



Your housing needs

We understand that everyone has different housing needs and we are here to make sure you get a new home that is designed according to your requirements and affordability.

In order to achieve this, officers will be visiting your home in the coming months and sitting down with you to make sure we have all the details of your family size and makeup. This will help us to determine exactly how your new home will look.

This is a crucial step and will help to make the re-housing process easier for you.

Come and meet us

We are here to listen and help you through this process.

We will soon be opening a new estates regeneration office at 1 Mund Street (the former Citizens Advice Bureau building) In the mean time make sure you attend one of our drop-in sessions advertised overleaf.

Don't forget to have your say

Make sure you respond to this consultation by Thursday, April 11.

It is easy to have your say:

1. Fill in the questionnaire that was delivered to your home recently
2. Respond online at www.lbhf.gov.uk/earlscourtlettingsplan
3. If you need another questionnaire, pick one up at one of the drop-in sessions

If you are not able to read or understand the content of this newsletter or the Local Lettings Plan Consultation Draft, or if you require further information, contact us in the following ways:

Tel: 020 8753 5646 / 6889
Email: westken@lbhf.gov.uk
Write: Earls Court Regeneration Team
Housing and Regeneration Department
London Borough of Hammersmith and Fulham
3rd Floor Hammersmith Town Hall Extension
King Street
London W6 9JU



This is a document about your home and your neighbourhood. If you would like this in large print, Braille or any other format please contact 020 8753 6889 or 020 8 753 5646.

Arabic

هذا مستند يتعلق بمنزلك وبالحي الذي تسكن فيه. إذا كنت تود الحصول على نسخة مترجمة من هذا المستند بلغتك، فيرجى الاتصال برقم 020 8753 5646

Albanian

Ky është një dokument në lidhje me shtëpinë tuaj dhe lagjën tuaj. Nëse dëshironi ta keni këtë të përkthyer në gjuhën tuaj, ju lutemi kontaktoni në telefonin 020 8753 5646

Bengali

এটি আপনার ঘর ও নৈবারণ নিয়ে লেখা একটি ডকুমেন্ট। আপনি যদি এটি আপনার ভাষায় অনুবাদ চান তাহলে দয়া করে 020 8753 5646 নাম্বারে যোগাযোগ করুন।

Farsi

این متن سندی راجع به منزل و محله شماست. اگر می خواهید به زبان شما ترجمه شود، لطفاً با شماره 020 8753 5646 تماس بگیرید.

French

Ce document concerne votre logement et votre voisinage. Si vous souhaitez qu'il soit traduit dans votre langue, appelez le 020 8753 5646.

Polish

Jest to dokument dotyczący mieszkań i okolicy, w której się zamieszkuje. Aby uzyskać przetłumaczenie na swój język, proszę zgłosić się pod nr: 020 8753 5646.

Portuguese

Este documento diz respeito à sua casa e ao seu bairro. Se desejar obtê-lo traduzido para a sua língua, ligue para o número 020 8753 5646.

Somali

Dukumintigaani wuxuu ka hadlayaa gurigaaga iyo xaafaddaada. Haddii aad jeclaan lahayd in dukumintiga luqaddaada laguugu turjumo fadlan la xiriir 020 8753 5646.

Spanish

Este documento trata sobre su vivienda y su barrio. Si desea una versión traducida a su idioma, llame al 020 8753 5646.

Tagalog

Ito ay isang dokumento tungkol sa inyong tahanan at kapitbahayan. Kung nais ninyong maisalin ito sa sariling wika, pakitawagan ang 020 8753 5646.

Turkish

Bu eviniz ve oturduğunuz semt ile ilgili bir belgedir. Dilinize tercüme edilmesini isterseniz lütfen 020 8753 5646 'i arayın.

Urdu

یہ دستاویز آپ کے گھر اور قریب و جوار کے بارے میں ہے۔ اگر آپ اس کا ترجمہ اپنی زبان میں چاہتے ہیں تو براہ مہربانی فون نمبر 020 8753 5646 پر رابطہ کریں۔

Earls Court and West Kensington Redevelopment

Let us know what you think about a Local Lettings Plan

What is a Local Lettings Plan?

You will probably know that an agreement has now been signed between Hammersmith & Fulham Council and developer EC Properties LP to help create new homes and jobs in West Kensington and North Fulham, along with shops, offices, leisure facilities, public open space, a new school, a healthcare centre and a community centre.

The redevelopment will mean that all eligible tenants and resident leaseholders and freeholders on West Kensington and Gibbs Green estates will be offered new homes in the redevelopment area. People will only have to move once their new home is ready and we'll be doing everything we can to keep neighbours together.

