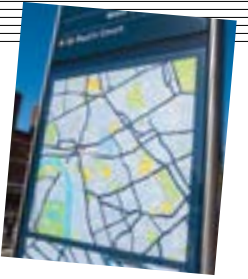




The redevelopment of Earls Court and West Kensington

Moving to a new home - What will happen and when



Introduction

This booklet provides important information about the redevelopment of Earls Court, how it affects you and your family and when new homes are likely to be available for qualifying tenants, leaseholders and freeholders.

In April the Government gave its consent to the land transfer of West Kensington and Gibbs Green estates to developer EC Properties LP, a wholly-owned subsidiary of Capital & Counties Properties PLC (Capco).

This means that work is likely to start soon on the redevelopment of the area, rebuilding homes that are currently on the estates while bringing many other improvements to the area, such as new job opportunities, improved transport infrastructure, a school, parks, a health centre and new sports facilities.

The developer, EC Properties LP has now submitted to Hammersmith & Fulham Council a draft construction timetable, which includes information on when people are anticipated to move into their new home. Construction will happen in phases to ensure old homes can only be demolished when new homes are built and ready to move into.

The construction timetable is intended to ensure that residents on the estates are rehoused within ten years, rather than the original 20 year estimate.

Who is a qualifying resident?

Secure Council Tenants or tenants of Family Mosaic, London and Quadrant or Shepherds Bush Housing Association.

Resident home owners who have lived in the property for at least 12 months prior to the 'Effective Date', excluding people who submitted a Right to Buy application after June 2011. Please note: If you submitted your Right to Buy application after June 2011 (the date EC Properties LP submitted their planning applications) you will be classed as a non-qualifying homeowner for the purposes of the benefits package that you will receive - see page 10 for more details.

All qualifying residents living on the estates will be offered new homes as well as compensation. You will only have to move when your new home is ready. You will be able to decide the internal look and feel of your new home.

New homes will be built in phases, allowing old homes to be demolished. This information pack tells you when this will happen and provides you with other information on how you will be affected.

EC Properties LP is holding exhibitions in July and September where you will be able to see for yourself the types of homes that will be built and the wider neighbourhood improvements. Officers from the Council will be on hand to answer your questions.

The July exhibition will be happening at the Museum Hall, Earls Court Exhibition Centre on July 8, 9 and 10th between 4pm and 8pm.

Officers from Hammersmith & Fulham Council will be visiting residents on the estates, starting with those in phase one, in the coming months to explain this in detail and to find out what type of home you are likely to be provided with.

What is the effective date?

The effective date is when the Council has certainty that the development is going ahead. For this date to be triggered, EC Properties LP must obtain all necessary planning consents for the development, including legal agreements.

If you are a qualifying homeowner at this point you can either:

- purchase a new home in the development or
- ask the council to buy your property



Bringing new homes and jobs to the area... the story so far

We are now able to talk to qualifying residents about when your new home is anticipated to be ready to move into.

This follows more than four years of talking to local residents and weighing up the advantages of including the estates in the redevelopment.

In January 2013 Hammersmith & Fulham Council signed an agreement to include the Gibbs Green and West Kensington estates in the redevelopment of Earls Court, believing that redevelopment will bring many benefits to local people, the neighbourhood, the borough and London as a whole.

In April 2013 the Government gave its consent to the transfer of the estates to developer EC Properties LP.

In June 2013 Hammersmith & Fulham agreed what is called a 'Local Lettings Plan' for the area, which helps us allocate homes according to eligible tenant's needs.

We believe redevelopment will bring a brighter future for young people, bringing the jobs, homes and community facilities that are badly needed. The Council recognises that there are local people who have concerns about the redevelopment and will do our best to answer your concerns and work

with you to make sure we bring real benefits to the community.

A resolution to grant outline planning consent for the redevelopment of the estates was approved by the Council's Planning Applications Committee in September 2012.

The Royal Borough of Kensington and Chelsea granted outline planning consent for their element of the scheme in November 2012.

A detailed planning consent to build the first homes that will be needed on the former Seagrave Road car park was approved in March 2012. Further detailed planning applications for additional replacement homes to support the early phases of development will be submitted later this year.

In the first phase, it is anticipated that the majority of new homes will be reprovided on the Seagrave Road site, with additional homes provided at Mund Street, Lillie Road and Farm Lane.

What needs to happen next?

The outline planning application and draft legal agreement needs to be considered by the Mayor of London. He will consider this in July 2013.

