

Secure Council Tenants

Q1. As a secure council tenant, how will I be affected by the regeneration proposals?

The Council is working up designs for a new Cambridge Road Estate with residents and its joint venture partner Countryside properties. When we have finished working up the designs in the autumn, as a secure tenant, you will get a chance to vote on whether you want these regeneration proposals to go ahead or not.

If there is a 'yes' vote your current home will need to be redeveloped to allow the regeneration to go ahead. The Council will make sure that a suitable alternative home is made available for you at the time you need to move.

The regeneration will happen in phases and secure tenants will have a 'right to remain'. In other words, there will be a brand new council home on the new development for **all** Cambridge Road Estate secure tenants that want to stay.

The Council's 'CRE Secure Tenants Decant Policy' describes in detail how secure tenants on the Cambridge Road Estate will be offered a new home and the support that will be available when you move, including financial compensation. The policy can be found [here](#).

We understand that it can be unsettling to have to move. You will be supported with regular updates on the timescales and we will give you plenty of notice of your move date to allow you to plan for it.

If you need any more information or advice at this stage please contact a member of the Regeneration Team on 020 8547 5600 ext 4421 or by email to creregen@kingston.gov.uk.

Q2. What will the new homes be like?

The new homes will be attractive, easier to keep warm, more secure, more accessible and every new home will come with a large balcony or garden. You will be able to make your new home your own with a choice of paint colours, kitchen, flooring and bathroom finishes.

Q3. Will I still be a secure council tenant when I move?

The Council will be the landlord for the new homes. If you are a secure tenant now your tenancy type will not change.

Q4. Will I have a choice about where I live?

The Council expects that most tenants will opt for one of the new council homes on the estate. However, if you would rather move to a council home elsewhere in the borough you will be given high priority on the Council's 'Choice Based Letting' system.

Q5. Will I get financial compensation when I move?

If you are a secure tenant who has been resident in the property for more than 12 months you will be entitled to Home Loss compensation which is currently £6,300 per household.

Q6. What other help will I be given to move?

In addition to your home loss payment of £6,300, you will be eligible for a 'disturbance' payment to cover the reasonable costs of moving including removals. If you prefer the council will organise the removals for you.

The Council will give additional help to any households who have been identified as vulnerable and needing more support, working with support professionals and supported housing staff.

Additional practical help including organising removals, arranging the disconnection and reconnection of white goods and utility connections can be organised and undertaken by the Council where required.

Q7. How will you assess my housing need?

The way the Council assesses your housing need is set out in the Councils 'Housing Allocation Scheme' which can be found on the Kingston Council website [here](#).

If you need more bedrooms than you currently have and are assessed as 'overcrowded' you will be able to move into a new home that is the right size.

If your housing needs assessment shows that you are 'under-occupying' you can choose a new home that matches your need or one-bedroom above your housing need.

Q8. When will I need to move?

The intention is to redevelop the new Cambridge Road Estate in five phases over the next 10 to 15 years.

We expect that properties needed for **phase one** will be due for demolition in 2021. Residents who are in phase 1 will need to move before the end of 2020 and will be supported to move.

During the next few months, we will be doing more work to clarify the phasing and timeline with you as part of the masterplanning.

Q9. How will I be contacted?

You will be contacted by the Council nearer the time of your move to discuss your circumstances on a one to one basis and cover issues such as how your housing need is assessed and how many bedrooms you will be able to have. You will be offered a visit at home or, if you prefer, an appointment at the Tadlow Hub on the estate. However, if you want to discuss things straight away you can contact 020 8547 5600 ext 4421 or creregen@kingston.gov.uk .

Q10. Will I be able to move with my neighbours?

The Council understands how important local support networks can be and so nearer the time we will check whether you would like to stay near to any of your current neighbours when you move and we will do our best to make that happen.

Q11. Will I be able to take my pet with me when I move?

Your pets can move with you. We will work with pet owners to sign up to a responsible pet owner's agreement.

Q12. How will moving affect my rent?

We follow Government direction when we set rent, subject to any changes to that direction; if you are a **secure tenant** and you move to the same size home, the rent for your new home will be equivalent to the rent you paid for your old home.

Q13. Will I have to move more than once?

The phasing of the project means that the vast majority of tenants will only have to move once from their existing home to a brand new one very close by on the estate. However, there will be some tenants, particularly those in phase one, who may need to move twice to allow their new home to be built.

Q14. If I have to move temporarily, where will I move to?

You will be offered a suitable temporary home, as close to the CRE as possible, or in another part of the borough if you would prefer. The Council is building some new homes in the borough, which it is aiming to have ready in time for phase 1 moves.