

**Residents story no.1**

We received a call from Akelius on April 1st asking would we like to extend our contract with them we did so took another 12month contract as they wouldn't do a longer one.

On 24th June we received a letter from Akelias stating they wanted to do an inspection on Wednesday 29th June ( this was not an inspection this was to show Stef & Philips the houses ).

On 28th June ( day before supposed inspection from Akelias ) received a letter from paul Simon homes saying they were the new owners of the property.

On August 26th received section 21 letter telling us to be out by 16/11/2016.

After many phone calls and emails we finally got them to honour our contract and we can stay until contract ends in April.

All of this has put a great strain on our family life and on my wife's Health. This was supposed to be our last move as we used our savings to pay for my wife's mothers funeral last year and as such we now live paycheck to paycheck which is fine but now we have to come up with over £2000 to move house. There are none available and can see us ending up homeless. This has all put a large amount of stress on us and my wife has been rushed into hospital a couple of times already with extremely high blood pressure and even got admitted and even now she has to be monitored this is ALL due to the stress of everything that's been going on and still going on with Peterborough council and Stef & Philips.

**Residents story no.2**

I will be getting evicted when my tenancy ends which is the end of April. I will have lived here for 4 years.

And this was my first home with my son, who is now 4.

I am struggling to find anywhere else to rent due to getting some help towards paying my rent as not many places accept this anymore. I am also on the council list but I am so far down that I am coming in at position 200+ so I'n not getting anywhere with that either.

I am dreading April coming as I have no idea where I will be.

**Residents story no.3**

A crime beyond denunciation.

I am a single guy in my 50's who has lived in St Michael's Gate for 5 years. I pay my bills and taxes yet I am being evicted so you can house the homeless. I was sure our councillors, now the whole picture has been revealed, would be filled with remorse and desperately trying to make it up to us right?

The first thing that needs to happen is to get these people out of their homes is the correct answer.

It's not do you evict or do you not evict, the question now is when to evict and with what philosophy you evict them with. This isn't about helping build a society of people is it?

You tell us it is unethical yet it is lawful. I ask the question is it immoral? I believe it is. I voted for you to represent us and the interests of the Peterborough community. Do you care whether or not I may lose all of my possessions when I get kicked out for doing nothing wrong?

There is a crime here that goes beyond denunciation. There is a sorrow here that weeping cannot symbolize.

The costs of moving will fall on my shoulders, putting me in to debt for no fault of my own with no compensation or retribution for being a legal outcast. This all may fall on deaf ears but heed my warning, I have voted you all in, I will do my best to vote you all out of office because you are not fit to represent the needs of your own people as there is a failure here that topples all your success.

#### **Residents story no.4**

Im a resident of St Michaels Gate and have lived on this housing estate for the last 21 years my first Landlords were Quality Street.

Due to an abusive relationship – the Administration Gentleman, who lived on the estate moved me to my now present house where they installed a camera positioned on my front door to keep an eye on me and any unwanted visitors, They seemed very caring Landlords ,and I was told that I would be able to stay as long as I wanted as the houses would never be sold off.

As I was moved there was another tenancy agreement for me to sign which started 1st February 1998 So Feb 2017 I will have been in my present house 19 years. I am 63 years of age and was born in Peterborough, I work part time, and look after my 3 year old granddaughter.

I have never claimed any benefits and always paid my way, and never been in arrears, I was shocked one Sunday morning to find a possession Notice pushed through my door, this was before any news had broken re the intentions of the now landlords and the council, On a Sunday there was no one I could phone to ask what this was for so I was in state of shock all day and very upset The Council have said that if I didn't want to go into temporary accommodation I would be better off bidding on sheltered housing. Most of these properties have no garden and are very small. None of my furniture will fit, I was offered a flat that had no carpets and only room for a single bed with no room for a wardrobe etc at a cost of £628.00 a month. The council still keep trying to pressurise me into finding private rents but at my age I don't want to be in this situation again. My Neighbours over the past years have all been exemplary, and have stayed a long time. I have felt very safe and had no trouble. The council also have said that when the time comes for me to leave they will put me in a travel lodge or hotel that will have no facilities for cooking so I would have to eat out. They wont store any furniture. And someone will be put into this house and I will take their place in a hostel probably! Don't understand why the council would want to pay for someone to live in this house when I could still pay the rent while I'm bidding on other properties. The council

