

Ham Close Uplift Programme



*What full redevelopment
means for you*

A guide for RHP tenants & homeowners

Background

Ham Close has been selected as a potential regeneration project as part of Richmond Council's Uplift Programme. The Uplift Programme is designed to deliver physical, social and economic improvements to local areas.

RHP is the freeholder of the 192 flats at Ham Close and together with the Council they own much of the land in the area. The flats at Ham Close are of poor construction, with poor insulation by today's standards. Some have condensation/damp issues. In addition, there are no lifts, leaving a number of flats inaccessible to people with disabilities.

During December 2013 and January 2014 RHP, Richmond Council and The Prince's Foundation carried out a consultation with local residents, stakeholders and RHP customers, to consider the future of Ham Close. They produced a report which highlighted the principles on which any future vision for the area should be based.

The Programme Team (consisting of RHP and Richmond Council) are carrying out a high level viability appraisal, looking at two options for the site – redevelopment or stay as we are. As part of this process, a comprehensive consultation is being carried out.

To keep up to date with all the latest information on the potential regeneration visit the website dedicated to the project www.hamclose.co.uk.

RHP's offer for you (if full redevelopment goes ahead)

We understand that the most important information to our customers is the financial implications of full redevelopment along with the options available to stay living at Ham Close.

So that you can understand what full redevelopment might mean for you personally and your home, we've set out what an offer would look like for both tenants and homeowners if full redevelopment goes ahead.

One-to-one support will be available to help you understand what this information might mean for you. We'll keep you up-to-date on how you can access this support and you can find regular updates at www.hamclose.co.uk.

At this point this is a high level overview to give you as much information as we can. If full redevelopment goes ahead you'll receive a more detailed offer specific to you.





FREE HOME DELIVERY
0202 8836 1230

WAL PETERSON
REPAIRS SERVICE UNIT

FP
P
P

Sun

NEW WAY FOOD & WINE

CAFÉ SANDWICH BAR

STANISLAW
SANDWICHES FRESH FOOD

Cappuccino - Latte

LD60 XMH

Our offer for tenants

A tenant is an individual who rents a home directly from RHP. For tenants of sub-let properties please see the 'Our offer for non-resident Homeowners' section.

I want to stay living at Ham Close

The majority of our existing tenants have made it very clear that they wish to remain living in Ham. We've listened to this and are committed to keeping the existing community together as much as possible. If you're an existing tenant you'll be able to remain in Ham and will be offered a new home at Ham Close. Any redevelopment would happen in phases with the aim that people would only have to make one move (i.e. straight from their current home into their new one), although this is not guaranteed.

How much will new homes cost?

Customers currently pay differing levels of rent. This will depend on the type of tenancy you have and when you became a tenant. For example, original Council tenants, Key Worker tenancies, and Affordable Rent tenancies.

If the development goes ahead, it is likely that rents will increase slightly as the value of your new home has increased, however you will stay on the same rent structure with the same tenancy rights that you currently have.

How big will new homes be?

People's new homes will be a similar size to their existing ones and will be compliant with the design standards that apply to housing in London. The standards are regarded as generous and create good sized homes that work well.

Will I have private outdoor space?

Yes. All new homes will have private gardens or balconies. The London Housing Design Guide states:

A minimum of 5 sq m of private outdoor space (a garden or balcony) should be provided for 1-2 people and an extra 1 sq m should be provided for each additional occupant.



Will I be entitled to compensation?

All tenants will receive a home-loss payment of £5,300 per household*. You'll be entitled to this payment if you've lived in your home as your main residence for at least one year prior to the date of having to move. You would also need to have an assured tenancy to qualify for payment. Joint tenants will qualify for one home-loss payment which should be divided between them.

Will I still receive a home-loss payment if I'm in rent arrears?

If you're in arrears RHP is entitled to offset any home-loss payment against the arrears due.

Will I be entitled to help with the cost of moving?

All tenants are entitled to a disturbance payment. Disturbance payments will cover removal and other costs such as redirecting post, disconnecting and reconnecting appliances, new curtains and carpets or the re-fitting or altering of carpets and curtains. An amount will be paid up to a maximum of £5,000 after we receive the relevant receipts.

*This is the amount as of October 2015 and is subject to review each year.



Our offer for Homeowners

A homeowner is an individual who owns an RHP home and lives there as their main residence.

I want to stay living at Ham Close

The majority of our existing homeowners have made it very clear that they wish to remain living in Ham. We've listened to this and are committed to keeping the existing community together as much as possible. If you're a homeowner you'll be able to remain in Ham and will be offered a new home at Ham Close.

How big will new homes be?

People's new homes will be a similar size to their existing ones and will be compliant with the design standards that apply to housing in London. The standards are regarded as generous and create good sized homes that work well.

Will I have private outdoor space?

Yes. All new homes will have private gardens or balconies. The London Housing Design Guide states:

A minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.

How much will I get for my existing home?

To move forward with any redevelopment proposals, we'll first need to establish market-value for your existing home. This is usually carried out in phases as the construction site evolves and is done through a Royal Institute of Chartered Surveys (RICS) valuation.

What if I don't agree with your valuation?

If you don't agree with our valuation we'll pay the cost of your own surveyor to carry out a further valuation. The surveyor must be a member of RICS.



