

The future of Hartopp and Lannoy Points

Share your views

Resident consultation:
04 March 2019 to 08 April 2019

(section 105 Housing Act 1985 consultation)

Demolition or refurbishment

We need to decide whether to refurbish or demolish Hartopp and Lannoy Points - and we'd like your views.

Residents' safety always comes first. That's why we've carried out extensive structural surveys to look at the condition of the two blocks to make sure that residents are safe.

The expert advice, from these surveys is that, although the blocks remain safe for the time being provided we continue with additional fire safety measures in place, however, we need to address the structural issues found.

So we'd like your views about two options - to either refurbish the blocks or demolish them.

Our preferred option is to demolish the blocks. This consultation sets out the reasons.

We're committed to working with residents to find the best solution. That's why we have been writing to you regularly, holding residents' meetings and making sure you were the first to see our survey reports.

I would strongly encourage you to fill out this survey to have your say.

Your views will be vital in informing our decision on the future of Hartopp and Lannoy Points.

Cllr Lisa Homan
Cabinet Member for Housing

Information in this document

Demolition or refurbishment are 'matters of housing management' and section 105 of the Housing Act 1985 requires the council to consult with residents on such matters.

We held on 25 February 2019 a public meeting at which residents were notified of the surveys received and of the council's preferred option of demolishing Hartopp and Lannoy Points. The council's consultation formally started on Monday 04 March 2019.

This consultation document invites you to have your say by completing the enclosed survey which you can return to us either by post using the enclosed self-addressed FREEPOST envelope or by dropping it into the estate office.

You can also let us have your views by:

- Emailing your comments to Colette.prior@lbhf.gov.uk
- Calling the council on 020 753 6652 to arrange for a member of the team to come and collect your views or
- Dropping into to see our housing management team who are now on site three times a week for drop-in service, for three hours at a time, as well as one Saturday morning each month.

However you decide to let us have your views, please make sure that we receive them by 08 April 2019.

This document refers to a number of survey reports which can be viewed on our website together with further information on this consultation.

Visit our website and enter Hartopp and Lannoy Points in the search field.

The Council will consider all responses received and expect to make a decision on the future of Hartopp and Lannoy Points in May 2019.

Why this decision is needed

The Council has undertaken extensive structural surveys to look at the condition of Hartopp and Lannoy Points. These surveys have found significant health and safety issues.

We undertook a structural survey in August 2017 which confirmed the buildings were safe, but that further intrusive surveys were needed. The council's building control service undertook an intrusive survey which was published on our website in March 2018.

To check these findings, we appointed Arup an engineering company to undertake further surveys. Arup completed their survey in February 2019 and again the results were published on our website.

Arup's report recommends Hartopp and Lannoy Points are 'demolished or strengthened as soon as reasonably practicable'. Arup have indicated that this should be by the end of December 2020 at the latest.

As well as investigating the structural condition of the blocks, the council has undertaken fire risk assessments which have identified issues of compartmentation between flats. There are also issues of damp and water ingress.

The choice - Refurbishment or demolition

Our preferred option is to demolish Hartopp and Lannoy Points, for the following reasons:

The overall cost of strengthening and refurbishing the blocks is extremely high. We estimate these works would cost around £16.5million or £150,000 per flat.

Although these works would make the buildings safe, Hartopp and Lannoy Points would, having been constructed in the late 1960s, continue to require costly maintenance in future years.

This would limit our investment in other homes.

Any refurbishment would be highly intrusive. It would not be possible for residents to remain for the duration of the works, which it is estimated would take approximately 18 months to complete.

Most councils with blocks of a similar construction have opted to demolish them rather than refurbish them.

Residents will have to leave their current home whichever option is chosen.

Fire Safety measures

To ensure the safety of residents, we have undertaken a programme of safety works over the last 12 months. Working with the London Fire Brigade and leading fire safety experts, the council has put in place:

- Simultaneous evacuation in the event of a fire instead of 'stay put'
- Fire wardens are on site 24/7
- The London Fire Brigade visits to Hartopp and Lannoy Points each week
- The installation of fire alarm systems throughout the blocks
- A detailed emergency plan and a secure premises information box.
- Evacuation chairs.