The draft legal agreements include a substantial developer's contribution to improving transport infrastructure, building a new school, health

centres, other community facilities and support for people who want to gain new employment skills in preparation for the estimated 9,500 jobs. The scheme will generate approximately £100 million per year spend in the local area to the neighbourhood and wider area.

Where and when will I move?

The plans show the draft phasing plan provided by developer EC Properties LP.

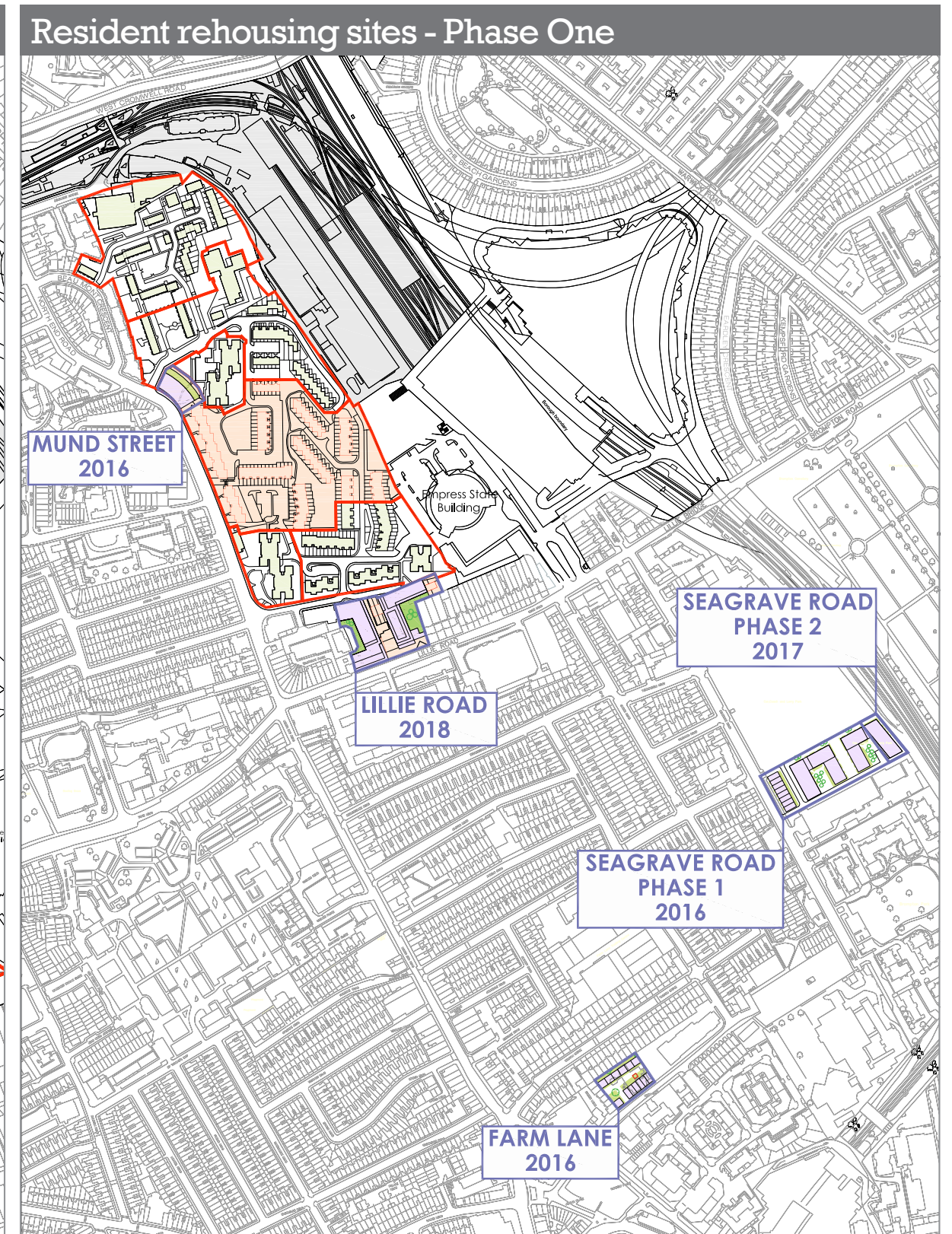
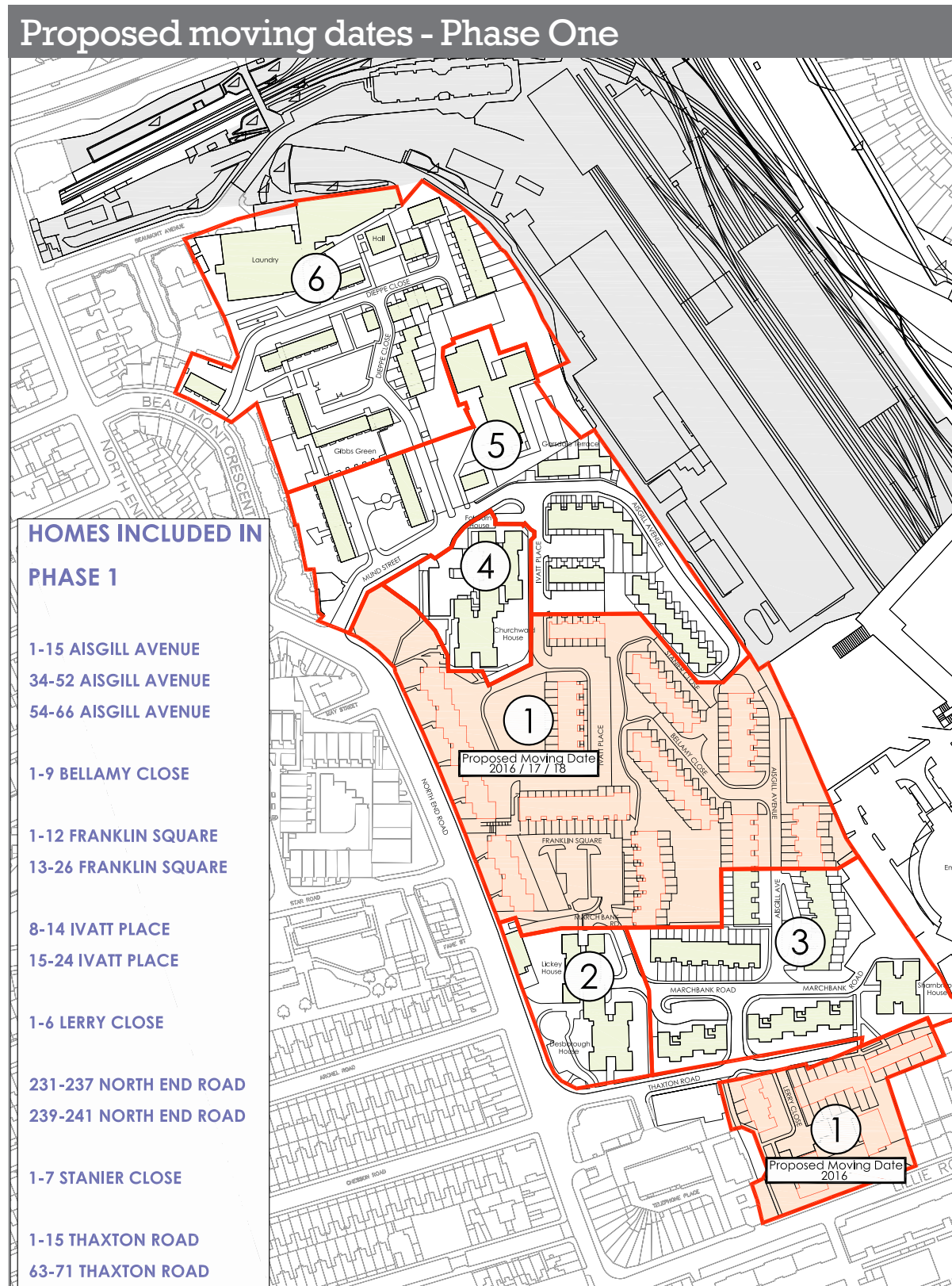
It shows that 151 homes will be in the first phase with people moving to either Seagrave Road, Mund Street, Lillie Road or Farm Lane. People in this phase are expected to move between 2016 and 2018.

