



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Issue 2
April 2016

Silchester

East and West newsletter

A big thank you to everyone who came along to the two events in March to see the work that the architects have carried out to date. A total of 120 people attended and others have viewed the exhibition materials on the Council's website. We have received lots of feedback on the options shown, which is extremely useful.

If you missed the events and would like to see the options, they can be viewed at

www.rbkc.gov.uk/silchestereastandwest

What happens next?

A report is being drafted for the Council's Cabinet, which will be discussed at the Cabinet meeting on **26 May 2016 (not April as previously stated)**.

This will outline the work that has taken place so far, and the feedback from the local community. The report will also set out proposals for any further work and Cabinet will need to decide whether to go ahead.



● We will write to you again after Cabinet to let you know what has been decided.



Our pledge to residents

One of the common themes that emerged through the consultation was concern that residents would be forced to leave the area.

The Council has pledged that it will only go ahead with a regeneration project where it can:

- rehouse all Secure (Council) Tenants, whose current homes need to be redeveloped, within or very near to the area to be redeveloped. No existing Council tenants will be forced out of the local area if redevelopment of their estate does go ahead
- provide better quality homes. The Council's vision for all its estate regeneration projects is to build the conservation areas of the future by reflecting and matching the high quality urban design in the rest of the borough. The Council is proud of the borough's existing mixed tenure neighbourhoods where social tenants, private tenants and home owners live side by side and wants to protect them for the future. The Council will design any new development as mixed tenure and aim to develop traditional streets and squares, emulating the best local architecture
- ensure that any rehoused Council tenants are given new homes with the same rent levels and tenancy terms and conditions as they currently have
- consult affected residents at the earliest feasible opportunity and involve affected residents throughout the appraisal, design, and development processes.

The Council's commitment to leaseholders

- If and when a formal decision has been reached to go ahead with redevelopment, the Council will offer to buy out leaseholders on the same terms and conditions as if a Compulsory Purchase Order had been obtained. This means that resident leaseholders would be entitled to the market value of their property plus ten per cent (up to £51,000). They would also receive a disturbance payment to cover the reasonable costs associated with moving house. Non-resident leaseholders would be entitled to market value plus an additional 7.5 per cent (up to £75,000).
- Whenever viable, to consider offering an equity share option to resident leaseholders, who wish to remain in the area but cannot afford to buy a new property.



Working with residents

The Council is working with both the Silchester Residents' Association and the Bramley Road Residents' Association to appoint an independent adviser for tenants and leaseholders. An independent adviser is usually an organisation, rather than an individual, that has experience of working with both tenants and leaseholders on housing regeneration schemes.

The sort of things that the organisation would do, are to:

- look at the Council's Decant Policy for both tenants and leaseholders and compare this with

what is offered on other similar regeneration schemes. (The Decant Policy explains the process when residents have to move out of their homes due to redevelopment)

- attend meetings to ensure the Council explains what is being offered in plain English and to help tenants and leaseholders understand the detail
- feedback any residents' concerns to the Council.

The adviser will be able to meet individually with residents to discuss their particular circumstances.

Any questions?

You can email yourhomeyourfuture@rbkc.gov.uk
or call 020 7361 3014 with any questions.
www.rbkc.gov.uk/silchestereastandwest

English

Information from this document can be made available in alternative formats and in different languages. If you require further assistance please use the contact details below.

Arabic

يمكن توفير المعلومات التي وردت في هذا المستند بصيغ بديلة ولغات اخرى. إذا كنت في حاجة إلى مزيد من المساعدة، الرجاء استخدام بيانات الاتصال الواردة أدناه.

Farsi

اطلاعات حاوی در این مدارک به صورتهای دیگر و به زبانهای مختلف در دسترس می باشد. در صورت نیاز به کمک بیشتر لطفا از جزئیات تماس ذکر شده در ذیل استفاده کنید.

French

Les informations présentées dans ce document peuvent vous être fournies dans d'autres formats et d'autres langues. Si vous avez besoin d'une aide complémentaire, veuillez utiliser les coordonnées ci-dessous.

Portuguese

A informação presente neste documento pode ser disponibilizada em formatos alternativos e em línguas diferentes. Se desejar mais assistência, use por favor os contactos fornecidos abaixo.

Somali

Macluumaadka dokumentigan waxaa lagu heli karaa qaabab kale iyo luuqado kala duwan. Haddii aad u baahan tahay caawinaad intaas dhaafsiisan fadlan isticmaal xiriirka faahfaahinta hoose.

Spanish

La información en este documento puede facilitarse en formatos alternativos y en diferentes idiomas. Si necesita más ayuda por favor utilice la siguiente información de contacto.

Housingline

T: 020 7361 3008

E: housing@rbkc.gov.uk