

Connect with HAM CLOSE



Ham Close newsletter August 2022

Summer has come around so quickly and I hope you are all enjoying the cooler weather after the July heatwave. On the hottest day of the year, 19 July when it hit 40.3 Centigrade, the Regeneration Team and our regeneration partners Hill found ourselves carrying on with a site inspection of Ham Close that, due to the heat was to put it mildly, rather challenging.

It's still sunny today as I write this and with autumn just around the corner, who knows what it will be like when you read this!

A lot has happened since our last newsletter in December and, fingers crossed, there could be a lot more progress to celebrate this autumn. We will cover the next four months in our regular **Next Steps** section later in the newsletter.

This issue of the newsletter also has updates on the work of the **Resident Engagement Panel**, the progress of the **Planning Application** for Ham Close, the opening of our new **Ham Close Office** and how the Regeneration Team are working

to ensure the First Homes can be built on vacant land in the proposed Phase 1, subject to receiving **Planning Permission** later this year.

It has been a long road travelled to get where we all are today and I really appreciate the time and effort you have all taken, not only in showing your support for the plans in the recent neighbourhood consultation in July but especially the tenants and homeowners that have agreed to assist us in ensuring that if we get planning later this year, we are ready to start building.

Whilst it is worth remembering that the regeneration of Ham Close still requires a successful planning decision and Hill agreeing that the scheme is both deliverable and financially viable to deliver, I hope that after you have read this latest newsletter, you will be reassured that we are working hard to make sure the improvements you asked for at Ham Close can be achieved. We are nearly there. **Thank you.**

Tracey Elliott, Project Manager.



New Office

Back in May, Hornby House welcomed some new residents – The Ham Close Regeneration Team. Tracey, Brett, Simon and Rob are now working from **141 Hornby House** every **Tuesday** and **Thursday** between **8am** and **4pm**.

Whilst we have always worked part of the week at Ham Close in Edwards House, this office provides us with more space to meet with you and also to provide space for our REP panel to be able to meet in person after the last two years of remote work.

We would love you to pop in and have a chat and a coffee. There are large scale copies of the all the current designs and we can answer any of your questions directly rather than just via e-mail or phone.



Application Submitted

As you would have seen in our recent posters, letters and updates to hamclose.co.uk and hamcloseconsultation.co.uk in June, Hill submitted the Planning Application for the regeneration of Ham Close in April. The final submission was designed as a result of extensive consultation with you, our customers, and we would like to thank you for your engagement over the years to get us to this point. We would also like to thank the Resident Engagement Panel (REP) for their involvement in shaping the final submission and giving up their time to meet with us over the past two years. The architects, BPTW, refined their initial design between July 2021 and April 2022 following feedback they received from you and other important consultees including planning officers.

We held a drop in event for Ham Close customers on 30 June at St Richards Church attended by RHP, Hill and BPTW to answer any questions you had about the planning application. It was great to see you there. It is possible that Richmond Council's planning officers may require some changes to the submitted design before a decision is made. If that happens, we will arrange a follow up meeting with REP to run through what those changes may be later this autumn.

Although the deadline for commenting finished on 24 July, the planning application can still be viewed at www.richmond.gov/planning.

You can also scan this image on your mobile to get to see the planning application.



We also have copies of key documents from the planning application at our office at 141 Hornby House.

Confirmation of a date for when the planning application goes to Richmond Council's Planning Committee is still to be confirmed at the time of writing. We will advise you of the date once it is known on the hamclose.co.uk and hamcloseconsultation.co.uk websites and posters later this autumn.

Subject to receiving planning permission, there will be more opportunities to engage at the next, more detailed stage of the design work and your continued involvement is welcomed.



Vacant Possession – what does it mean?

In the background and alongside the more public work you see us do as a team, we have also been working with a small number of residents since October 2021 to ensure that we can give vacant possession of land to Hill to start construction of the new homes and community facilities proposed for Phase 1.

Tracey continues to work with homeowners, whilst Brett has been working with our RHP tenants who currently live on land in Phase 1 of the construction programme. His work has involved moving tenants to a new temporary home until their new home at Ham Close is built. Some tenants have moved to homes in Ham Close, and others have chosen to move elsewhere. Tenants choosing to move elsewhere have a Right to Return back to Ham Close when a new home is ready, subject to the regeneration of Ham Close happening.

One tenant who has recently moved wrote:

“The move was well planned and efficiently executed. In spite of some unforeseen hiccups, the move to our temporary home for now has been a success. We have settled in well and communication from the regeneration team answering raised queries is timely and professional. Organising our move and answering queries, Brett has been fantastic.”

We are pleased to confirm that we are working well with tenants and homeowners and hope to reach agreement this autumn so we are ready to provide Vacant Possession. We will continue to provide updates on this important part of the project at future REP meetings and in the next newsletter in December.

Apart from the buildings within Ham Close that need to be vacant for Phase 1, Richmond Council are also working to deliver vacant possession of some land at the Woodville Day Centre and St.Richards School. They have also recently submitted a planning application for a Multi-Use Games Area (MUGA) at St Richards School. This facility is be paid for from selling land to RHP.

Compulsory Purchase Order (CPO) Update

In September 2021, RHP approached Richmond Council for clarification on the use of their Compulsory Purchase powers, to make sure RHP can have vacant possession should this project be granted planning permission. Richmond Council have confirmed their ‘in principle’ agreement to use their CPO powers, subject to a number of conditions. We continue to work with Richmond Council and our lawyers towards obtaining a FULL RESOLUTION to use a CPO later this autumn. Homeowners have been kept updated, most recently in a letter in June 2022 and have recently received a questionnaire from The Council to assist in the process.

