Progress on regeneration plans

Since the residents’ meeting in June a lot of work has been taking place behind the scenes, along with residents’ meetings on the other estates included in the Housing Regeneration Programme.

Here at Napier House and New Plymouth House a series of one-to-one meetings have taken place where individual residents could let Havering Council know their specific housing needs, including the areas they would hope to move to and whether they wish to return to the estate when the work is completed.

Cabinet will take final decisions this autumn and after that the decant process will start.

It is expected that Napier House and New Plymouth House will be a high priority as it is likely to be one of the first estates to be redeveloped, although building work is unlikely to start until 2018.

This means there is plenty of time to make sure tenants receive offers which meet their needs and, while we will help people move as soon as possible, there is no rush to move at the moment. More information is at www.havering.gov.uk/HousingRegeneration

One-to-one meetings

Most Council tenants at Napier House and New Plymouth House have now had a one-to-one meeting to let us know their housing needs ready for when the decant process starts this autumn.

If you haven’t yet had a meeting, please book one using the form on www.havering.gov.uk/NapierandNewPlymouth so we can make sure we know your needs when looking for a suitable void property to offer you.

If your circumstances change please let us know by emailing Kimberly.Miller@havering.gov.uk

Next meeting

6pm to 7pm on Thursday 29 September at the La Salette Hall, 1 Rainham Road, Rainham, RM13 8SP. If you can’t come to this meeting please let us know using www.havering.gov.uk/askhousing and we will be happy to visit and talk to you.

Leaseholders and freeholders

If you are a leaseholder or freeholder wishing to sell your property in Napier House or New Plymouth House, 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 www.havering.gov.uk/NapierandNewPlymouth
Getting your new home

The Local Lettings Plan (LLP) will give full details of the help and support Havering Council will provide to you to find a new home. For Council tenants two dedicated Decant Officers are being appointed who will match your needs, shared with us at your one-to-one meeting, with vacant properties that become available. If there is a match they will contact you to invite you to view the property so you can decide if it meets your needs. If you like the property a direct offer will be made to you, so arrangements can then begin to move in. It is likely that some void properties may only be available through direct offers and not through the bidding system but if you prefer to use the bidding system you can do so. Tenants choosing the direct offer route will receive more than one offer – full details will be in the LLP.

Local Lettings Plan

A special Napier House and New Plymouth House Local Lettings Plan (LLP) is being produced, and will be available on the website. Resident’s comments on the first draft will be welcome as the LLP sets out the Council’s offer for tenants, leaseholders, freeholders and private sector landlord’s tenants. It is important that this document meets the needs of each estate and it may be revised when a development partner is appointed. If changes are made, residents will be consulted on those changes and the revised LLP will be published on the website.

More information from www.havering.gov.uk/NapierandNewPlymouth

Portacabin removal

The portacabin in the car park area has been removed as it was rarely used by residents and the lease was due for renewal. This has saved £9,500 a year for the Housing Revenue Account. Personal belongings from the portacabin have been removed and are in storage, at the bottom of New Plymouth House. Kimberly Miller will be there on Monday 24 October between 10.30am and noon if residents want to collect their items.

Flat surveys

At his meeting with residents on Wednesday 22 June, Interim Director of Housing Neil Stubbings, promised residents that surveyors would check the flats at Napier House and New Plymouth House to make sure windows, etc. were safe and to identify any other potential concerns. The surveyors are due to visit between Tuesday 20 and Friday 23 September 2016, each flat should take around 20 minutes to survey. The work is being carried out by Walker Management Construction Consultants and all residents should have received a letter from them explaining about the surveys.

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

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