

The redevelopment of Earls Court and West Kensington

Residents' information pack



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Dear resident

After two years of listening and weighing up all the arguments, Hammersmith & Fulham Council has now signed an agreement to include West Kensington and Gibbs Green estates in the wider redevelopment of Earls Court.

I know that many people living on the estates are looking forward to living in new homes. I also know that many more of you are opposed or have major reservations. Some of you do not believe the promises that have been made.

So, why have we signed the agreement and what does it mean for you and your family?

We have signed it because we believe that people living on the estates will benefit the most from redevelopment, along with people in the wider area, the borough and London as a whole. It will bring new homes, jobs, shops and community facilities to the area. We badly need the economic growth. We firmly believe that this scheme will lead to an even better future for you, your family and future children. For people looking for jobs or a change in career this will be a chance to gain new skills to make the most of the opportunities that will arise.

I fully understand why people have concerns. Change is incredibly hard to take and people are worried about the disruption that this will bring. Many of you like West Kensington as things are.

The council has not got everything right and I accept that at the beginning we got things wrong. We got things wrong in the way we connected with local people. We did not explain ourselves properly and we did not always listen.

As a relatively new council leader, building the trust and confidence of the community is my number one priority. That is why we have put in place contracts that go way beyond simple promises. They are legally binding commitments. These contracts state that people will only have to move when their new home is ready, there will be compensation, we will keep neighbours together and people will be given help and support every step of the way.

There is still a lot that needs to happen before construction can begin on the estates itself. A land transfer for the Lillie Road transport depot between Transport for London and developer EC Properties LP still has to be agreed. The Secretary of State has to agree the transfer of the estates between us and EC Properties LP. The Mayor of London will probably have to give his consent to the planning application. All this is likely to take a year.

During this time we will continue to talk to people and listen hard. That is why we have just opened an Estates Regeneration Office at 1 Mund Street, close to the estates to make it easier than ever for you to talk to staff. We will also be visiting everybody on the estates to talk to you about your housing needs and requirements.

This detailed pack sets out what redevelopment will mean, when it may happen and how you would be affected. If you would like more information, please pop into the Estates Regeneration Office, call us on 020 8753 4532 or 020 8753 5646 or email westken@lbhf.gov.uk

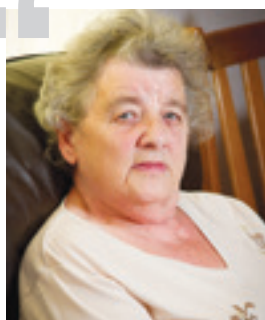
Yours sincerely

Councillor Nicholas Botterill
Leader Hammersmith & Fulham Council



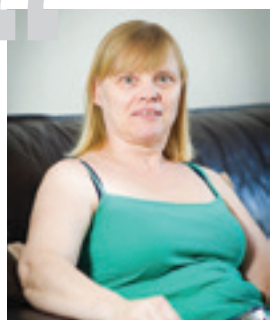
"It's good for the area in the long-term. It's going to improve the area and make it look a lot better. We need the jobs and the houses here. They should get the local unemployed to do the construction work."

Mustafa Abdi,
Quality Dry Cleaners



"I can't wait. The estate's looking tatty and I want to downsize. It'll give the community a big boost. People like to see things are happening. Our young people need to know they can get jobs."

Maureen Eades,
Stainier Close



"I need the extra bedroom – I've got one son on the sofa. The health centre will be great. I hope my son will be able to get an apprenticeship with the regeneration work. I'd like an energy-efficient flat. It will keep my fuel costs

down. The bills here are expensive because the flat is draughty. I feel very positive about young people getting the chance to work – there's nothing around here, no opportunities. I think the regeneration will mean more facilities and things to do in the area. It will also get rid of the taboo of living on the estate."

Christel Luschen, Churchward House



"The flats are falling down. The lifts keep breaking down. It's about time it got knocked down. I'm looking forward to the new facilities. It would be great for the younger generation to grow up with."

Mickey Brook,
Fairburn House



"I've lived here all my life and seen the area deteriorate. There's nothing in the area and this will give us opportunities: a new high street, leisure facilities, a school. It will be good for business as it will

draw in the local people and create jobs, which we need desperately."

Maureen Way, Aisgill Avenue



What has happened?

In January 2013, the Council entered into a Conditional Land Sale Agreement (CLSA) with developer EC Properties LP, a wholly owned undertaking of Capital & Counties Properties PLC, (Capco), to include West Kensington and Gibbs Green estates in the wider redevelopment of Earls Court.

The Council has now applied to the Secretary of State for consent for the estates to be sold.

A major part of the agreement is the contracts negotiated with estates residents, which will form the basis of legally binding offers that will become effective when redevelopment of the estates occurs.

A resolution to grant outline planning consent for the estates was approved by the Council's Planning Applications Committee on September

12 2012. This planning consent is subject to the signing of a satisfactory legal agreement and planning conditions and approval from the Mayor of London. The Royal Borough of Kensington and Chelsea granted outline planning consent for their element of the scheme on Tuesday, November 20 2012.

Detailed planning consent to build the first homes that will be needed on the former Seagrave Road car park has already been approved*. Around 200 of the 808 homes that will be built will be made available to estate residents if redevelopment of the estates occurs.

* The scheme at Seagrave Road is a 50:50 joint venture between Capco and entities in which certain members of the Kwok family are interested (the "Kwok Family Interests").

EC Properties LP (a wholly owned undertaking of Capco) will be developing the rest of the Earls Court Opportunity Area.



What is the CLSA?

The CLSA is an agreement, which grants EC Properties LP the option to buy the West Kensington and Gibbs Green estates.

EC Properties LP will have up to 5 years to decide whether they would like to purchase the estates. This is because EC Properties LP need time to secure all planning permissions, funding and complete a deal with Transport for London (TfL) for their land. Once EC Properties LP are ready to purchase the estates, they will serve a Trigger Notice on the Council.

The Council believes that EC Properties LP will serve the Trigger Notice when the first new homes are built on Seagrave Road, envisaged to be in 2016.

Major terms of the CLSA:

- ✓ The Council will receive a total of £105 million. After costs, up to £54 million can be reinvested back into the borough's housing stock.
- ✓ EC Properties LP pay for the land 'upfront' (before they receive all of the land), so that they are incentivised to build the new homes as quickly as possible.
- ✓ The Council will receive around 760 replacement homes and 740 additional affordable homes.
- ✓ The tenant and leaseholder/freeholder contracts will be honoured.

Why we believe redevelopment will benefit local people

1

Better homes for people living on the estates

Most homes on the estate are OK to live in now, but we estimate it would cost around £60 million to maintain them to current standards over the next 30 years – putting a huge strain on public funds. There are also too many families on the estates who are living in overcrowded accommodation.

The redevelopment of Earls Court and West Kensington could allow for all 760 homes to be rebuilt to modern standards in a better neighbourhood environment. These homes will be more efficient and cheaper for residents to run. Families that are overcrowded would be given bigger homes.

2

Protecting the interests of residents and keeping the community together

Local residents have been involved in drawing up individual draft contracts, which protect the interests of residents on the estates.

People will be provided with better homes in the same area they are already living in and neighbours will be kept together. Disruption will be kept to a minimum and residents will be compensated. People will only have to move once their new home is ready.

3

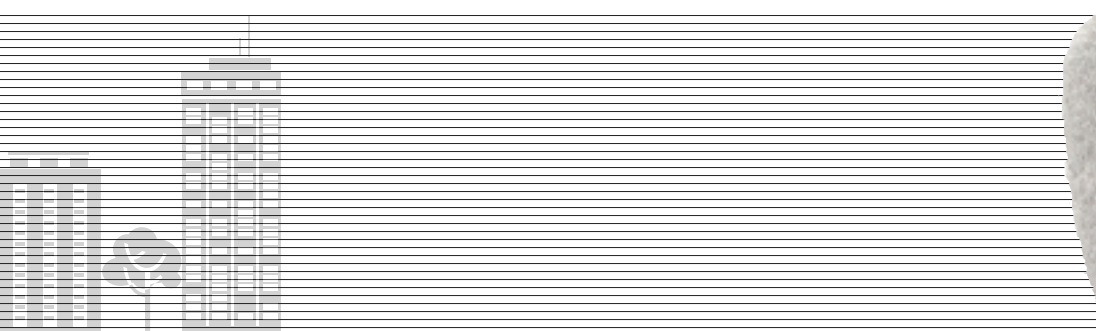
Taking the best of the area and making it better

North Fulham and West Kensington have great history and character. We want to protect this while seeing if there are ways to bring improvements, such as a new school, community facilities, health centre, new shops and park space.

