

LATMOS INDEPENDENT RESIDENTS' ADVISOR **NEWSLETTER**

This newsletter is for residents of the three estates that are members of LATMOS (Lambeth Alliance of Tenant Management Organisations). LATMOS is a group of three Tenant Management Organisations (TMOs) that would like a stock transfer to enable improvements to tenants' and leaseholders' homes and estate facilities and guarantee the right of the Tenant Management Organisations to continue.

LATMOS has established a shadow board with representatives of the three TMOs, a Lambeth Borough Councillor and two Independent members. The shadow board is responsible for managing the stock transfer and keeping you informed of progress.

The Council has worked closely with the LATMOS shadow board to consider the level of investment required to bring the estates to a decent home plus standard and to prepare a financial model that would bring in the funding required to achieve the type of homes that people want to live in. The LATMOS shadow board have decided that the best way to secure these improvements and to retain local management through the TMOs is through partnership with an established Housing Association. After looking at a number of Housing Associations, the LATMOS shadow board have decided to go into partnership with WATMOS (Walsall Alliance of TMOs) with the aim of creating an 'Offer Document' for tenants and leaseholders to consider in preparation for stock transfer.

'AWICS' have been appointed as Independent Residents' Advisor to the tenants and leaseholders of the three estates currently involved in the proposals with LATMOS. 'AWICS' can provide independent, accurate and complete advice to tenants and residents as they consider transferring ownership and management of their homes.

The purpose of this newsletter is to consult residents about what you think about these proposals and what they mean to you. It has been written by 'AWICS' and approved by Lambeth Borough Council and the LATMOS Shadow Board.

We have some questions on the other side of this newsletter, about the proposals and how you feel about stock transfer in general, that we would like you to answer. We have provided a stamped addressed envelope for your response or you can just drop them off at your local housing office.

No transfer of ownership can happen unless a majority of secure and introductory tenants vote for it.

If you have any questions on stock transfer or LATMOS you can contact Adrian Waite and his team, details below:

- Visiting our website at www.awics.co.uk/View/page/ita_lambeth_latmos/
- Emailing Adrian.waite@awics.co.uk
- Telephoning the freephone helpline on 0800-028-8363
- Texting 07971-321863.
- Writing to: Adrian Waite at AWICS Limited, Appleby Business Centre, Bridge Street, Appleby in Westmorland, Cumbria. CA16 6QH.

What do YOU think?

Lambeth Borough Council and the LATMOS Shadow Board would like to know what YOU think.

You can let us know what you think by:

- Contacting the Independent Residents' Advisor by any of the means listed above.
- Completing the form below and returning it to us either by using the stamped addressed envelope or by dropping it in at the estate office.

Please let us know what you think by 25th March 2011 at the latest.

LATMOS Residents' Consultation – February / March 2011

Are you aware of the LATMOS proposals for stock transfer YES / NO

Have you been kept informed of the proposals YES / NO

Would you like to know more about stock transfer – through meetings, newsletters, open days, etc. YES / NO
If 'YES' please tell us how in the space below.

Do you have any ideas for improvements to your home or neighbourhood? YES / NO
If 'YES' please provide details below.

Do you agree that LATMOS should transfer ownership and management of the estates to a not-for-profit housing association? YES / NO

Is there anything that you would like to add?

I am a tenant / leaseholder (please delete what does not apply)

I am a resident at Ethelred / Magdalen / Thorlands (please delete what does not apply)