

TAKING MORE CONTROL

WHAT DO YOU THINK?

Over the last five years we have made massive progress to deliver the best services that we can. However we think we can do even better if we take more control from Lambeth about how the Estate is run.

The Board has taken a detailed look at the various options to allow us to do this and we believe that the best way forward is to pursue an option called 'Self-Financing'. This special newsletter is about what that means.

This is a huge decision, probably the biggest since Roupell Park TMO was created so we need to know what you think.

HOW SELF FINANCING WORKS?

At the moment the Council takes all the rent and service charges and pays us an allowance for the services we provide.

Self-financing works the other way round.

- We would collect and keep all the rent and service charges and we would then pay Lambeth for the services we chose to buy from them
- We would carry out future major works not the Council
- We would produce a 30 year business plan so that you would know what we intended to do and when, and for leaseholders an approximate cost
- We would consult you about all the details of works that needed doing
- We would appoint our own contractors and involve you in choosing them

We would do this by building up our reserves, using the greatly increased level of income and then spending the money when we had it. Our reserves are what we save by providing a more efficient service than the Council. By careful planning we would be able to ensure that all necessary work could be done, something the Council cannot.

BUT NOT EVERYTHING CHANGES

- You would remain a Lambeth Council Tenant/Leaseholder and the Council would continue to own the estate
- You would keep your Secure tenancy agreement and all the rights you currently have
- We would remain a Resident Management Organisation and therefore directly accountable to you
- We would still hold a continuation ballot every 5 years as we do now
- The Council would continue to set the level of rents the same as with all their other tenants

WHAT HAPPENS NEXT?

- We have employed an independent company called Open Communities to ask you what you think about the idea. This will happen at the end of October.
- You will have the opportunity to give your opinion on our plans. You will be able to do this in the office, on line or by post. Representatives of Open Communities will also be knocking on your door at weekends during the test of opinion period
- We will hold a full discussion at the AGM on 2 October
- We will hold drop in sessions for people to come and ask detailed questions face to face
- There will be door knocking so we can talk to you directly
- If you agree to take forward the idea then we will start detailed discussions with the Council
- We will keep you informed every step of the way
- We cannot do this without your support

If you have any questions please drop us a line at Roupellpark@lambeth.gov.uk call us on 0207 926 0214 or call into the office.

If you would like this information in large print, Braille, another format or another Language, contact us on 0207 926 0214.

Language Line: www.languageline.co.uk Tel: 0800 169 2879
(Interpretation service available on request)