Providing news homes for local people

More than 50 residents of Oldchurch Gardens have given a resounding thumbs up to Havering Council’s plans to demolish the estate and regenerate it.

During a meeting at Romford YMCA on Tuesday 6 September, Interim Director of Housing, Neil Stubbings, explained that regeneration of the Oldchurch Gardens estate was planned as part of a borough-wide Housing Regeneration Programme which would deliver more than 2,500 new homes for local people.

Mr Stubbings said: “Our intention is that regeneration of Oldchurch Gardens will take place later in the 10 year programme as it is one of the smaller estates which needs redeveloping.

“Currently there are 84 units on the estate and we are hoping to at least double that number once the regeneration is complete.

“An Oldchurch Gardens Local Lettings Plan is being developed, and will be on the website during September. That plan will explain the options available for tenants, leaseholders and freeholders.

“We are also looking to set up a residents’ group which can work with us throughout the development, so that the finished estate is one where people will be choosing to live.”

Residents told Mr Stubbings that, because of the poor condition of the buildings, which were originally built as temporary accommodation for medical staff at Oldchurch Hospital, they would prefer the regeneration to take place early in the programme and he promised to look at the scheduling and see if that could be achieved.

More information will be available at www.havering.gov.uk/OldchurchGardens

One to one meetings

Each tenant has the opportunity to have a one to one meeting with a Council officer to discuss their particular needs and individual circumstances so that we can do our best to meet those requirements when it is time for them to move.

The first two days scheduled for such meetings are:
Thursday 13 October, 9am to 6pm
Friday 14 October, 9am to 6pm

Please choose your preferred date and time online at www.havering.gov.uk/OldchurchGardens and we will confirm details with you.

If you are unable to meet on these two dates please let us know using www.havering.gov.uk/askhousing and we will make arrangements for another date to meet you.

When coming to the meeting it would be helpful if you could know:
• If there is an area in Havering where you would like to live
• Your National Insurance Number
• Names and dates of birth of all members of your household

We need your help

Havering Council is looking for a group of residents to work with us throughout the Oldchurch Gardens regeneration

If you are interested in joining this group please complete the form at www.havering.gov.uk/askhousing and let us have your details.

We look forward to hearing from you.
Your questions answered

Q What compensation will be available due to the regeneration?
A For Council tenants there is a Home Loss Payment of £5,300 and Disturbance Payments, which cover reasonable expenses will also be paid. Full details will be in the Local Lettings Plan (LLP), together with details of the offer for leaseholders and freeholders will also be in the LLP.

Q Where will tenants be moved to?
A In your one-to-one meetings you will be able to tell us where you would like to move to and we will do our best to achieve that for you, whether it is elsewhere in Havering or outside the borough. When we know your needs we will make you aware of suitable properties that become vacant in your chosen area and arrange for you to view them. You will be made a direct offer, so won’t need to bid. You will NOT be placed in bed and breakfast or hostel accommodation.

Q Will repairs still be done until the buildings are demolished?
A Yes, essential repairs will continue to be done but there will not be any new capital investment, for example new windows or bathrooms.

Q What type of properties will be on the new estate?
A We don’t yet know until we have talked to our development partner in late 2017. We expect the new estate will include flats and some houses and will have one, two and three-bedroom properties available.

Q What about parking provision?
A We know that parking arrangements are currently inadequate and the new estate will meet modern parking requirements under planning regulations.

Who can I contact?
If you have a question about the consultation please email denise.kelly@havering.gov.uk if you are a Council tenant or ian.nolan@havering.gov.uk if you are a leaseholder of freeholder. General enquiries www.havering.gov.uk/askhousing If you do not have access to email you can leave a voicemail for Denise Kelly on 01708 434164.

Keeping in Touch
You can keep in touch with the latest news and information from Housing Services.
Go to www.havering.gov.uk/eneews and choose At the Heart online.

There is also information available about this scheme at www.havering.gov.uk/OldchurchGardens and about the housing regeneration proposals at www.havering.gov.uk/HousingRegeneration
You can also ‘Like’ us on Facebook at www.facebook.com/HaveringHousing