

West Kensington & Gibbs Green Residents Steering Group Newsletter

July 2012

Issue 1



“My name is Maureen Way and this area is so very important to me – I’ve lived here all my life. That’s why I got involved with the West Kensington & Gibbs Green Steering Group. We want the best deal for residents, so we formed the Residents Steering Group to continue to negotiate the best possible outcome for people living on the estates.

We are not politically-motivated: this is about our lives and our future. An opportunity like this new development only comes up once in a lifetime, and I don’t want us to miss it. I think these redevelopment plans are very exciting, and will benefit our residents. The plans include improved housing for tenants and owners; new shops, so we don’t have to go out of the area to buy simple things like clothes and shoes; and job opportunities.

Cont...

Hello and welcome to the first newsletter from the West Kensington and Gibbs Green Residents Steering Group.

We have always said that we only write to you when we have found out information which we think Estate residents should have and as we have so much to tell you we thought it might be easier to read in a newsletter.

We will not tell you what to think ... that bit is up to you!

We hope you find it informative and useful...

Here are some facts – not rumours and misinformation

The Scheme

We understand that someone who says they are working on behalf of ‘Community Homes’ is knocking on residents doors and saying that the whole regeneration scheme has now fallen through and that the Seagrave Road development is not going ahead. This is complete rubbish!

The Seagrave Road scheme/planning application was approved by the Council on 16th February 2012 and anyone can check this with the Council as it is a public record.

The planning application proposing the regeneration of our Estates, the Lille Road depot and the two Earls Court exhibition centers is scheduled to be determined by the Council in the next couple of months. This can also be verified by the Council.

However, the Council have still not made a final decision on whether the estates will be included or not and this is extremely frustrating to say the least. The Council has stated that it will make its final decision on the 3rd September 2012. We hope this is the case, as we want them to get a move on and finally make the decisions on the future of our estates ASAP as this has been dragging on for ages now.

These are improvements that I may not live to see, but that will benefit the whole community—something very close to my heart. As a group, it is our plan to ensure that any opportunities from the regeneration benefit the community, including the promotion of projects to help improve job prospects for local people.

We don't agree with the council on everything and believe me we have, and will continue to push them very hard to make sure our residents get the best deal possible whether that it is about what the Council will offer tenants, leaseholders and freeholders if the regeneration plans go ahead or about making sure local people get offered job and training opportunities first or whether it's about individual current repair or housing issues, we will fight hard to make sure that our residents get the best outcome or service.

We would love to hear from you. Is jobs and training opportunities important to you, do you have repair problems with the Council or would you just like more information on the regeneration proposals, please get in contact by either calling me on 07547020170 or e-mailing us westkensteeringgroup@hotmail.co.uk

The new homes on Seagrave Road

The potential 200 replacement home that will be available for phase 1 of the estates regeneration have not yet been allocated to any estates residents because the Council have NOT yet made a decision on the inclusion of the estates.

At the beginning of this process the Council guaranteed that we do not have to move off the estate and that residents would only have to move once into their new homes. As the Seagrave site is not on the estates land, the Residents Steering Group was asked if residents would mind having to move to Seagrave Road.

The RSG have asked residents this question and we have taken the names and addresses of residents who have said they would like to move to Seagrave Road. This has shown the Council that the Seagrave Road option was viable and popular for estates residents.

However, no homes have yet been allocated. The new homes will be allocated in phases by the Earl's Court Re-housing Policy. The Council has promised the RSG that it will consult with residents on this policy and will engage with us on the phasing plan as it develops. So at the moment we do not know which area would-be affected first. As soon as we have info on the final phasing plan we will publicise this in a future newsletter.

Size Matters

We have heard that there are rumours about the size of the new replacement homes that we will be offered to us.

We want to make sure you have the facts and so, we have used the sizes of homes that will be built on the Seagrave Road car-park site and compared these to the sizes of homes on our estates.

