



Our ref: SDC/100921

10 September 2021

«Name»

«Add1»

«Add2»

«Po»

THIS LETTER IS IMPORTANT – IT RELATES TO YOUR PROPERTY

Dear «Name»

«YOUR_PROPERTY» «HAM_CLOSE» «HC_PO» HAM CLOSE REGENERATION POSSIBLE USE OF COMPULSORY PURCHASE POWERS

I write following my letter of 11 June 2021 in relation to the selection of Hill as RHP's Development partner for the proposed regeneration of Ham Close. The letter had enclosed a third copy of the Homeowner Survey which we note you have not yet completed or returned.

Whilst there is no obligation on you to respond to the Homeowner Survey, your answers will be used to help plan the design and delivery of the new build homes proposed for Ham Close.

At that time, we promised to advise you on the details of the consultation and engagement surrounding the emerging design and a paper copy of that programme is also enclosed.

I have also provided additional ways for you to engage with RHP as well as Hill's design team later in the letter.

RHP and Hill will be submitting a planning application later this year and, subject to contract and achieving planning permission, construction will start later in 2022.

RHP will need all of the land and leasehold properties at Ham Close to deliver the comprehensive redevelopment of new homes, landscaping and community



facilities proposed. If RHP cannot do this by agreement, it will ask Richmond Council to use their Compulsory Purchase Order (CPO) powers.

A CPO is a statutory mechanism that a council and certain other public bodies can use in certain circumstances that enables property to be bought from its owner whether they want to sell or not.

CPOs can be made to acquire property required for schemes deemed to be in the public interests and are only effective when confirmed by the Secretary of State following a prescribed process.

There is currently no CPO for Ham Close and RHP will continue to try to acquire any property required by agreement, a process RHP have been following since December 2019 and in line with the Customer Offer from 2016. The offer provides for a new home at Ham Close on a like for like bedroom basis or market value of your home + 10% of that value as compensation + reasonable costs and disbursements.

However, as it is possible that we may not reach agreement with everyone and may need to rely on Compulsory Purchase powers, we need to plan ahead and have therefore started by asking Richmond Council to consider the principle of the use of CPO powers. The Council will be considering this at the Finance, Policy and Resources Committee meeting to be held on 20 September 2021.

Subject to the outcome of the meeting in September, a further decision by the Council will then be required before a CPO can be formally made, which we anticipate will be in spring of 2022. We will of course keep you updated on this matter, along with the general progress of the project.

Despite the possibility of using CPO powers if necessary, our strong preference is to reach agreement with all owners and leaseholders and we will continue to engage with you so that you can make an informed decision whether to remain at or leave Ham Close.

If you wish to find out more about the CPO process and your rights to compensation, the Government CPO Guidance and information booklets can be found via the follow websites:

<https://www.gov.uk/government/publications/compulsory-purchase-process-and-the-crichel-down-rules-guidance>



and:

<https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>

If you are considering selling your property, are interested in a current valuation or would like to discuss our offer of a new home at Ham Close please contact Tracey Elliott on: **0800 032 2433** or e-mail: customer.services@rhp.org.uk.

We also offer a **live chat** function on our RHP website (www.rhp.org.uk) and all details of the Customer Offer from 2016 are available on the "**Residents**" section of hamclose.co.uk, though we are happy to provide a paper copy on request.

Another way to stay updated and informed is by following the dedicated consultation website: hamcloseconsultation.co.uk.

We are also now available to meet with you in person by appointment either at our offices in Teddington or at Ham Close and are attending the in person and virtual events referred to in the enclosed consultation and engagement programme.

Please let me know if you have any queries or need help completing the Homeowner survey, a further copy of which has been enclosed along with a stamped addressed envelope.

Kind regards

Simon Cavanagh
Regeneration Manager

Encl (2)

Cc – Tracey Elliott – Project Manager
Cc – Brett Wild – Project Assistant.