These measures will remain in place while the future of the blocks is determined.

How we will support your move

Since the evacuation advice for the blocks changed from 'stay put' to full and immediate evacuation in November 2017, we have offered to move any residents who would like to leave and to buy back leasehold properties. While the future of the blocks is determined this offer will remain in place.

Our offer to tenants

We recognise the impact the proposed demolition would have on tenants and propose all remaining Hartopp and Lannoy residents are placed in band 1 of the council's allocation scheme for rehousing.

Band 1 means that your move will be the Council's top priority in finding you a new home. And we will offer tenants the following financial and support package:

- Home loss payment of £6,300.
- A disturbance allowance of £500, plus £100 for every bedroom in your property.
- Arrange and pay the costs of your move.
- One-to-one support for your rehousing.
- A retained right to return.

We will meet with each remaining tenant to talk about how we can rehouse you and how we can minimise the impact of moves, particularly for households with children attending school and elderly residents.

Further financial assistance will be paid if you downsize your home or move into sheltered accommodation.

Our offer to leaseholders

Demolition would require the council to buy back leasehold properties. We would like to continue with a voluntary buy-back approach, but it may be necessary to start Compulsory Purchase Order proceedings.

The offer made to leaseholders will be different depending on whether you are resident or non-resident. For the purposes of this offer a resident leaseholder is defined as living in either Hartopp and Lannoy as at 13 February 2019.

Resident leaseholders

For resident leaseholders the offer will be:

- Full market value of current property.
- A further payment equal to a home loss payment, 10 per cent of market value.
- A disturbance payment to cover reasonable costs of moving.
- The council will make available portable equity share loans.

Subject to a council decision, this offer will be applied retrospectively to leaseholders to 13 February 2019 and apply from then onwards.

Non-resident leaseholders

Non-resident leaseholders will be offered:

- Full market valuation for their current property
- A basic loss payment of 7.5 per cent.

Subject to further council approval, this offer will be applied retrospectively to leaseholders.

Share your views

We are consulting on the proposal to demolish Hartopp and Lannoy Points due to health and safety concerns.

We would like to hear your views on this proposal and how you would like us to support you in leaving Hartopp and Lannoy Points.

Please send us your views by 08 April 2019.

Questions for all residents

1. Given the significant cost of refurbishing Hartopp and Lannoy Points, do you think the council should demolish Hartopp and Lannoy Points?

Yes / No

Please tell us reasons for your answer:

2. Given the significant cost of refurbishing Hartopp and Lannoy Points and that residents will need to leave their homes during refurbishment works, do you think the council should carry out refurbishment works?

Yes / No

Please tell us reasons for your answer:

Question for tenants only

3. Hammersmith and Fulham's offer meets government guidelines, is there any additional support that you would like to see included in our package?

Question for resident leaseholders only

4. Hammersmith and Fulham's offer meets government guidelines, is there any additional support that you would like to see included in our package?

Question for non-resident leaseholders only

5. Hammersmith and Fulham's offer meets government guidelines, is there any additional support that you would like to see included in our package?

Next steps

Please return your completed questionnaire by **08 April 2019** and return it using the pre-paid envelope enclosed, or alternatively address it to:

Colette Prior

Resident Involvement and Governance Manager
3rd Floor Hammersmith
Town Hall Extension
King Street
Hammersmith,
London W6 9JU

Telephone: 0208 753 6652
Email: Colette.prior@lbhf.gov.uk

We will consider your responses and we expect to make a decision on the future of Hartopp and Lannoy Points in May 2019.

The outcome of the council's decision will be made available on our website and communicated to residents.

Data protection statement

The Council is committed to abiding by the General Data Protection Regulation. We treat your private information with respect and it is kept securely.