4

Providing new opportunities for local people

If the area is redeveloped it is estimated that around 9,500 extra permanent jobs and 36,000 construction jobs would be created. We want to make sure that local people have access to these job opportunities, including providing local people with training for new skills. The proposed development would also bring an estimated £99m per year to the local economy.



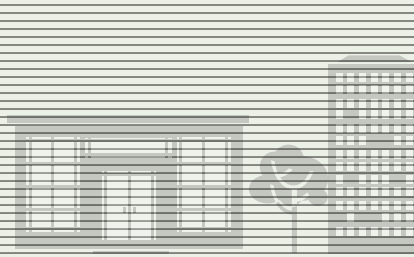
5 Providing new homes for future generations

We want to make sure that both current and future generations of families have access to affordable housing. The only way we can do this is to build new homes in the borough.

6 Involving local people

As well as involving residents on the estate in drawing up contracts for local people we want to make sure that local people continue to be involved in the planning process, right down to the specification of their own homes.





We'll make a great area to live even better

The decision to approve the outline planning application for Earls Court, West Kensington and North Fulham offers a once-in-a-lifetime chance to create a thriving new neighbourhood for London. It also gives us an opportunity to retain and improve the area's rich character and identity whilst creating new parks, open spaces and sports and leisure facilities that will inspire the next generation to follow in the footsteps of our Olympic heroes.

This development gives us a chance to invest hundreds of millions of pounds in the area, building a new school, health centre and community centre whilst improving local roads, Tube and train stations. To make sure these investments in your neighbourhood are as effective as possible, we want you, the local residents, to be involved.

We've spent the last few years consulting with local people to craft our proposals for the area. We've created a website, www.myearlscourt.com, which has had over 60,000 unique visitors to keep you up to date with our plans. We have also hosted almost 20 drop-in sessions to meet you face-to-face. We're committed to continuing this close consultation every step of the way, starting with the residents of the West Kensington and Gibbs Green estates who will have a hand in designing the internal look and feel of their new homes.

We will also make sure that people living on the estates have the chance to learn new skills and take advantage of the thousands of new jobs that will be created. If you ever dreamed of a professional qualification or want a change in career, now's your chance.

The Council has always said that the estates would only be included in the redevelopment of the area if the people living on the estates would benefit substantially. We will make sure that happens.

Gary Yardley
Investment Director
Capco





Benefits to the area

The Earls Court project will bring benefits to everyone living in the area and tens of millions of pounds of investment that won't cost one penny of public money.

1. Education

We're planning to build a new school for local children plus we're investing in bespoke training and skills programmes with the Council to make sure local people take advantage of the thousands of new jobs that will be created in the area.

2. Health and fitness

A new health hub with a GP's surgery and a dentist will be included in the scheme plus a leisure centre with full fitness facilities. The Lost River Park and the series of squares will include jogging routes and space for outdoor activities.

3. Culture

The new High Street won't just be about shops and restaurants. It'll include a hotel and community spaces where local people can meet and enjoy cultural events.

4. Transport

This part of London is already very well connected to the rest of the city by three Tube stations, an Overground station, plenty of bus routes and the A4 motorway to Heathrow.

There will be massive investment in improving local transport infrastructure. Earls Court Tube station will get a brand new entrance and longer platforms will be built at West Brompton Overground station. Pavements, pedestrian crossings and streets including North End Road will be upgraded and new streets will cross the site from north to south and from east to west.

Bike hire schemes and cycle routes will encourage local people to take to two wheels whenever possible to keep carbon emissions down, and for those who need to drive we'll be including car hire and car sharing schemes.



The planning applications submitted by EC Properties Limited in June 2011 were based on a masterplan produced by Sir Terry Farrell. The masterplan is centred around the concept of building four villages and a high street, linking North End Road with Earl's Court Tube station. Within the masterplan, the Earl's Court buildings, the Lillie Road Depot and the West Kensington and Gibbs Green estates would be demolished to allow for the construction of thousands of new homes, new open space, new offices, new shops and facilities.

The masterplan envisages

New homes:

- ✓ 7,500 new homes (including 808 at the Seagrave Road Site)
- Approx 1,500 affordable homes
- Approx 6,000 private homes

Creation of four urban 'villages'

- ✓ North End: with a market at the heart of activity.
- ✓ West Kensington: the new front door to central London with a new commercial hub.
- ✓ West Brompton: a quieter residential area designed for families with nearby open spaces and a primary school.
- ✓ Earl's Court: the focal point will be Exhibition Square which will mark the entrance to the residential area and the eastern end of the High Street.

Facilities:

- ✓ Playgrounds and facilities for children of all ages.
- ✓ A new community and cultural venue dedicated to the arts, community learning and entertainment.
- ✓ New sports and leisure facilities.

Transport and Traffic:

- ✓ A new high street designed for pedestrians, cyclists and cars which links North End Road to Warwick Road.
- ✓ A new, north-south thoroughfare called the Broadway designed for pedestrians, cyclists and cars which links Cromwell Road to Lillie Road.
- ✓ Improvements to Earl's Court, West Brompton and West Kensington stations.
- ✓ New bus routes and new upgraded bus stops.
- ✓ Electric car clubs and a series of charging points.

Seagrave Road:

- ✓ 808 new homes.
- ✓ An 81m long London garden square.
- ✓ Secure underground car parking.

If you would like more details on the plans please visit www.lbhf.gov.uk/earlscourtapplication or www.myearlscourt.com



What happens next?

Even though the Council has agreed that the estates should be included in the wider redevelopment of the area and both Hammersmith & Fulham and Kensington and Chelsea Councils' planning committees have given resolutions to grant outline planning consent, there are other things that need to happen before the full redevelopment can go ahead.

- ✓ The Mayor of London needs to agree the planning applications before they are formally approved.
- ✓ The Secretary of State needs to give his consent for the estates to be sold. This is normal procedure when a Council wants to sell housing land. An application to the Secretary of State has now been made.
- ✓ Transport for London has to agree terms with EC Properties LP to include their land in the redevelopment.



Continuing to involve local people

Over the past three years dedicated officers have worked closely with residents on the estates. A Steering Group made up of around 100 local residents on the estate was formed to negotiate the best deal for local people.

Over the coming months and years the Council and EC Properties LP remain committed to ensuring that local residents remain at the heart of the redevelopment proposals and benefit from the changes that will occur.

In the next few months we will be coming to talk to you about a number of issues, including:

The Tenant and Leaseholder/Freeholder Contracts

We will be explaining the terms of the offer and answering any questions that you may have.

How the new homes will be allocated

We will shortly be consulting on how the new homes will be allocated and what type of homes people will be able to move into.

The new homes

We will be setting up meetings so that you can work with EC Properties LP to help design the internal layout of your new home.

Phasing of the redevelopment

We will be talking to you about what gets built and when people could move into their new homes.

Jobs and Employment Opportunities

If you are looking for employment or a new career there will be huge opportunities to develop your skills and access a local job. We also want residents and local job seekers to help shape employment and skills support services.



Information for secure council tenants

Every secure Council tenant will receive a secure tenant contract. Under the terms of this contract you will be offered a new home and compensation.

The secure tenant contract sets out your re-housing options and the benefits and compensation you will be entitled to.

All Council tenants will be allocated a dedicated Rehousing Officer, who will explain your rehousing options, help you determine what is best for you and support you throughout the whole move process.



Your re-housing options

If you are a secure council tenant, you will be able to choose one of the following options:

A Move to a new home within the Earls Court redevelopment area.

The Council will offer all secure council tenants the opportunity to move to a brand new home in the redevelopment area.

If you move to a new home in the area:

- ☒ You will remain a Council tenant.
- ☒ Your rent will continue to be calculated in the same way as it is now.
- ☒ Your new home will come with brand new household white goods (fridge/freezer, washing machine/dryer, dishwasher, oven/hob) and new carpets and curtains.

