



Our Ref: SDC 09/03/21
9th April 2021

RHP Customers
Ham Close
Ham
Richmond TW10

Dear RHP Customers

Ham Close Regeneration – Latest News April 2021

We are very pleased to be writing to you with the exciting news that on March 22nd we completed the selection stage of the procurement of a Developer partner for the Ham Close Regeneration project and have now received approval from RHP's Board to prepare contracts, in order to appoint them.

At the time of writing, we are working very productively with the selected Developer and their solicitors in anticipation of their appointment. We are currently preparing an extended newsletter confirming their name which will be delivered immediately to you upon the signing of contracts.

We appreciate that you have been waiting patiently for news on what is a key stage of the regeneration of your homes and the newsletter will hopefully answer a number of your questions on what Ham Close could be like in the future.

In this interim period, we have prepared a few Questions and Answers to add to the recent Q&A document uploaded to the Ham Close website in January 2021. The questions and answers should provide more clarity on what the appointment of a Developer means and how we will engage with you regarding the design and other aspects of the regeneration as a planning application for Ham Close is prepared for submission later this year.

Q.1 Has the procurement of a Developer concluded? If it has not, what do you mean by completing “the selection stage”?

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A.1 Until we have appointed or signed contracts with the selected Developer, technically RHP's procurement of them has not completed. The "selection stage" allows RHP to work exclusively with the Developer to prepare, agree and sign contracts which will then confirm their appointment.

Q.2 If RHP sign contracts before telling us of the choice, what influence do we have on the future of Ham Close and the design?

A.2 Once contracts are signed, the chosen developer will start to undertake design workshops to give the local community the opportunity to input into the proposed design of the new Ham Close.

Q.3 Does submitting a planning application mean that the regeneration of Ham Close will then finally go ahead and if so, when would construction start?

A.3 The regeneration of Ham Close can only go ahead if planning permission is granted by Richmond Council. The selection and the appointment of a Developer is a key step in the project. If we receive planning permission, and the scheme remains financially viable, we will commence construction in 2022.

Q.4 When will you start consulting with us on the concept designs for Ham Close?

A.4 The developer will begin design workshops soon after contracts are signed. As well as engaging with residents of Ham Close and the wider local community, the developer will be undertaking meetings with the planning team at Richmond Council. The design workshops will be virtual and hopefully physical, depending on Government guidance related to social distancing. The first of these events will likely occur later this spring and we will share the dates with you both on the Ham Close website and on the noticeboard of each building.

Yours sincerely

Simon Cavanagh
Regeneration Manager, RHP.