

## West Kensington & Gibbs Green Tenants & Residents Associations

C/o Sally Taylor  
Flat 7, 231 North End Road  
London W14 9UQ

Melbourne Barrett  
Director of Housing and Regeneration  
London Borough of Hammersmith & Fulham  
Town Hall  
King Street  
London, W6 9JU

7 December 2011

Dear Mr Barrett

### Tenant led stock transfer of the West Kensington & Gibbs Green Estates

We have reviewed your Proposed Estates Regeneration – Economic Appraisal Report published in November 2011.

The report sets out several options for the future regeneration of the estates. One option it discusses is a stock transfer of the estates to a registered housing provider. But the report is critical of that approach.

Our offer for a tenant led stock transfer of the estates, first communicated to you in January 2010, falls squarely within this option. We have always made clear to you our offer was not conditional on the full implementation of section 34A Housing Act 1985. On 22 December 2009 we emphasised to Lyn Garner “the Council is at liberty to co-operate with our proposed disposal while the Secretary of State considers whether to make regulations requiring the Council to co-operate. Regardless of s34A, the Council already has the power to co-operate with our proposed disposal; the regulations for stock transfer are long-established; and the stock transfer route is well-known and well trodden.” Our further correspondence of 18 November 2010, 12 February 2011 and 28 July 2011 (to mention a few at random) make the same point.

We do not consider the report’s conclusions about stock transfers to third party landlords are justified. Stock transfers are proven to bring major benefits to estates and their communities and they have had the consistent support of central government over the past two decades. **We would therefore like to meet with you as soon as possible to demonstrate why it would be unreasonable to include the estates in the wider redevelopment of Earls Court and to negotiate our proposal for a tenant led stock transfer.**

Our scheme has taken great strides over the past year. We incorporated West Ken & Gibbs Green Community Homes Limited which has a membership of over two thirds of the Estates and a board of directors containing housing experts with experience of tenant stock transfers and local residents. Members agreed at the AGM on 27 September 2011 to commence transfer of the land to the community.

We are, of course, aware of the Council's Exclusivity Agreement with CapCo authorised by Cabinet on 18 July 2011. The terms of the Agreement have not been published and we are concerned it will preclude these negotiations. We trust you will notify us if this is the case.

We look forward to your response. We are confident you will be pleasantly surprised by our scheme's benefits for tenants and the wider community.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sally Taylor', with a stylized, cursive script.

**Sally Taylor**  
Chair, West Kensington Estate TRA

A handwritten signature in black ink, appearing to read 'Diana Belshaw', with a stylized, cursive script.

**Diana Belshaw**  
Chair, Gibbs Green & Dieppe TRA