To the WDCO Executive

It has been clear to me that we waste an enormous amount of time at both the Board Meetings and at the Design Committee meetings discussing but never resolving two issues in particular, both of which could be sorted out if we actually pushed those in a position to give us answers to do just that. These are:

- Social rent homes not being replaced in the regeneration
- Split households

Social rent homes

We need the facts. As an incomer of almost 10 years, and on the Board for almost three years, I have heard many references to the missing homes. I have even been told it was social cleansing – rumours abound and if that is what people think then we need even more to get to the bottom of this for once and for all. Carol Boyce of Hackney has recently spent a lot of time going through the various documents at the Council and did produce a schedule of numbers that we have now been advised is to be corrected. Could the executive push to have this work completed by the end of March say. And when I say completed, I do not just mean the figures - we need an analysis that is cross referenced to the relevant documents. I think we all appreciate that some of the numbers eg, the number of homes that had been bought by tenants, may have changed over time, but what has not changed is the number of homes, no matter the tenure, at the beginning of this regeneration and the initial number of residents who had the right to remain. IF we know what is fixed and where this information is recorded then we have a good start. Then we need to know what the various masterplans and Individual phases promised and actually produced. Let us get it clear and a document archived as a part of the major documentation of WDCO for future reference. We can discuss the figures when we have them, decide whether any action is required and then move on.

Split Households

We have all heard our fellow Board member, Elaine Gosnell, speak regularly on this subject. I believe some Board members families have already benefited from this and it is right that all other residents who were given the same right are given some clarity on the subject. The fact that the timeline for completion of this regeneration is a moving target and that some people purely by chance are in the later phases is immaterial. We need to ask the Council to produce a schedule of the numbers of secure tenants remaining in each Phase and the numbers who theoretically are entitled to homes under the split household policy. The Council must know as of some date – 1 April last year say or whenever they have done a survey of those who are guaranteed a new home on site, the maximum number of new homes needed as at that date. We know the numbers will change but it does help if we know the numbers at a specific date so that we everyone can determine approximately when everyone will be rehoused. We are often told everyone will be rehoused by Phase 5, but does this include all potential split households? And if the promise was made back in 2007, 17 years ago, then many of the children of those guaranteed to stay then are no doubt eligible – the numbers must be constantly increasing. How long do they have to wait – another ten years possibly to the completion of Phase 5? The theoretical maximum numbers must be available somewhere and we need to see them. Those affected need to be able to plan their lives like anyone else. I do not think it is asking too much to be able to do this and we must insist on having numbers say by the end of the month. It will save everyone time and we can then move on and discuss other matters.

Hilary Britton 5/3/24