That is why we have produced what is called a 'Local Lettings Plan' which is for all eligible tenants.

It will help us allocate homes in the new development, making sure that you receive a home that is right for you and your family's needs.



Continued from page one.

This plan builds on the commitments and guarantees that we've already given you. You will have received a draft version of this document, together with a consultation questionnaire in the post recently and we would appreciate your thoughts on it.

It is a large document because it needs lots of detail, but basically...

This is what it says:

- **Secure tenants of the council and assured tenants of housing associations (also known as private registered providers) will be offered a new home in the new re-provided housing**
- **You will only have to move once your new home is ready**
- **Your new home will be based on your housing needs. The table on the right sets out the type of home you will receive**
- **Tenants of private sector landlords (whether assured shorthold tenants or other forms of private tenure terms) will not be eligible for re-housing.**

We want to make sure that people are given a home that suits their needs. Over the coming months we will be visiting everybody on the estates to talk about your housing requirements.

- Please remember to return your Local Lettings Plan questionnaire by Thursday, April 11 so that we can start the re-housing process in earnest.
- You can also have your say online by visiting: www.lbhf.gov.uk/earlscourtlettingsplan

Size of household	Size of property
Single person	1 bedroom
Couple without children	1 bedroom
Two adults of the same sex and generation for example flat sharers or two siblings	2 bedroom
Couple expecting a child or with a child, including an adult son or daughter	2 bedroom
A couple with two children of the same sex	2 bedroom
Two adults of opposite sex who do not live as a couple for example, brother and sister	2 bedroom
A couple with two children of opposite sex and both under 10	2 bedroom
A couple with two children of opposite sex one of whom is over 10	3 bedroom
A couple with three children	3 bedroom
A couple with four children (all of the same sex or two of each sex)	3 bedroom
A couple with two children of the opposite sex under 10 and one dependent relative (for example widowed mother)	3 bedroom
A couple with four children (three of one sex and one of the opposite sex)	4 bedroom
A couple with more than 4 children	4 bedroom
A couple with 3 children and one dependent relative	4 bedroom

Under occupying tenants will receive a new home that meets their housing need, plus one bedroom.



REDEVELOPMENT – WHAT IT MEANS TO YOU

The council has signed a Conditional Land Sale Agreement (CLSA) with developer EC Properties LP. The CLSA includes tenant and leaseholder contracts designed to protect your interests. This is how it affects you:

- All homes on the estate will be replaced within the redevelopment area.
- People will only have to move when their new home is ready to be occupied.
- Eligible tenants who are overcrowded on the estate will be offered a home that will meet their assessed housing need as defined in the Local Lettings Plan.
- Eligible tenants who are under-occupying will be offered a new home with one additional bedroom above their assessed housing need. If the eligible tenant does not want this additional bedroom, they can discuss with the Council what smaller sized accommodation they are seeking.
- Secure council tenants will remain secure tenants, with rents remaining in line with the rest of the

- council's housing stock, and receive £4,700 compensation per household, plus new white goods, carpets and curtains. All reasonable fees will be paid and a dedicated re-housing officer will help every step of the way.
- Resident leaseholders and freeholders will receive the market value of their home, to be independently assessed, and an extra 10% of that amount in compensation up to a cap of £47,000. They will also be offered a 10% early purchase discount on the value of a new home, should they wish to buy-back into the redevelopment. They will not be expected to increase their mortgage costs to do this.
- Leaseholder service charges will be capped for five years and then controlled by the council after that point.
- Tenant service charges will remain under the control of the council and only cover the services actually received.

COME AND TALK TO US

We will soon be opening a West Kensington and Gibbs Green Estate Regeneration Office where we will be basing our re-housing team. In advance of this opening we will be holding drop-in sessions in the new office for all residents of the estates where you can come and talk to us about the Local Lettings Plan.

The office will be at 1 Mund Street (former Citizens Advice Bureau Building)

These drop-in sessions will be:

Thursday	March 21	2pm - 8pm
Thursday	March 28	8am - 2pm



Artist Impression.

What happens next?

New homes need to be built in phases so that you only have to move when your new home is ready. The 200 replacement homes that will be built in Seagrave Road are expected to be ready in 2015/16. People will be moved in blocks, enabling other land to be freed up for the second phase of homes. Moving people in blocks will also help keep existing neighbours together. Please note, no decision has been made on which residents will move first.

For most eligible tenants, your new home will be on Seagrave Road or on the Earls Court and West Kensington development itself.

There are no set timescales for the development process, but it is anticipated that the phasing will happen over a 10-20 year period.

If you wish to move away from the redevelopment area, maybe to be closer to family or friends, we will do our best to help.



Artist Impression of the new homes at Seagrave Road.