

Statement on Use of Notice Seeking Possession [NoSP's] as part of Heygate rehousing

The AA's rehousing approach was based upon a preferred phasing plan, which had the intention of achieving vacant possession block by block ie a series of milestones and actions were established working back from the vacant possession. The phasing plan allowed for a worst case scenario where Ground 10 possession [under 1985 Housing Act] proceedings might be required. It was obviously unknown whether proceedings would be necessary for any particular household, and so NoSPs were served on a 'phased' basis. The notice was accompanied by an explanatory letter explaining that the NoSP was being served as a precaution in case it was necessary to initiate proceedings to get a County Court decision on whether the property offered was a reasonable alternative. This practice was also explained in consultation processes, including residents' meetings, newsletters and individual rehousing interviews.

Housing IT rent accounts records show that NoSPs were served on 198 properties after April 2005, when the rehousing exercise got under way. This should not be taken to imply that all on Ground 10. They would include for other reasons such as rent arrears or nuisance. It would take considerable time by AA to drill down into this level of detail and there has been insufficient time to do this.

7<sup>th</sup> Feb 2013