

Brenda Taplin

From: Mary Powell <[REDACTED]>
Sent: 12 November 2023 19:49
To: 'Alice Beresford'
Cc: Brenda Taplin
Subject: Love Lane Estate/High Road West CPO (sales prices, service charges and energy costs in new estate)

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Beresford

I was advised by Mr Mould to email you with the query below. This is a request for information only, not an indication of any desire to purchase, and my objection to the CPO remains.

In the course of evidence and cross examinations last week, the subject of sale values and potential service charges in the “affordable home ownership” plots of the proposed new housing estate came up.

1. Ms Mason indicated that that the Lendlease development at Elephant & Castle might be useful for indicative sale values for the “affordable” plots in the new Love Lane estate. My particular comparison would be with a ground and first floor, 3-bedroom maisonette but a wider range of prices would be welcome for other property sizes.
2. She also indicated it might be possible to provide indicative service charge levels for comparison too, based on the Elephant and Castle development. Again, in my case I am looking at ground and first floor 3-bedroom maisonette but other property sizes would be useful to see.
3. I would need to compare the components of the service charges too, i.e. a break down of the service chargeable items at block and estate level so that I can compare with the services I currently receive and pay for.
4. Finally I was looking for some indication of the likely standing charges, tariff rates and compensation for service failure packages for the proposed district energy network.

Please could you provide this information or let me know if it is not available by close of Tuesday 14 November 2023.

The properties I am trying to compare with are “affordable home ownership” properties at Plot A, Plot B and Plot C1 in the new Love Lane Estate/High Road West scheme. I am trying to get some idea of what it might cost to purchase and live in one of these properties as such information is not currently available.

This is in no way and indication that I am willing or able to consider purchasing such a property; I am only seeking more information. My objection to the CPO remains unchanged.

Regards

Mary Powell