

# West Kensington and Gibbs Green Information Pack



The Council is to decide whether to include the West Kensington and Gibbs Green estates within the Earls Court redevelopment scheme. The Council wants to consult residents on the estates and residents and businesses in the local area before taking this decision.

For secure tenants on the estates, this consultation process will also satisfy the requirements of section 105 of the Housing Act 1985.

This document summarises the issues involved and sets out what the Council is proposing to do.

## **Tell us what you think**

This is your opportunity to make your views known. Please see the feedback form in the back of the pack.

## Welcome to this information pack

**This pack has been produced to allow you to have your say, before the Council makes a final decision on whether to include the West Kensington and Gibbs Green estates in the comprehensive redevelopment plans for the Earls Court area.**

For secure council tenants on the estates, this is in part, what is called a Section 105 consultation because it potentially involves significant changes. However, it is also a consultation for everybody who lives or owns a property on the estates, and other residents and businesses in the local area.

As you will be aware, for some time the Council has been working with residents of the estates and EC Properties Ltd (a subsidiary of Capital and Counties Properties plc, the owner of the Earls Court buildings) to explore the benefits of including the estates in the wider plans and understand and address residents' concerns should the estates be included.

After weighing up all the options, the Council has now reached a provisional view that including the estates in the wider plans by entering into a so-called 'Conditional Land Sale Agreement' with EC Properties is in the best interests of local people. However we want your views before making any final decision and so have produced this pack to ensure that you have the information you need to form your views on the Council's proposal.



## Contents

<b>The story so far</b>	<b>2</b>
<b>What are the proposals?</b>	<b>3</b>
<b>EC Properties' vision for the area</b>	<b>4</b>
<b>The potential land sale agreement</b>	<b>6</b>
<b>How this could affect residents living on the estate</b>	<b>7</b>
- Secure Tenant summary	7
- Resident Leaseholder/Freeholder summary	8
- Other estate residents	8
- The replacement homes	9
- When would estate residents need to move?	13
- Living on the estate during the building process	13
<b>Options for the estates - what is best?</b>	<b>14</b>
<b>The decision making process</b>	<b>16</b>
<b>Further information</b>	<b>16</b>

## The story so far

**Since 2008:** The Council has been talking to residents on the West Kensington and Gibbs Green estates about the possibility of including the estates in the proposed wider redevelopment of the area, which includes Earl's Court exhibition centres and the Lille Bridge Depot.

**October 2009:** The Council signed a Collaboration Agreement with the two other landowners, Capital and Counties and Transport for London (TfL), to explore the potential benefits of redevelopment.

**Early 2010:** The Council started to develop assurances for tenants, leaseholders and freeholders which sought to protect their interests and address their concerns should redevelopment occur.

**Early 2011:** A group of residents set up the West Kensington and Gibbs Green Steering Group to make sure that these assurances offered the best deal for tenants/leaseholder and freeholders. The group, with independent legal advice, has helped to turn the assurances into legally-binding contracts that would come into force should redevelopment occur.

**Early 2011:** Capital and Counties launch their Masterplan for the redevelopment area.

**June 2011:** EC Properties submit an outline planning application for the redevelopment area and a detailed planning application to build homes on Seagrave Road.

**July 2011:** The Council signed an Exclusivity Agreement with EC Properties which gave the Council the time and resources needed to investigate the potential benefits of including the estates within the comprehensive redevelopment scheme.

**November 2011:** Second round of consultation on the Supplementary Planning Document - the planning document for the Earl's Court Opportunity Area.



## What are the proposals?

**The proposal area** The Council has been considering whether to include the West Kensington and Gibbs Green estates within EC Properties' comprehensive redevelopment proposals.

EC Properties' redevelopment proposals also include the following land holdings:

- The Earl's Court buildings and Seagrave Road Car Park currently owned by EC Properties
- The Lillie Road Depot owned by TfL



## EC properties vision for the area



The planning applications submitted by EC Properties in June 2011 were based on a masterplan produced by Sir Terry Farrell. The masterplan is centred around the concept of building four villages and a high street, linking North End Road with Earl's Court Tube station. Within the masterplan, the Earl's Court buildings, the Lillie Road Depot and the West Kensington and Gibbs Green estates would be demolished to allow for the construction of thousands of new homes, new open space, new offices, new shops and facilities.

