

Our Ref: TE240622

TITLE

Address
Ham Close
Ham
TW10 7XX

Dear NAME - Regarding ADDRESS

24 June 2022

Ham Close Regeneration – Homeowner Update June 2022.

Over the last few months the proposed regeneration of Ham Close through comprehensive redevelopment has achieved a number of significant milestones. Therefore we would like to take this opportunity to give you an update on where we are and how you can engage with RHP.

Our partners Hill Residential, along with their design teams, have been working for the last fourteen months preparing a planning application for the comprehensive redevelopment of Ham Close. The concept designs of the new homes, community facilities and landscaping are still available to view at www.hamcloseconsultation.co.uk along with a summary of the outcomes of previous consultation events held between July 2021 and April 2022 and how this engagement has shaped the design.

These designs were available at our in-person engagement event held on the 25th and 26th February 2022 at St Richards Church, Ashburnham Road, Ham. This final public event of the pre-planning engagement programme was widely promoted including on individual blocks Ham Close notice boards and on both websites www.hamcloseconsultation.co.uk and www.hamclose.co.uk and we would like to thank you if you were one of the approximately 300 attendees that took the time to attend over one of those two days.

Taking you up to the present day, Hill Residential submitted the planning application to Richmond Council at the end of April and this has now been validated. The Council are now carrying out its own statutory public consultation. You can view and comment on the planning application and all the supporting documents at www.richmond.gov.uk/planning. The reference is 22/1442/FUL.

Hill Residential and RHP have also arranged a drop-in session for Ham Close customers only, to review the main planning documents and have an opportunity to ask questions. This will be on Thursday 30th June, from 4:30pm – 7:30pm at St Richards Church, Ashburnham Road, Ham. You will have received an invitation for this event separately.

Looking to the future and to ensure we can continue to keep you informed of progress, it is essential that we have up to date contact information for you. If you would like to update any of your contact information, please contact customer.services@rhp.org.uk

As you will be aware, it has now been over two years since RHP offered homeowners (resident or non-resident homeowners) who want to move from Ham Close by negotiated agreement access to the customer offer. In summary, the offer consists of full market value for your home, plus an additional 10% of that value plus disbursements. This offer is still available to all homeowners, whether you live at Ham Close as your main home or rent out the property.

Disbursements cover things like removal costs, conveyancing fees (for the sale of your home at Ham Close and also the cost if you buy a replacement home within 12 months) and stamp duty on your replacement property (up to the value of the home you are selling at Ham Close) plus other relevant costs associated with moving.

If you rent out your home, you will be responsible for ending the tenancy with your tenant as we will need vacant possession (an empty home) to finalise the purchase.

The full customer offer is available on the 'residents' section of www.hamclose.co.uk and a printed copy can be posted on request. TPAS (Tenant Participation Advisory Service) reviewed the customer offer in October 2017 and found that it met, and in some points exceeded, legal requirements.

Many homeowners have made contact with RHP since we implemented the full customer offer in December 2019 and we have completed the purchase on several homes. If you are interested in having a no-commitment independent valuation from a Royal Institute of Chartered Surveyors (RICS) valuer, please contact us at customer.services@rhp.org.uk (For the attention of Ham Close Regeneration) and we can arrange this for you. Some homeowners haven't yet decided whether they would like to sell their home and move away from Ham Close or purchase one of the new homes at Ham Close. Our customer offer, subject to receiving a deliverable and viable planning permission, promises to offer you a new home with the same number of bedrooms as you currently have and the option to purchase on a Shared Equity basis. Further details of this are included in the 'Residents' section at www.hamclose.co.uk.

In September 2021, RHP approached Richmond Council for clarification on the use of their Compulsory Purchase powers, to make sure RHP can have vacant possession should this project be granted planning permission. Richmond Council have confirmed their 'in principle' agreement to use their

CPO powers subject to a number of conditions, including RHP providing more details on the project later this year. We will keep you updated on RHP's progress in the coming months.

There is still plenty of time before you need to make a decision and a homeowner strategy is being drafted later this year and will be reviewed by the Resident Engagement Panel (REP). If you would like to be involved in REP, please contact TPAS by phone on **0800 731 1619** or by emailing hamclose@tpas.org.uk

If you would like to contact us, you can email customer.services@rhp.org.uk using 'Ham Close Regeneration' in the subject heading or call us on 0800 032 2433. We are also available to meet you, by prior appointment, at our project office at 141 Hornby House, Ham Close on Tuesdays and Thursdays between 9am and 5pm.

Your sincerely



Tracey Elliott
Development Project Manager