Cabinet gives go ahead to regeneration plans

At its meeting on Wednesday 12 October, Havering Council’s Cabinet agreed that the Housing Regeneration Programme should go ahead following three months of consultation with residents.

The Cabinet report agreed that in an early phase of the regeneration programme:

- The Waterloo estate in Romford, including the Queen Street sheltered housing scheme, should be redeveloped for general needs housing
- The Oldchurch Gardens estate in Romford should be redeveloped for general needs housing
- The Maygreen Crescent and Park Lane estate in Hornchurch, including the Park Lane sheltered housing scheme, should be redeveloped for general needs housing
- Napier House and New Plymouth House, in Rainham, should be demolished and should be redeveloped for general needs housing
- Serena, Solar and Sunrise sheltered housing scheme, in Hornchurch, should be redeveloped as an older persons’ village

Later in the programme:

- Two additional storeys of flats should be built on top of existing flats above shops in Chippenham Road, Farnham Road and Hilldene Avenue
- Royal Jubilee Court sheltered housing scheme should be redeveloped as an older persons’ village
- Dell Court sheltered housing scheme should be redeveloped as flats for older people
- Delderfield House sheltered housing scheme should be redeveloped for general needs housing

- Brunswick Court sheltered housing scheme should be redeveloped as extra care and dementia care sheltered housing.

These proposals and timescales are subject to discussion with the Council’s development partner following their appointment which is expected to be in late 2017.

More information: www.havering.gov.uk/HousingRegeneration
Home Loss Payment increased

On Saturday 1 October, the Government increased the Home Loss Payment by £500 per household. The new figure is £5,800 which will be paid to eligible residents once they have moved home. If you are in rent arrears, those arrears will be deducted from the Home Loss Payment before it is paid to you.

Residents’ key dates

If you are a Council tenant in general needs housing, the priorities for moves are in this order:

1. Waterloo estate
2. Maygreen Crescent and Park Lane estate
3. Napier House and New Plymouth House
4. Oldchurch Gardens
5. Chippenham Road, Farnham Road and Hilldene Avenue

Where two people wanting the same property are equal in all other respects, the person who has been a Havering tenant the longest will have priority. Key dates are:

- November 2016: Contact starts to be made with other councils for people wanting to move out of Havering.
- 17 January 2017: First moves begin for residents wanting to move.

Sheltered Housing residents’ key dates

All flats which become empty in sheltered housing schemes will be filled by people moving home due to the Housing Regeneration Programme - unless there is an exceptional housing need such as a medical emergency.

Sheltered Housing Manager, Sharon Nunn, will be coordinating the moves based on the information given during your one-to-one meeting so that your requirements can be met whenever possible.

The priorities for moves are residents of the following sheltered housing schemes in this order:

1. Queen Street
2. Park Lane
3. Serena, Solar and Sunrise
4. Dell Court
5. Delderfield House, Royal Jubilee Court and Brunswick Court

Where two people wanting the same property are equal in all other respects, the person who has been a Havering tenant the longest will have priority.

Key dates are:

- November 2016: First moves begin for residents wanting a place in another sheltered housing scheme in Havering.
- 17 January 2017: Contact made with other councils for people wanting to move out of Havering.
- First moves begin for residents wanting to move from sheltered housing to general needs housing in Havering.

Your one-to-one meeting

The information you have given us about your future housing needs and desires during your one-to-one meeting is being analysed.

By the end of November, you should receive a personal statement summarising what you told us. That personal statement will be used to decide the two reasonable offers we will make to you so please make sure:

1. It is accurate – if not let us know
2. That you sign and return one copy to us as soon as possible.
3. That you let us know of any changes in your circumstances as soon as possible.

If you have not yet had your one-to-one, please book an appointment now so that your personal summary can be prepared – details are on your site’s web page.

We will not start looking for a new home for you until we have received the signed copy of your summary.
Some leaseholders are already in discussion with Havering Council about selling their property to the Council. Valuations are being done by local, qualified surveyors on behalf of the Council.

In the unlikely event that a negotiated agreement can’t be reached between the Council and an individual leaseholder, the independent Government-appointed District Valuer will act as arbitrator.

The Council will pay reasonable costs incurred in buying a new property, including paying a reasonable contribution towards Stamp Duty, as part of the compensation package.

If you wish to move back into a leasehold property on the new estate, the new lease is likely to be for 125 years, which is the industry standard.

If you are a leaseholder or freeholder wishing to sell your property on the Maygreen Crescent and Park Lane, Napier House and New Plymouth House, Oldchurch Gardens or Waterloo estate regeneration sites, Havering Council is keen to buy the property from you.

A specialist officer, Ian Nolan, has been appointed to negotiate with you.

If you want a meeting with Ian, please fill in the form on your estate website.

The Local Lettings Plans (LLP) are being finalised and will be available on the individual estate web page when completed.

Each LLP will give details of the help Havering Council will provide to you when you move home due to the Housing Regeneration Programme.

Key dates have now been agreed for when residents will begin to move from the key estates.

