



# YOUR HOME, YOUR CHOICE

You decide the future for your home

## From the Independent Tenant and Leaseholder Advisor - PS Consultants

You may have already heard of the proposal to hold a ballot on the Patmos Estate to ask tenants if they wish for the ownership of their council homes to be transferred to a new landlord. You may also know that this is not the first time such a proposal has been made. Between 2016 and 2019 there was a programme of tenant and leaseholder consultation on the estate about such a transfer. That came to an end in 2019 when the Greater London Authority turned down the transfer application that had been made by PACCA TMO. At that time PACCA proposed that existing council homes should be transferred not to itself, but to a new landlord (a for-profit registered provider) called Vision Homes Lambeth.

### So why is this proposal back again?

Since the original proposal was turned down by the GLA, PACCA has been discussing with the GLA the objections and reservations the GLA had about that proposal. Following those discussions the GLA changed its decision and, as of March 2022, recommended to the Mayor of London that the proposal for transfer be put to PACCA tenants in a ballot. That proposal is still that in the event of a 'yes' vote in a ballot the homes on the Patmos estate be transferred to Vision Homes Lambeth.

We have sent you this short newsletter to re-introduce ourselves to you as the Independent Tenant and Leaseholder Advisor (ITLA) on this transfer proposal. We played that role between 2016 and 2019 and have been asked once again to offer independent advice on this new proposal. Our job is to give you as much information as we can on the implications of staying as Lambeth Council tenants or transferring to become tenants of Vision Homes Lambeth.

### Getting Advice

Beginning in early July 2022 we will be sending to you information on how you can contact us, meet us, and ask any questions you have about the transfer proposal. We are going to use a variety of ways of giving you information and giving you the opportunity to give us your views on the proposal. These will include;

- Social media platforms
- Door-knocking
- Newsletters
- Drop-in Sessions
- Open meetings
- A dedicated website
- A Freephone Service

So this short newsletter is just to give you advance notice of the work we will be starting from July 2022.

### ITLA Contact details:

Mobile: 07903 370147

Email: [enquiries@psconsultants.org.uk](mailto:enquiries@psconsultants.org.uk)

# About PS Consultants

We have done over 55 such ITLA jobs across England, Scotland, and Wales, over the last 25 years or so, including acting as ITLA here on the Patmos Estate between 2017-2019. So we are familiar with many of the issues that transfer proposals bring. We also know the estate well and have met many of you in the past.

## PS Consultants Team

- Christine Bailey
- Jim Mitchell
- Dr. Steve Sharples

Look out for Newsletters from us in the near future

**YOUR HOME, YOUR CHOICE**  
You decide the future for your home  
ITLA NEWSLETTER 1 MAY 2017

**OUR HOME, YOUR CHOICE**  
You decide the future for your home  
ITLA NEWSLETTER 5 OCTOBER 2017

**VISION HOMES LAMBETH (VHL)**  
- the proposed transfer landlord

**THE FUTURE FOR COUNCIL HOMES IN THE PATMOS AREA**  
For some time now residents in the Patmos area have been looking at a possible transfer of Lambeth Council homes to another social landlord which would be called 'Vision Homes Lambeth'.

**INTRODUCING THE THREE TENANTS ON THE VHL SHADOW BOARD**  
Beverly, Joseph and Richard are active members of the Resident Working Group. They understand the issues facing residents in the Patmos area. They see VHL as a real opportunity for investment to improve your homes, local neighbourhood and community, and your Housing Service to meet resident needs and priorities.

**YOU CAN TALK TO THE ITLA OR ASK QUESTIONS ABOUT HOUSING TRANSFER**  
ITLA Freephone: 0800 164 2703 (free from a landline) Text or ring the ITLA on: 07345 36982

**PS CONSULTANTS - THE INDEPENDENT TENANT AND LEASEHOLDER ADVISER (ITLA)**  
PS Consultants has been appointed as the Independent Tenant and Leaseholder Adviser (ITLA) for this proposal. The ITLA will work with all council tenants and leaseholders to help you to have your say about the future for council homes in your area and will behave openly and impartially. The ITLA is accountable to a group of local residents called the Patmos Area Residents Working Group. The Resident Working Group is leading the housing transfer proposal from a resident perspective. Membership of the Group is open to residents whose home is included in the housing transfer proposal.

**\* Win £50 in shopping vouchers \***  
by filling in our short resident survey - see pages 2 and 3 (inside) for details

This Newsletter is written and produced by PS Consultants, Independent Tenant and Leaseholder Adviser (ITLA)

We look forward to once again working on the estate, and talking directly to many of you.



**ITLA Contact details:**  
**Mobile: 07903 370147**

**Email: enquiries@psconsultants.org.uk**