### The masterplan envisages:

#### New homes:

- 7,500 new homes (including 808 at the Seagrave Road Site)
- Approx 1,300 affordable homes
- Approx 6,200 private homes

#### Creation of four urban 'villages'

- North End: with a market at the heart of activity
- West Kensington: the new front door to central London with a new commercial hub
- The High Street: including shops, bars and restaurants
- West Brompton: a quieter residential area designed for families with nearby open spaces and a primary school
- Earl's Court: the focal point will be Exhibition Square which will mark the entrance to the residential area and the eastern edge of the High Street

#### Facilities:

- A new high street with shops, cultural and community facilities
- A new primary school with nursery and daycare facilities
- A new integrated health hub offering a range of primary health care
- Playgrounds and facilities for children of all ages

#### Culture and Leisure:

- A new community and cultural venue dedicated to the arts, community learning and entertainment
- New sports and leisure facilities

#### Transfer and Traffic:

- A new high street designed for pedestrians, cyclists and cars which links North End Road to Warwick Road
- A new, north-south thoroughfare called the Broadway designed for pedestrians, cyclists and cars which link Cromwell Road to Lillie Road
- Improvements to Earl's Court, West Brompton and West Kensington stations
- New bus routes and new upgraded bus stops
- Electric car clubs and a series of charging points

#### Seagrave Road:

- 808 new homes
- A 90m long London garden
- Secure underground car parking

The planning applications are currently going through the planning process and have not yet been decided. If you would like more details on the plans please visit [www.lbhf.gov.uk/earlscourtapplication](http://www.lbhf.gov.uk/earlscourtapplication) or [www.myearlscourt.com](http://www.myearlscourt.com)

## The potential land sale agreement

If, after consultation, the Council decides to include the estates in the comprehensive redevelopment proposals it would enter a land agreement with EC Properties. The land agreement would grant EC Properties the right, for up to five years, to purchase the land in phases on satisfaction of a number of conditions including:

- Re-providing the Council with 760 homes within the redevelopment area
- EC Properties securing suitable planning permissions
- The Council securing permission from the Government
- The Tenant and Leaseholder/Freeholder guarantees
- Redevelopment happening on a phase by phase basis to allow residents to move straight into their new home and avoid moving into temporary accommodation while the new homes are constructed
- The Council receiving approximately £100 million as payment for its land
- The Council seeking permission to use compulsory purchase powers as a last resort should negotiations fail
- EC Properties purchasing 11 Farm Lane (see map on page 3) to build new homes which some residents could move to if they choose (the Government's permission would not be needed for this purchase)

Additionally, EC Properties would purchase the former Gibbs Green School site as soon as any land sale agreement was signed (and assuming that the Government also gave permission). This would provide the much-needed funds to build a new borough-wide secondary autistic facility in White City, the building of which has been stalled due to public sector cuts.

## ...and how this could affect residents living on the estates

If the West Kensington and Gibbs Green estates are included within the comprehensive redevelopment proposals all of the 760 properties on the estates would be demolished. All of these homes would then be rebuilt to modern standards within the redevelopment.

Each Secure Council Tenant, Leaseholder and Freeholder would receive a contract outlining the Council's assurances to residents and would have a dedicated re-housing officer to explain the contract and help residents throughout the whole redevelopment process. The terms of this contract have been negotiated by a residents' steering group, using independent legal advice, with the intention of securing the best possible deal for people living on the estates.

The tenant and leaseholder/freeholder contracts are explained in summary below and for residents of the estates more detailed questions and answers explaining the offers are enclosed.

## Secure tenants offer summary

- You will remain a secure council tenant
- You will be offered a brand new home in the redevelopment matched to your need and will be able to stay in the redevelopment area
- Your rent will continue to be calculated in the same way as secure council rents across the borough
- You will be allocated a dedicated re-housing advisor well in advance of any move. They will help you through the whole process, keeping you up to date with progress, understanding your issues and ensuring your need is properly assessed
- If you are currently under-occupying then you will be offered a new home with one room more than is required to meet your housing needs
- Your new home will come with brand new household white goods (fridge/freezer, washing machine/dryer, dishwasher, oven/hob) and new carpets and curtains. You will also be compensated for any reasonable costs as a result of moving, such as removal expenses and re-routing of mail
- All secure tenants who have lived in their home for more than a year will be entitled to a home loss payment of £4,700 to compensate them for the move
- You will receive a disturbance payment which will cover your reasonable costs of moving
- You will have access to free independent advice.
- You will only have to move once and will not be required to move until your new home is complete
- An occupational therapy assessment will be undertaken if requested and identified 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
- The Council will set up a committee of residents, council officers, representatives of EC Properties and the builders working on the site so you can contribute to the development and design of homes and the wider scheme

