

Hello! Olá! Bonjour! Pele o! Wha Gwaan! 你好!

As a tenant in the Patmos area, you may be aware that a proposal is being developed to give Patmos tenants the opportunity to vote for a transfer of the ownership of their homes from the London Borough of Lambeth to Vision Homes Lambeth (VHL).

Over the coming weeks you will receive more information about this proposal and have the opportunity to meet and speak with representatives of all of the parties involved before voting opens.

VHL has been working closely with PACCA TMO to set out a new plan for the management of the 234 tenancies within the Patmos area.

These undertakings will;

1. Reverse the decline in the condition of your homes by increasing and accelerating expenditure on repairs and improvements..
2. Reduce your rents year on year for the three years after transfer.
3. Bring back local housing management to a base at Lothian Road.
4. Carry out area-wide improvements to upgrade the whole neighbourhood.
5. Address cost of living issues and fund training and employment initiatives to benefit all residents.

By empowering local residents and investing in the future of the Patmos area VHL will unlock opportunities for much-needed improvements to the homes and environment.



The Process

Throughout the consultation process, we will be engaging with residents to hear what improvements you would like to see and answering any questions you might have about the process or the benefits of VHL becoming your landlord. We will be providing residents with detailed information as well as holding four drop-in sessions throughout August and September as your opportunity to speak directly to the VHL team.

STAGE 1

All council residents within the Patmos area will receive an Offer Document from Lambeth Council which will set out the VHL Offer, against what is currently provided by the Council. You will then have the opportunity to provide feedback on this offer.

Following this, all feedback will be reviewed, and a decision will be made on if the proposal should go to ballot.

STAGE 2

If the ballot goes ahead, you will receive a letter from the Council, outlining any changes to the original offer and confirming the ballot.

An anonymous ballot process will then be conducted by an independent organisation, with all Council tenants that are named on tenancy agreements being able to vote.

If the majority of tenants who take part in the ballot vote in favour of the transfer, the Council will then seek the approval of the Greater London Authority (the GLA), and a date will be agreed for ownership and management of your home to be passed to VHL.

Have Your Say

We want to hear from residents and tenants of the Patmos area about what the most important issues you face are, and what questions you have about the offer.

It is important for VHL that the local community feels directly involved in the whole process and that a transfer to VHL will empower you and provide you with the high-quality services you need and expect of your landlord.

We know from your PACCA representatives that you need and expect more from your landlord, and VHL's purpose is to offer the focussed, responsive, professional and efficient service that all tenants deserve. We really want to hear from you and work alongside you to ensure you are getting the best outcome for you and your community and would encourage you to read the newsletters, check the website and come along to our drop-in sessions next month.



The VHL team will be holding **four drop-in sessions at 81 Lothian Road** throughout August and September, as follows:

August:

25th August – 6pm to 8pm

27th August – 2pm to 6pm

September:

6th September – 6pm to 8pm

7th September – 12noon to 2pm

These will be a great opportunity for you to make suggestions and put questions to the team. The Independent Tenant and Leaseholder Advisors (ITLA) will also be on hand to provide you with impartial information and explanations.



Key Benefits of the Vision Homes Offer

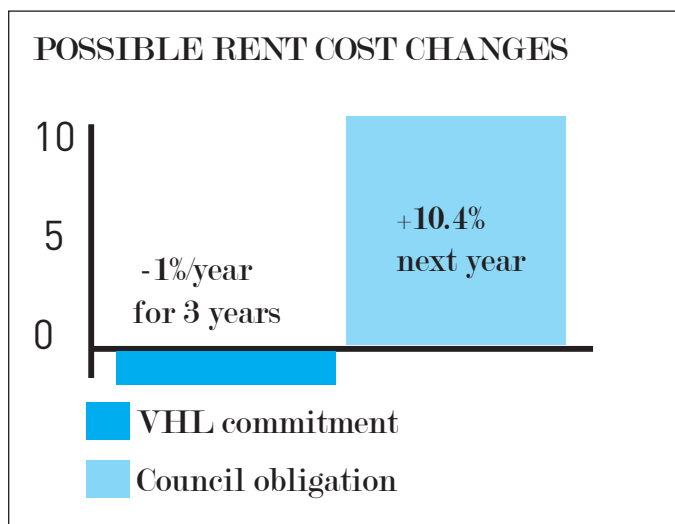
The detailed VHL offer includes many benefits for Council tenants over remaining with the Council as your landlord. These include:

Rent decreases

– We know that the cost of everything is increasing due to the cost-of-living crisis. That is why **we have committed to lowering rents across the Patmos area by 1% a year, for the first three years following the transfer.**

This compares with the Council, which has a legal obligation to increase rents in line with inflation each year and is currently expected to raise your rents by circa 10.4% next year, with ongoing increases over the following years.

To see how much this means you could be saving, an online rent comparison calculator has been created which is available on the VHL website.



Home improvements

High quality workmanship is essential to make your home safe and comfortable.

Within the first 5 years we guarantee to spend £4.4 million – which is an average of £18,790 per home – to address any outstanding work left by Lambeth Council

Beyond Year 5, VHL will maintain an average of over £500,000 per annum of ongoing expenditure for at least a further 25 years.

Greater accountability

– We will put residents at the heart of everything we do, ensuring a collaborative, community-driven, bottom-up approach to housing management. Local residents will be represented on the Vision Homes Lambeth Management Board, ensuring that residents' views are heard and well-represented at every level.

Local office

– Having a local, on-site office which provides face-to-face local service for your community and is run by people you know, and trust is something we know is important to you.

To find out more information and details about the proposal please visit the VHL website by scanning the QR code or at: www.visionhomeslambeth.com



As a provider rooted in the local community, we will work hard to support residents and the wider community. By providing dedicated, locally-based staff who know the area we will be responsive to your needs. As well as high-quality housing and tenancy management, we will support community services such as children's play groups, Senior Citizens' clubs, welfare advice, employment advice, and skills and training.

Contact us

If you have any questions or would like to speak to a member of the VHL team for any reason, please do contact us using the below details or visit the VHL website for more information:

Email: info@visionhomeslambeth.com
Phone: 0800 058 4261 (9am – 6pm Monday-Friday)

Website: www.visionhomeslambeth.com
Facebook: [@visionhomeslambeth](https://www.facebook.com/#!/visionhomeslambeth)
Instagram: [vision_homes_lambeth_official](https://www.instagram.com/vision_homes_lambeth_official)



A better future for the PACCA area