Ham Youth Centre
0208 288 0916

Will I be entitled to compensation?

In addition to the market value, we'll also pay a home-loss payment.

This payment is as follows:

Owner occupiers will receive 10% of market value (with a minimum of £5,300 up to a maximum of £53,000*).

To be entitled to a statutory home-loss payment, you must have lived in your home as your only or main residence for at least one year before the date of having to move.

We've drawn up an example of how this would work below:

Owner Occupier

Home is valued at £250,000

Plus 10% home-loss payment £25,000

Total amount £275,000

This is the equivalent of a Compulsory Purchase Order.

Will I be entitled to help with the cost of moving?

As a Homeowner you're also entitled to a disturbance payment, which pays for other reasonable costs when moving home. These include removals and other costs such as redirecting post, disconnecting and reconnecting appliances and new carpets and curtains. It can also include solicitors and surveyors fees and Stamp Duty Land Tax for a replacement home.

An agreement will be reached between yourself and RHP on the amount of disturbance payment made - up to a maximum of £5,000. Payment will only be made after receiving the relevant receipts.

What happens if my new home is worth more than my current one?

As part of our commitment to offer everyone the opportunity to remain in their community in the event of re-development we'll offer a Shared Equity scheme for a new flat on a like-for-like basis.

This means that if you're a current homeowner that has a two bedroom home worth £250,000, we'll offer you a new two bedroom home (for example worth £500,000). You would own 50% of the new home and RHP will own 50%. **You would not be expected to pay rent on RHP's share.**

You would be expected to put in your home-loss payment (10% of market value) towards the equity share you purchase.

*This is the amount as of October 2015 and is subject to review each year.

We've drawn up an example of how this would work below:

Current home value:	£250,000
Plus home-loss of 10%:	£25,000
Your total contribution:	£275,000
New home value:	£500,000
Your contribution from previous home + home-loss (£275,000) = 55% (your share of the equity)	
The remaining £225,000 = 45% (RHP's share of the equity)	
There will be no rent payable on RHP's Shared Equity element.	

What if I want to purchase a bigger share?

If you're an owner occupier you can purchase the remaining equity at the time of the regeneration project or later if your circumstances allow.

What if I can't arrange a new mortgage that matches my existing one?

We understand that some homeowners will find it difficult to obtain a new mortgage, even for their current amount, due to a change in their financial circumstances and the new stricter lending requirements. To help in these situations, we can help you in one of the following ways:

i. A lower equity share.

We will offer you a reduced share of equity equivalent to your maximum financial capacity of:

Existing equity, plus achievable mortgage, plus home-loss payment.
We've drawn up some examples below of how this would work:

If Current Home = £250,000

Current outstanding mortgage = £150,000

Your equity = £100,000

Current value of your home = £250,000

Example one | If New Home = £500,000

You will contribute:

£100,000 equity from your current home.

£ 25,000 home loss payment (10% of £250,000).

£100,000 mortgage (if this is the new maximum borrowing capacity)

Total contribution from home owner = £225,000 (45% of £500,000)

Your shared equity = 45%

RHP's contribution = £275,000 (55% of £500,000)

Shared Equity from RHP = 55%

There will be no rent payable on the Shared Equity element.

Example two | If New Home = £500,000

£100,000 equity from your current home

£25,000 home loss payment (10% of £250,000)

£50,000 mortgage (if this is the new maximum borrowing capacity)

Total contribution from home owner = £175,000 (35% of £500,000)

Your shared equity = 35%

RHP's contribution = £325,000 (65% of £500,000)

Shared Equity from RHP = 65%

There will be no rent payable on the Shared Equity element.

ii. Buy your home from you and offer a new affordable rent tenancy.

In the event that you cannot afford to live in a lower shared equity home we could offer to buy your existing home and offer a new home that is let at affordable rent levels.

Our offer for non-resident Homeowners

A non-resident homeowner is an individual who owns an RHP property but does not live there and rents it out to their own tenants.

Will I be offered a new home?

We'll offer all non-resident homeowners a new home at full market value.

Will I be entitled to compensation?

If you're a non-resident landlord, you're entitled to a home-loss payment. You'd receive market value plus 7.5%.

We've drawn up an example of how this would work below:

Non-resident Homeowner	
Home is valued at	£250,000
Plus 7.5 % Home-loss payment	£18,750
Total amount	£268,750
This is the equivalent of a Compulsory Purchase Order.	

What should I do about my tenants?

If you let out your property or have anyone else living in it, you'll be responsible for serving any tenancy or any other legal notices to make the property available for redevelopment. RHP has no responsibility to re-house or compensate people living in existing homes belonging to a non-resident homeowner.

Further information

If you'd like any further information, you may find the following sites useful:

Information on London Housing Design Standards:

www.london.gov.uk

Royal Institute of chartered Surveyors:

www.rics.org/uk

Information on Compulsory Purchase Orders:

www.gov.uk

Citizens Advice Bureau:

www.citizensadvice.org.uk/housing

Information on home-loss payments:

www.legislation.gov.uk

Examples of other RHP developments



Sungate House, New Malden



Iris Mews, Hounslow



Craig House, Teddington

St Margarets Road, St Margarets



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www.rhp.org.uk

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