## Resident leaseholder and freeholder summary

- Resident homeowners will get 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 housing advisor
- 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
- The Council will set up a committee of residents, Council officers, representatives of EC properties and the builders working on the site so you can contribute to the development and design of homes and the wider scheme

## Other estate residents

**Homeowners** If you are not resident in a property that you own on the estates, or you have not owned, or been resident in the property for a year, then the details of how this redevelopment affects you are dealt with in the homeowners' question and answer documents included within this folder. For a fuller explanation of how this will affect you please contact Sarah Lovell on 020 8753 5571 or Philip Morris on 020 8753 3334.

**Tenants** If you are not a secure Council tenant or are a private tenant of a private owner then the details of how this redevelopment will affect you are dealt with in the tenants' question and answer documents included within this folder. For a fuller explanation of how this will affect you please contact Sarah Lovell on 020 8753 5571 or Philip Morris on 020 8753 3334.

**Housing association tenants** If you are an assured tenant of a housing association on the two estates then you will be offered the opportunity to become a Council tenant and the terms of the tenant contract will apply to you.

If you wish to remain a tenant of your existing housing association then you will be able to do so.

## What kind of replacement homes would be built?

- There would be 760 replacement homes provided to match the current numbers and tenure of homes on the estates.
- The new homes would be a mix of houses, flats, and maisonettes.
- All new homes would be built to the Mayor's Design Guide space standards. This is a minimum standard brought in by the Mayor to ensure that all new homes are built to a decent size standard.
- 10% of the new homes would be wheelchair accessible
- All new homes would be built to Lifetime Homes standard - this means that they would be more easily adapted to meet the needs of residents.
- Residents would be able to influence the layout of the replacement homes - choosing whether they would like a lounge/diner or a kitchen/diner. They would also be able to make colour choices and have a range of appliances to choose from.
- There would be a significant number of ground floor properties with their own front door and private gardens and many properties would have balconies.

The typical layout and size of any replacement homes which may be provided can be seen from the following examples of the proposed replacement homes at Seagrave Road.

