

Nanayaa Ampoma
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Our ref: 84443/CA

30th September 2014

Dear Nanayaa Ampoma

1 Ellen Terry Court - New Tenant Management Organisation Office

Further to your email dated 22nd September 2014 in relation to the above job. Please find bellow justification for why the need for a housing office outweighs the loss of a disabled unit at ground floor.

- The Right to Manage is a statutory 'Right' for tenants of local authority homes.
- Right to manage regulations - to develop TMOs to deliver high quality housing services tailored to their own priorities.
- Housing law in England gives Council tenants a collective right to take on the management of the council housing where they live.
- In accordance with the Regulations, the role of the local authority is to facilitate the exercise of the Right to Manage by their tenants.
- The council has to provide suitable local office premises to the TMO so that it can effectively carry out its functions and provide a quality service to tenants and leaseholders.
- The proposed alteration and refurbishment forms part of The London Borough of Camden's duty to provide a suitable premises and assistance in the formation of the new TMO.
- As stated in your Members Briefing note online – While the council takes an active step to encourage the provision of disabled units, there is no specific council policy for the protection of existing disabled units.
- Furthermore as noted in the Members Briefing note there are no specific policies restricting the loss of a disabled unit within the borough and therefore no powers to refuse the application on these grounds.

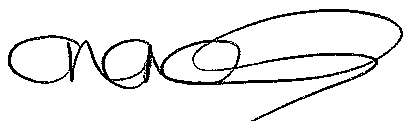
- Both DP4 and DP2 would relate to this planning application, however the development would be the loss of only one unit. The net refers generally to two or more units under the LDF. Furthermore as per the members note, the council generally does not resist schemes that would lead to the loss of only one unit.
- The only other feasible option for an office and meeting room was to convert the area under castle court which will cost the Council approx. £270,000 compared to this property which will cost approx. £70,000
- If the TMO were to fail or decide to hand back responsibility to the Council it would not take much work or money to convert the property back to residential.

In conclusion under regulation 7 of the Housing (Right to Manage) Regulations 1994, The London Borough of Camden have a duty to assist residents who elect to manage themselves. Therefore as part of this duty The London Borough of Camden have offered a currently vacant 2 bedroom flat for use by the TMO as an office.

In addition should the external grills not be granted planning permission, we will then need to look at attaching the grills as you have mentioned on the inside of the unit rather than on the outside as preferred. However we will need to relook at the windows and confirm if this is feasible and liaise with the client.

Should you have any queries in respect of the above, please do not hesitate to contact me.

Yours sincerely,



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