



St Martin's Deserves a Decent Landlord

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St Martin's estate is owned by Metropolitan Housing Trust. It owns 36,000 flats and houses, with a head office in Nottingham. If you thought they seemed a **remote** organisation, you aren't wrong.

Last year, **maintenance expenditure went down** by 27%. On Clapham Park this has meant problems with roofs, ceilings and plumbing. We're fighting this in Clapham Park. If your flat has similar problems, we'd like to hear about them.

The main maintenance contractor was a firm called **Mears**. On Clapham Park, they were notorious for starting jobs and not finishing them, then putting in a full invoice. They were known to put up scaffolding to do a roof, not do the work and then taking the scaffolding down.

Mears have just been fired. How will Metropolitan ensure the new contractor does not repeat the same mistakes?

Metropolitan do not pay the **London Living Wage** to people like cleaners and care workers, they claim they can't afford it. But they can afford to pay their chief executive £460k to leave when he was discovered to be useless! Why isn't this money for staff who perform services residents depend on.

Metropolitan offer **shorthold tenancies** where they can chuck you out whenever they fancy. This has happened on Clapham Park, our campaigns got the tenancy back. It could happen here too.

Lambeth Housing Activists are helping tenants on Clapham Park to get organised to stop shoddy treatment and get their rights. We also work with people in housing coops and the residents of Cressingham Gardens. We want to help tenants across metropolitan estates to link up and organise together.



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