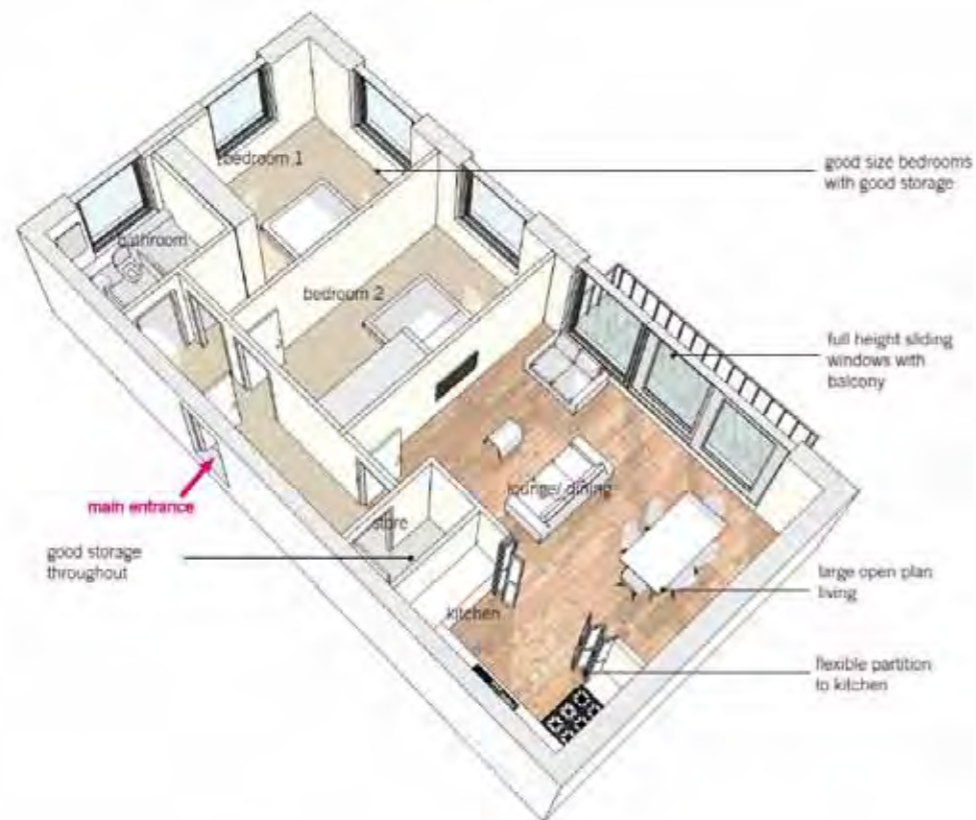


## Two bedroom apartments

BUILDING D | 2 BED APARTMENT - 77m<sup>2</sup> (829 ft<sup>2</sup>)



3rd - 6th Floor Plan 1:50



## Three bedroom duplex

BUILDING D | 3 BED DUPLEX - 101m<sup>2</sup> (1,087 ft<sup>2</sup>)



Ground Floor Plan 1:50

First Floor Plan 1:50

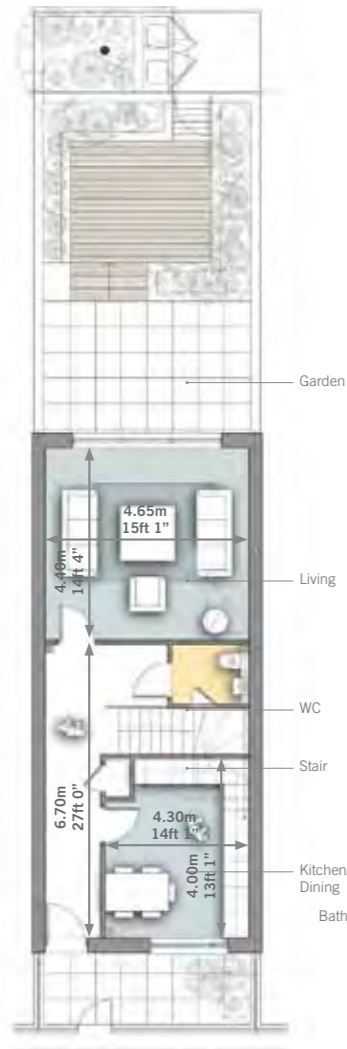


Ground Floor Plan

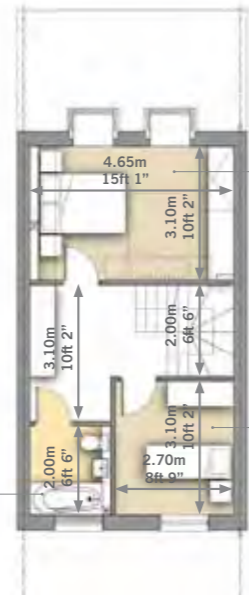
First Floor Plan

## Four bedroom houses

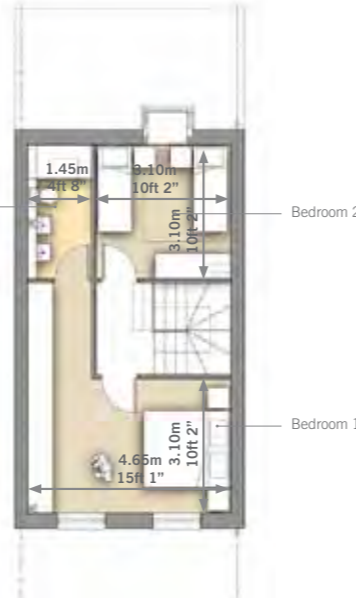
SEAGRAVE ROAD HOUSES | 4 BED HOUSE - 146.4m<sup>2</sup> (1,476 ft<sup>2</sup>)



Ground Floor Plan 1:100



First Floor Plan 1:100



Second Floor Plan 1:100

## When would estate residents need to move?

- The Council has promised that no-one would be forced to move until a new home has been built for them, this avoids people having to move twice
- This does mean that the new homes would be provided in phases over a number of years
- The Council will talk to residents about the development of the phasing plan
- Any phasing plan would be developed to ensure that:
  - Residents only have to move once, directly from their old home into their new home
  - Each phase of new-build homes caters for the needs of residents that have to move into them
  - Phases would be large enough to allow residents to move together to ensure support networks are kept intact
- The first phase of building would be built at the Seagrave Road site
- It is estimated that the first new homes for residents to move into would be ready at the end of 2014 or beginning of 2015
- Currently, there is no set timescale for the development process but it is anticipated that the final moves to new homes could be completed within ten years

