

**THE LONDON BOROUGH OF SOUTHWARK (AYLESBURY ESTATE  
WOLVERTON 1-59 (NO. 2) COMPULSORY PURCHASE ORDER 2012)**

**OBJECTION TO COMPULSORY PURCHASE ORDER**

An objection to the above Compulsory Purchase Order (“the Order”) is submitted on behalf of the under-mentioned persons (“the Objectors”). The Objectors each have a leasehold interest in an apartment at Wolverton, Aylesbury Estate, Sedan Way, London SE17. The full name and age of each objector is given below, together with the apartment number that he, she or they occupy and a brief description of the apartment, and the length of time they have been in occupation of the apartment.

1. Mr Michael Edward Chappell (aged 73) and Mrs Kathleen May Chappell (aged 72), 2 Wolverton. 2-bed flat, with garden. Occupied for 43 years;
2. Mr Anthony John Beattie (aged 63), 13 Wolverton. 2-bed flat. Occupied for 43 years.
3. Mr Gary Michael Chappell (aged 50) and Mrs Denise Belinda Chappell (aged 48), 17 Wolverton. 2-bed flat with garden. Occupied for 27 years, but 43 years residence on the Aylesbury Estate including growing up with parents on the Estate;
4. Mr James Whiffin (aged 78) and Mrs Constance Whiffin (aged 81), 19 Wolverton. 3-bed maisonette with two large balconies. Occupied for 43 years;
5. Mrs Freda May Wood (aged 73), 20 Wolverton. 2-bed flat, with garden. Occupied for 43 years;
6. Mrs Sylvia Patricia Langley (aged 73), 21 Wolverton. 3-bed maisonette with two large balconies. Occupied for 43 years;
7. Mr Harry Arpino (aged 95) and Mrs Antonetta Arpino (aged 86), 22 Wolverton. 2-bed flat with garden. Occupied for 27 years, but previously lived on Wolverton 28-59 for 15 years;
8. Mr Djevdet Hilmi (aged 82), 36 Wolverton. 1-bed flat. Occupied for 32 years.

**GROUNDS OF OBJECTION**

The Objectors have the following grounds of objection to the Order:

1. All the Objectors have lived at Wolverton for many years, ranging from 27 years to 43 years; some for most of their lives. They are happy with their apartments and where they live. The apartments are more spacious than modern replacement dwellings of today as the Aylesbury Estate was built in the 1960s to Parker Morris standard +10%. All of the Objectors have approximately 100 years’ remaining on their leases. Those who have gardens wish to continue to enjoy them and those with balconies to sit out on them. None of the Objectors wish to be uprooted from their homes. To forcibly evict them after the length of time that they have lived at the Order Land would be harsh and oppressive.

2. Some of the Objectors are very advanced in years. Only one is less than 50 years old. Five of the Objectors are in their 70s; three are in their 80s; and one is 95 years old. A forced move at this stage could be particularly traumatic for the older residents and detrimental to their physical and mental well-being. Mrs Langley of 21 Wolverton has breathing problems, which greatly restricts her mobility. Mr and Mrs Arpino at No. 22 are housebound and rely on their garden.
3. Notwithstanding the package of support measures referred to in paragraph 5.11 of the Statement of Reasons and the assurances in the Council's "Leaseholder Toolkit" referred to in the Statement that they will be placed in an equivalent position, the Objectors have not been offered or seen any alternative accommodation which would be suitable and offer the same advantages as their present apartments. Indeed it is unlikely that they will find similarly spacious apartments or apartments with similar gardens or such large balconies as they currently own.
4. The Objectors question whether it is necessary to demolish their blocks in order to achieve the Council's regeneration objectives. All but one of the Objectors live in the block facing the main road, East Street, which is in a rather different category to the apartment blocks further into the Aylesbury Estate. Being on the edge of the Estate, neither of the blocks suffers as much from social and environmental problems as the inner blocks.
5. The blocks occupied by the Objectors are in a prime location, set back off the road, with grass at the front and back; there are car-park spaces and garages which can be rented; shops across the road and supermarkets at both ends of the street. There is excellent accessibility to public transport with four bus-stops directly outside the gate to the blocks and just a short walk from the Elephant & Castle underground (Zone 1) and overground stations. It is believed that the blocks are basically sound. They would benefit from a "face lift", as has happened elsewhere, but there is no reason to destroy buildings which still have a reasonable length of useful life. The Objectors consider that the Council should give further consideration to the option of refurbishment of this part of the Estate.
6. The Objectors wish to highlight two errors on the Schedule:
  - i. Page 10: Column (3) - Mr W Paredes is the reputed tenant at 25 Wolverton and not 24 Wolverton as stated.
  - ii. Pages 11-17: Incorrect post code stated for Wolverton 28-59, SE17 2AA, it should be SE17 2AB.
7. The Objectors make the following additional points to the Statement of Reasons:

**Page 2 – 1.1:** It is reported "the built fabric is dated and cannot be retained in the long term because of deterioration in quality", if this is so, then this is due to neglect, poor maintenance and under-investment over many years. The 1997 Council-commissioned structural survey by Jenkins & Potter found no defects that could not be dealt with under routine maintenance. Furthermore, destroying communities and demolishing perfectly good homes because they look dated is not environmentally or socially sustainable.

When the Estate first opened in 1969 the layout such as the raised walkways were credited to the design and followed the principles of the modernist architecture movement with "walkways in the sky" – separating pedestrians from street level and, more importantly, keeping children *safe* away from the roads.

Crime statistics from the New Deal for Communities National Evaluation show that crime rates on the Estate were on average 52% lower than the Borough as a whole during the five-year period 2000-2005. This does not therefore indicate that there were 'crime and safety issues' on the estate neither is there any evidence to show that any crime committed on the estate was a result of poor urban design principles.

**Page 2 – 1.13:** The two blocks on the Order Land are both low-rise and lifts are not essential. All 59 properties are easily accessed via stairs or an external ramp. The ramp has a very mild gradient and presents no obstacle in terms of access; it is regularly used by existing residents, particularly, the disabled and elderly, one of whom is 95 years old. It is seen as a positive design feature in contrast to lifts, which are not liked by everyone, and would require extensive costly maintenance and would increase energy consumption.

**Page 10 – 5.5:** This statement is incorrect: The Order Land comprises buildings of up to a maximum of 3-storeys and these can in no way be described as 'monolithic'. There are no 14-storey buildings at all within the boundaries of the Order Land. On the contrary, the proposed development plans to replace the existing 3-storey blocks with 10-storey blocks, according to the design proposals, appear unequivocally monolithic in design.

**Page 11 – 5.9:** The emphasis on the part of the Council so far in negotiations has been to press the relocation opportunities, which so far have turned out to be unaffordable. Liaison between different Council departments has been poor; there is a complete lack of continuity, whereby different officers from different departments continually ask the same questions.

**Page 11 – 5.11:** This statement is inaccurate: The Objectors were told and understood from the "Leaseholder toolkit" (pages 13 and 16) they would each be assigned a 'Case Management Officer' to help support them through the whole process, this has never happened. The last meeting arranged by the Council with the Objectors as a group was on 7<sup>th</sup> March 2012, some five months ago, and subsequently, two of the Objectors have been hospitalized for stress related attacks.