New sites (Farm Lane, Lillie Road and Mund Street) have been added in or near the redevelopment area to speed up the redevelopment process, with the intention that everybody will be rehoused within ten years rather than the original 20 year timeframe.

Where you will move will be dependant on what kind of home you need or require. Replacement houses, maisonettes and flats will be built on Mund Street, Lillie Road, Farm Lane and Seagrave Road, subject to planning permission.

People will only have to move once, when their new home is ready to be occupied.

- ✓ Rehousing officers will be visiting everybody in Phase One over the coming months to talk about your individual housing needs and requirements
- ✓ From this we will be able to determine the type of home that you need or require. We should be able to tell you this early in the New Year
- ✓ For people in later phases we will be coming to talk to you next year





Design your own home

- People will be able to design the internal look and feel of their home
- You will have a choice of floor coverings, the colour of walls, curtains or blinds and a choice of white goods
- You will be able to decide whether you prefer an open plan kitchen/living area or a separate kitchen and living area

The phasing plans on the previous pages show proposed moving dates.



Home owners

The Council will make an offer to purchase all leasehold and freehold properties on the estates from what is known as 'The Effective Date' (see page 2)

From the 'Effective Date' you will have 12 months to decide whether to sign the leaseholder and freeholder contracts. Acceptance does not mean you will have to move immediately, because the development will happen in phases over several years.



Contracts for qualifying tenants and home owners

For well over a year we have been discussing contracts for qualifying tenants and home owners with residents across the estates.

The Council has also worked with tenant, leaseholder and freeholder representatives from the West Kensington and Gibbs Green Residents' Steering Group to draft the final contracts.

Terms have now been finalised and form an important part of the Conditional Land Sale Agreement (CLSA), signed between Hammersmith & Fulham Council and the developer EC Properties LP.

The Council is confident that residents are benefiting from one of the best deals ever negotiated compared to similar regeneration projects across the country.

The information below sets out the major terms for qualifying tenants and home owners.

Secure Council Tenants:

- Will remain Secure Council Tenants
- If you have lived in your property for at least a year, you will receive home loss compensation, currently at £4,700
- All reasonable moving costs will be covered, including removal vans (which the council will organise), redirection of mail, disconnections and reconnections of gas, electricity and water supply
- You will be assisted to move by your new, dedicated rehousing officer. If you choose to move to a new home within the redevelopment area, your new home will come with a new fridge freezer, washing machine/dryer, dishwasher and oven/hob along with new carpets and curtains. This will not be deducted from your home loss compensation

- If you are allocated a home without a garden and you currently have one, you will receive £5,000 compensation
- If you have exclusive use of off-street parking, you will be provided with a secure car parking space in the new development and £5,000 compensation
- If you have lived on the estates for more than 20 years when you move you will receive an additional sum of compensation

Tenants of Family Mosaic, London and Quadrant or Shepherds Bush

- You will have the choice on whether you want to become a Secure Council Tenant
- You will receive the same guarantees as Secure Council Tenants

If you would like to talk to your landlord contact:

- **Shepherds Bush Housing Group**
Kirsty Martin
Tel: 020 8996 4200
- **London and Quadrant**
Paul Bott
Tel: 08444 069 000
- **Family Mosaic**
Ben Campbell
Tel: 020 7089 3356

Homeowners

What type of contract will I be offered?

The precise terms of the offer will depend on which of the three categories you fall in:

- A Resident homeowner.** You have lived in and owned your property for at least 12 months prior to the 'Effective Date', excluding Right to Buys post June 2011. Please note: If you submitted a Right to Buy application after June 2011 (the date EC Properties LP submitted their planning applications) then you would not classify as a resident owner.
- B Non resident homeowner.** You own a home but do not live in it.

- C Non qualifying owner.** You have neither owned nor lived in the property for 12 months prior to the 'Effective Date'. Please note: If you submitted a Right to Buy application after June 2011 (the date EC Properties LP submitted their planning applications) then you will be classified as a non-qualifying owner.

If you are in any doubt as to which category you are in, please feel free to contact us on the phone numbers highlighted later in this booklet.



Resident home owners

- You will get the full market value of your home
- In addition to market value, you will receive Home Loss compensation of 10% of the value of your home. This is capped at £47,000
- If you choose to move to a new home in the redevelopment you could also receive a 10% discount, if you sign up early
- You will need to use the full value you receive for your old home and your Home Loss Compensation to purchase your new home in the redevelopment area
- If, after the 10% early purchase discount you still cannot afford to purchase a home in the redevelopment outright, the Council will hold the remaining equity. Providing your equity equates to a minimum of 25% you will not have to pay any rent on the Council's equity
- You will be entitled to an independent valuation
- You will be compensated for any reasonable costs as a result of moving, such as legal fees, removal expenses and redirection of mail. The council will organise and pay for your removal van
- Service charges for all existing resident leaseholders will be capped at the existing level for five years after you 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 purchase your new property





