



Hello! Assalamu alaikum! Bonjour! Olá! Pele o! Shalom! Wha Gwaan! 你好!

IMPORTANT information regarding the Vision Homes Lambeth Stock Transfer Process

All information in this leaflet has been validated by the Independent Tenant and Leaseholder Adviser

Following several drop-in information sessions and lively debates between Lambeth Council and Vision Homes Lambeth (VHL), we wanted to provide you with an update on the progress of the Stock Transfer process and help answer the questions we have been getting from residents.

Update

We have held four drop-in events at 81 Lothian Road for all local council residents to come and speak to members of the VHL team about our offer and resolve any questions or concerns that you might have surrounding this process and the offer. The Independent Tenant and Leaseholder Adviser (ITLA) also hosted VHL and Lambeth Council in a series of public debates, this was an opportunity for residents to hear from both sides and help them decide what outcome would work best for them.



To find out more, please scan the QR code.



Reminder of the offer

We strongly believe that the VHL offer will provide all local council residents a better-quality home and improvements to your day-to-day life when compared to what Lambeth Council is currently offering you. By empowering local council residents and investing in the future of the Patmos area, VHL will unlock opportunities for much-needed improvements to your homes and the environment.

As a reminder, the VHL offer will:

- Reduce your rent by 1% year-on-year for the first three years following the transfer. Rents will then be subject to regulated increases in the exact same way that Lambeth Council is, this means that we can guarantee your rents will never be more than remaining with the Council.
- Invest in the local community and local initiatives, by setting up a 'Community Chest' with an initial investment of £60,000 in the first year and £30,000 a year over the following nine years.
- Will ensure every family has a great home by delivering much needed home improvements, with a commitment of spending £4.4m within the first five years to address any outstanding work left by Lambeth Council, and an average investment of £500,000 per annum into regular maintenance and improvements, and will provide a local, on-site office offering face-to-face local service for your community.



Your questions

Over the last few weeks, we have been taking the time to listen to your questions and concerns. There have been a number of recurring questions, which we have provided a response to below. We hope that these responses are helpful and provide some further clarity over the details of our offer to you.

“Will I be charged VAT from VHL?”

Vision Homes Lambeth will **not** be able to charge VAT on rent, this is the same as Lambeth Council. In addition whilst front line Council service budgets continue to be cut nationwide, the efficiencies VHL will bring to running and maintaining the properties means it is unlikely that you will see your service charge significantly differ.

“Who are Vision Homes Lambeth?”

Vision Homes Lambeth is a new entity and is proposing to take over management and ownership of the properties within the stock transfer area. If there is a positive ballot in favour of the VHL offer, VHL will complete the process of registering as a Registered Provider of Social Housing. This means that it will be held accountable and regulated by the Regulator of Social Housing.

“What is PACCA’s involvement in VHL and the Stock Transfer process?”

The involvement of PACCA has been a point of confusion for many residents so we wanted to clarify the capacity in which the former TMO is involved.

PACCA was previously the Tenant Management Organisation (TMO) that managed the houses in the Patmos Area on behalf of Lambeth Council. During this time, PACCA launched the Right to Transfer, which both Lambeth Council and the GLA accepted was a correctly served notice. In the event of a positive ballot, it is VHL that would become your landlord. PACCA is not directly involved with VHL or the Offer which we are bringing forward, PACCA’s role in the process was historic, whereas VHL’s role is current. The issue of whether PACCA is a TMO (which it is in law) is not relevant for the purposes of the Offer Document.

“What will happen to my rent after the first three-year decrease?”

Following the first three-year rent decrease your rents will not go up significantly. Your rents will always be lower with VHL than they will be if you stick with Lambeth Council.

Like Lambeth Council, VHL as a Registered Provider will be regulated by the Regulator of Social Housing. As it currently stands, this means that your rents can not increase more than inflation plus 1%, as it does with Lambeth Council.

“Are there plans to redevelop the area?”

VHL has **no** plans to redevelop the area and will **not** evict anyone from their homes.

We submitted our 30-year business case to the GLA, which covers how we intend to manage the homes in the Patmos Area as Social Housing in perpetuity. This business case was approved following rigorous review and found to be sound. We have no plans to redevelop the area and as a Regulated Provider of Social Housing, we will be held to the same rules and expectations as the Council.



For further details of our offer please visit our website www.VisionHomesLambeth.com.

The Berger and Vision Homes - A stronger, brighter, more caring community

The Berger business was built up in the 70's and is a family run business which is involved in all aspects of property Letting and Management and which over the years has grown to include more than 2,500 residential properties in London as well as many commercial and retail investments.

The business has over 25 years of property Management and Refurbishment expertise. The company and its personnel have about 120 companies valued at around £500m. The Berger family are philanthropists who have deep pockets to make Stock Transfer work with the view of building a stronger, better, more caring, community and enhancing the portfolio rather than profits.

There are many examples of residential buildings that have been refurbished by the business such as St Ivans Court, Seymour Court and Cedar Court, blocks N10 1EL, and County House in Beckenham, which demonstrates the Berger Groups ability to refurbish outdated buildings to high standards.

Berger also have companies involved in Charitable, Educational, Religious and Cultural development work, such as the Palmtree Foundation Trust.

The combination of Social Housing in need of refurbishment, Property Management and a strong Community interest is what has kept the Berger interested and excited about the project.

Events

Our community,
your voice...
Come and join
us at up and
coming events

France Trip
- Free family
places (x4 seats).

Entry with raffle
ticket obtained
when we visit or
from My Local @
81 Lothian Road.

Winning ticket
will be notified
end of November.

France Trip

CALAIS TO BELGIUM

SATURDAY 3RD DECEMBER
5:00 AM - 9:00 PM



Must have Visa if
no English Passport
No Vaccination
Required

ALL FEES MUST BE IN BY 25TH OF NOVEMBER
MUST BE AT LEAST 12 YEARS OLD
COACH WILL DEPART FROM
SW9 6TS, 81 LOTHIAN RD

To Book Please
Call:
07908 594162

Christmas Buffet



5-7pm Friday 16th December 2022
at 81 Lothian Road, SW9 6TS

- Free meal
- Christmas hamper
- Tombola (Free entry - every ticket a prize)



Contact us

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

Vision Homes Lambeth

Email: info@visionhomeslambeth.com
Phone: 0800 058 4261 (9am - 6pm Monday-Friday)
Website: www.visionhomeslambeth.com
Facebook: @visionhomeslambeth
Instagram: @VisionHomesLambeth

Independent Tenant and Leaseholder Adviser

Email: enquiries@psconsultants.org.uk
Phone: 07903 370 147
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ITLA - Independent Tenant and Leasehold Adviser no. 07903 370147



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