A special group of Council officers will now be meeting every two weeks to see which properties have become available and to match those with the requirements you’ve told us about in your one-to-one meeting.

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

You can also ‘Like’ us on Facebook at www.facebook.com/haveringhousing

There is a new Twitter account @LBHHousing which will be used to help keep you up to date so please do follow us for the latest information.
Who can I contact?

There are now officers in place to help tenants, leaseholders and freeholders move off the estates scheduled for regeneration. 

Ian Nolan is the officer working with leaseholders and freeholders. 

The lead officers are:

**Chippenham Road, Farnham Road and Hilldene Avenue, Harold Hill**  
Julieann Brewster Julieann.Brewster@havering.gov.uk

**Maygreen Crescent and Park Lane, Hornchurch**  
Kimberly Miller Kimberly.Miller@havering.gov.uk

**Napier House and New Plymouth House, Rainham**  
John Bloss John.Bloss@havering.gov.uk

**Oldchurch Gardens, Romford**  
Denise Kelly Denise.Kelly@havering.gov.uk

**Waterloo Estate, Romford**  
Chelsea Potts Chelsea.Potts@havering.gov.uk

Please remember that information can be found about each regeneration scheme on the special web site for that estate.

More information: [www.havering.gov.uk/HousingRegeneration](http://www.havering.gov.uk/HousingRegeneration)

Websites for more information

General information can be found at [www.havering.gov.uk/HousingRegeneration](http://www.havering.gov.uk/HousingRegeneration)

Each site has its own web page which is regularly updated and the best way to keep in touch with the latest news:

**Chippenham, Farnham and Hilldene**  
[www.havering.gov.uk/Hilldene](http://www.havering.gov.uk/Hilldene)

**Maygreen Crescent and Park Lane Estate**  
[www.havering.gov.uk/MaygreenCrescent](http://www.havering.gov.uk/MaygreenCrescent)

**Napier House and New Plymouth House**  
[www.havering.gov.uk/NapierandNewPlymouth](http://www.havering.gov.uk/NapierandNewPlymouth)

**Oldchurch Gardens**  
[www.havering.gov.uk/OldchurchGardens](http://www.havering.gov.uk/OldchurchGardens)

**Waterloo Estate**  
[www.havering.gov.uk/WaterlooEstate](http://www.havering.gov.uk/WaterlooEstate)

**Sheltered Housing Scheme websites**

General information can be found at [www.havering.gov.uk/ShelteredHousingDevelopments](http://www.havering.gov.uk/ShelteredHousingDevelopments)

Each scheme also has its own web page which is regularly updated and the best way to keep in touch with the latest news:

**Brunswick Court**  
[www.havering.gov.uk/Brunswick](http://www.havering.gov.uk/Brunswick)

**Delderfield House**  
[www.havering.gov.uk/Delderfield](http://www.havering.gov.uk/Delderfield)

**Dell Court**  
[www.havering.gov.uk/Dell](http://www.havering.gov.uk/Dell)

**Maygreen Crescent and Park Lane**  
[www.havering.gov.uk/Maygreen](http://www.havering.gov.uk/Maygreen)

**Queen Street**  
[www.havering.gov.uk/QueenStreet](http://www.havering.gov.uk/QueenStreet)

**Royal Jubilee Court**  
[www.havering.gov.uk/RJC](http://www.havering.gov.uk/RJC)

**Serena, Solar and Sunrise Court**  
[www.havering.gov.uk/SSS](http://www.havering.gov.uk/SSS)

The schemes remaining also have their own web pages:

**Bards Court**  
[www.havering.gov.uk/Bards](http://www.havering.gov.uk/Bards)

**Beehive Court**  
[www.havering.gov.uk/Beehive](http://www.havering.gov.uk/Beehive)

**Charlbury Court**  
[www.havering.gov.uk/Charlbury](http://www.havering.gov.uk/Charlbury)

**Cockabourne Court**  
[www.havering.gov.uk/Cockabourne](http://www.havering.gov.uk/Cockabourne)

**Cole Court**  
[www.havering.gov.uk/Cole](http://www.havering.gov.uk/Cole)

**Cottons Court and Fambridge Court**  
[www.havering.gov.uk/Cottons](http://www.havering.gov.uk/Cottons)

**Garrick House**  
[www.havering.gov.uk/Garrick](http://www.havering.gov.uk/Garrick)

**Holsworthy House**  
[www.havering.gov.uk/Holsworthy](http://www.havering.gov.uk/Holsworthy)

**Poplar Street**  
[www.havering.gov.uk/Poplar](http://www.havering.gov.uk/Poplar)

**Ravenscourt Grove**  
[www.havering.gov.uk/Ravenscourt](http://www.havering.gov.uk/Ravenscourt)

**Thomas Sims Court**  
[www.havering.gov.uk/ThomasSims](http://www.havering.gov.uk/ThomasSims)

**William Tansley Smith House**  
[www.havering.gov.uk/WilliamTansley](http://www.havering.gov.uk/WilliamTansley)