Non resident home owners

- You will get the full market value of your home
- You will receive a Basic Loss Payment of 7.5% of the value of your home
- You will be entitled to an independent valuation
- You will be compensated for any reasonable costs of purchasing an equivalent property elsewhere in the UK
- At any time from the 'Effective Date' that the Council needs your home for redevelopment, you will be able to serve a notice on the Council requiring them to purchase your property within 10 weeks

Non qualifying home owners

- You will get the full market value of your home
- You will receive a Home Loss Payment of 10% of the value of your home
- You will be entitled to an independent valuation
- You will be compensated for any reasonable costs as a result of moving, such as legal fees, removal expenses and re-routing of mail
- At any time from the 'Effective Date' that the Council needs your home for redevelopment, you will be able to serve a notice on the Council requiring them to purchase your property within 10 weeks

What type of home will I be offered?

- Qualifying owners will be offered a brand new home that matches your current number of bedrooms. Your new home will meet the space standards set out in the London Housing Design Guide published by the Mayor of London
- If you would like your new home to be smaller or larger than your existing home, the Council will discuss this with you, but it may not always be possible to accommodate your wishes, depending on when your new home is to be provided. If a larger property is available you will need to put in more money to make up the difference
- All new homes will be registered with a reputable warranty provider, such as the National House-Building Council, generally used by builders to guarantee new homes

For more details on the layout and sizes of new homes please refer to the information pack that was sent to you in October 2012. This is also available online at www.lbhf.gov.uk/westken
You can also contact the team using the details on page 15.



Tenants

What type of home will I receive?

QUALIFYING TENANTS

The table below sets out the types of homes that will be allocated according to your needs. Officers from Hammersmith & Fulham Council will be visiting every property in the first phase over the coming months to talk to people about individual needs. This will help us establish what type of home you will be allocated.

Your new home will meet the space standards set out in the London Housing Design Guide published by the Mayor of London.

Under-occupying tenants will receive a new home that meets their housing need, plus one extra bedroom if they want it.

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

Your questions answered

Tenants

The redevelopment of Earls Court and West Kensington

- Q I am a secure council tenant, will I remain so?**
Yes.
- Q I am elderly and on my own – what help will I get?**
Your rehousing officer will help you every step of the way. We will be able to provide extra support, including all aspects of the move and packing and unpacking belongings, if you are unable to do this.
- Q My son is disabled and my home has been specially adapted. Will my alternative home be the same?**
Yes. Any adaptations required for your new home will be made before you move in, assisted by an occupational therapist.
- Q I am currently overcrowded. Will I move into a larger new home?**
Yes. The Council will ensure that your new home meets the legal number of bedrooms for your family.
- Q I am in Phase One of the move. Can I choose which of the five sites I can move to?**
The site you move to will be determined by the needs of your household.
- Q I am interested in moving elsewhere in the borough. Will I be given priority on the transfer list?**
Yes, we will help you move out of the redevelopment area if that is what you prefer.

- Q My son is unemployed. How will he benefit through the employment opportunities?**
There will be training and employment support for people who wish to gain new skills.
- Q Will I have to pay more rent?**
If you move into the redevelopment area, your rent will continue to be calculated in the same way as it is now, for the new property.
- Q Do I have to pay a service charge for my new home?**
Yes. Service charges for new homes will be calculated in the same way as service charges are now.
- Q I like where I live now, what happens if I don't want to move?**
We understand that change is difficult. However, we are confident that the redevelopment will provide a better place for you to live with new, modern and energy efficient homes.

Homeowners

- Q How do I know that I will receive a fair price for my home if I sell it to the Council?**
Your home will be valued, free of charge, by an independent valuer as part of the process when the Council comes to buy your home. The valuer will be a member of the Royal Institution of Chartered Surveyors - The recognised profession for such work. The basis on which the valuation will be made will be set out in the leaseholder/freeholder contract. You should not receive a lower price for your home than you would if your home had been acquired by the Council, under a Compulsory Purchase Order. If you do not agree with the valuation and you believe your home is worth more, then you will have the opportunity to challenge this, either by reference to an independent panel of valuers or by reference to a formal tribunal (known as the Upper Tribunal Lands Chamber) established by the Government.
- Q What if I paid more than my home is worth when the Council comes to buy it?**
If you do decide that you do not want a new home in the redevelopment and you bought your home before February 2011, then the Council will, as a minimum, pay the price you paid for your home.
- Q What if I don't want a new home in the development but want the Council to buy my home, when will this happen?**
At any point after the 'Effective Date', (see page 2) subject to having signed the contract, you can require the Council to purchase your home within 10 weeks.