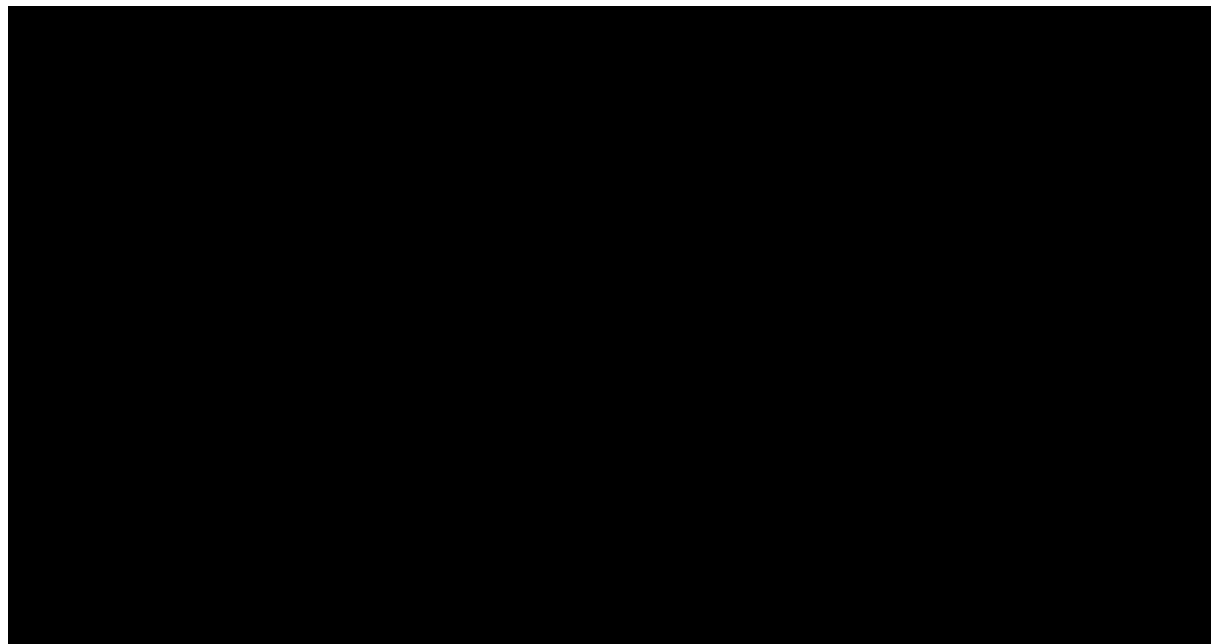
**Page 12 – 5.14:** If "on 26<sup>th</sup> September 2006, the Council resolved to offer an enhanced re-housing package to affected homeowners" then why were the Objectors not informed of this until 19<sup>th</sup> January 2012?

**Page 12 – 5.15:** It should be made clear the Objectors have not been told "they may purchase (as an option) a suitable alternative property....." they have, in fact, been told they must purchase. It should also be made clear that the Council's enhanced re-housing package comes with provisos e.g. the Objectors would not be allowed to leave their new properties as inheritance as they can with their current properties.

**Page 12 – 5.16:** The Objectors have not benefitted from the support services working solely with Estate residents as suggested.

**Page 14 – 6.4:** The Objectors consider that the proposed terms of dispossession in relation to the Human Rights Act does constitute unlawful interference on the basis that their loss is not currently being properly addressed.

8. When Wolverton 1-59 opened in 1969 it was quickly occupied by its new and excited residents, mainly young couples with children; who couldn't believe their luck, moving from the local slums to brand-new properties with a bathroom and an inside toilet, some even have two! Most of these Objectors have been enjoying their retirement for many years now but these good, honest, decent people were hard working citizens, who seized the opportunity and struggled to buy their properties while bringing up their families, to have something to leave for their families. They were postmen, lorry drivers, market stall traders, seamstresses, school assistants, shop workers, office workers, painters and decorators and one gentleman served in the war. Of course, two of our number, are still currently working hard to pay off their mortgages but they are all proud of having achieved home ownership. This has always been a close knit community where residents look out for each other and enjoy the peace and quiet of sitting in their gardens and on their balconies. It was always nice to see everyone's gardens and window boxes full of colour; it was obvious people cared about their community before it started being boarded-up.



*15 August 2012*