We have also included images a 2 bed flat floor plan of the new replacement homes being built on the Seagrave Road car-park site so that you can visualise the layout of their potential new homes. Please see next page.

Questions about the new homes

Please contact us if you have any queries about the new homes. We are happy to ask the Council and CapCo any questions you may have about the size, layout and specification of the new homes that you may have.

Size Matters

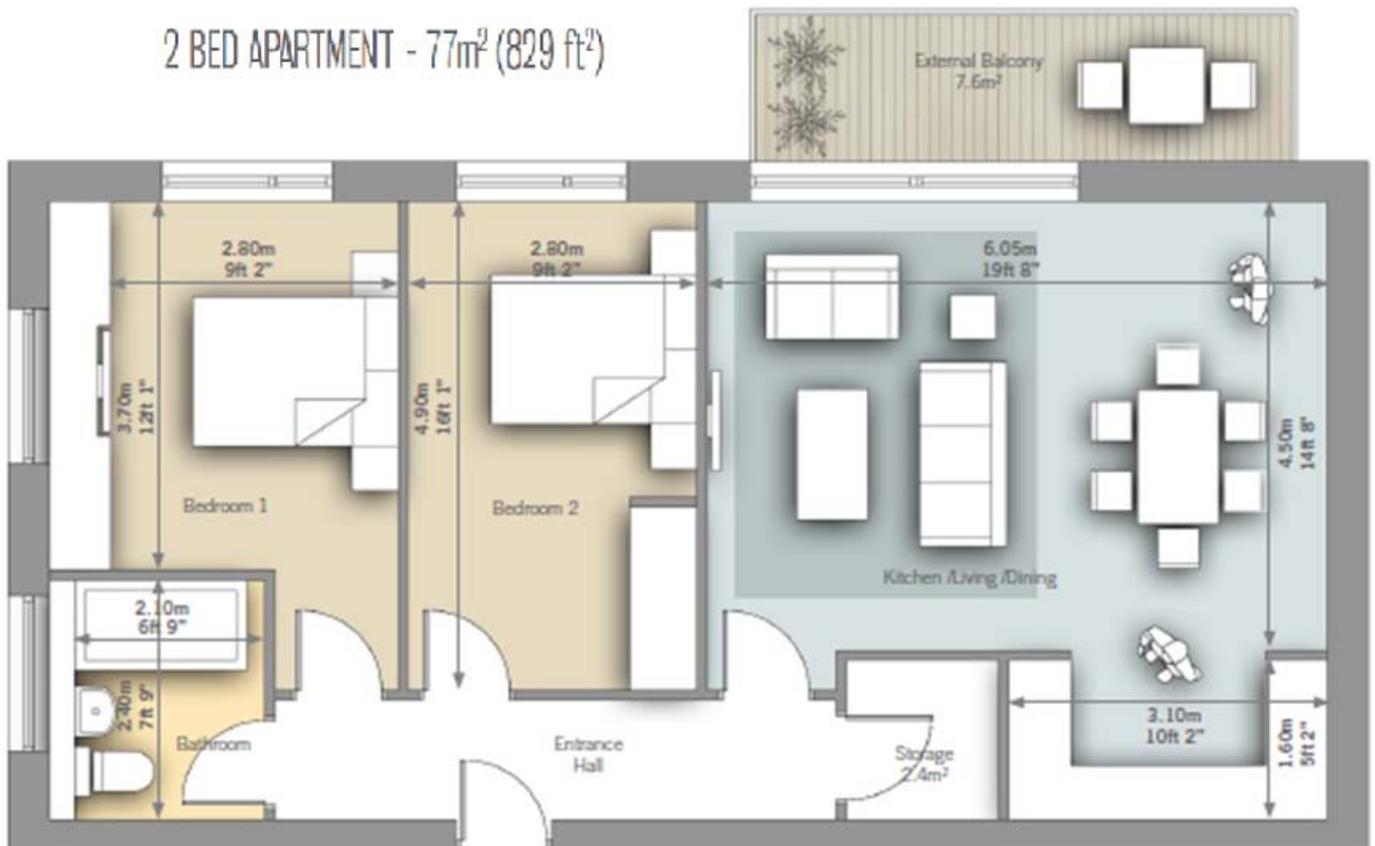
Please see a comparison of the room sizes of our current properties and the new properties at Seagrave Road.

