

Connect with Ham Close



December 24th 2020

Dear Resident

As we included in our October 2020 and December 2020 newsletters, we held a virtual consultation meeting on Thursday 12 November 2020. This was an opportunity to receive an update on the Ham Close Regeneration project, find out who the three shortlisted bidders were and to find out about the next steps.

We appreciate that not all our customers may either not have internet access or prefer to receive information on paper. We are therefore taking the opportunity to provide you with a written update about the project and hard copies of the presentations that were made on the night.

You may well be aware that we have faced a number of challenges in getting the Ham Close Regeneration project to where we are today. We have been keeping in contact regularly with our residents at Ham Close, including setting up a Residents Engagement Panel. This group meets regularly and engage with a number of broader groups to update on what progress there has been.

Despite the wider challenges that we all face at the moment, progress over the past year has been much more positive and we are delighted to be introducing you to three prospective Developer Partners. One of these three will be selected to be our partner to help deliver exemplar homes, community facilities and public spaces for our residents and the people of Ham.

Where we have got to with the project so far

We have always expected that RHP would work in partnership with another organisation at Ham Close, and we are currently running a two-stage public Procurement Process to select that Development Partner. They will work alongside us to bring forward the scheme, to engage and consult further with the residents and wider community on the detailed proposals, to take the scheme through the planning process, and to deliver with us an exemplar mixed-tenure residential scheme that is both viable and implementable .

The first stage of the procurement process required potential partners to provide examples of their success in delivering high quality regeneration projects from start to finish. The second stage required these potential partners to provide outline proposals specifically for how they would work with us at Ham Close.

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As you will know, we went through extensive consultation to arrive at a masterplan for the estate, and although the number of homes proposed increased a couple of years ago to attempt to address some viability issues, the key attributes of that masterplan remained.

When we went out for procurement, we were explicit on a number of 'red lines', things which we were looking to deliver as part of the scheme, and any thoughts or proposals from partners would have to work within those red lines. All bidders are fully aware of all of the consultation and feedback to date on the project. These principles were carried forward from the masterplan.

The three shortlisted Developers will of course have their own take on how best to deliver the scheme with us and within these principles but have reached the final stage with proposals that are comfortably within the Principles. The Developer that is chosen early next year will need to be able to engage closely with our residents and stakeholders to design a scheme that benefits Ham.

At this stage in the process we have asked the three shortlisted Developers to present on their ability and experience of Regeneration, Consultation and the Social Value generated by their work.

I am delighted to say that we have shortlisted three possible partners with extensive experience in this area, Countryside, Hill Partnerships and London Square. Their summary of their presentations is enclosed with this letter.

What happens next?

Over the coming weeks we will be in a period of negotiation with the bidders for their best proposal. This will take us through November and December.

We have been working closely with colleagues at the London Borough of Richmond Upon Thames, and expect to finalise and sign Collaboration and Land Sale Agreements with them before Christmas. Early in the new year we intend to finalise the process to select and appoint our Development Partner. We are aiming for this to happen by March/April 2021. There will then follow a detailed period of consultation and engagement, leading to the submission of a planning application, so plenty more opportunity for people to share their views. The programme at present sees us aiming to start work in Spring 2022.

If you have any feedback or questions you would like to raise, please contact us by either emailing ham.close@rhp.org.uk or writing to us at **8 Waldegrave Road, Teddington, Middlesex, TW11 8GT (pre-paid envelope has been included)**. Questions received will be included in our next Frequently Asked Questions sheet. However, all questions collated will form part of our ongoing conversations with our customers.

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Kind regards

Tracey Elliot, Development Project Manager