

Ham Close

Newsletter July 2019

Welcome to the latest Ham Close Newsletter

Update on developer

As you will be aware from previous newsletters, the Tender process to find a developer for Ham Close was paused due to a legal case which could have implications for this project. This resulted in a delay to the planned timeline. Whilst this has been disappointing for both RHP and Richmond Council, work continues to agree a new procurement route.

RHP's Board have agreed the new form of proposed development partnership, and our advisers are working on the procurement.

We will provide an update soon on the next stages in the project, and the forthcoming opportunities for residents of the Close to be involved in the selection of the developer partner, and the design consultations that will follow.

Drop-in sessions

At the end of April, RHP held two drop-in sessions for customers to discuss any housing management issues, such as damp in homes or grounds maintenance. The outcomes were reported in the May newsletter and these sessions will be repeated in the Autumn. Just a reminder, if you have any questions or issues about the estate or your home, please get in touch with us at customer.services@rhp.org.uk.

Consultation on community facilities, led by Richmond Council, has also started with sessions with young people in the Youth Centre. More sessions will follow, and a programme of dates will be published over the next few weeks.

RHP also recently had a useful meeting with the Chair of the Ham Close Residents Association, Andres Muniz Piniella. Below are responses to some of the questions that residents have recently raised. The full Customer Offer is available on the Ham Close website (www.hamclose.co.uk). If you cannot access the website and require a paper copy, or you have any additional questions, please let us know.

Your questions answered



“There seems to be a difference in local prices between Ham Close and the surrounding area – is this reflected if RHP buy homes back?”

A number of leaseholders have come to us to buy their home from them. The valuations used when we offer to buy back a home from a leaseholder are carried out by an independent RICS surveyor and assume a 'no scheme world'. This means that they do not reflect a pending regeneration scheme nor length of lease – they assume a full lease. Ham Close properties have traditionally been valued less than other similar properties in Ham due to a number of market factors, as would be the case when valuing any home.

“I'm a leaseholder and currently I have a 2 bedroom home. I either want to upsize or downsize, how do I do this? Can I have first offer on a new home?”

We'll consider how this might work and will provide more details in the next consultation.

“Can the Lease be extended on my current home?”

When RHP arrange valuations for the current homes, it is assumed on a 125 year lease. The home is not 'down valued' if it has a shorter lease. Over time, as the lease length remaining drops, the value would be affected. As RHP will offer to buy back any leaseholder's home at full market value assuming a full lease, we do not believe that an extension to the lease is necessary at this stage.

“How long will the leases in the new homes be?”

We will confirm this in future consultations, but they will be at least 125 years. We are aware that there is government consultation underway about leaseholds and ground rents, and we will continue to factor this into our plans.

“As an RHP tenant, how much will I receive for home loss?”

When the redevelopment goes ahead, RHP tenants will be recompensed for any disbursements (with receipts). There are some items that RHP could pay for directly, so that tenants do not have to find any money ‘up front’ (for example removal costs). In addition, tenants will receive a home loss payment. The amount is decided by Government in October each year. As of October 2018, the prescribed amount was £6,300. This offer does not apply to tenants of private homes, which are not social housing.

You will be entitled to this payment if you have lived in your home for at least 12 months before being asked to move. Joint tenants will share the home loss payment between them.

“What are the 5 types of social housing tenancies that have been mentioned?”

Tenancy types vary according to when your tenancy started. Customers who started their tenancy before July 2000 will be on social rents. There is also Target Rents and Affordable Rents. Some customers also have Keyworker tenancies. You will remain on the same tenancy type in your new home that you currently have.

“Ground Rent - Can the amount of £10 pa be reduced/ removed?”

We believe that the ground rent at £10 is very low compared to other schemes, however we will look at this as we work through the proposals for the new scheme. The current government consultation on leases and ground rents may also influence this.

“What are service charges and how will they affect me?”

Service charges are paid by every flat within a block. For Leaseholders, this is shown as a separate amount. For tenants, this amount is included within the rent. Service charges may vary between current blocks as there could be a difference in repairs and maintenance costs.

The exact figure of the new service charges for the new homes is not yet known and will depend on the final detailed design.

“Should I go for Shared Equity or Shared Ownership?”

We are aware of different regeneration schemes offering different tenures to residents, as part of the ongoing consultation we will explore with leaseholders the most appropriate way to offer a new home should they wish to stay on the estate.



“I want to sell my home. Do I have to offer to sell to RHP first? What if I want to sell quickly?”

Valuers are likely to impair the market value with a regeneration scheme pending, this is why RHP will offer full market value on a ‘no scheme world basis’ We will make a quick decision and progress with any purchase as quickly as possible.

“Will there be parking spaces in the new build? We’d also like Zip Cars access here as currently they don’t operate in the Ham area.”

We are aware that parking is a very topical issue, and this will form a key part of the public consultation at the next design stage. We will explore all options, including car clubs.

Update on timeline

The work to undertake a revised procurement of a development partner continues. We will provide an update shortly on the likely time that this will take, along with the impact on the overall timeline for starting the redevelopment.

All previous documents and newsletters are available at www.hamclose.co.uk.