

# WATERLOO ESTATE UPDATE

AUGUST 2016

[www.havering.gov.uk/askhousing](http://www.havering.gov.uk/askhousing)

 [www.facebook.com/haveringhousing](https://www.facebook.com/haveringhousing)

## Estate regeneration moves ahead



Havering Council has decided to move ahead with plans for a major regeneration of the Waterloo Estate. Residents attending the drop-in consultation on Wednesday 20 July were largely supportive of proposals which will see the existing buildings demolished and a new, modern estate built on the site.

Havering Council's Interim Director of Housing, Neil Stubbings, said: "There is major investment taking place in central Romford over the next 10 years with the Romford Housing Zone, Crossrail improvements at Romford Station and the major transformation planned for Romford Market and we want to make sure that the Waterloo Estate is not left behind.

"We want it to be a place where people choose to live rather than one they wish to avoid. These proposals will help us achieve that objective while at the same time building extra Council homes for Havering people to rent."

### Long term

Neil added: "This project will take place over a number of years. It is likely to take at least two years before a development partner is in place and they will then need to work with us to design the new estate.

"We will be setting up a residents' group to work with us on the designs and layout of the estate so that it will meet peoples' needs as well as architect's ambitions.

"We are looking to build attractive homes that are energy efficient with modern facilities and built to a high standard in well-landscaped grounds – we want this to be an estate that makes us all proud."

During the next few months there will be a number of opportunities for residents to meet with us and discuss the plans and how they impact on them.

There will be drop-in meetings as well as the opportunity to book one to one meetings with Housing Services Community Engagement Officers.

More information is available at  
[www.havering.gov.uk/WaterlooEstate](http://www.havering.gov.uk/WaterlooEstate)



## Leaseholders can sell now

If you are a leaseholder living on the Waterloo Estate the Council is willing to buy your property as soon as you are ready to sell.

The package on offer will vary depending on your property but is likely to include:

- Market value for your property plus an extra percentage on top – possibly 10 per cent
- Payment of legal fees

- Other reasonably incurred costs if agreed before they are incurred

Every leaseholder should have received a letter from Havering Council's Interim Director of Housing, Neil Stubbings, explaining more about the offer available.

If you did not receive the letter please let us know using the form at [www.havering.gov.uk/askhousing](http://www.havering.gov.uk/askhousing).

If you wish to arrange a meeting to discuss selling your property please complete the form at [www.havering.gov.uk/askhousing](http://www.havering.gov.uk/askhousing) and we will get in touch to arrange a meeting.

## What happens next?

- We'll be organising a drop-in session so you can see the different options being considered.
- The meeting will be from 6pm to 7pm so people at work can call in.
- There will also be the opportunity to have one to one meetings to discuss individual needs.
- Work is unlikely to start before 2018.



## Come and find out more

The latest news about the regeneration of the Waterloo Road estate will be explained by Interim Director of Housing, Neil Stubbings at a meeting from 6pm to 7pm on Tuesday 6 September at The Salvation Army Hall, High Street, Romford, RM1 1JJ.

If you can't visit on the day please let us know using [www.haverling.gov.uk/askhousing](http://www.haverling.gov.uk/askhousing) and we are happy to arrange to talk about the options.



## Individual Meetings

If you are a Council tenant and would like a one-to-one meeting to discuss your personal circumstances please log on to [www.haverling.gov.uk/WaterlooEstate](http://www.haverling.gov.uk/WaterlooEstate) and choose a time slot using the online booking form.

We will be holding the one to one meetings, between 10am and 6pm, at the CCTV Control Room, Waterloo Gardens, Romford, RM7 9BE on:

- Thursday 29 September
- Wednesday 19 October
- Thursday 20 October



The drop-in session on Wednesday 20 July saw residents meet with senior housing officers to discuss the proposals.

## Who can I contact?

If you have a question about the consultation please email [Chelsea.potts@haverling.gov.uk](mailto:Chelsea.potts@haverling.gov.uk)  
General estate enquiries [www.haverling.gov.uk/askhousing](http://www.haverling.gov.uk/askhousing)

## Keeping in Touch

- You can keep in touch with the latest news and information from Housing Services through our email newsletter.
- Go to [www.haverling.gov.uk/enews](http://www.haverling.gov.uk/enews) and choose *At the Heart* online.



There is also information available at [www.haverling.gov.uk/WaterlooEstate](http://www.haverling.gov.uk/WaterlooEstate)  
You can also 'Like' us on Facebook at [www.facebook.com/haverlinghousing](http://www.facebook.com/haverlinghousing)

