

Mill Farm Close Tenants

4 September 2009

Dear Tenant

London Borough of Harrow's proposals for the transfer of your home to Catalyst Communities Housing Association. Notice to tenants in accordance with section 106a and paragraph 3(3) of schedule 3a of the Housing Act 1985

On the 26th July 2009 we sent you our Offer document setting out the details of the proposed transfer of your home to Catalyst Communities Housing Association (CCHA) and the proposed regeneration of the Mill Farm estate. We invited your views and comments on the proposal by the 23 August. Having considered your comments the Council now intends to hold a secret ballot of secure tenants and leaseholders living on the estate. It is very important that you take part in this ballot as the transfer can only go ahead if the majority of tenants are in favour of it.

The Ballot

The ballot will be run independently of the Council and CCHA by Electoral Reform Services. It will be completely confidential. The Council and CCHA will not know how you have voted.

Your ballot paper will be posted to you on Friday 11th September and the ballot period will run from the 11th September for 3 weeks, closing Friday 2nd October. You will be able to vote by post, phone, text or internet. You will also be able to vote in person on the 15th September between 2 and 8 pm in the Pinner Hill Community Hall.

The transfer of the estate would require the consent of the Secretary of State at the Communities and Local Government department. The Secretary of State cannot give his consent to a transfer if the majority of tenants who vote in the ballot are opposed to the transfer. He can also refuse consent on any other ground. When making his decision, he can also consider any relevant information available to him and can make the Council supply him with any information he requires.

As well as voting in the ballot if you have any objections to the proposed transfer or the way the consultation has been carried out you can send the details to the Secretary of State at the following address by midday Friday 2nd October 2009:

Department of Communities and Local Government
Zone 1/J10
Eland House
Bressenden Place
London
SW1E 5DU

Amendments made to the Offer document

The Council is required by law to draw your attention to any significant changes made to the Offer document as a result of the comments received from tenants during the first consultation stage.

As a result of comments made we have clarified the offer being made by CCHA in relation to the Right to Buy your home by revising Section 8.4 (page 50 of the Offer document). The revised section 8.4 is set out below. The additional words and deletions are indicated in bold.

Revised Section 8.4

Secure tenants living on the estate at the date of transfer will have a Preserved Right to Buy (PRTB) the home that transfers to CCHA. Your discount would still apply and be worked out in the same way. However the right to buy your existing home was suspended in January 2009 when the Council served a legal notice of the intention to demolish your home within 5 years. **If the transfer goes ahead, CCHA will serve a final demolition notice which will take away the right to buy your existing home.**

CCHA are proposing to give you a contractual Right to Buy (CRTB) the new home you move into. Under the CRTB you will be entitled to the same discount rate as applies at the date of this Offer document. **The current maximum discount rate is £16,000. If the discount rate goes up or down in the future, CCHA and the Council will reach agreement on whether this would apply to your new home. If it does apply you will be given the new discount rate, whether higher or lower, and this will apply to any Right to Buy application you make.**

Your discount may be reduced by a special rule called the cost floor. Under the cost floor, the discount you receive must not reduce the price you pay below what has been spent on building, buying, repairing or maintaining it. The cost floor is operated in a similar way for the PRTB and the CRTB as for the normal Right to Buy except that works carried out over a longer period can be included.

[Delete The] This right to buy **[delete whether preserved or contractual]** remains with you or any member of your family who succeeds to the tenancy even if you later move to another home which is owned by CCHA as long as it is not exempt from the Right to Buy. You would also still have the right to buy if you later move to **[delete another Council home] a Council property or a Council home in another area.**

Cont./

The table on page 49 of the document comparing your existing rights with those if you become a tenant of CCHA has also been amended as follows:

Rights	With the Council	With Catalyst Communities Housing Association
The Right to Buy your home with a discount	Yes. Although your right to buy your existing home has been temporarily suspended because it is due to be demolished	Yes. CCHA are offering you a [delete contractual] right to buy your new home if the transfer goes ahead

The proposed Assured Tenancy Agreement included at Appendix 1 of the Offer document will be amended to reflect the amendments made to paragraph 8.4 above.

The above are the only amendments made to the document sent to you on the 26th July 2009.

If you have questions about this letter please telephone Alison Pegg on 020 8424 1933 or email Alison.pegg@harrow.gov.uk.

Please make every effort to vote in the ballot – the transfer will only go ahead if the majority of tenants who vote are in favour.

Yours sincerely



Paul Najsarek
Corporate Director - Adults and Housing Services