



Questionnaire

Earls Court & West Kensington Local Lettings Plan

Consultation Draft

Please respond to the consultation by completing this questionnaire and returning it to the council using the enclosed pre-paid envelope.

You can also take part in the consultation online by visiting:

www.lbhf.gov.uk/earlscourtlettingsplan

INTRODUCTION

This consultation exercise is seeking your views on the Draft Earls Court and West Kensington Local Lettings Plan. We have sent you a paper copy of this document in the post. You can also open a copy of the Questionnaire on the webpage identified on the front page of this document and in the Local Lettings Plan. When completing your responses to the questions that we ask, we suggest that you have a copy of the document to hand to refer to.

There has been considerable discussion and debate about the decision to include the West Kensington and Gibbs Green estates in the wider Earls Court and West Kensington regeneration scheme. As you will know, the decision has now been made to include the estates in the scheme and the Council has signed the Conditional Land Sale Agreement with the developer. This will involve the eventual sale of the land on which the estates are built to the estates are built by the developer - in order to facilitate the regeneration of the area. The Council will need to achieve 'vacant possession' of the estates on a phased basis. This means you will need to move home. It is our intention that you have to move home only once. The Local Lettings Plan Consultation Draft sets out how the Council intends to re-house all eligible tenants.

For most eligible tenants, your new home will be on Seagrave Road or on the Earls Court and West Kensington development itself. The first new replacement homes will be provided on the Seagrave Road site. The developer has planning permission to build 808 homes on this site, 200 of which will be replacement homes for eligible tenants. A number of eligible tenants may wish to have an alternative housing option and we will work with them where possible to achieve a satisfactory outcome.

The first 150 of these homes on Seagrave Road are expected to be ready for occupation in 2015/16. This will enable the start of the first phase of the final Local Lettings Plan. **Please note, that no decision has been made on who will be allocated homes at Seagrave Road.**

Once Seagrave Road is complete and residents have been re-housed to this phase, the next phase will follow. The re-housing of the estate will be carried out in stages (phases). There are no set timescales for the development process, but it is anticipated that the phasing will happen over a 10-20year period.

The questions below follow the section numbering in the Local Lettings Plan document. This Local Lettings Plan consultation draft centres on how we intend to help you move home.

Some sections of the document set out the background of the scheme, for example, Section 1. 'Summary'; Section 2 'Background'; Section 3 'Vision' and Section 4 'Key Commitments' repeats the commitments we have already given to tenants. We have not asked questions about these sections, but if you have any points you wish to raise, please do so.

We have focused our questions on what, we believe to be, the key issues for tenants.

Please use this space for any initial comments you may have about the draft consultation document. Please respond to the council using the enclosed pre-paid envelope.

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SECTION 5 – GUIDING PRINCIPLES TO THE COUNCIL’S APPROACH

In this Section we set out the guiding principles to our approach. This is about what issues we will take into account when dealing with eligible tenants’ housing needs and how we will approach specific issues. This includes who we define as an ‘eligible tenant’ to be, i.e., who will be eligible for re-housing.

Q What do you think of the guiding principles that we are proposing to adopt?

Are there changes or additions that you think we should make?

Questionnaire

SECTION 9 – RE-HOUSING PROCESS

This section describes in detail how we intend to resource and manage the 'day to day' process of re-housing.

Q What do you think of the approach that we are proposing to adopt?

Are there changes or additions that you think we should make?

SECTION 10 – HOUSING NEEDS

This section describes in more detail how the Council is going to assess the housing needs of households over the timeframe of the regeneration of the area.

In this section we make clear that private tenants will not qualify as eligible tenants for the purposes of this Local Lettings Plan.

Q What do you think of the approach that we are proposing to adopt?

Are there changes or additions that you think we should make?

SECTION 11 – ADVANCED LOCAL LETTINGS PLAN

This section is divided into two parts. The first section describes how we envisage the re-housing process for moving within the borough will work in practice and we have set out the criteria that we are proposing to adopt.

