Dear Resident 10 May 2022

**Council Tenant and Leaseholder Consultation – Closure of Telford Court**

*If you need help with this letter, please contact us at* [*telfordcourt@stalbans.gov.uk*](mailto:telfordcourt@stalbans.gov.uk) *or phone us on 01727 819564.*

Councillors and council officers have been considering changes that will be needed at Telford Court in the light of new building safety regulations that will be coming into force in the coming months and years.

Today we are writing to you to tell you about this situation and to seek your views.

We have done a lot of detailed work to understand the necessary changes at Telford Court and what this means for our tenants and the leaseholders.

We have concluded that the age and structure of Telford Court mean that some of the changes needed to meet the new regulations will not be possible. The type of works needed – for example to the lift shaft – cannot be done given the structure of the building. Other changes that would be needed, like the entire removal of the gas supply, would be very difficult to do and unpopular with residents. The costs for leaseholders and the Council of doing this work would also be unaffordable. In short, at over 50 years old, and with an outdated design, we believe Telford Court has reached the end of its purposeful life.

From the work we have done so far, we believe it is better all round to replace Telford Court with new modern homes and to help our tenants to find new homes and our leaseholders to sell their properties.

We know this will be difficult news for some residents, while for others it may be a welcome opportunity. Whatever your view, we will do everything we can to support you and answer any questions you may have.

We would like to hear from you so that any final decisions have benefited from your input.

Specifically, with the proposal to close Telford Court, we want to know what you think about what we propose to do to help Council tenants to move home, and leaseholders to sell their property. Your feedback will be used to help determine the final decisions on all these things.

All Council tenants would have top priority (known as Band A priority) to find a new home. For leaseholders at Telford Court, the Council would buy all leasehold flats at the market rate based on an independent valuation. All Council tenants and leaseholders would receive money and practical assistance to help them to move.

We have included the answers to some immediate questions you may have in the enclosed 'Things You May Wish To Know’ document.   We want to give you time to think about the changes and to talk it through with your family, friends, carers and professional advisors if you want to.

You can contact our team at **telfordcourt@stalbans.gov.uk** with any questions or concerns, and to give us your views. You can also make an appointment to discuss any concerns or questions with a housing manager by contacting Ella Malyon (ella.malyon@stalbans.gov.uk; 01727 819564).

Meetings will be held in the residents’ meeting room on the lower ground floor of the tower block throughout May and early June. If you would like to meet, we encourage you to contact us and make an appointment as soon as possible.

If you prefer to contact us by letter then there is a postbox outside Telford Court by the main entrance on the left.

If you have a joint tenancy and want to arrange a meeting with our team, please make an appointment for when you are both available. We can offer appointments throughout the day including during the evening and at weekends. (If you think you may need an interpreter or special arrangements for a meeting, please do let us know.)

This period of consultation will continue until 21 June 2022, after which the Council’s Housing and Inclusion Committee will consider a report and make final decisions.

Please be assured that your home is safe. The Council has commissioned a fire engineer’s report, a structural report and a compartmentation report and we have met with Herts Fire and Rescue Service to make sure the block is currently safe. You can see more about what we are doing to give residents additional peace of mind in the attached 'Things You May Wish To Know’ document.

Yours sincerely

Joanne Turner

Tenancy Services & Performance Manager