B Move to a council property elsewhere in the borough.

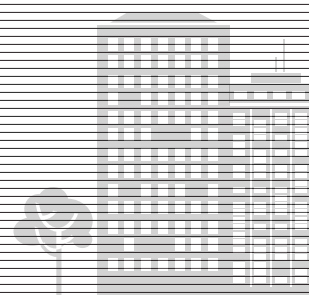
If you should wish to move to an existing council property elsewhere in the borough you will be given priority status.

If you move to a new home elsewhere in the borough:

- ☒ You will remain a Council tenant.
- ☒ Your rent will continue to be calculated in the same way as other council tenants.

C Move outside the borough

The Council understands that some residents may wish to move outside of the Borough, perhaps to move closer to friends and family. If you should wish to do so, the Council will offer you advice and information to help you do so.



Compensation for secure council tenants

- ✓ If you have lived in your property for at least a year, you will receive home loss compensation, currently at £4,700.
- ✓ All reasonable moving costs will be covered, including removal vans, redirection of mail, disconnections and reconnections.
- ✓ If you choose to move to a new home within the redevelopment area, your new home will come with a fridge freezer, washing machine/dryer, dishwasher and oven/hob along with new carpets and curtains.
- ✓ If you are allocated a home without a garden and you currently have one, you will be compensated.
- ✓ If you are not allocated a car parking space and currently have an off-street car parking space you will be compensated. However, approximately 456 car parking spaces will be available.

If I move to a new home in the development area - What kind of home would I be offered?

- ✓ Tenants who currently live in a house and need a house (i.e. they have a 3 or 4 bedroom need) will be given a house or a house equivalent i.e. maisonette on the ground floor with a garden.
- ✓ Tenants who currently have a house but don't need all the space will be given a maisonette or a flat with one bedroom above their need.
- ✓ Tenants who live in a flat and who need more bedrooms will be given a bigger flat.
- ✓ Tenants who live in a flat but don't need all the bedrooms that they have will be given a flat with one extra bedroom above their need.
- ✓ Disabled tenants will be given a home which is specially adapted for their needs.

EXAMPLE 1

Mr and Mrs A. live in a house with three bedrooms. Their children have all moved away.

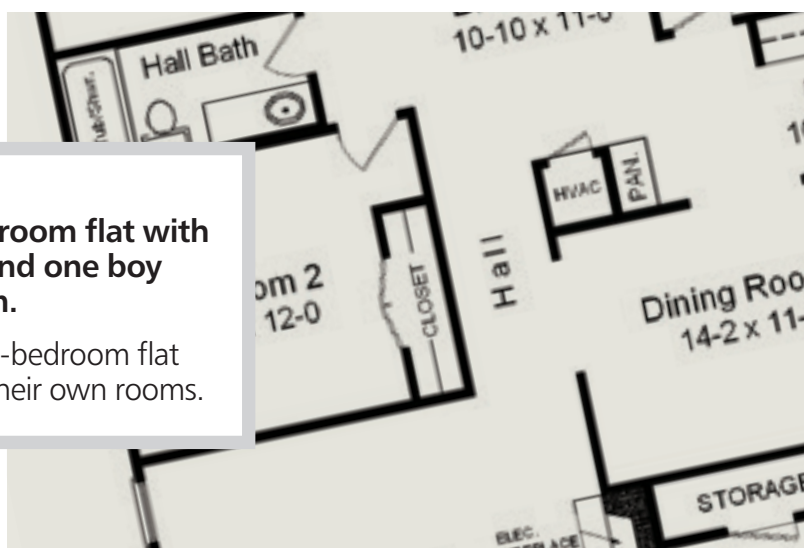
✓ We want to make sure that three bedroom homes go to families who really need them, so under these proposals Mr and Mrs A would be entitled to a two-bedroom maisonette or flat. If they had an off street parking space within their property they will retain a parking space or receive compensation.



EXAMPLE 2

Mr and Mrs B lives in a two-bedroom flat with two children, one girl aged 13 and one boy aged 14 who are sharing a room.

✓ The family would receive a three-bedroom flat which ensures that teenagers have their own rooms.

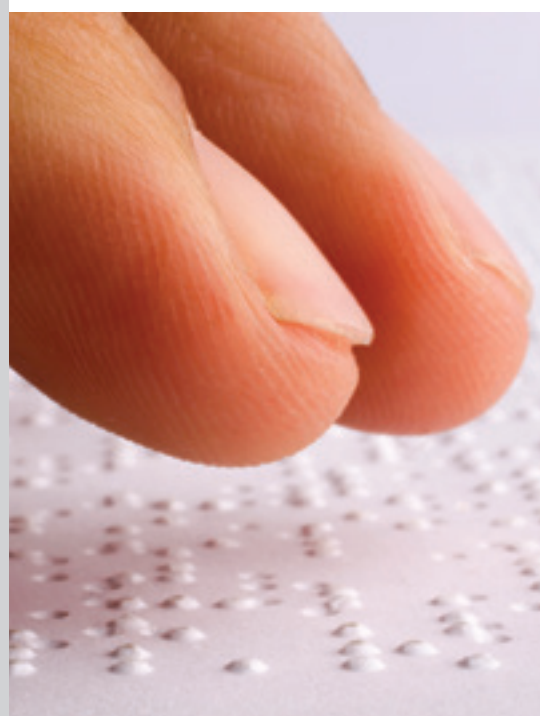


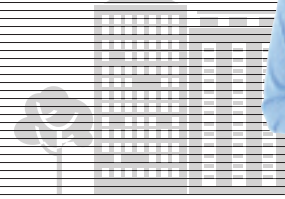
EXAMPLE 3

Mrs C is elderly and blind and living in a two-bedroom property in one of the large blocks on the West Kensington estate. Mrs C has special adaptations in her property and wants to move to a new home in the redevelopment area.

✓ Mrs C would be given a dedicated Re-housing Officer who would support her with every step of the move process. The Re-housing Officer would ensure that all documentation is translated into Braille for Mrs C. They would also ensure that Mrs C had a packing and unpacking service made available to her. An occupational therapist will also be made available to assist with identifying any specific requirements

Mrs C would be allocated a two bedroom property in the redevelopment area. The property would have the adaptations that Mrs C needed fitted into her new property.





Questions and answers for secure council tenants

Q When will I have to move?

You may not be required to move for some years.

If you are moving to a new home in the redevelopment area, you will not need to move until your new home is ready.

This is because the redevelopment of the estates would not happen all at once. Instead, the redevelopment will happen in different phases over several years with some parts of the estate being redeveloped before others.

Your dedicated rehousing officer will keep you regularly updated on when you are likely to move.

Q Will I remain a secure Council tenant?

Yes.

Q I am elderly and on my own – what help will I get?

Your re-housing officer will help you every step of the way. We will be able to provide extra support, including all aspects of the move and packing and unpacking belongings, if you are unable to do this.

Q My son is disabled and my home has been specially adapted. Will my alternative home be the same?

Yes. Any adaptations required for your new home will be made before you move in, assisted by an occupational therapist.

Q How will you allocate new homes?

The new homes will be allocated through a local lettings plan. The Council will be consulting with residents on this before its adoption.



Q Will I still have a Right to Buy after I move into my new home?

Yes. Tenants will enjoy the same Right to Buy in their new home, as they would have enjoyed for their existing home. Qualifying and discount periods that had accrued under your current tenancy will be carried forward to your new tenancy.

Q Will I have to pay more rent?

If you move into the redevelopment area, your rent will continue to be calculated in the same way as it is now, for the new property.

