



Customer Resolutions Team
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Elizabeth Wyatt
request-297570-618ceaef@whatdotheyknow.com

27 October 2015

Dear Ms Wyatt,

Re: Your request for information: 570900

Thank you for your request for information that was received on 19 October 2015.

I can confirm that this request has been dealt with under the Freedom of Information Act 2000.

Your Questions:

This information request is about temporary accommodation where you house people to whom you owe a homeless duty in council owned housing made available from the decanting of estates to make way for regeneration projects. I want:

A) The number of people who have lived in temporary housing on estates that are being decanted in the last 12 months. If possible can this number be broken down per estate (eg. 20 on the Aylesbury estate, 3 on Elmington Estate etc.).

B) The typical rent for 1,2,3 and 4 bedroom properties to people on secure/assured council tenancies on each estate named in answer to A (if not current rents of this type then the most recent).

C) The typical rent for 1,2,3 and 4 bedroom properties to people given temporary on each estate named in answer to A (if not current rents of this type then the most recent).

D) The number of people in the last 12 months who have been evicted from temporary housing on decanted council estates due to rent arrears.

Our Response:

A) Please see below the total number of households provided with temporary accommodation on regeneration estates since 1 October 2014.

Estate	Number of tenancies
Aylesbury Estate	506
Elmington Estate	102
Abbeyfield Estate	75

B) Please see below the average gross rents currently charged to households occupying Southwark estate properties under a secure tenancy.

Please note: 0 = a studio.

Estate	Number of bedrooms	Average gross rent (£)
Abbeyfield Estate	0	107
Abbeyfield Estate	1	125
Abbeyfield Estate	2	136
Abbeyfield Estate	3	153
Abbeyfield Estate	4	165
Aylesbury Estate	1	112
Aylesbury Estate	2	127
Aylesbury Estate	3	143
Aylesbury Estate	4	150
Elmington Estate	0	91
Elmington Estate	1	110
Elmington Estate	2	117
Elmington Estate	3	128
Elmington Estate	4	131

C) All regeneration properties used as Temporary Accommodation have a standard rent charge regardless of the size of the property. This is £210.41 per week and is fully eligible for Housing Benefit.

In addition, the Council collects water charges on behalf of Thames Water and this is recharged to tenants at a weekly rate dependent on the size of the property: 1 bed - £6.69; 2 bed - £7.77, 3 bed - £8.60, 4 bed - £9.20.

If the property is on an estate where district heating is provided, there will also be a weekly charge for this, again dependent on the size of the property. There is some variation, but, typical figures are: 1 bed - £12.09pw; 2 bed - £14.97pw, 3 bed - £17.92pw and 4 bed - £19.34.

D) Six households have been evicted for arrears accrued while in Temporary Accommodation.

If you require any more information relating to the request, please contact the:
Corporate Freedom of Information Officer, The Governance Team (2nd Floor), Southwark Council, PO Box 64529, London, SE1P 5LX, or accessinfo@southwark.gov.uk

Further information on the Freedom of Information Act is available through the Information Commissioner at the: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF, Telephone: 0303 123 1113, Internet: www.ico.org.uk

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Yours sincerely,



Elizabeth Murray

Investigator

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