



Our ref: SDC/150921

15 September 2021

«Name»

«Add1»

«Add2»

«Po»

THIS LETTER IS IMPORTANT – IT RELATES TO YOUR HOME

DELIVERED BY HAND

Dear «Name»

HAM CLOSE REGENERATION POSSIBLE USE OF COMPULSORY PURCHASE POWERS

I write in relation to the selection of Hill as RHP's Development partner for the proposed regeneration of Ham Close, following recent correspondence and the ongoing public consultation.

To advise you on the details of the consultation and engagement surrounding the emerging design I have provided ways for you to engage with RHP as well as Hill's design team later in the letter.

RHP and Hill will be submitting a planning application later this year and, subject to contract and achieving planning permission, construction will start later in 2022.

I also wish to provide an update on RHP's proposals for the acquisition of land required for the regeneration, although as a tenant this does not directly affect you.

RHP will need all of the land and leasehold properties at Ham Close to deliver the comprehensive redevelopment of new homes, landscaping and community facilities proposed. If RHP cannot do this by agreement, it will ask Richmond Council to use their Compulsory Purchase Order (CPO) powers.



A CPO is a statutory mechanism that a council and certain other public bodies can use in certain circumstances that enables property to be bought from its owner whether they want to sell or not.

CPOs can be made to acquire property required for schemes deemed to be in the public interests and are only effective when confirmed by the Secretary of State following a prescribed process.

There is currently no CPO for Ham Close and RHP will continue to try to acquire any property required by agreement, a process RHP have been following since December 2019 and in line with the Customer Offer from 2016.

CPO powers will be used to acquire properties from owners and leaseholder, not tenants. However, as it is possible that we may not reach agreement with owners and leaseholders and may need to rely on Compulsory Purchase powers, we need to plan ahead and have therefore started by asking Richmond Council to consider the principle of the use of CPO powers. The Council will be considering this at the Finance, Policy and Resources Committee meeting to be held on 20 September 2021.

Subject to the outcome of the meeting in September, a further decision by the Council will then be required before a CPO can be formally made, which we anticipate will be in spring of 2022. As a tenant of Ham Close, CPO powers will not be used directly against you but we will of course keep you updated on this matter, along with the general progress of the project.

If you would like to discuss our Customer Offer of a new home at Ham Close please contact the Ham Close Regeneration Team on: **0800 032 2433** or e-mail: customer.services@rhp.org.uk.

We also offer a **live chat** function on our RHP website (www.rhp.org.uk) and all details of the Customer Offer from 2016 are available on the "**Residents**" section of hamclose.co.uk, though we are happy to provide a paper copy on request.

Another way to stay updated and informed is by following the dedicated consultation website: hamcloseconsultation.co.uk.

We are also now available to meet with you in person by appointment either at our offices in Teddington or at Ham Close and are attending the in person and



virtual events referred to in the consultation and engagement programme. We recently hand delivered this with the latest copy of the Ham and Petersham magazine.

Please let me know if you have any queries.

Kind regards

A handwritten signature in black ink, appearing to read 'SC', written in a cursive style.

Simon Cavanagh
Regeneration Manager

Cc – Tracey Elliott – Project Manager
Cc – Brett Wild – Project Assistant.