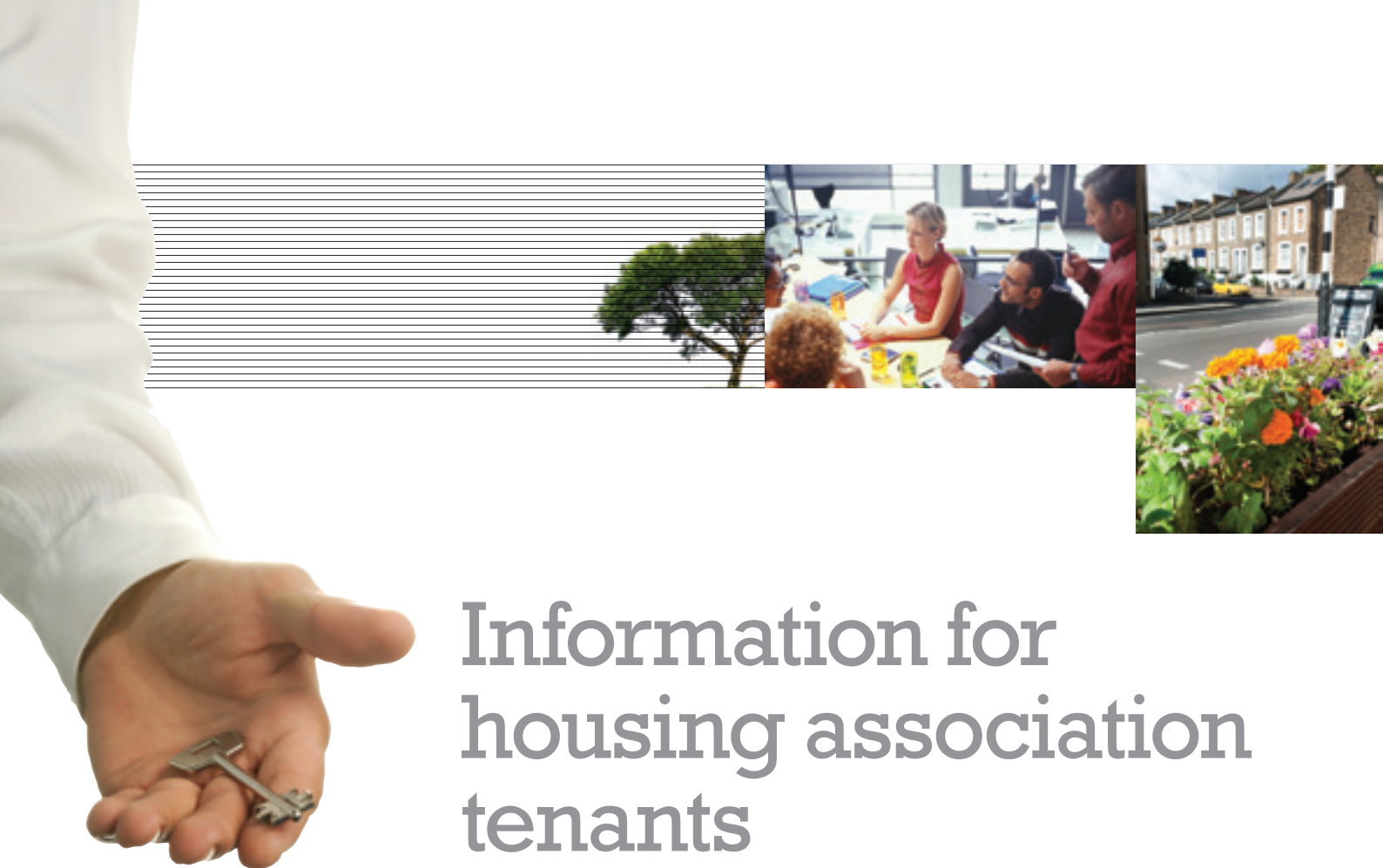
Q Do I have to pay a service charge for my new home?

Yes. Service charges for new homes will be calculated in the same way as service charges are now.

Q I like where I live now, what happens if I don't want to move?

We understand that change is difficult. However, we are confident that the redevelopment will provide a better place for you to live with new, modern and energy efficient homes.

We will do everything we can to answer your concerns and reduce the stress and inconvenience of moving. However, because the whole area is being redeveloped there is no option to stay in your current home. As a last resort, the Council can apply to the Secretary of State to use our compulsory purchase powers to take possession of your home.



Information for housing association tenants

If you are a tenant of either Family Mosaic, London and Quadrant or Shepherds Bush Housing Associations living on the estates, you will be offered similar terms to those being offered to secure Council tenants living on the estates.

You will be offered:

- ✓ The opportunity to become a Council tenant.
- ✓ A brand new home in the redevelopment area.
- ✓ You would only have to move when your new home is ready.
- ✓ Your rent will be calculated in the same way as council rented properties are calculated.
- ✓ Your new home will come with brand new household white goods (fridge/freezer, washing machine/dryer, dishwasher, oven/hob) and new carpets and curtains.
- ✓ If you have lived in your home for more than a year you will be entitled to a home loss payment of £4,700 to compensate you for the move, plus a disturbance payment to cover reasonable costs of moving.

Please note – At this time the Council cannot ensure that current Housing Association tenants living in houses will be offered a house if they choose to move to a new home in the redevelopment area.

If you are a Housing Association tenant and you would like to remain a tenant of your current landlord then you can do so. You should speak to your landlord about your re-housing options.

If you are a tenant of Family Mosaic Housing Association please contact Ben Campbell on 020 7089 3356.

If you are a tenant of London and Quadrant Association please contact Paul Bott on 08444 069 000.

If you are a tenant of Shepherds Bush Housing Association please contact Melanie Brennan on 020 8996 4243.



Information for private tenants

If you are a private tenant renting a property on the estates, then you will not be entitled to a new home in the redevelopment area.

You will be offered housing advice by the Re-housing Officers.

The Re-housing Officer will be able to provide you with information regarding your housing options and where you can receive additional re-housing advice and support.

If you can demonstrate a clear connection to the local area the Council will help you to find alternative accommodation within the area.



Information for home owners

The Council will make an offer to purchase all leasehold and freehold properties on the estates from what is known as 'The Effective Date'.

The 'Effective Date' is when the Council has certainty that the redevelopment will go ahead. This includes:

- ✓ The Council has signed the CLSA.
- ✓ The Secretary of State has given permission for the land transfer.
- ✓ Satisfactory planning permission for the redevelopment has been granted and associated legal agreements.

From the 'Effective Date' you will have 12 months to decide whether to sign the leaseholder and freeholder contracts. Acceptance does not mean you will have to move immediately, because the development will happen in different phases over several years.



What type of contract will I be offered?

The precise terms of the offer will depend on which of the three categories you fall in:

A Resident homeowner

You have lived in and owned your property for at least 12 months prior to the 'Effective Date', excluding Right to Buys post June 2011.

Please note: If you submitted a Right to Buy application after June 2011 (the date Capco submitted their planning applications) then you would not classify as a resident owner.

B Non resident homeowner

You own a home but do not live in it.

C Non qualifying owner

You have neither owned nor lived in the property for 12 months from the prior 'Effective Date'.

Please note: If you submitted a Right to Buy application after June 2011 (the date Capco submitted their planning applications) then you would be classified as a non qualifying owner.

If you are in any doubt as to which category you are in, please feel free to contact us on the phone numbers at the back of this book.



Information for resident owners

- ✓ You will get the full market value of your home.
- ✓ In addition to market value you will receive Home Loss compensation of 10% of the value of your home. This is currently capped at £47,000.
- ✓ If you choose to move to a new home in the redevelopment you could also receive a 10% discount if you sign up early.
- ✓ You will need to use the value you receive for your old home and your Home Loss compensation to purchase your new home in the redevelopment area.
- ✓ If, after the 10% early purchase discount you still cannot afford to purchase a home in the redevelopment outright, the Council will hold the remaining equity. Providing your equity equates to a minimum of 25% you will not have to pay any rent on the Council's equity.
- ✓ You will be entitled to an independent valuation.
- ✓ You will be compensated for any reasonable costs as a result of moving, such as legal fees, removal expenses and re-routing of mail.
- ✓ Service charges for all existing resident leaseholders will be capped at the existing level for five years after you purchase your new property.
- ✓ Service charge for existing resident freeholders will be capped at a maximum of £1,000 per annum for five years after you purchase your new property.



