take over our homes, we could use it to stop the sell-off to the developer.

To save your home you must do your very best to respond to this consultation by filling out and returning the form in the Information Pack. If you are against the Council's plans, we suggest you complete the boxes along the lines set out below, adding any other comments you want about why you oppose demolition and how this would affect you.

1. What are your views on the Council's proposal to include the estates within the redevelopment scheme?

Like most of my/our neighbours, I/we object very strongly to the Council's proposals to sell and demolish the West Kensington & Gibbs Green estates. The community is well-established. Both estates are in good condition (apart from a backlog of building maintenance), and are well-looked after and valued by residents, with few symptoms of anti-social behaviour such as graffiti, broken play equipment, etc. There is no justification for forcing residents to move simply to generate a cash receipt of £100million for the Council.

2. Are there any further comments you want to make concerning any aspect of the development?

I/we would like to see the West Kensington and Gibbs Green estates excluded from the redevelopment proposals for the Earl's Court Opportunity area altogether. We would like the estates to be transferred into the ownership and management of West Ken & Gibbs Green Community Homes (WKGCH).

3. Are there any comments you want to make on the tenant and leaseholder/freeholder assurances issued with this document?

Given the amount of money the Council hopes to make by selling off the land where our homes stand, I/we think that the offer made by the Council in its consultation document is very poor. Most of the 'assurances' are only a statement of what the Council is anyway obliged to do by law, and many others have so many qualifications that it is impossible to say – for example – how much compensation would actually be paid. I/we do not think it demonstrates a serious desire to consult residents in any meaningful way.

4. Do you have any suggestions as to how we might communicate with you in future?

I/we would like you to communicate via our elected representatives, the TRAs and WKGCH. I/we would like to see a properly organised ballot of tenants and owners on the estates as to whether the estates should be demolished, which would be binding on the Council.

Once you have completed the form, make sure you send it to the Council in the envelope enclosed with the Information Pack. We shall visit over the next few weeks to offer help and advice. As long as the overwhelming majority of residents continue to say no to demolition and yes to community control, we shall win.

Meanwhile, you can contact us. Sally Taylor, Chair, West Kensington TRA 020 7381 8192; Diana Belshaw, Chair, Gibbs Green & Dieppe Close TRA 020 7381 9446; Shirley Wiggins, Chair, WKGCH 020 7385 1606; Jonathan Rosenberg, Community Organiser, 07961 301 801: jnr49@gmail.com