

# CRE

CAMBRIDGE ROAD ESTATE

REGENERATION

# Newsletter

Issue 5 - July 2017

**Hello and welcome** to the fifth Cambridge Road Estate Regeneration newsletter.

Firstly, we have of course all been upset by the events that have taken place at Grenfell Tower in Kensington.

You should have received a letter from us about the issue of fire safety, but just in case you haven't, we'd like to reassure you of the steps we have taken to make the building safe.

Over the last few years we have carried out significant works to improve fire safety in the four tower blocks we have in Kingston. This includes fire rated improvements to the facades, replaced flat entry doors with fire rated doors and installed hard-wired heat and smoke detectors to all tenanted flats.

We carry out annual Fire Risk Assessments through a specialist contractor to all the tower blocks and order any necessary works following that. We also carry out health and safety inspections every day (except Saturday).

We appreciate your assistance in maintaining a zero tolerance approach to items in the communal areas. There are also other measures you can take to keep safe in your home including:

- Test your smoke detector regularly.
- Do not remove the closers to your flat entrance doors.
- Be safe with candles and smoking.
- Be careful when cooking and do not leave pans unattended while you go out.
- Do not wedge communal doors open.

We understand that you may have concerns following this serious incident and you are welcome to contact us at the contact centre on 020 8547 5003 or come and see us at the housing reception in Tadlow.

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**BIG IDEAS**  
FOR THE  
FUTURE



## P2 The Resident Regeneration Team

We are really pleased to say we have now established our Resident Regeneration Team to work closely with the council.

## P3 CRE news in brief

- What's next and when?

## P4 What you have been asking us

We held a number of drop-in sessions over March and April 2017 where you had the opportunity to meet with officers and ask questions.

Get involved



[www.kingston.gov.uk/CRERegen](http://www.kingston.gov.uk/CRERegen)



THE ROYAL BOROUGH OF  
**KINGSTON**  
UPON THAMES

**We are really pleased to say we have now established our Resident Regeneration Team (RRT) to work closely with the council on behalf of the whole estate in shaping the regeneration project.**

**The introductory meeting took place on Tuesday 30 May, with further meetings taking place in June and July 2017.**

At the first meeting, the appointed architects, London Metropolitan Workshop, ran through the development brief. Residents suggested the following as the main priorities:

- Social rented housing - at least the same number of social rented homes will be provided within the new development.
- Tenure blind design – ensure that all homes are designed in the same way regardless of whether it is a private sale property or a social housing property.

- Social cohesion and community spirit - maintain the community spirit and gain social value out of the regeneration. The possibility of apprenticeships for example.
- Transport links - improved transport links into the city centre.
- Security - designing out crime.
- Density - concerns were raised about the potential density of the area and the availability of amenities to support that, this includes schools, doctors' surgeries and play areas.

Some areas of the estate still do not have representation on the RRT. If you are interested in getting involved and having your say, please email [creregen@kingston.gov.uk](mailto:creregen@kingston.gov.uk)



## Pop in and see us on the estate

Officers from the Estate Regeneration Team are now located twice a week at 2 Tadlow, Washington Road, Kingston upon Thames KT1 3JL. Drop in and see us on:

**Tuesdays - 9am - 12pm**  
**Wednesdays - 2pm - 5pm**

### Have your say on the decant policies

Following the conclusion of the General Election the decant policies consultation restarted on 3 July and will close on 1 August 2017.

The policies outline how and when residents will be moved from their homes, so it's very important that you give your feedback. To have your say visit [www.kingstonconversations.co.uk/CREdecant](http://www.kingstonconversations.co.uk/CREdecant)

You can also access all the policies, supporting documents and information online at [www.kingston.gov.uk/CRERegen](http://www.kingston.gov.uk/CRERegen) or drop-in to the Tadlow estate office to pick up a hard copy.

**We have re-arranged the consultation events, adding a number of new sessions following initial feedback from residents.**

Date	Session	Who	Time	Venue
24 July	Tea party	Older residents	2.30 - 4pm	Community Shop, Madingley Green
25 July	Homeowners meeting	Homeowners	6 - 8.30pm	Piper Hall
29 July	Joint drop in	Tenants and homeowners	2-5pm	Piper Hall

If you have any other questions please email Sharmake Abyan on [sharmake.abyan@kingston.gov.uk](mailto:sharmake.abyan@kingston.gov.uk) or call 020 8547 6013.



