Progress shared with residents on regeneration plans

At a meeting with residents on Friday 30 September, Interim Director of Housing, Neil Stubbings, updated residents on the older persons’ housing review. This includes a proposal to regenerate the site of the Serena, Solar and Sunrise sheltered housing scheme.

Mr Stubbings said: “The final report which will go to Cabinet on Wednesday 12 October will propose that Serena, Solar and Sunrise be redeveloped as an older persons’ village and that it should be in the early part of the programme.

“During October and November the Council will be serving a legal document, called a Demolition Notice, on each property that is going to be regenerated.

“This sets down the Council’s plans in legal terms but does NOT mean that work is imminent.

“The final decision on phasing of the proposed redevelopments is unlikely to happen until 2018 at the earliest.

“By the end of November we will have given each individual who will need to move a summary of their housing needs and an indication of how long we think it will be before they are likely to move. This will be only an indication as it depends on properties becoming empty.

“There is a firm commitment that any current resident of the Serena, Solar and Sunrise 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 this 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.

Next meeting
3pm to 4pm on Tuesday
3 January 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 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 this month. There will be a dedicated officer to work with you to help find a place where you want to live.

Q How does the Direct Allocation system work?
A We will look at your housing needs and wishes. If we have a void property that meets your requirements, we will not put it on to the normal bidding system. Instead we will contact you direct and invite you to view the property. If you like the property, we will then arrange for you to move in – you will not be expected to pay rent on both properties. You will have two reasonable offers made to you under this system. If a void property doesn’t meet the needs of someone we wish to move under the Housing Regeneration Programme, it will then be available through the general bidding process. This removes your need to keep checking what’s available. We are recruiting two dedicated officers to deliver this process for you.

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 Will you be able to have a mobility scooter storage shed and charging point outside each flat?
A We will be aiming to have such storage sheds as close as possible to flats of people who need them.

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

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