wont be saving any money if they put me into temporary accommodation all that will happen is that Steff and Phillips /Paul Simon will be getting more money from the Council. The Council have offered to loan me £2000.00 deposit to help with private rent , but I would have to pay this back, as I'm not claiming any benefits. The Council offices have secured an extension on my tenancy from Nov 30 – until Jan 6TH she also told me that Stef & Phipps would probably take up to 6 weeks to get a court order so not to worry too much! Again at my age to be threatened with possible court action is not good. I am so upset, not sleeping more than a couple hours a night and very depressed about it all I just hope my health doesn't suffer because of this dreadful situation I and the other residents of St.Michaels Gate are in.

#### **Resident story no.5**

This time last year I got made homeless because our previous owners Akelius needed to refurbish my flat. I had to move out for 4 weeks, I had to find my own accommodation! I had to put all possessions and furniture into storage, hire a van to take it there also. I was out of the flat for 5 weeks! It cost me over a £1,000 for rental, van and storage. I moved back on after refurbishment, my rent had gone up by £125 extra per month. I also had to pay all fees and admin again and deposit which had gone from £500 to £600. From all the upheaval and stress of it all I got shingles! I moved back in got comfortable and thought this is going to be my home for a longtime. I am now still under my tenancy of 1 year which expires 14 December so am just waiting for my section 21 notice, of 2 months, then eviction!

#### **Resident story no.6**

For 18 months me and my girlfriend shared a property. We wanted to look for something just for us. It was very difficult to find somewhere as we both each work 60 hours a week! We finally found a flat on St.Michaels Gate it was a lovely area and a quite street. We have been very happy living here and made very good friends with our neighbours and other people of the Parnwell area. We have been part of a community. We paid over £700 deposit got a one year tenancy with an option to extend long term. We have till August next year but will be in the difficult position of trying to find somewhere to live while we work and look for work as we work for agencies. We are not looking forward to this as it will be very difficult not only to find somewhere but to be as comfortable and happy not only in our home but in the community also.

#### **Residents story no.7**

We moved to St.Michael's Gate in August 2014 after I was offered a job in Peterborough. I was working in London at that time. St.Michael's gate was not my first choice in Peterborough as I did not drive at that time and I was working at the hospital which is quite some distance. My wife and my 8 month old child loved the place as it was much nicer compared to the tiny flat we were living in London in.

Things moved on and we had another boy on Christmas day the same year. I learnt how to drive making things much easier for us. Me and my wife slowly decorated our home. The children are growing fast and this is home for them.

It has been excellent few years here for us. There has always been a sense of security. Little things like if you forget to switch off your car's lights, someone will let you know. Also if one

of your children manages to get out from the house, you know he is going to be safe with someone in the neighbourhood seeing him.

Unfortunately recently some of our neighbours have been forced out which is quite distressing.

We are quite scared about our future. Children are going to nursery here. Its not easy to find a new place but moreover the house rents and upfront securities have gone up. We are hoping things do settle down and we stay in our place.

**Resident story no.8**

I have lived here since 2011 and have been very happy, it's a great neighbourhood. I do believe it's profiteering on the back of human exploitation of the homeless. I also find it ludicrous that Peterborough city council are getting fleeced by Stef & Phillips who are making at least double the rental by figures already released! People of Peterborough will be paying for this through their own council tax and therefore we are paying for the privilege of losing our homes! I do believe that Peterborough city council have not helped even though they are a partner and have washed their hands clean of this. And I do believe if they had been a council that said not in my city they would have had the backing of all councillors regardless of party. To fast track it to the Prime minister and her relevant departments and put a block and stop legally to a grave social injustice! Peterborough city council is a conservative lead the same as Her Majesties Government that says this is going to be a government that works for everybody! So how have Peterborough City Council been an extension of this pledge to the residents of St Michaels Gate! My section 21 notice is for me to be out by January 13th!