

Connect with Ham Close



Ham Close Newsletter
December '19



We recognise there's lots of work going on in the background that you might only see or hear about from your neighbours, or through these newsletters.

We also fully appreciate that the project is taking a long time – far longer than originally envisaged, and longer than we had set out at the last formal consultation events, back in 2016 and 2017.

We thought it might be useful to reiterate our commitment.

The guiding principles and commitments established in 2014 were that a full regeneration scheme on Ham Close needed to:

- be financially viable
- provide additional affordable housing and
- have the support of RHP residents.

A comprehensive redevelopment would include new larger and better-quality homes with private external space, community facilities and improved green space and landscaping. This project aims to create an exemplary place where people will choose to live.

This newsletter sets out more information about what we know now, and how we plan to communicate with you about the project in the future, with updates on what to expect next. This includes a new Ham Close Residents Engagement Panel (Ham REP).

PROCUREMENT UPDATE

As you may remember from recent newsletters, we'd got some way towards procuring a partner to work with us on the redevelopment but had to stop this at the beginning of the year. Lots has been happening in the background with our procurement partners and solicitors to make sure we were ready to go again, and this work is now well underway. We have had positive conversations with several potential partners about working together at Ham Close. As we move towards the formal stages of selecting a partner, we will involve our new Residents Group, and also share with you how you can get involved in meeting the potential partners we are talking to.

We will have more information on this in the New Year.

MEET THE TEAM

Although you already meet some RHP employees, there are others involved in Ham Close, working 'behind the scenes'. As the project approaches the next stages of procurement, consultation, design and planning, we thought it would be helpful to introduce the team.



Tim Willcocks
Executive Director of
Development



Rob Cummins
New Business
Manager



Caroline Hand
Head of
Community Services



Tracey Elliott
Development
Project Manager



Debbie Harvey
Programme
Delivery Manager



TBC
Regeneration
Manager

HAM CLOSE RESIDENT ENGAGEMENT PANEL

Could you be a Customer Champion?

We're looking for Customer Champions from Ham Close to join our Resident Engagement Panel early next year, which will meet to hear updates on the project, consider the design stages, and review communication and engagement on the estate. We also hope to have representatives from the Council and, in time, the developer partner on this group.

This would be an opportunity to give RHP feedback and pass information to your neighbours and Residents Association. The exact structure will be set out in the New Year, but we expect the group to be made up of five to eight residents, including tenants and leaseholders.

The panel is not a decision-making body within the RHP governance structure. Nevertheless, we feel it will have an important role to play in relation to consultation, making sure the views of residents on the estate are heard when RHP make decisions.

The existing Stakeholder Reference Group will continue, but this new group will give a renewed and expanded voice for our residents at Ham Close as we move into the next stages of the project.

If you're interested in joining, get in touch.

RECRUITMENT UPDATE

We are pleased to announce that we have successfully recruited a Regeneration Manager who will be joining the RHP team and leading on the Ham Close project. He will be starting with us in mid-January, when we will introduce him to you. We thought it important to share that he is joining as an RHP employee, and not just as a consultant, and will be an important part of our team going forward.



WHAT HAPPENS NEXT?

In January we'll provide more details on the next steps in procuring a development partner and the proposed design consultation. We will also finalise details of our Resident Engagement Panel and update the proposed project timeline in line with the procurement process feedback.

FAQS

We are updating and refreshing the previous Frequently Asked Questions so you have the latest information. In the New Year we'll update our website to provide as much up to date information as we can.

LIVEABLE NEIGHBOURHOOD BID

The Councils Transport Strategy team are working with the Ham and Petersham Neighbourhood Forum to submit a second Liveable Neighbourhoods Bid, improving cycling access and infrastructure linking Ham to Richmond and Kingston. Following the unsuccessful bid last year, the Council has teamed up with Kingston Council to submit a joint bid focusing on improving connectivity for walking and cycling between Richmond and Kingston town centres and is built upon the proposals from the Ham and Petersham Active Travel Neighbourhood report. The proposals include the transformation of Ham Parade and Ham Cross junction to provide continuous facilities for cyclists and improvements for pedestrians. The funding bid will be submitted to Transport for London on 29 November, with results expected in February 2020.

INFRASTRUCTURE

We have heard loud and clear throughout the consultation stages, and at Stakeholder Reference Group meetings, the feelings in the community about infrastructure. This has focused on the impact that the new development might have on transport, schools, health and care provision.

The Council continue to liaise with the Clinical Commissioning Group (CCG) and Hounslow and Richmond Community Healthcare Trust about Ham's infrastructure requirements. The CCG are modelling the requirements they believe are required for the larger projected population, but they hold their position that it does not evidence the need of an additional GP surgery.

Further projections and long-term planning will take place as the scheme and tenure of additional homes is confirmed.

S77 - ST RICHARD'S SCHOOL PLAYING FIELDS

The Council have been working with St Richard's school to identify additional projects (alongside the multi-use games area) which the proceeds of the land sale will contribute to. Once these projects have been agreed by the School Governors, the application can be taken to the Playing Fields Committee for recommendation. It is expected that the Council will receive a positive decision in January 2020.

CHRISTMAS EVENT AT HAM LIBRARY

RHP have again sponsored this fantastic Christmas event at Ham Library. This will be held on **Thursday 12th December** from **3:30pm**.



Community Christmas Tree

Thursday 12th December
3.30-5.30pm

Join in with the celebrations for our Ham and Petersham Community Christmas Tree. Help us decorate the tree, enjoy a show by Children's Magician, Mr Froggle, meet Father Christmas plus lots more!

Everyone welcome, refreshments provided.

Ham Library Community Room, Ham Street.

Special thanks to Petersham Nurseries for all their help and support



Friends
of Ham
Village
Green



WINTER ISSUES

During the winter months, it's more likely that you'll notice condensation in your home, which can lead to black mould over time. Condensation is usually found in the corners of rooms, on north-facing walls and around windows. It is also found in areas with very little air circulation such as behind wardrobes and beds – especially if they are pushed up against external walls.

What you can do:

- Dry clothes outdoors or in the bathroom with the door closed leaving a window slightly open or use an extractor fan
- Cover pans when cooking and do not leave kettles boiling
- Wipe your windows and window sills every day to remove condensation – just opening the window is not enough
- Run your heating at a low background temperature for longer periods
- Leave space between the back of furniture and the wall

If you still have problems with excessive condensation or damp in your home, please contact us and we can talk about other ways to help.

We will be at Ham Library on Monday 16th December from 4pm until 6pm to meet you to discuss any winter issues you may have. We will also have a supply of de-humidifiers available.

HAM LIBRARY BINGO

RHP sponsored a brilliant bingo session at Ham Library in October. We hope we can continue to support more events like this next year!

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GET IN TOUCH

If you would like to contact RHP about the Ham Close regeneration or anything else relating to the estate, your home, your tenancy or lease, you can log on to www.rhp.org.uk and web chat with us, email customer.services@rhp.org.uk or call [0800 032 2433](tel:08000322433) or [020 3166 2200](tel:02031662200) from a mobile.

COMMUNITY INVESTMENT

RHP's estate services team, and RHP volunteers from other departments worked with local residents for a planting day on **15th October**. RHP provided the plants, which were chosen by a Ham Close resident. We hope you'll agree the results look great.

