

Connect with



# HAM CLOSE



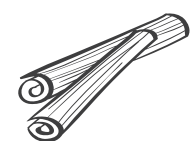
## Ham Close newsletter December 2022

Welcome to the December issue of the Ham Close newsletter. Another year draws to a close and the world has changed so much. We have had a Platinum Jubilee for Queen Elizabeth II, a new King -Charles III - and three Prime Ministers!

Lots has also been happening on the Ham Close Regeneration Project too- not all of it visible. This issue contains the latest news and the next steps, as well as letting you know where you can get more information.

And before we start, I wanted to say thank you to everyone we've worked with during this year. Your input and feedback has been incredibly valuable in shaping this project into the best it can be. I hope you all enjoy the festive break and wish you a happy and healthy new year.

**Tracey Elliott**  
RHP Development Project Manager



## Planning Committee



Our development partner Hill submitted the Ham Close Planning Application in April this year. There were hundreds of reports and drawings for Richmond planning authority to go through. We're proud that the application went to planning committee on Wednesday 14 December with a recommendation for approval from planning officers. Richmond councilors at the committee considered statements made by both supporters and objectors. We're delighted to tell you that after over 10 years of hard work, the planning application was granted approval.

A massive milestone has been achieved towards the Ham Close Regeneration. In the New Year the application will be referred to the Greater London Authority,

following this we'll be eagerly awaiting a formal planning decision notice around March next year, hopefully granting permission to move forward. We'll update you as soon as we have confirmation around this and if the building of the new Ham Close will be allowed to begin!

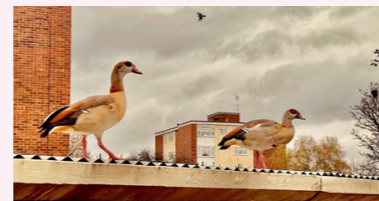
We want to pass on our heartfelt thank you to our RHP customers for speaking on behalf of the Resident Engagement Panel and Resident Association at the committee. A special thank you also to the Chair of the Resident Association also for the support over the past months.

You can watch a video webcast of the committee meeting here: [https://richmond.public-i.tv/core/portal/webcast\\_interactive/721949](https://richmond.public-i.tv/core/portal/webcast_interactive/721949)



You can view the CGI fly through of what the new Ham Close is set to look like by scanning the QR code below

(See if you can spot the resident Ham Close Egyptian Geese in the flythrough video)



## Ham Close office

The Ham Close Regeneration Team continue to work from our 'office' at **141 Hornby House** on **Tuesdays** and **Thursdays** and are **available between 8am and 4pm**. We'll close for the festive break after the 22 December and will return on Tuesday 3 January 2023.



## Vacant Possession - what does it mean?



### Homes

We continue to work with our customers to ensure we can give Hill vacant possession as it is required. Brett has worked with our tenants who lived on land in Phase 1 of the construction programme, to help them move to new homes. Some tenants have chosen to move to another home on Ham Close and some have chosen to move elsewhere. All households who have chosen to move elsewhere have left with a Right to Return.

We continue to work with Richmond Council and our legal teams to prepare a Compulsory Purchase Order (CPO), to ensure vacant possession. If you're a homeowner, you would have received notices and requests for information earlier this year in preparation for this.

Some homeowners may want to sell their home to RHP. Our Customer Offer remains in place, offering market value plus 10% plus disbursement. The full customer offer is available to view on the 'residents' section of [hamclose.co.uk](http://hamclose.co.uk). If you would like more information, please contact Tracey (contact details below).

### Sheds

The sheds at Hatch House and Newman House are in Phase 1 of the construction programme. All customers had been notified that we were changing the locks on the shed building after 6 December. Whilst these sheds currently remain in use, they will need to be vacated in the coming months. We have also made contact with all the Leaseholders affected.

### Parking

The car parks behind Hatch, Hornby and Newman House are on Phase 1 land. Once these car parks are removed, cars will need to park on other car parks on Ham Close. It is therefore essential that all spaces are used appropriately. The Regeneration Team are working closely with our internal Anti-Social Behaviour team to ensure that abandoned vehicles are removed off Phase 1 land as quickly as possible. Any vehicles abandoned will be served notice and then removed.

All vehicles parked on RHP land should be roadworthy, taxed and have a valid MOT.

Going forward, we will be working with our Housing colleague and REP to look at ways we can manage parking spaces.

### Bike Store

The bike store was cleared of broken and abandoned bicycles on 24 November. Please note that the removed bicycles will be kept in storage for 28 days and will be disposed of thereafter if not claimed. If you need to claim a removed bike or want to have the code to the new lock, please contact [customer.services@rhp.org.uk](mailto:customer.services@rhp.org.uk).



# What Next?



There is plenty still to do on this project and we couldn't do it without your help. Here are the milestones still to come:



**Finalise the Vacant Possession of Phase 1 land**



**Continuation of CPO with Richmond Council**



**TPAS review of the Customer Offer**



**Confirmation of a Viable & Deliverable Planning Permission**



**Drafting & agreeing Tenant, Leaseholder Strategies & Customer Charter**



**Start on Site**

We would love to see you for a coffee and a chat to let us know if you find the newsletters and other engagement opportunities useful.

# How to contact rhp



Brett Wild is your direct contact for any questions you may have about the regeneration of Ham Close. Brett, Tracey, Rob, and Simon can be contacted in the following ways:

## By e-mail:

[customer.services@rhp.org.uk](mailto:customer.services@rhp.org.uk). Please use 'Ham Close Regeneration' in the subject heading of your e-mail to make it easier for our customer services team to direct your correspondence straight through to the Regeneration Team.

## By phone:

**0800 032 2433**. Please mention that you are calling about the Ham Close Regeneration to make it easier for our customer services team to transfer your call or arrange a call back.

## By post:

Ham Close Regeneration,  
8 Waldegrave Road, Teddington TW11 8GT.

## In person:

Regeneration Ham Close office,  
141 Hornby House, Ham Close TW10 7NU,  
on a Tuesday and Thursday 8am-4pm.

# How to contact

## TPAS

Lynda Hance (TPAS), your Independent Tenant Advisor and currently the REP organiser, can be contacted:

**By phone:** 0800 731 1619

**By e-mail:** [hamclose@tpas.org.uk](mailto:hamclose@tpas.org.uk)

