

NEWS

HAVE YOUR SAY ON THE EARLS COURT PLANNING APPLICATION

RESIDENTS of the West Kensington and Gibbs Green estates will soon be able to view and comment on outline plans for more than 6,000 new homes in Earls Court and West Kensington.

The owner of the Earls Court exhibition centre, EC Properties Ltd, a wholly-owned subsidiary of Capital & Counties Properties Plc, has submitted an outline planning application for the 69-acre site, which includes the West Kensington and Gibbs Green estates, along with land owned by Transport for London.

In addition to new homes, the planning application includes offices, leisure facilities, a hotel, shops and health facilities, which could create thousands of new jobs. The plans also include a five-acre park.

EC Properties Ltd has also submitted a detailed planning application to redevelop the Earls Court exhibition centre car park in Seagrave Road comprising 808 homes ranging from townhouses to apartments centred around a 90-metre long garden square.

In the next few days, residents living near the Earls Court exhibition centre will receive a formal letter from Hammersmith & Fulham Council's planning department.

The letter does **not** mean that the council has entered into an agreement to develop the West Kensington and Gibbs Green estates. It is simply an opportunity for you to comment on the outline



HOW CAN I COMMENT?

- You have until September 30 to comment.
- Come and have a look at the planning applications by visiting Hammersmith Town Hall in King Street, Hammersmith, between 9am and 5pm, Monday to Friday, excluding public holidays.
- You can also view the plans and comment online by visiting websites: www.lbhf.gov.uk/earlscourtapplication or www.lbhf.gov.uk/seagraveroad.
- You can send your comments by post to:
Development Management Service, 5th Floor,
Hammersmith Town Hall Extension, King Street, W6 9JU.
- Please mark clearly on your letter: 'Seagrave Road car park' or 'Earls Court'.

planning application for a potential development over a large area of land over the next 20 years.

The resident's steering group for the estates has negotiated guarantees for council tenants, leaseholders and freeholders. And any future land agreement between the council and EC Properties Ltd will be on the condition these guarantees can be met.

The guarantees include assurances that secure tenants will be offered new homes in the development and discount schemes for leaseholders and freeholders. Council residents will not have to move until their new home is built.

H&F and neighbouring Kensington and Chelsea Council are working with the Mayor of London to draw up a planning framework for the area. This is a detailed set of guidelines against which any planning application for the area will be judged. The planning applications will be considered once the consultation has closed.

FOR TENANTS, THE GUARANTEES STATE:

- You will be offered a brand new home in the development if the estates are included.
- You will be able to stay in the same area you are living in now as a secure council tenant.
- Your new home will come with brand new household goods such as a fridge/freezer, washing machine/dryer, dishwasher, oven/hob and new carpets and curtains.
- You will also be compensated for any reasonable costs as a result of moving, such as removal expenses and re-routing of mail. All secure tenants who have lived in their home for more than a year will be entitled to a home loss payment of £4,700.
- You will have access to free independent advice. You will only have to move once.
- Residents will be able to contribute to the development and design of homes and the wider scheme.

FOR RESIDENT LEASEHOLDERS AND FREEHOLDERS THE GUARANTEES STATE:

- Resident homeowners will get the full market value of their home plus compensation of 10% of its value.
- If you choose to move to a new home in the development you will also receive a discount if you sign up early.
- If you cannot afford to purchase a home in the new development outright you will be given the opportunity to use your compensation and discount towards buying a home in the development.
- You will not be expected to increase borrowing on your mortgage to afford a home in the new development.
- You will be entitled to an independent valuation of your property. Hammersmith & Fulham Council will provide a dedicated re-housing advisor.
- You will be compensated for any reasonable costs as a result of moving, such as legal fees, removal expenses and re-routing of mail.
- You will receive compensation if you paid for Decent Homes work and move out because of any development.
- Residents will be able to contribute to the development and design of homes and the wider scheme.

TO READ
THE DETAILED
DOCUMENTS
IN FULL:

Visit www.lbhf.gov.uk/westken

If you would like a printed copy call Philip Morris or Sarah Lovell on 020 8753 5571 or 020 8753 3334

THE WEST KENSINGTON & GIBBS GREEN STEERING GROUP

Negotiating the best deal for residents

The West Kensington & Gibbs Green Steering Group is a group of residents who formed to influence the future of the two estates.

If development does go ahead the group says it wants to "make sure residents interests are protected and that they get the best deal."

To join, or for more information contact

Maureen Way

Tel: 020 7381 0277 or

Richard Osband

Email: project11@mac.com

Contacts

If you would like to talk someone from the council about anything in the Earls Court development and what it could mean for you, our Tenant and Leaseholder Offers or the Residents Steering Group call Philip Morris or Sarah Lovell (pictured right).

They will be happy to come and meet groups of friends and neighbours in your home.

Philip Morris:
020 8753 3334
philip.morris@lbhf.gov.uk

Sarah Lovell:
020 8753 5571
sarah.lovell@lbhf.gov.uk