## What's next and when?

**Housing Needs Survey:** As you are aware the Housing Needs Survey conducted by **Newman Francis Limited** is currently taking place to establish the needs and understand the individual circumstances of tenants. We would like to thank everyone who has completed the survey so far. Those who have not yet been contacted, will be in due course. We encourage everyone to complete the survey. You can fill in the survey online at [www.kingston.gov.uk/CREregen](http://www.kingston.gov.uk/CREregen)



### Independent tenant and homeowner adviser:

We are in the process of recruiting an independent tenant and homeowner adviser who will be available to give you independent advice on all things relating to the development.

## Timescales

**(all subject to scheme development, resident engagement and phasing plans)**

**Housing Needs Survey:** June - September 2017 (to tell us all about you, your household and your housing needs)

**Procurement of a Joint Venture Development Partner:** July 2017 - August 2018

**Masterplanning stage:** July 2018 - end of 2019 (a plan showing the overall development design including properties, landscaping, public transport information and effective use of open spaces)

**Work on first phase:** scheduled to begin early 2020

**Surveyors on site:** Surveyors are currently on site doing technical surveys around the estate. They will be doing traffic assessments and assessing utility (gas, water, electricity) needs and transport requirements. They should always have identification on them, which you can ask to see, and will keep disturbance to an absolute minimum.

## What you have been asking us

We ran a number of drop-in sessions over March and April 2017 where you had the opportunity to meet with officers and ask questions. There were a range of frequently asked questions, which we have addressed below.

### When will I know if the property I live in will be affected?

The council is currently developing a plan for the initial proposed phase of the development. Property owners in this phase will be contacted shortly to begin discussions regarding purchase of their properties.

However, the phasing plan for the whole

development period won't be finalised until a development partner is signed up in summer 2018. Once a development partner is on board then the masterplanning (design) work can start. During the masterplanning stage the preferred option, and others, will be further tested and phasing of the programme will be agreed.

You will know if and when your property will be **affected by late 2018.**

## **I'm a council tenant, will my rent go up?**

We intend to keep, or provide, at least the same number of council-rented properties on the estate at council (social) rents. The exact rent levels will depend on the type of property and the same established method of rent calculation that the council currently uses. As we don't have a scheme yet, we are currently unable to state how much rents will be.

## **What is the update on the decant policies?**

The council is committed to helping you remain in the local area or have a home on the redeveloped site. As mentioned above, the consultation on the Cambridge Road Estate decant policies was suspended due to the General Election. It is now live again, so please have your say by visiting [www.kingstonconversations.co.uk//CREdecant](http://www.kingstonconversations.co.uk//CREdecant). A local lettings plan will also be developed for the estate. This will set out how new homes will be prioritised and allocated and how the council will manage any need for temporary moves.

## **Are we being offered the opportunity of a home on the new development?**

Yes, we're offering all resident leaseholders and freeholders the opportunity of a new home in the new development. The following four options are available:

- Outright sale/purchase - we buy your existing property and you make your own arrangements to buy a new home elsewhere.
- Purchase a new property in the new development - we offer you the option of moving from your present property to a new build property of a similar size (or smaller) on the same estate, providing you can afford the full value of the new property.
- Shared equity - if you can't afford to make up the difference between the value of your

property and the full value of a property on the new development, we will offer you a shared equity option (you will be required to invest the full market value of your existing home plus your home loss payment to purchase the new property).

- Shared ownership - if you choose, for whatever reason, not to invest the full market value and home loss payment for your current property, we will also offer you a shared ownership option to purchase a property on the new development.

## **Why is refurbishment not part of the regeneration process?**

Early in the engagement process, different options were considered based on the viability, quality of home and environment, impact on wider area and additional homes. Refurbishment in certain areas has not been completely ruled out and may be considered based on recommendations from the developers.

## **If the regeneration works affect my current health condition, what support will I receive from the council?**

The housing needs survey information and individual circumstances will be considered on a case-by-case basis for a new home on the estate, in line with the council's allocations policy. The council will appoint a 'decant officer' whose role will be to ensure that you are supported, whether you need to move home or not. If you have additional health needs you will be asked to complete a medical self-assessment form. This will be reviewed by the council's independent medical advisor, along with other medical or occupational therapy reports. The medical advisor will then make recommendations on your housing needs, which the council will consider. Please visit [www.kingston.gov.uk/CREregen](http://www.kingston.gov.uk/CREregen) for additional information.