

WATERLOO ESTATE UPDATE

NOVEMBER 2016

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Cabinet give go ahead to regeneration plans

At its meeting on Wednesday 12 October, Havering Council's Cabinet agreed the Housing Regeneration Programme should go ahead following three months of consultation with residents.

Residents had an opportunity to discuss the proposals with Havering Council Housing Services Interim Director of Housing, Neil Stubbings. He briefed them on the report at a meeting on Tuesday 6 September.

The Cabinet report agreed that in an early phase of the regeneration programme:

- The Waterloo estate in Romford, including the Queen Street sheltered housing scheme, should be redeveloped for general needs housing
- The Oldchurch Gardens estate in Romford should be redeveloped for general needs housing
- The Maygreen Crescent and Park Lane estate in Hornchurch, including the Park Lane sheltered housing scheme should be redeveloped for general needs housing
- Napier House and New Plymouth House, in Rainham, should be demolished and should be redeveloped for general needs housing



- Serena, Solar and Sunrise sheltered housing scheme, in Hornchurch, should be redeveloped as an older persons' village

Later in the programme:

- Two additional storeys of flats be built on top of existing flats above shops in Chippenham Road, Farnham Road and Hilldene Avenue
- Royal Jubilee Court sheltered housing scheme should be redeveloped as an older persons' village
- Dell Court sheltered housing scheme should be redeveloped as flats for older people
- Delderfield House sheltered housing scheme should be redeveloped for general needs housing and
- Brunswick Court sheltered housing scheme should be redeveloped as extra care and dementia care sheltered housing.

These proposals and timescales are subject to discussion with the Council's development partner, following their appointment which is expected to be in late 2017.

More information is available at www.havering.gov.uk/WaterlooEstate



Help to buy your own home

If you have been Council tenants for five years or more, and meet certain conditions, you could get up to £30,000 towards the purchase of a new home.

This allows you to purchase a home in any area you choose but does require you to give up your secure tenancy with the Council.

If you are interested in more details do contact Chelsea.potts@havering.gov.uk.

Next meeting

The next meeting to brief residents on the proposals will be from 6pm until 7pm on Wednesday 23 November at The Salvation Army Hall, High Street, Romford, RM1 1JJ.

If you can't make that meeting please let us know using www.havering.gov.uk/askhousing and we will be happy to arrange to talk to you about the options.



Council to issue Demolition Notices

Following a Cabinet decision on Wednesday 12 October 2016 to proceed with a Housing Regeneration Programme to build more than 2,500 new homes in Havering during the next 10 years, Demolition Notices are set to be delivered to around 900 properties including all properties on the Waterloo estate.

The Demolition Notice is a formal, legal document the Council must serve on tenants telling them they intend to demolish the building which includes the tenant's home and it must explain why the Council is planning to carry out the demolition.

The issuing of Demolition Notices is a formal process the Council must do but it does not mean bulldozers will be moving in next week.

Indeed work is not likely to start on any of the Housing Regeneration Programme sites until 2018 but these notices must be served now so tenants know what is happening and to suspend any further Right to Buy applications on the estates which will be regenerated.

Every resident who receives a Demolition Notice will also receive an information sheet and is able to have a one to one meeting with a Council officer who will be able to answer any further questions they may wish to raise.

More information:

www.havering.gov.uk/HousingRegeneration

Leaseholders can sell now

If you are a leaseholder living on the Waterloo estate the Council is willing to buy your property as soon as you are ready to sell.

Already several residents have had valuations done for their property and are hoping to move to their new homes before Christmas or early in 2017.

The package on offer will vary depending on your property but is likely to include:

- Market value for your property plus an extra percentage on top – possibly 10 per cent
- Payment of legal fees
- Payment of Stamp Duty



- Other reasonably incurred costs if agreed before they are incurred

If you wish to arrange a meeting with our specialist officer, Ian Nolan, to discuss selling your property please complete the form at www.havering.gov.uk/askhousing and we will get in touch to arrange a meeting.

Resident's Group formed

Around 20 residents from across the Waterloo Estate attended a meeting to launch the Resident's Group.

The meeting elected Shane Marshall as Chair and Brian Moore as Vice Chair.

This group will be consulted by the Council regarding future plans for the estate regeneration between the normal meetings for all residents.

Who can I contact?

If you have a question about the consultation please email Chelsea.potts@havering.gov.uk
General estate enquiries www.havering.gov.uk/askhousing

Keeping in Touch

You can keep in touch with the latest news and information from Housing Services through our email newsletter.

Go to www.havering.gov.uk/enews and choose *At the Heart online*.



There is also information available at www.havering.gov.uk/WaterlooEstate

and on the Housing Regeneration Programme at www.havering.gov.uk/HousingRegeneration

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