

Connect with Ham Close



Ham Close Newsletter
October '20

It's been a busy summer for RHP's Regeneration Team as we've explored two common themes that have been spoken loud and clear by Ham Close customers. The first is how much you love living in Ham, especially since we are all having to spend more of our time close to home during these unique times.

The second is your frustration with how long it is taking us to get started with the regeneration of Ham Close. We understand that no amount of updates, newsletters or meetings can compare with the hard evidence of physical improvements to your homes and the wider estate that have been promised for many years. You want to know when we will start and when the first homes will be ready to move into.

Our answer is that we are closer than we have ever been before to making a regenerated Ham Close a reality. Many of your questions about designs and timeframes will be answered when we have selected a Development Partner.

To that end, since March the Regeneration Team of Rob, Tracey and Simon have continued to work at our office in Teddington, in their living rooms and in Ham to make sure that we select the best Development Partner for Ham Close. The selection process is now half-way through and in November we will be holding a meeting to introduce you to the final short-listed Developers.

Important progress has also been made with establishing a Resident Engagement Panel, where our customers have started to work alongside RHP and eventually the Developer to make sure we remain committed to an exemplar project in what we do and how we do it.

We've continued to work with our partner, Richmond Council as well as local groups and neighbours, updated and informed. These meetings and the phone conversations Tracey and Simon have had with our customers this summer are a valuable source of feedback and will help to establish understanding and support for the proposals once we start the planning consultation.

Finally, we hope you like the montage of pictures of Ham we've chosen for this month's newsletter.

Alongside our customers, we feel very privileged to be able to share such a special and unique place as Ham. As we get closer to starting the Regeneration, we hope the pictures underline our commitment to making sure the area's greenery, openness and beauty are captured in the new Ham Close.

The Ham Lowdown

We are now half-way through the second stage of selecting our Developer for Ham Close. The Developers who were shortlisted from the first stage, spent the summer working on a proposal for Ham Close based on 17 requirements established by the Masterplan. RHP have now received their proposals and, once scored, will lead to a final shortlisting of Developers in November. RHP will then negotiate with the final Developers before selecting and appointing one in March 2021. RHP and the selected Developer will commence the planning stage of the project soon after appointment in spring 2021. Subject to planning approval, we are committed to start construction stages in March 2022.

November Meeting

Due to the current restrictions on large public gatherings, RHP are holding a virtual meeting to provide you with an update on the progress of the Ham Close Regeneration project, as well as an opportunity to introduce you to the shortlisted Developers.

To protect the confidentiality of the ongoing negotiations, the Developers' presentations will focus on their previous experience of Regeneration and specifically their approach to consultation and engagement. We will not be showing the Developers' proposals at this meeting. The final Developer's proposal for Ham Close will be the subject of an extensive programme of consultation and engagement throughout 2021.

Join us at **6.30pm-8.30pm** on
Thursday 12 November 2020.

All residents are welcome to attend and we are sending you a link by e-mail to our Eventbrite page where you can register for a ticket. Or if you

want to register directly, here's the web address:
www.eventbrite.com/e/ham-close-regeneration-update-meeting-tickets-124685450539.

For residents not able to attend, we will be recording the meeting and uploading it on our Ham Close website (www.hamclose.co.uk).

We'll also provide customers without internet access with a printed copy of the Developers' presentations. We welcome your feedback

either at the meeting or afterwards via emailing hamclose@rhp.org.uk or our postal address: Ham Close Regeneration, 8 Waldegrave Road, Teddington, TW11 8GT.

Resident Engagement Panel.

The REP is your opportunity to get more involved in the Ham Close Regeneration project, whether now, or in the future planning or construction stages. The REP met for the first time in September and will continue to meet monthly. The REP is supported by **Jane Eyles**, an Independent Resident Advisor.



"On the run up to the appointment of the Developer, I've been appointed to help all residents of Ham Close have a genuine say in the project. I work for TPAS (www.tpas.org.uk), a national agency that promotes tenant engagement.

I've been working with a few residents to set up the Resident Engagement Panel so that we know what's happening and when.

I'm keen to have more people attending – so do email me on eylesjane@sky.com or call on **07745637857** if you want to join."

Leaseholder Buybacks

In December 2019 we wrote to all leaseholders offering the Customer Offer to start buying homes from homeowners who may wish to sell now. This offer, for full market value plus an additional 10% plus disbursements continues to attract interest from our Leasehold customers. If you are interested in selling to RHP or want to know more, please contact customer.services@rhp.org.uk. RHP will require vacant possession, which means that if you currently rent out your home you will need to make arrangements with your tenants to leave the property.

Myth Busters

From our recent conversations with you, there are some myths about the Ham Close Regeneration project which we want to address.

Myth – "RHP are not re-letting flats when they become empty and are "running down" Ham Close to make it easier to re-develop in the future."

Busted – We are continuing to rent flats as they become empty. Some flats that have been bought back from leaseholders or where tenancies have come to an end usually require refurbishment before re-letting, which would explain why they may be currently unoccupied.

Once we have selected a Developer and have a Programme in place, we will start reviewing whether to re-let flats to new customers, as the emptying of buildings and the phased demolition of the estate becomes more of a priority. RHP continue to repair flats and invest in Ham Close, where our customers will continue to live before moving to their new home.

If you have any questions about the project or you are concerned about anything you have heard, please contact Tracey and Simon by calling **0800 032 2433** or emailing customer.services@rhp.org.uk.

Ham Close

Regeneration update meeting



We are holding a virtual meeting to provide you with an update on the progress of the Ham Close Regeneration project. The meeting will be an opportunity for Ham Close residents and the wider Ham community to come together, share their thoughts on the project and hear from the shortlisted developers.

Ham Closer | Bringing you closer to the latest on the Ham Close regeneration project



Join us at 6.30pm-8.30pm on Thursday 12 November where we will be:

- Delivering the latest news about the Ham Close Regeneration from the project team.
- Providing an opportunity for the shortlisted developers to showcase their experience in delivering regeneration projects and especially their ability to consult and engage with you.
- Taking your questions and hearing your point of view on this exciting opportunity for our customers and for Ham.
- Confirming what the steps are for the project and when we will start consulting on the proposals for a new Ham Close.

If you would like to attend the meeting, please RSVP via our Eventbrite page:

www.eventbrite.com/e/ham-close-regeneration-update-meeting-tickets-124685450539.