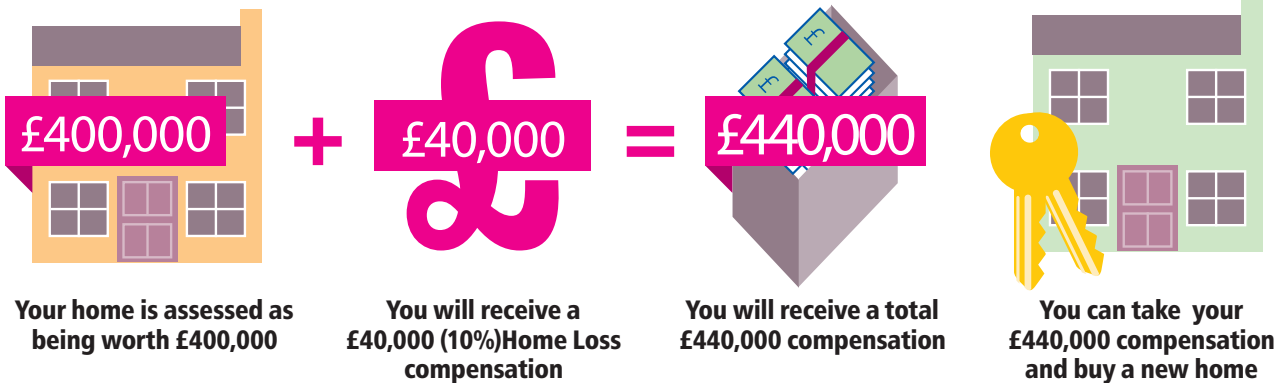
You may be entitled to other compensation payments or benefits as follows:

- ✓ **Decent Homes** - The Council will develop a policy to reimburse owners on a sliding scale for leasehold section 20 charges, if these are not reflected in an increase in value of the current home.
- ✓ **Owner's Improvements** - The Council will develop a policy for assessment of compensation, to compensate you for improvements undertaken to your home that the Council (as landlord) consented to (or for which you did not need to obtain consent), if the costs are not reflected in an increase in value of your home.
- ✓ **Right to buy discount repayments**
If you accept the offer, the Council will extinguish the repayment of discounts, if these are still relevant when your home is to be sold to the Council.
- ✓ **Early redemption fees on existing mortgages** - Where you have to pay early redemption penalties or other fees on redemption of your mortgage that you would not have had to pay had your home not been purchased under our offer, then these costs will be reimbursed as far as reasonable. The exact terms of this repayment will be set out in the offer.

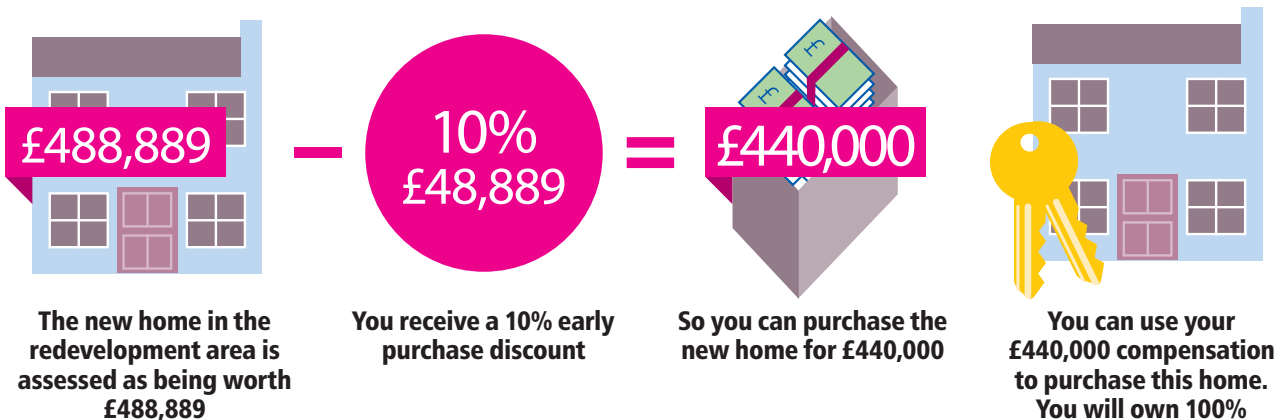


EXAMPLE

Existing home compensation



You can use your money to buy a new home in the development area





Information for non resident owners

- ✓ You will get the full market value of your home.
- ✓ You will receive a Basic Loss payment of 7.5% of the value of your home.
- ✓ You will be entitled to an independent valuation.
- ✓ You will be compensated for any reasonable costs of purchasing an equivalent property elsewhere in the UK if you do so within 12 months.
- ✓ At any time from the 'Effective Date' the Council needs your home for redevelopment, you will be able to serve a notice on the Council requiring them to purchase your property within 10 weeks.



You may be entitled to other compensation payments or benefits as follows:

- ✓ **Decent Homes** - The Council will develop a policy to reimburse owners on a sliding scale for leasehold section 20 charges, if these are not reflected in an increase in value of the current home.
- ✓ **Owner's Improvements** - The Council will develop a policy for assessment of compensation, to compensate you for improvements undertaken to your home that the Council (as landlord) consented to (or for which you did not need to obtain consent), if the costs are not reflected in an increase in value of your home.
- ✓ **Right to buy discount repayments**
If you accept the offer, the Council will extinguish the repayment of discounts, if these are still relevant when your home is to be sold to the Council.
- ✓ **Early redemption fees on existing mortgages** - Where you have to pay early redemption penalties or other fees on redemption of your mortgage that you would not have had to pay had your home not been purchased under our offer, then these costs will be reimbursed as far as reasonable. The exact terms of this repayment will be set out in the offer.



EXAMPLE



Your home is independently assessed as being worth £300,000



You will receive a £22,500 (7.5%) Home Loss compensation



You will have £322,500 to purchase a new home

Information for non qualifying owners

- ✓ You will get the full market value of your home.
- ✓ You will receive a Home Loss payment of 10% of the value of your home.
- ✓ You will be entitled to an independent valuation.
- ✓ You will be compensated for any reasonable costs as a result of moving, such as legal fees, removal expenses and re-routing of mail.
- ✓ At any time from the 'Effective Date' that the Council needs your home for redevelopment, you will be able to serve a notice on the Council requiring them to purchase your property within 10 weeks.





EXAMPLE



+



=



Your home is independently assessed as being worth £300,000

You will receive a £30,000 (10%) Home Loss compensation

You will have £330,000 to purchase a new home



You may be entitled to other compensation payments or benefits as follows:

- ✓ **Decent Homes** - The Council will develop a policy to reimburse owners on a sliding scale for leasehold section 20 charges, if these are not reflected in an increase in value of the current home.
- ✓ **Owner's Improvements** - The Council will develop a policy for assessment of compensation, to compensate you for improvements undertaken to your home that the Council (as landlord) consented to (or for which you did not need to obtain consent), if the costs are not reflected in an increase in value of your home.

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Owners – questions and answers

Q How do I know that I will receive a fair price for my home if I sell it to the Council?

Your home will be valued by an independent valuer as part of the process when the Council comes to buy your home.

The basis on which the valuation will be made will be set out in the leaseholder/freeholder contract. You should not receive a lower price for your home than you would if your home had been acquired by the Council, under a compulsory purchase order.

If you do not agree with the valuation and you believe your home is worth more, then you will have the opportunity to challenge this, either by reference to an independent panel of valuers or by reference to a formal tribunal (known as the Upper Tribunal Lands Chamber) established by the Government.

Q What if I paid more than my home is worth when the Council comes to buy it?

If you do decide that you do not want a new home in the redevelopment and you bought your home before February 2011, then the Council will, as a minimum, pay the price you paid for the home.

Q What if I don't want a new home in the development but want the Council to buy my home, when will this happen?

At any point after the 'Effective Date', subject to having signed the contract, you can require the Council to purchase your home within 10 weeks.

Q If I sign up for a new home in the redevelopment area am I bound by this decision or can I change my mind later on?

When the time comes for the Council to purchase your home, we will give you time to reconsider whether you still want a new home in the redevelopment. You will be able to decide at that point if you want to proceed or not.



Q If I am entitled to a new home in the redevelopment, what will it be like? What assurances are there that it will be a good quality home?

You will be offered a brand new home that meets your needs. Your new home must meet the space standards set out in the London Housing Design Guide published by the Mayor of London.

If you would like your new home to be smaller or larger than your existing home, the Council will discuss this with you, but it may not always be possible to accommodate your wishes, depending on when your new home is to be provided.