Q What do you think of the approach that we are proposing to adopt?

Are there changes or additions that you think we should make?

The second section deals with tenants who wish to move 'out of phase' within the redeveloped site.

Q What do you think of the approach that we are proposing to adopt?

Are there changes or additions that you think we should make?

SECTION 12 – MEANWHILE USE / SHORT TERM USE

Due to the length and scale of the regeneration programme, it is likely that some homes will potentially be empty for extended periods of time. We do not consider this to be a good use of Council resources. Even for short periods of time the homes could be used either for working households who need a home to live for a short period of time or a household in pressing housing need.

Q What do you think of the approach that we are proposing to adopt?

Are there changes or additions that you think we should make?

SECTION 14 – EQUALITIES

In this section we briefly describe our approach to equality groups, acknowledging that we need to consider the impacts, both positive and negative, of the Local Lettings Plan on residents of the affected area.

- Q** What do you think of the approach that we are proposing to adopt?
Are there changes or additions that you think we should make?

SECTION 15 – APPEALS, INFORMATION AND REVIEWS

This section briefly describes the Council's approach to appeals, information and reviews. The approach will be drawn from the Council's Housing Allocation Scheme, which can be accessed at:

www.lbhf.gov.uk/changestohousingregister

- Q** What do you think of the approach that we are proposing to adopt?
Are there changes or additions that you think we should make?

If you are not able to read or understand the content of this Local Lettings Plan Consultation Draft, contact:

Earls Court Regeneration Team

Housing and Regeneration Department
London Borough of Hammersmith & Fulham Council
3rd Floor Hammersmith Town Hall Extension
King Street
London W6 9JU

Tel: 020 8753 5646 / 6889

Email: westken@lbhf.gov.uk

YOUR DETAILS

1. About you

In order for us to make the re-housing process more efficient, it would help if you could provide us with the following information:

Please select all that apply

- 1 - Single person
- 2 - Couple without children
- 3 - 2 adults of same sex
- 4 - Couple with 1 or expecting child
- 5 - Couple with 2 children of same sex
- 6 - 2 adults of opposite sex, but not a couple
- 7 - Couple with 2 children of opposite sex (under 10)
- 8 - Couple with 2 children of opposite sex (1 over 10)
- 9 - Couple with 2 children of opposite sex under 10 & one dependent relative
- 10 - Couple with 4 children (all of same sex or 2 of each sex)
- 11 - Couple with 2 children of the opposite sex under 10 and one dependent relative
- 12 - Couple with 4 children
- 13 - Couple with more than 4 children
- 14 - Couple with 3 children and 1 dependent relative

Other

2. What was your age on your last birthday?

3. Are you male or female?

Please select only one item

- Male
- Female

4. What is your full postcode?

The reason we ask for your postcode is so that we can build a picture of the specific problems in particular areas in the borough. By mapping the problems we are able to target our resources more accurately.

5. Which of the following best describe your tenure type?

Please select only one item

- Owner outright
- Own with mortgage or loan
- Shared ownership
- Secure Tenant (Rented from Council)
- Assured Shorthold Tenant
- Assured Tenant (Housing Association Tenant)
- Rented from private landlord or letting agency
- Relative or a friend of a household member

6. Are you currently in employment?

Please select only one item

- Full time
- Part time
- Retired
- Student
- Unable to work
- Unemployed

This is optional, but if you enter your email address then you will be able to return to edit your consultation at any time until you submit it. You will also receive an acknowledgement email when you complete the consultation.

7. What is your email address?

8. What telephone number can we contact you on?


If you would like any part of this document produced in large print or Braille, please telephone 020 8753 2163.

www.lbhf.gov.uk

Published by Hammersmith & Fulham Council
2013

Printed by Hammerprint
Tel: 020 8753 2235

File: Bk.Earls Court & West Kensington Consultation Questionnaire.

 Printed on paper from sustainable sources.