	1 Bed Flat on estate	1 Bed Flat in Seagrave Road
Lounge	16ft 3" x 9ft 11"	17ft 4" x 11ft 2"
Kitchen	11ft x 6ft	11ft 2" x 8ft 5"
Bedroom	15ft x 8ft 5"	12ft 8" X 9ft 8"

	2 Bed Flat on estate	2 Bed Flat in Seagrave Road
Lounge	17ft 8" x 8ft 8"	19 ft. 8" x 14 ft. 8"
Kitchen	11 ft. 8" x 8ft 6"	10 ft. x 5ft
Main Bedroom	16ft 6" x 8ft 4"	12ft X 9ft

	Aisgill Avenue House	Seagrave Road House
Lounge	12ft 5" x 13ft	15ft x 14ft
Kitchen	10ft x 12 ft.	14ft x 13ft
Main Bedroom	10 ft. x 12 ft.	15ft x 10ft

2 BED APARTMENT - 77m² (829 ft²)



Room	Size (Sqm)	Size (Sqft)
Kitchen/Living/Dining	33.0	355.2
Bedroom 1	14.0	150.7
Bedroom 2	13.7	147.5

What will tenants and leaseholder/Freeholders be offered?

We know you may have heard this information before but we wanted to make sure you know what residents will be offered if the regeneration of the estates goes ahead so we asked our legal advisor Keith Oliver who is a Partner at Ashfords solicitors and has spent more than XXX years working in planning and urban development law to set out the offers in easy to understand bullet points:

Secure Council Tenants will receive

- Remain a secure council tenant
- Be offered a brand new home in the redevelopment area- you will not have to move away!
- Your rent will continue to be calculated in the same way as secure council rents across the borough
- You will only have to move once and will not be required to move until your new home is complete
You will have a dedicated Re-housing Officer to help you through the whole move process.
- Your new home will come with brand new household goods (fridge/freezer, washing machine/dryer, dishwasher, oven/hob) and new carpets and curtains.
- If you have lived in their home for more than a year will be entitled to a home loss payment of £4,700
- You will also be compensated for any reasonable costs as a result of moving, such as removal expenses and re-routing of mail
- You will have access to free independent advice.
- If you have any special adaptations in your property, the council will ensure that the necessary adaptations will be completed in your new home
- You will be offered compensation for loss of garden or private parking space if you are allocated a home without them

Resident Leaseholders and Freeholders will receive

- The full market value of your home plus compensation of 10% of its value, up to £47,000
- If you choose to move to a new home in the redevelopment you will also receive a discount if you sign up early
- If you cannot afford to purchase a home in the redevelopment outright you will be given the opportunity to use your compensation and discount towards buying an intermediate affordable home in the redevelopment.
- You will not be expected to increase borrowing on your mortgage to afford a home in the redevelopment
- You will be entitled to an independent valuation of your property and the Council will provide a dedicated Re-housing Officer
- You will be compensated for any reasonable costs as a result of moving, such as legal fees, removal expenses and re-routing of mail
- You will receive compensation if you paid for Decent Homes work and move out because of any redevelopment
- Service charge for all existing resident leaseholders will be capped at its existing level for five years after you first purchase your new property
- Service charge for existing resident freeholders will be capped at a maximum of £1,000 per annum for five years after you first purchase your new property

Your chance for a say in a better future

We are looking for people to get involved in making this area a better place. So if you are a local resident, or run a local business, and want to see improvements in this area we want to hear from you. If you would like to join the Residents Steering Group or would just like more info on the regeneration proposals then please get in touch with us by either phoning Maureen on **07547020170** or e-mailing us at **westkensteeringgroup@hotmail.co.uk**