If you want a larger property, the Council will discuss this with you. If a larger property is available you will need to put in more money to make up the difference.

All new homes will be registered with a reputable warranty provider, such as NHBC, generally used by builders to guarantee new homes.

Q Any other questions?

Please feel free to contact us via the details at the back of this book.



Your new homes

Approximately **1,500**
new affordable homes

760 replacement homes would
be built in the redevelopment area
replacing all the homes currently on
the estates.

75 of these properties will be
houses with gardens, 66 maisonettes
with gardens and the rest will be
flats. Many of the flats will have
balconies.

10% of the new homes in
the redevelopment area would be
wheelchair accessible.

All new homes will
have the necessary adaptations
that residents need for any medical
conditions they may have.



Artist impression of Seagrave Road.



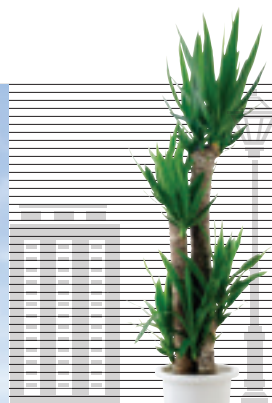
You can help specify the internal design of your home

You will be able to choose:

- A** whether you would like a lounge/diner or a kitchen/diner in the flats;
- B** colour choices for decoration from a range of decoration choices to be offered; and
- C** the style and type of the following, from a range of options to be made available:
 - Blinds or curtains
 - Carpets or other floor covering (including underlay or soundproofing)
 - Oven and hob
 - Fridge and freezer
 - Dishwasher
 - Washing Machine and Tumble Dryer.

All the new homes in both Seagrave Road and the wider development will be built to London Design Guide Size Standards.

The reprovided homes will be the same minimum size as all other homes built throughout the redevelopment and will be comparable to the existing homes across the estates.



The new homes will be built to London Design Guide standards. The sizes within these standards are very similar to the size of the new homes.

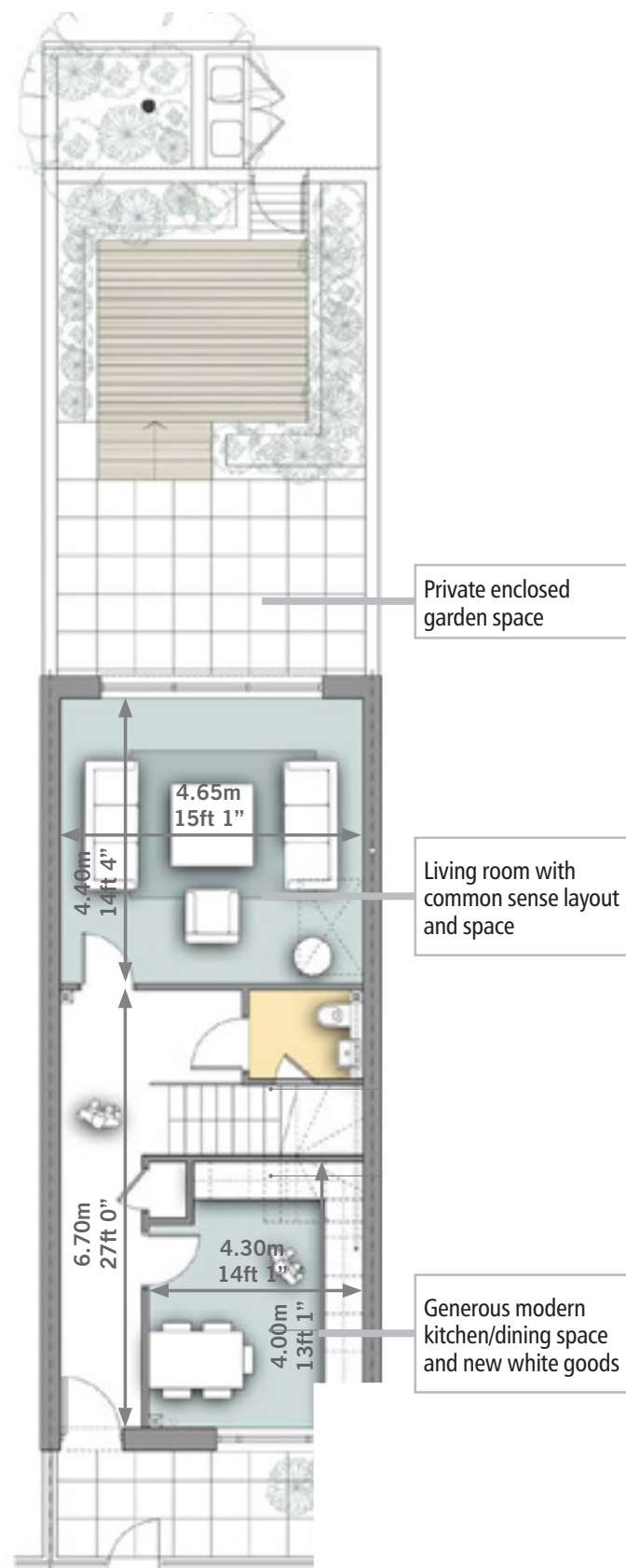
The tables below demonstrate the approximate size of current properties on the estates compared with the new properties to be built on Seagrave Road.

Room	1 Bed flat on estate	1 Bed Flat in Seagrave Road
Lounge	16ft 3" x 9ft 11" (161ft ²)	17ft 4" x 11ft 2" (193ft ²)
Kitchen	11ft x 6ft (66ft ²)	11 ft 2" x 8ft 5" (93ft ²)
Main Bedroom	15ft x 8ft 5" (126ft ²)	12ft 8" x 9ft 8" (122ft ²)
Room	2 Bed flat on estate	2 Bed Flat in Seagrave Road
Lounge	17ft 8" x 8ft 8" (153ft ²)	19ft 8" x 14ft 8" (288ft ²)
Kitchen	11ft x 8ft 6" (93ft ²)	10ft 2" x 5ft 2" (52ft ²)
Main Bedroom	16ft 6" x 8ft 4" (137ft ²)	16ft 2" x 9ft 2" (148ft ²)
Room	4 Bed house on estate	4 Bed House in Seagrave Road
Lounge	12ft 5" x 13ft (161ft ²)	15ft 1" x 14ft 1" (212ft ²)
Kitchen	10ft x 12ft (120ft ²)	14ft 1" x 13ft 1" (184ft ²)
Main Bedroom	10ft x 12ft (120ft ²)	15ft 1" x 10 2"ft (153ft ²)

What are the typical layouts of the new homes?

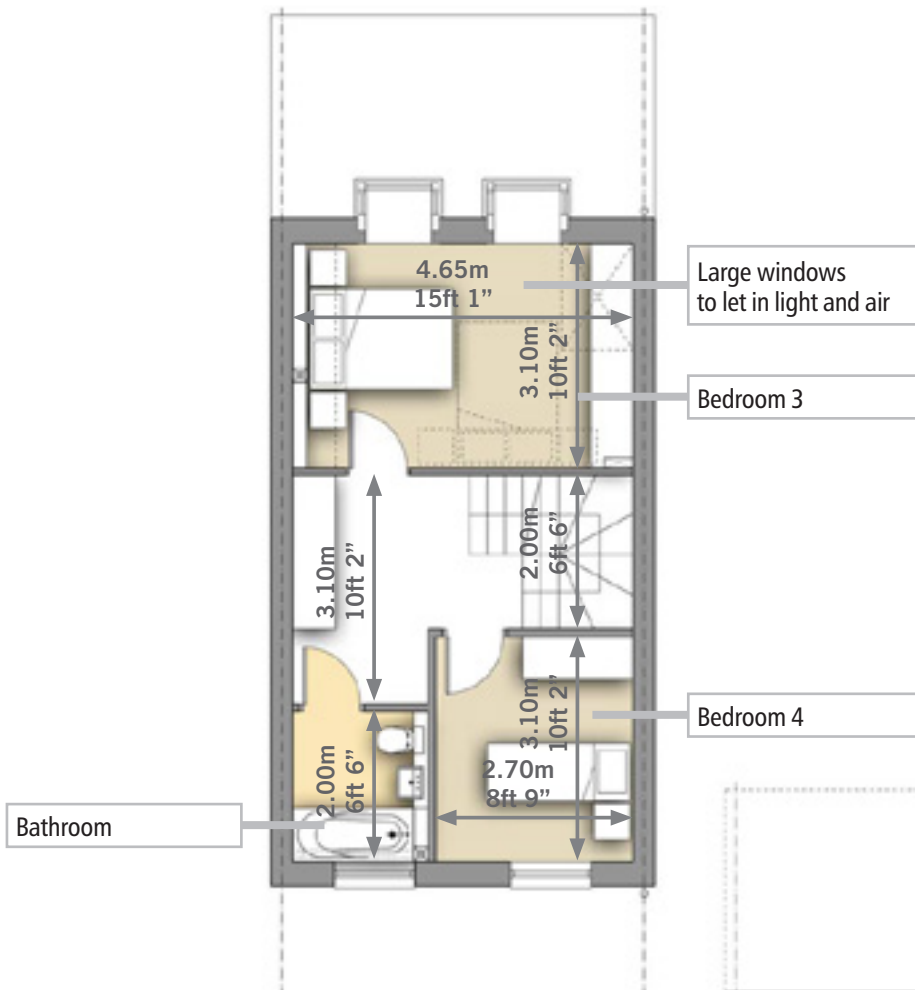
These are examples of the typical layout of the new homes being provided on Seagrave Road

