

Dear resident,

Lambeth Council has serious concerns about the conduct of the Loughborough Estate Management Board (LEMB) and how they are managing your estate. We have been actively attempting to engage with LEMB for some time now on these matters, but requests have either been ignored or not properly addressed. We have therefore issued a final warning requiring LEMB to take immediate action to resolve these issues otherwise we will take further legal action.

The council has written to the board's leadership (LEMB) insisting they take several important steps so that residents can have a clear and fair say about how the estate is managed and to ensure that governance arrangements operate properly. These include:

- **Re-running a Continuation Ballot which complies with the terms of the management agreement.** This will give all residents the opportunity to have a say on the effectiveness of the LEMBs management of the estate and whether they want LEMB to continue managing the estate or whether management should return to Lambeth Council. To ensure the process is fair and transparent, the council expects the ballot to be run and overseen by an independent organisation
- **Sharing Periodic Review with residents.** Before the ballot takes place, all tenants and leaseholders must receive a copy of the full audit so they can make an informed decision when voting. The Periodic Review identified multiple and serious failings in LEMB's management and governance. LEMB must convene a Special General Meeting (SGM) to explain to shareholders how they intend to implement the recommendations set out in the Periodic Review, particularly in the area of financial management
- **Allowing all eligible residents who apply to LEMB to become shareholders which provides them with rights to vote at general meetings.**

Before the SGM and AGM take place, LEMB must review and correct cases where eligible residents have been wrongly refused membership as shareholders, as well as confirming it will process all outstanding applications strictly in accordance with LEMB's rules

- **Convening a valid Annual General Meeting (AGM)** The online meeting held on 19 February 2026 was not valid. The council has learned that attendance was below the number of shareholders required under LEMB's own rules and no formal resolutions were put to shareholders despite being listed on the agenda. The Council has asked LEMB to hold a new AGM as soon as possible. At this meeting, shareholders must be able to vote on whether LEMB should continue managing the estate, appoint board members and auditors, and review the latest accounts, which have not yet been shared publicly.

### **What happens next?**

Lambeth Council is insisting that LEMB confirms within 14 days that these steps will be taken.

If this does not happen, the council intends to ask the High Court to require these actions to take place so that residents can have a clear and lawful say on the future management of Loughborough Estate. Our priority is to ensure that the estate is managed in a way that is transparent, accountable and works in the best interests of all residents.

Thank you for your continued engagement, further information will be shared as the next steps are confirmed.

Best regards,

Cllr Danny Adilypour

Deputy Leader of Lambeth Council and Cabinet Member for Housing, Investment and New Homes