## Living on the estate during the building process

- If redevelopment does occur, we recognise that your life does not stop while the building work is happening
- The Council will be working hard to ensure that disruption is kept to a minimum and that security of existing residents is a priority
- Any building sites would be kept secure when work was not taking place
- The Council would look to make sure that, during the building work, any vacant land that became available would be used in a creative way for the good of the community. In other redevelopment areas this has seen resident-led temporary cafes and cultural facilities emerging
- Our absolute priority would be to ensure that the community and neighbourhood continued to flourish while the new homes were being built around it



## Options for the estates - what is best?

To help understand what is best for the West Kensington and Gibbs Green estates and the Borough more widely, the Council has been exploring the potential options for the estates and has commissioned an economic study which looked at and compared the benefits of four options:

**Option 1** - Keep things as they are. The Council would continue to own, manage and maintain the estates. Alternatively, the Council could transfer the estates to a housing association (or a resident-controlled private registered provider) that would then own, manage and maintain the estates.

**Option 2** - The Council would continue to own, manage and maintain the estates but would also seek to develop spare plots of land within the estates.

**Option 3** - Redevelopment of the estate only (not as part of the comprehensive redevelopment plans). The existing properties on the estate would be demolished and replaced with new housing and other supporting uses.

**Option 4** - Inclusion of the estates within the Earls Court comprehensive redevelopment scheme (as explained earlier in this document).

**For a copy of the Economic Appraisal, please see [www.lbhf.gov.uk/westken](http://www.lbhf.gov.uk/westken)**

Using this study the Council has looked at which option delivers the optimum benefits for local people living on the estates and in the wider area including:

- New housing and housing choice
- Job opportunities
- Disruption to residents
- Long term management, maintenance and running costs
- New community facilities provided
- Community safety
- Quality of open and play space

## THE FOUR OPTIONS SUMMARISED

Illustrated below are some of the advantages and disadvantages in the Council's provisional view



### Option 1 Maintain the estates as they are (This could include a transfer to a housing association, or a resident-controlled private registered provider)

- No disruption or re-housing for estate residents
- Transfer to a housing association (or a resident-controlled private registered provider) could generate increased local responsibility

- The estates could not be used, as part of the comprehensive redevelopment, to create additional housing
- The estates could not be used, as part of the comprehensive redevelopment, to create more jobs
- Increasing repairs and maintenance costs of existing homes in the estates
- Significant funds needed to maintain the ageing estates

### Option 2 Continue to maintain the estates and develop plots of land within the estates

- Minimal disruption for some estate residents
- Some additional housing (although not as much as under Option 4)
- Creates some jobs (although not as many as under Option 4)

- Increasing repairs and maintenance costs of existing homes in the estates
- Significant funds needed to maintain the ageing estates

### Option 3 Redevelopment of the estates only

(not as part of the comprehensive plans). The existing properties on the estate would be demolished and replaced with new housing and other supporting uses

- Replacement of all existing homes
- Increased housing supply and choice
- Job creation
- Lower repairs and maintenance for new homes
- Lower running costs for residents of new homes
- Improvement to health and education facilities
- New more useable play and open space
- Better layout and design to improve community safety

- Residents lose their original homes, and suffer disruption
- Smaller phases may result in multiple moves for residents
- This option would be unlikely to generate substantial amounts of money for the Council, and might end up costing the Council money
- A long-term redevelopment over a number of years

### Option 4 Include estates in comprehensive redevelopment scheme

- Replacement of all existing homes
- Significant increase in housing choice and supply
- One move only for residents
- Significant job creation
- The Council would receive a substantial sum to invest in the Borough
- Lower repairs and maintenance for new homes
- Lower running costs for residents of new homes
- New health and education facilities
- New more useable play and open space
- Better layout and design to improve community safety

- Residents lose their original homes, and suffer disruption
- A long-term redevelopment over a number of years

## The option for a housing stock transfer

The Council has provisionally concluded that Option 4 is the option which delivers the most benefits overall. The Council is also concerned about the affordability of Options 1, 2 and 3, as compared with the financial benefit to the borough's finances of Option 4.