Four bedroom house,
Seagrave Road
146.m² (1,476 ft²)



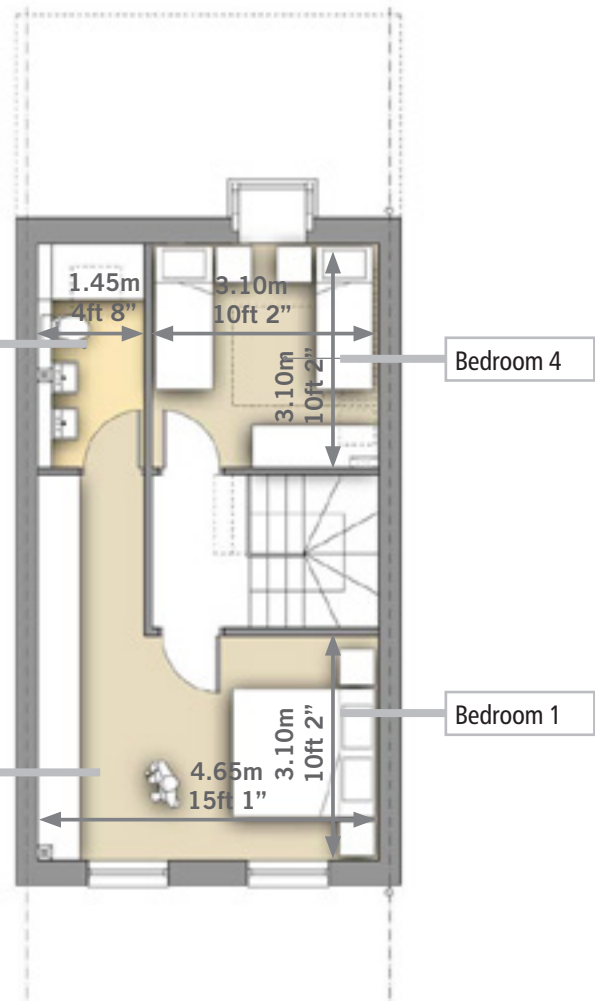
Ground Floor Plan

First Floor Plan



En Suite

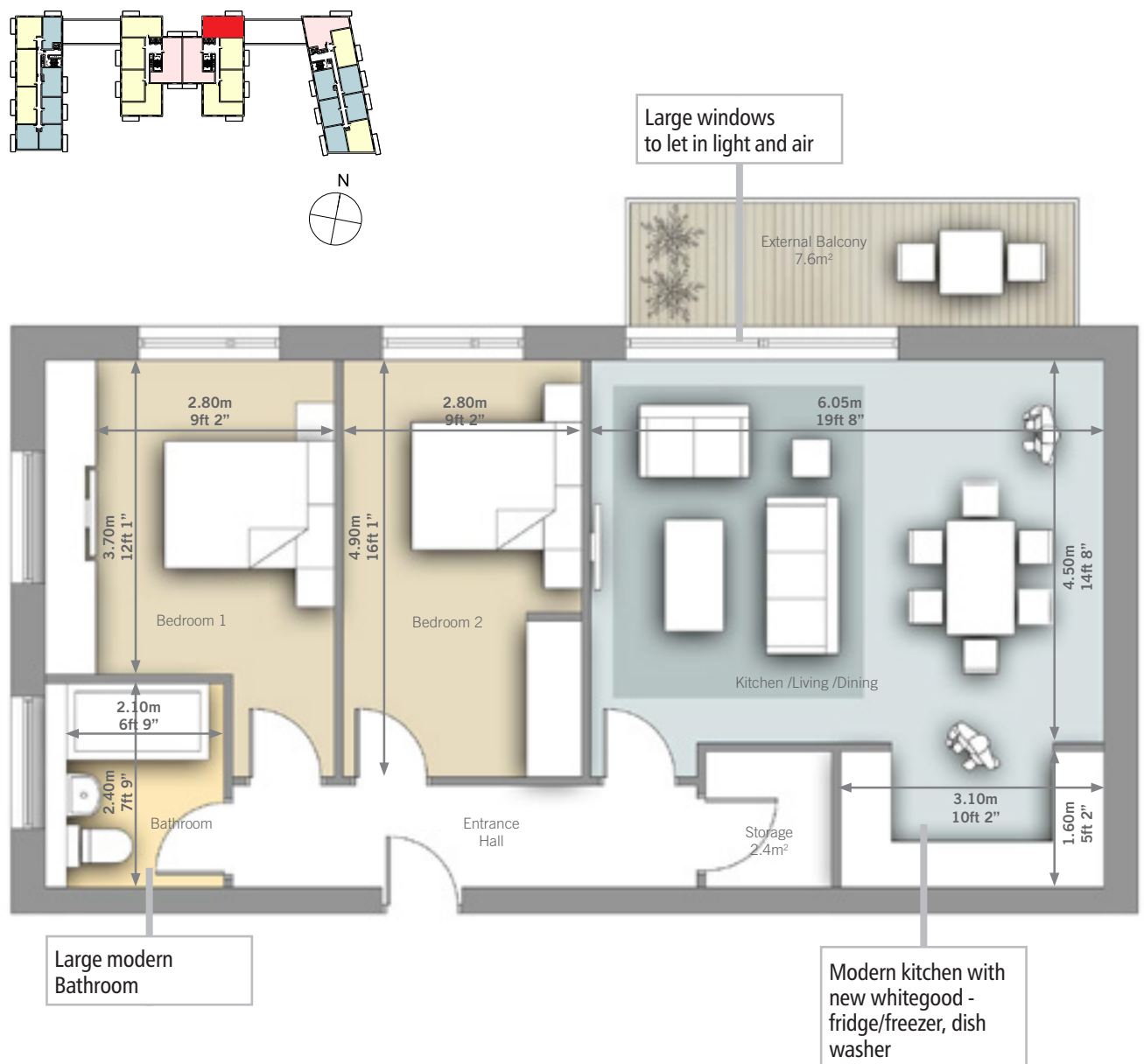
Large modern bedrooms

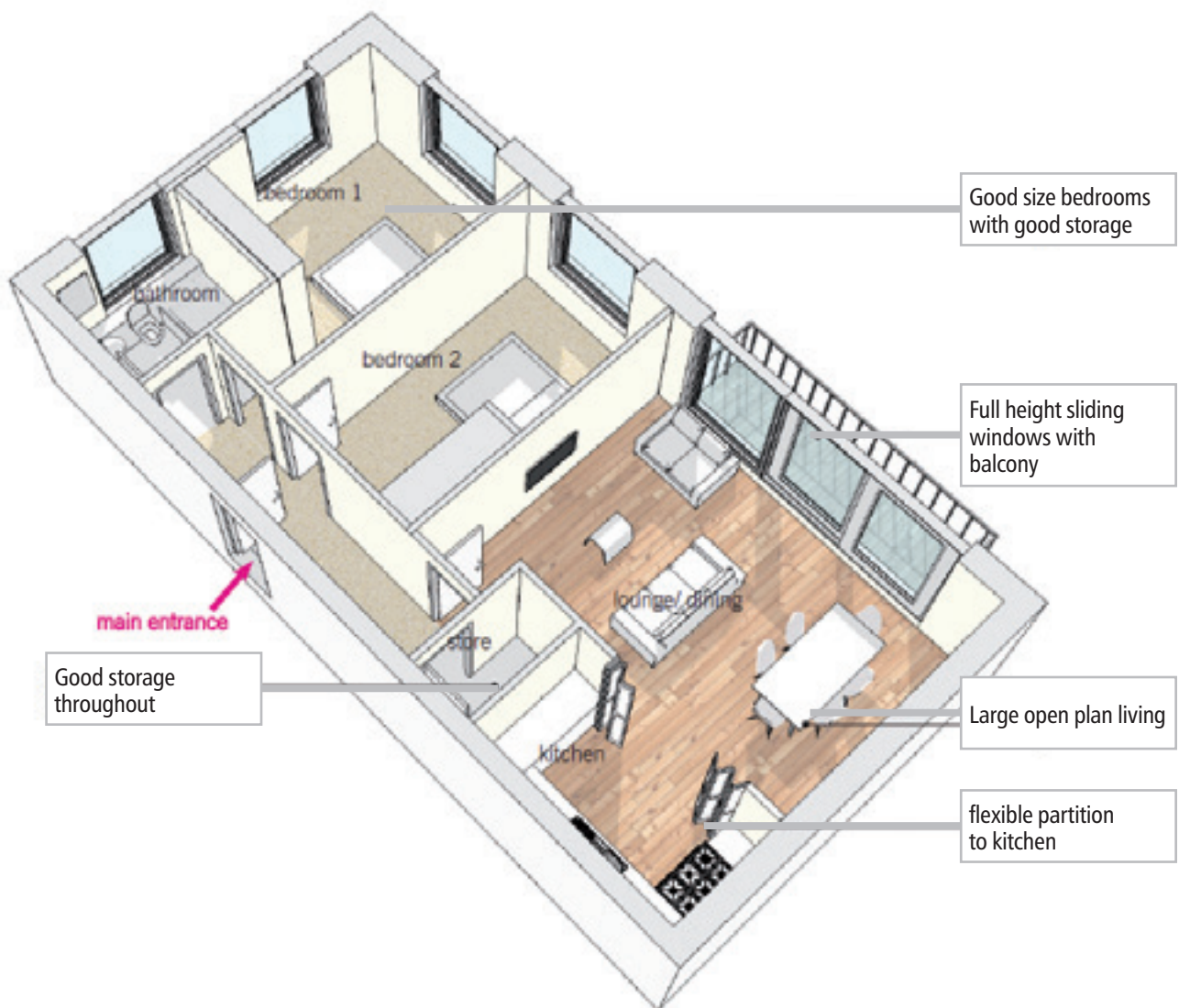


Second Floor Plan

