

Ham Close Newsletter

October 2018



We hope that you've enjoyed the summer. RHP have been busy working on the Ham Close regeneration project during this time and we have some important updates for you in this newsletter. You can see previous newsletters and information at www.hamclose.co.uk.

Ham Close update

Following the May 2018 local election a new Leader and Cabinet were confirmed at full Council on 22 May 2018. At the same time, following the first stage in the procurement of a developer partner, RHP undertook to complete further modelling work and seek additional funding to improve the scheme's financial viability. Unfortunately we have been unable to secure additional funding.

As a result of this work and the first stage of the procurement process to find a developer partner, it has become clear to both RHP and the Council that notwithstanding the consultation in autumn 2016 of an outline master plan, the scheme of 425 homes is financially unviable. This 425 home scheme always struggled to be viable. Further impacts on viability are increasing construction costs and stagnating property values. This has been corroborated by the developer partners that bid, and RHP's consultant valuers and estimators. RHP and the Council have explored many options to keep the scheme at 425 homes, however these options have been exhausted and we are simply unable to produce a financially viable scheme at this number.

Through developing the master plan proposal further, and given the above, RHP and the Council are now seeking to move forward with a scheme of circa 450 homes, as close to the 2016 masterplan as possible. RHP commits to keeping the number of homes at this level and no more than the minimum required to deliver a viable scheme. RHP maintains its commitments to high quality design, its customer offer, not to build on Ham Village Green and is working with the Council to maximise the benefit to the community that an exemplar scheme will bring.

This work has delayed the previously published delivery programme. RHP apologise for this.

Whilst the revised scheme is at a formative stage we will share our thinking on the scheme proposals as they emerge.

There is still plenty to do, and a number of stages of the project to move through before the scheme is given the final go-ahead. Subject to the detailed financial viability work which is ongoing and the required RHP Board and LBRuT Cabinet approvals being forthcoming, the anticipated high level programme going forward is:

Selection of Development Partner	Spring 2019
Submission of Planning Application	Summer 2019
Start on site (Phase 1)	Winter 2019

There is some information over the page about how we will continue to engage with residents and the local community, and a more detailed programme with information regarding the opportunities for resident engagement will be published by the end of October.

This will include opportunities to meet the potential Development Partner and further input into the design of the scheme ahead of submission of a planning application. Decision making meetings will also be detailed in the programme, the next of which will likely be Richmond Council's Overview and Scrutiny Committee on the 29th October 2018.

Both the Council and RHP remain committed to delivering an exemplar, viable regeneration as soon as possible.

Residents Consultation Group

As part of the process to choose the final Developer to join us on this Joint Venture, we would welcome input from the residents at Ham Close. This will involve meeting the three short listed companies and visiting some of the projects they have worked on previously. It is expected that this will take place in spring 2019.

This group will also be involved in design workshops with the developer and architect as we work up the scheme design for planning. If you are interested in being involved in this, please contact ham.close@rhp.org.uk to find out more.

This is your chance to have a say and influence how your new estate will be built. So please get involved! Training will be offered to support you in this work.



Stakeholder Reference Group

A group of residents and local stakeholders meet regularly to discuss Ham Close Regeneration and to hear updates. If you would like to be part of this group, please email ham.close@rhp.org.uk. The next meeting will be on Tuesday 20 November, at 7pm in Grey Court School Library.

Neighbourhood plan

Ham & Petersham Neighbourhood Forum have submitted a Local Neighbourhood Plan. *Please note: this is not being submitted by RHP or the Council.*

In accordance with the requirements of the Localism Act 2011, the Council are satisfied that the Ham and Petersham Neighbourhood Plan, as amended by the modifications set out in the Council's Decision Statement, meets the 'basic conditions' and other legal requirements, and as such should progress to a referendum.

The referendum will be held on Thursday 18 October 2018. The question to be asked at the referendum is:

"Do you want the London Borough of Richmond upon Thames to use the Neighbourhood Plan for Ham and Petersham to help it decide planning applications in the neighbourhood area?"

If successful at the referendum, the Plan will become part of Richmond's statutory development plan and will

be used alongside the Council's own planning documents to determine planning applications in the Ham and Petersham Neighbourhood Area.

Full information is available on the Council's website, www.richmond.gov.uk. Hard copies of the Plan are also available to view at Ham Library. We would urge you to check this out and have your say.

*We would like to clarify that this is a referendum on the Neighbourhood Plan and is **not** a vote on the Ham Close project.*

Damp & Condensation

RHP are aware that some residents living at Ham Close experience damp and condensation as the days begin to get colder and the heating goes on. To help you manage condensation there is a link on our website (www.rhp.org.uk) which has some helpful advice.



We will be contacting customers who may be adversely affected, such as those households that overcrowded, or have vulnerabilities we are aware of.

If you still suffer from damp and condensation after following the website advice, please send evidence (such as photos) to customer.service@rhp.org.uk. We can then arrange a home visit and support you as appropriate.

A Christmas treat

RHP will again be supporting the Ham Christmas event. Last year's event to decorate and light the tree in the grounds of Ham Library was a popular fun event, thanks to the hard work of the local community. Details of the date of this year's event will follow nearer the time.