Whilst some residents are enthusiastic about including the estates in the comprehensive redevelopment scheme, other residents would like the estates transferred to a resident-controlled private registered provider (one of the alternatives under Option 1). This would prevent the estates from being included in the comprehensive redevelopment scheme. The result would be that overall the redevelopment scheme would produce fewer additional homes (including fewer additional affordable homes) and would create fewer jobs. The borough would also lose out on the other advantages listed under Option 4 above.

For these reasons, the Council's provisional view is that the option of including the estates in the wider redevelopment scheme should be pursued first, and a housing stock transfer could be better pursued after the benefits of the comprehensive redevelopment scheme had been achieved, and residents had moved into their new homes.

## Decision making process

Before making any decision the Council is seeking the views of residents and local businesses on whether the estates should be included within the comprehensive redevelopment scheme. You have six weeks to give your views.

The Council hopes to make a final decision in Spring 2012

More information on the scheme can be found by visiting:

- [www.lbhf.gov.uk/westken](http://www.lbhf.gov.uk/westken)
- [www.lbhf.gov.uk/earlscourtapplication](http://www.lbhf.gov.uk/earlscourtapplication)
- [www.myearlscourt.com](http://www.myearlscourt.com)

The Council will be holding a series of drop in sessions to talk to estate residents and explain the proposals, the details of which will be advertised on the Council's website.

This is an important consultation about your home and your neighbourhood. If you would like this in large print, Braille or any other format please contact 020 8753 3334

### Arabic

هذه استشارة مهمة حول منزلك والحي الذي تسكن فيه. إذا كنت تريد الحصول على نسخة مترجمة من هذا النص بلغتك، فمرجو الاتصال برقم 020 8753 3334.

### Albanian

Kjo është një fletushkë konsultimi e rëndësishme për shtëpinë dhe lagjen tuaj. Nëse e dëshironi këtë të përkthyer në gjuhën tuaj, ju lutemi kontaktoni në 020 8753 3334.

### Bengali

আপনার ঘর ও নেইবারহুড সম্বন্ধে এটি একটি গুরুত্বপূর্ণ কনসাল্টেশান। আপনি যদি আপনার ভাষায় এটি অনুবাদ চান তাহলে দয়া করে 020 8753 3334 নাম্বারে ফোন করুন।

### Farsi

این مشاوره که راجع به منزل و محله شماست، بسیار مهم می باشد. اگر می خواهید این مشاوره به زبان شما ترجمه شود، با شماره 020 8753 3334 تماس بگیرید.

### French

Il s'agit d'une consultation importante sur votre domicile et votre voisinage. Si vous souhaitez une traduction dans votre langue, appelez le 020 8753 3334.

### Polish

Przeprowadzane jest tu ważne badanie opinii mieszkańców co do ich mieszkań i osiedla mieszkaniowego. Aby uzyskać tłumaczenie na swój język ojczysty, proszę zgłosić się pod nr. 020 8753 3334.

### Portuguese

Esta é uma consulta importante relativa à sua casa e ao seu bairro. Se desejar obter estas informações traduzidas para a sua língua, ligue 020 8753 3334.

### Somali

Wadatashigaani wuxuu muhiim u yahay gurigaaga iyo xaafaddaada. Haddii aad jeclaan lahayd in wadatashigaan luqaddaada laguugu turjumo fadlan la soo xiriir 020 8753 3334.

### Spanish

Este texto es una importante consulta sobre su vivienda y su vecindario. Si desea que se lo traduzcan a su idioma, llame por favor al 020 8753 3334.

### Tagalog

Ito ay isang mahalagang konsultasyon tungkol sa inyong tahanan at mga kapitbahay. Kung nais ninyong maisalin ito sa inyong wika, tumawag lamang sa 020 8753 3334.

### Turkish

Bu, eviniz ve oturduğunuz semt ile ilgili önemli bir danışma belgesidir. Türkçeye çevrilmesini isterseniz, lütfen 020 8753 3334'ü arayın.

### Urdu

یہ آپ کے گھر اور آپ کے قریب و جوار کے بارے میں اہم مشاورت ہے۔ اگر آپ اس کا ترجمہ اپنی زبان میں کرانا چاہیں گے تو براہ مہربانی فون نمبر 020 8753 3334 پر رابطہ کریں۔

# Any questions?

Please contact Phil Morris or Sarah Lovell  
at Hammersmith & Fulham Council on  
020 8753 3334 or 020 8753 5571

**Please contact us if you need this  
information in any other language or  
would like any part of this document  
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