

HAM CLOSE REGENERATION

AUGUST 2015



Ham Close Regeneration update: August 2015

Welcome to your August update. As a lot has been happening over the past few weeks we're sending this month's update out early to let you have all the news as soon as possible.

Update on option appraisal

At the open Community Forum meeting held on 20 July, we let people know about a change in the number of options being considered in the project and the reasons why. We thought it important to be transparent and let you know this at the earliest opportunity.

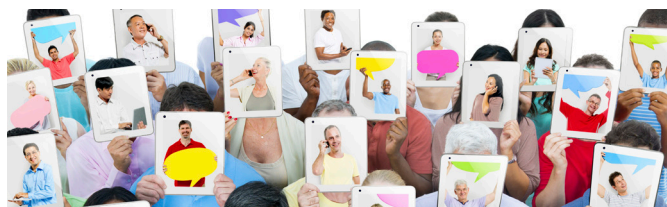
You may be aware that the Chancellor of the Exchequer gave his Budget to Parliament on 08 July, including changes to social housing. One important change was the fact that all housing associations will have to reduce their rent levels by 1% per annum over the next four years. Whilst this does not sound like much of a reduction this will have a significant impact on RHP's future rental income and will affect many investment decisions over the coming months and years.

RHP, with the Council have obviously had to consider the impact of this announcement in light of the schemes that include an element of social housing and the Ham Close options appraisal is one such scheme. The impact is fairly significant and the consequence is that the number of options included within the options appraisal has had to be revised. Refurbishment of existing homes will not generate any additional income, or attract external funding with which to pay for the works and so we have agreed with the Council that the only approach which now stands a real chance of success, in terms of making a significant and lasting difference to the area and can be financially viable, is a full scale redevelopment of the estate. Therefore we are faced with a simple choice to either 'Stay as we are' or alternatively carry out 'Full redevelopment'.

If we are to redevelop Ham Close the scheme must be financially viable. We think that a visionary redevelopment scheme should be possible, but further work is now needed to really test out the art of what is possible, looks great and is truly viable.

Although the number of options has reduced, any way forward must still meet our original three key principles:

- **It must have the support of RHP's customers**
- **It must be financially viable**
- **It must lead to a net gain in the number of affordable homes.**



Have your say in a number of ways

As part of the consultation process, together with the Council we're taking comments and questions from our customers and the wider community into consideration and will respond to all of these by the time we present the final options in late autumn. It's important to us that we provide a number of ways for you to express your views on the draft options available so that you can do this in a way that best suits you.

Drop-in sessions at Ham Library

We've been holding a number of drop-in sessions at Ham Library where you can come along to find out more information and share your views. You can also take a look at the display boards which show examples of what the draft full redevelopment option could look like.

The next dates and times we'll be there are:

Wednesday 12 August	3pm – 5pm
Tuesday 18 August	2pm – 4pm
Friday 21 August	10am - 12pm
Tuesday 25 August	10am - 12pm
Friday 28 August	2pm – 4pm
Wednesday 02 September	10am – 12pm

By Email

You can ask a question or give feedback by emailing hamclose@rhp.org.uk.

We've been coming to you

To make it even easier for you to tell us what you think and gain further information we've been spending time visiting Ham Close and door-knocking. We've enjoyed speaking to a large number of people, collecting views and giving out hard copies of the consultation document.

Community Forum

Don't forget that you can also feed your views in via the Ham Close Community Forum. There are two customer representatives for the forum: Danny McBride (tenants) and Ike Rust (Homeowners). You can contact them via the Ham Close Resident Association website at www.hamclosera.co.uk.

Access the consultation document

You can download the full consultation document by visiting our website at www.rhp.org.uk. We also have hard copies available at the library drop in sessions.

FAQs

We answered a number of questions in the update we sent to all customers last December which cover a lot of the main points we're being asked for clarity on. We've enclosed these again for your information. We're working with the Council on answers to a number of additional questions and hope to get an updated set of FAQs out to you by the end of August.

There will still be some questions we won't be able to answer until the end of the consultation in the autumn.