Latest information on scheme regeneration shared with residents

At a meeting with residents on Friday 12 August, Interim Director of Housing, Neil Stubbings, updated residents on the older persons' housing review, which includes a proposal to build an older persons' village on the site of the Serena, Solar and Sunrise sheltered housing scheme.

Mr Stubbings said: “The final report which will go to Cabinet this autumn will propose that Serena, Solar and Sunrise Court be redeveloped as an older persons’ village.

“It is likely this site will be one of the first ones developed and work is likely to start in 2018.

“Depending on the development partner eventually selected to work with the Council this site could be a phased development which may mean you don’t have to move off the site, although you would have to put up with building work taking place nearby.

“After the Cabinet meeting we will be sending a letter to each individual resident to explain what the decision means for them as well as information on the support and advice available.

There is a firm commitment that any current resident of the Serena, Solar and Sunrise Court wishing to return to the new scheme will be able to do so – that commitment will be included in the special Serena, Solar and Sunrise Local Lettings Plan which is due to be published next month.”

If you wish to see some examples of older persons’ villages, details are available at www.havering.gov.uk/ShelteredHousingDevelopments.

More information will be online at www.havering.gov.uk/SSS as it becomes available.

Second coach trip to see other schemes

The first coach trip to see other sheltered housing schemes in Havering was very successful, but we know some people were not able to make that date so a second coach trip has been organised for Wednesday 14 September.

The coach will pick up people from Serena, Solar and Sunrise Court and take you on a guided tour of the other schemes, where you will have the opportunity to see the facilities, chat with residents and view some of the flats in that scheme.

We will also be organising a coach trip to see an older persons’ village that has been built on a site similar in size to those available in Havering.

If you want to go on either coach trip please book your place online at www.havering.gov.uk/askhousing or tell your scheme officer.

Next meeting

2pm to 3pm on Friday 30 September in the Communal Lounge, Serena, Solar and Sunrise Sheltered Housing Scheme, Sunrise Avenue, Hornchurch.

If you can’t join us on the day please let us know using www.havering.gov.uk/askhousing and we will be happy to visit and talk to you.
Your questions answered

Q What will happen to residents if Cabinet approves the proposal?
A Each resident will receive an individual letter explaining their personal position, including the financial compensation available to them as well as support and advice we will provide.

Q What priority will I have to find a new home?
A You will have the highest possible priority which will be detailed in the special Serena Solar and Sunrise Court Local Lettings Plan which will be published in September. There will be a dedicated officer to work with you to help find you a place where you want to live.

Q How quickly will I be able to move?
A Once the Cabinet decision is made it will take around three months to make sure everything is in place. If you know where you want to move please let your Scheme Officer know now so that when a suitable property becomes available which meets your needs we can take appropriate action to help you make that move. There is no rush though, you do not need to move so quickly.

Q Where will you rehouse us if we move out during the building work but want to come back to this site?
A We will be aiming to find you a place in another sheltered housing scheme. You will NOT be placed in bed and breakfast or hostel accommodation.

Q Who will be able to buy the Shared Ownership properties?
A Anyone buying these will need to meet the criteria for living in sheltered housing. If they wish to sell they will only be able to sell to the Council so we keep control over who can live here.

Q Will there be more parking on the new site?
A The design will aim to maximise parking.

Q When will I be able to see some designs?
A Probably not for at least two years as a development partner won’t be in place until 2018 and they would then need to prepare designs.

Q How long will it take to build?
A Until discussions have been held with a development partner we don’t know, but probably around 18 months.

Q How can I get more information?
A Information will be available at www.havering.gov.uk/SSS or by emailing Chelsea.potts@havering.gov.uk Your scheme officer will also be able to get information for you.

Who can I contact?

If you have a question about the consultation please email Chelsea.potts@havering.gov.uk
General estate enquiries www.havering.gov.uk/askhousing

What happens next?

• Another meeting will be held on Friday 30 September to update you on the current position.
• A report will go to Havering Council Cabinet which will include your feedback on the closure proposal and a final decision will then be taken on what will happen.
• A further meeting will then be held to brief you on the final decision and a likely timetable for the work they have agreed.
• Each of you will receive a letter explaining how the decision will affect you including how financial compensation will be calculated as well as the support and advice which will be available for you.

Keeping in Touch

You can keep in touch with the latest news and information from Housing Services. Go to www.havering.gov.uk/enews and choose At the Heart online.
There is also information available at www.havering.gov.uk/SSS and about the sheltered housing regeneration proposals at www.havering.gov.uk/ShelteredHousingDevelopments
You can also ‘Like’ us on Facebook at www.facebook.com/haveringhousing