We are currently preparing a fact sheet for Homeowners to advise them on what the key stages will be for the CPO and this will be discussed further at the next REP meeting.

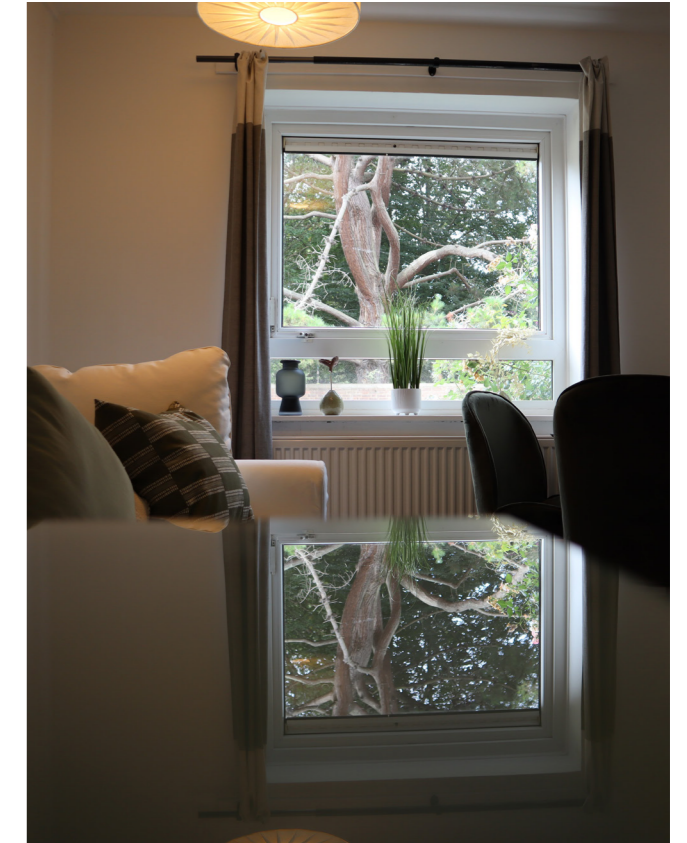


Homeowner update

RHP have always been clear that the use of a CPO to buy back homes is our option of last resort to achieve Vacant Possession in a reasonable timeframe. Starting in December 2019, we continue to negotiate by agreement with those Homeowners that are interested in the Customer Offer to enable them, if they choose, to sell their homes back to RHP rather than wait to purchase a new home at Ham Close.

There is still plenty of time before you need to decide if you would like to purchase a home in the new Ham Close and a Homeowner strategy is being drafted later this year to explain more about how we will manage this process. If you do decide to sell your home and leave Ham Close, we remain committed to providing you with Market Value and 10% of that value as compensation.

The full details of the Customer Offer is available on the ‘residents’ section of hamclose.co.uk and a printed copy can be posted on request.



What’s Next for the REP (Resident Engagement Panel)?

This month is two years since REP was formed. The purpose of REP is to work alongside RHP and Hill on matters related to the regeneration of Ham Close. REP have been incredibly helpful in making sure the design of your new homes and facilities work for you.

This autumn, REP will be advising on three important documents that will ensure that the promises made in the Customer Offer are kept to. These are: Tenant Strategy, Leaseholder Strategy and the Customer Charter.

REP’s tenant and homeowner insight is essential to ensure that when these documents are finalised

by RHP’s Board next year, that the promises they contain are clear, understandable and deliverable within our Customer Offer. Most importantly, these documents need to provide you confidence that right up to the last move in Phase 2, you are treated fairly and equitably in the homes you are offered.

The next REP meeting is planned for September and we would really encourage you to attend. The date and venue will be made available on posters and on the hamclose.co.uk website in early September. The provisional date however is planned to be early evening on Thursday 15 September.

Other News

Site compound removed

You may have noticed that the site compound at the car park near Hornby and Newman House has now been removed. This was being used by RHP contractors working in Ham and Petersham on another project. They will now be based elsewhere in Richmond.

Sheds

Notices have now gone up on the main doors to the pram sheds located next to Hatch and Newman House. If you currently use a shed, please contact Brett using the contact information further in the newsletter. Both of these pram shed buildings are on Phase 1 land and will need to be made vacant in the coming months.

Bike store

You would have received a letter from RHP asking if you have a bike in the bike store. Currently, it is full of bikes that do not look as if they have been used in a long time. We are keen to clear this so that it can continue to be used by Ham Close residents. The locks will be changed shortly, so you will need to contact customer.services@rhp.org.uk if you require a key to the new lock.



Parking

The car parks behind Hornby, Hatch and Newman House are on Phase 1 land, subject to planning, so there will be less parking spaces available during the construction of the new Ham Close. To minimise the inconvenience, we want to ensure that the remaining car parks at Ham Close are available for Ham Close residents.

We are therefore looking at ways we can manage the remaining spaces to benefit you. We will be discussing the options at REP before making any decisions. Please be reassured that any options agreed will not result in parking charges to Ham Close residents.

We are also continuing to work with our colleagues in RHP to arrange for abandoned vehicles to be removed. As well as being unsightly, this will free up parking spaces.

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. 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



Next steps

Autumn 2022



Achieving Vacant Possession of Phase 1 land



Continuation of CPO with Richmond Council



Planning Decision
(Subject to Confirmation of Planning Committee Date)

Autumn / winter 2022/23



TPAS Review of Customer Offer



Confirmation of a Viable and Deliverable Planning Permission



Drafting & agreeing Tenant, Leaseholder Strategies and Customer Charter



Start on Site for Phase 1 Construction