- Q If I sign up for a new home in the redevelopment area am I bound by this decision or can I change my mind later on?**
When the time comes for the Council to purchase your home, we will give you time to reconsider whether you still want a new home in the redevelopment. You will be able to decide at that point if you want to proceed or not.
- Q If I am entitled to a new home in the redevelopment, what will it be like? What assurances are there that it will be a good quality home?**
You will be offered a brand new home that matches your current number of bedrooms. Your new home must meet the space standards set out in the London Housing Design Guide published by the Mayor of London. If you would like your new home to be smaller or larger than your existing home, the Council will discuss this with you, but it may not always be possible to accommodate your wishes, depending on when your new home is to be provided. If a larger property is available you will need to put in more money to make up the difference. All new homes will be registered with a reputable warranty provider, such as the National House-Building Council, generally used by builders to guarantee new homes.





Living on the estate during construction

The Council will ensure the estates continue to function normally during construction and will not allow any work to start until we are satisfied that proper plans to minimise disruption will be put in place.

- The construction plan will ensure that there is sufficient space between construction and the nearest homes
- The construction site itself will be hoarded up
- We will ensure there is no disruption to services, such as bin collections
- We will ensure that vehicles can easily access all areas
- Builders will belong to the nationally recognised 'Considerate Construction Scheme' with agreed hours of work
- We will be talking to people in later phases about this next year

We are here to help you

Please come to the exhibition that has been organised when officers from Hammersmith & Fulham Council and EC Properties LP will be on hand to answer your questions. The details of this are enclosed in the letter.

Officers from Hammersmith & Fulham Council will be visiting every property in the first phase over the coming months to answer your questions and to discuss your housing needs.



Contact us

We are opening an Estates Regeneration Office at 11 Mund Street, which will open immediately after the exhibition.

You can also email your questions to westken@lbhf.org.uk

Join your resident group

Residents active in lobbying the Council to ensure that they get the best possible deal formed the West Kensington and Gibbs Green Residents' Steering Group over 3 years ago. This Steering Group is open to any resident on the estates who wishes to join. **If you would like to join the group you can contact them by phoning 0754 7020170 or by emailing them on westkensteeringgroup@hotmail.co.uk.**

You can also join the West Kensington Tenants and Estates Residents Association or the Gibbs Green Tenants and Residents Association

West Kensington Tenants and Estates Residents Association

Sally Taylor
c/o Flat 7, 231 North End Road,
W14 9UQ

Gibbs Green Tenants and Residents Association

Diana Belshaw
c/o Flat 7, 231 North End Road,
W14 9UQ

Come and meet the team



Tomasz Kozlowski
Head of Area
Regeneration
Earls Court
Tel: 020 753 4532



Janey Haigh
Project Manager
(joining in August)
Tel: 020 8753 6756



Christine Donnelly
Community
Engagement Officer
Tel: 020 8753 6445



Paula Sterling-Lawless
Rehousing Officer
Tel: 020 8753 6984



Carmel Benson
Rehousing Officer
Tel: 020 8753 5571

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 5571

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 5571

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 5571

Bengali

এটি আপনার ঘর ও নেইবারহুড নিয়ে লেখা একটি ডকুমেন্ট। আপনি যদি এটি আপনার ভাষায় অনুবাদ চান তাহলে দয়া করে 020 8753 5571 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 5571 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 5571 .

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 5571 .

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 5571 .

Somali

Dukumintigaani wuxuu ka hadlayaa gurigaaga iyo xaafaddaada. Haddii aad jeclaan lahayd in dukumintiga luqaddaada laguugu turjumo fadlan la xiriir 020 8753 5571 .

Spanish

Este documento trata sobre su vivienda y su barrio. Si desea una versión traducida a su idioma, llame al 020 8753 5571 .

Tagalog

Ito ay isang dokumento tungkol sa inyong tahanan at kapitbahayan. Kung nais ninyong maisalin ito sa sariling wika, pakitawagan ang 020 8753 5571.

Turkish

Bu eviniz ve oturduğunuz semt ile ilgili bir belgedir. Dilinize tercüme edilmesini isterseniz lütfen 020 8753 5571 'i arayın.

Urdu

یہ دستاویز آپ کے گھر اور قرب و جوار کے بارے میں ہے۔ اگر آپ اس کا ترجمہ اپنی زبان میں چاہتے ہیں تو براہ مہربانی فون نمبر 020 8753 5571 پر رابطہ کریں۔