

NEWS

ANOTHER STEP TOWARDS SECURING NEW HOMES AND JOBS FOR RESIDENTS

A FAIR deal for residents has been promised as Hammersmith & Fulham Council continues to work with Earls Court owner Capital & Counties (Capco) on proposals for thousands of new homes and jobs.

On Monday night (18 July) the council's cabinet committee is being asked to vote on an agreement that would allow the council to continue talking to the owners of the exhibition centre about the possibility of including the estates in the wider plans to regenerate the area.

If approved, the plans would bring new homes, new parks, better education and community facilities and thousands of new jobs to the area. This will mean the council can commit the time and staff to working on future proposals and making sure they are right for tenants and leaseholders.

While any agreement does not mean that the estates will definitely be included in the proposed masterplan it gives both parties room to negotiate the best deal for residents.

Capco is proposing to pay the council a non-refundable deposit of £5 million, and £10 million which is refundable if a deal is not agreed within one year.

In return the council will have to agree not to talk to any other developers about the area.

If the estates are part of the development it will be on the condition that it includes the series of guarantees to tenants, leaseholders



OUR GUARANTEE

YOU can read about the guarantees in more detail on the back page, but they include:

- Brand new, modern homes in the development area for all secure council tenants
- Council tenants will be moved with neighbours where possible and will only have to move once, after their new home has been built
- Compensation for tenants, leaseholders and freeholders. Discount schemes for resident leaseholders and freeholders who want to buy back into the scheme
- Early buy-out clauses for resident leaseholders and freeholders.

and freeholders that have been negotiated by your Residents Steering Group.

Maureen Way, who is a member of the West Kensington and Gibbs Green Resident Steering Group, said: "If the development does go ahead, we believe that we have negotiated the best deal for residents."

The owner of Earls Court is one of three landowners, including H&F Council and TfL, working on the masterplan for the area.

Last month Capco submitted an outline planning application for the site, along with a detailed planning application for land at nearby Seagrave Road.

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 homeloss 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

