

WATERLOO ESTATE UPDATE

DECEMBER 2016

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Residents briefed on progress



At a meeting on Wednesday 23 November 2016, Havering Council's Interim Director of Housing, Neil Stubbings, briefed residents on the latest progress with the Housing Regeneration Programme.

He explained that Demolition Notices were served on Monday 14 November 2016.

Mr Stubbings said: "These are legal notices we must issue so that you all know we plan to regenerate the estate and remain in force for at least seven years.

"That means we must start work on site before November 2023 and our current aim is to be on site in 2018.

"We are currently bringing together a team of experts to help us choose the right development partner to be part of a Joint Venture where the Council and the developer set up a separate organisation to do the development work.

"We aim to have that development partner in place by late 2017 and the Joint Venture in place during 2018.

"A few people have already moved from the estate – some leaseholders are in the process of selling their property and one or two Council tenants have also moved already.

"We will be starting the decant process in earnest from Tuesday 17 January 2017.

"We will be using direct offers as empty properties will first be checked against people wanting to move from the regeneration areas before they are placed on the system for general bidding.

"This means that you will have first choice of properties which become vacant and which match your housing needs.

"You will generally be expected to move within a couple of weeks of accepting a reasonable offer that meets your requirements."

More information:

www.havering.gov.uk/WaterlooEstate

Your questions answered

Q1 If we are not sure we want to move back to the estate how long will we have to decide?

A1 Once the new homes are built, you will be able to view them and make a decision then. This will be based on housing needs. For example, it is unlikely there will be any sheltered housing on the new estate so anyone in sheltered housing and looking to return to the estate would need to move to general needs housing - which may not be the right move for them. Everyone who wishes to return to the estate can do so if a suitable property is available.

Q2 What will be the position on car parking on the new estate?

A2 There is a commitment to increase the amount of car parking compared to the current number of spaces but the total number won't be known until plans are prepared.

Q3 When will plans be ready?

A3 Probably not until 2018 when a development partner has been appointed and a Joint Venture set up which will undertake such work.

Q4 What is a reasonable offer?

A4 A reasonable offer will be based on your housing needs and the information you agreed on your Decant Assessment Form.

Q5 What type of tenancy will I have when I move?

A5 You will have the same type of tenancy as you currently have.

Q6 If I move out of the borough, will I still receive compensation?

A6 Yes, you will be entitled to the same Home Loss Payments and Disturbance Payments as if you moved within Havering.

Q7 How does the direct offer system work?

A7 When a property becomes empty its details will be checked with the information sent back to us on the Decant Assessment Form to identify if it matches with anyone's



needs. If it does then a direct offer will be made to the tenant looking for such a property. If there is no match then the property will be made available through the usual competitive bidding process for residents outside the Housing Regeneration Programme.

Q8 How do I update my Decant Assessment Form?

A8 Please send details of any changes to John Bloss johnbloss@haverling.gov.uk

Q9 What does the timescale on the Decant Assessment Form mean?

A9 We have already started moving people out who wish to move and this process will begin in earnest from Tuesday 17 January 2017. If you have, for example, within 2 – 3 years on your form this is the estimated latest time you will move to a property of the type you have said you need. Our aim is to move you as early as possible to meet your needs.

Next meeting

The next meeting to brief residents on the proposals will be from 6pm until 7pm on Tuesday 28 February 2017 at The Salvation Army Hall, High Street, Romford, RM1 1JJ.

If you can't make that meeting please let us know using

www.haverling.gov.uk/askhousing

and we will be happy to arrange to talk to you about the options.



Residents' Group to discuss Local Lettings Plan



The Waterloo Estate Residents' Group will be meeting on Tuesday 13 December to discuss the Local Lettings Plan.

If you have any comments, please send them to Shane Marshall who chairs

the group. His email address can be found at www.haverling.gov.uk/WaterlooEstate

This group will be consulted by the Council regarding future plans for the estate regeneration between the normal meetings for all residents.

Independent help available



Haverling Council has contracted TPAS to provide free, independent help and advice to individual tenants.

TPAS will provide independent advice to any resident who needs help. They will support you and work on your behalf to ensure that you are fully informed. For more information on their approach, role and standards that you can expect from TPAS please look at their Service Charter on

www.haverling.gov.uk/TPAShelp

How to contact TPAS

Email TPAS at: haverlingindep@tpas.org.uk

Phone TPAS on the Independent Advisor Freephone on: **0800 731 1619**

If you are calling from a landline the call is totally free to you but if you are using a mobile phone tell TPAS straight away and they will call you right back.

Decant Assessment Forms

Every Council tenant who has had a one-to-one meeting about their housing needs has been sent two copies of the Decant Assessment Form which summarises the information given to us during that one-to-one meeting.

Residents are asked to carefully check the accuracy of the information on the form as this will be used to identify suitable properties to offer them for their new home while the regeneration takes place.

If the information is accurate, tenants should sign, date and return one copy of the form to us.

If tenants wish to amend any of the information, they should make the changes on the form and return it to us so we can amend our records and issue a new form for them to agree, sign and return.

It is very important that tenants return this form as soon as possible as we will not start considering you for moving to a new home until we have received the form back from you.

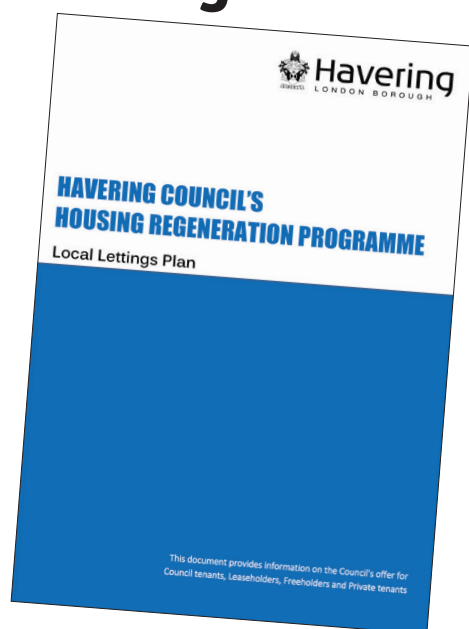
The forms will help us assess housing needs which will be used when empty properties become available so we can see if they match tenant's requirements.

Tenants are asked to let us know of any changes so that we always have the latest available information about their housing needs so we can make the best possible match.

If tenants have any questions about this form please contact John Bloss john.bloss@haverling.gov.uk



Local Lettings Plan



The Local Lettings Plan has been published on the Council's website and provides detailed information on what residents can expect as part of the regeneration process.

A summary of the main points for:

- Secure Council tenants
- Leaseholders
- Private sector tenants

will be published on the website when available.

A summary of the main points for Waterloo Estate residents is being prepared and will be published when available.

More information:

www.havering.gov.uk/HousingRegeneration

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.

Already several residents have had valuations done for their property and are hoping to move to their new homes before Christmas or early in 2017.

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
- Payment of Stamp Duty
- Other reasonably incurred costs if agreed before they are incurred

If you wish to arrange a meeting with our specialist officer, Ian Nolan, to discuss selling your property please complete the form at

www.havering.gov.uk/askhousing

and we will get in touch to arrange a meeting.



Who can I contact?

If you have a question about the consultation please email Chelsea.potts@havering.gov.uk

If you have a question about the Decant Assessment Form please email john.bloss@havering.gov.uk

General estate enquiries www.havering.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.havering.gov.uk/enews

and choose *At the Heart* online.



There is also information available at www.havering.gov.uk/WaterlooEstate

and on the Housing Regeneration Programme at www.havering.gov.uk/HousingRegeneration

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