What are the typical layouts of the new homes?

Two bedroom flat, Seagrave Road. 77m² (829 ft²)

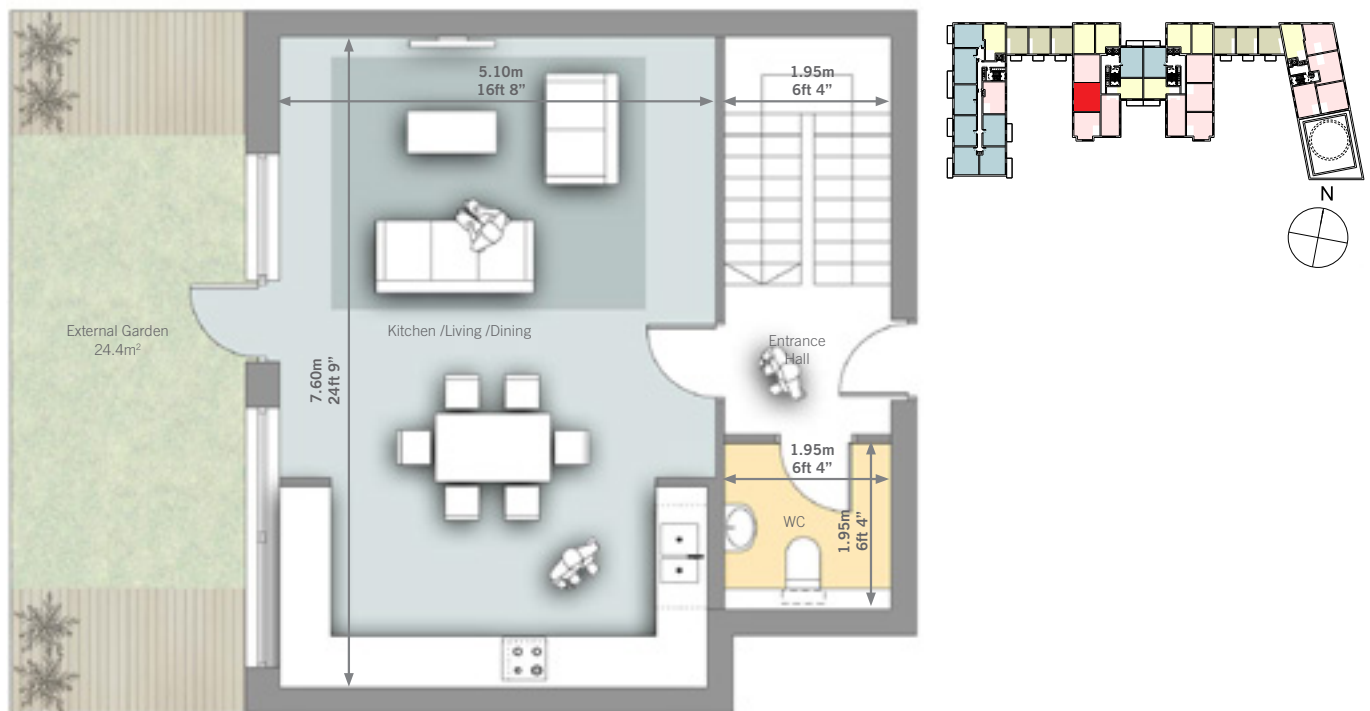




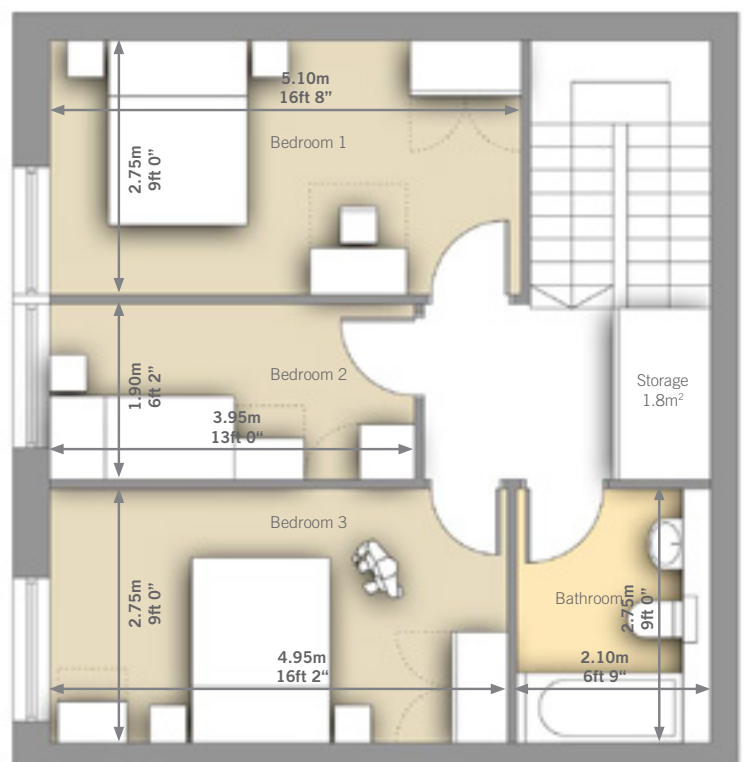
What are the typical layouts of the new homes?

Three bedroom ground floor maisonette, Seagrave Road, 101m² (1,087 ft²).

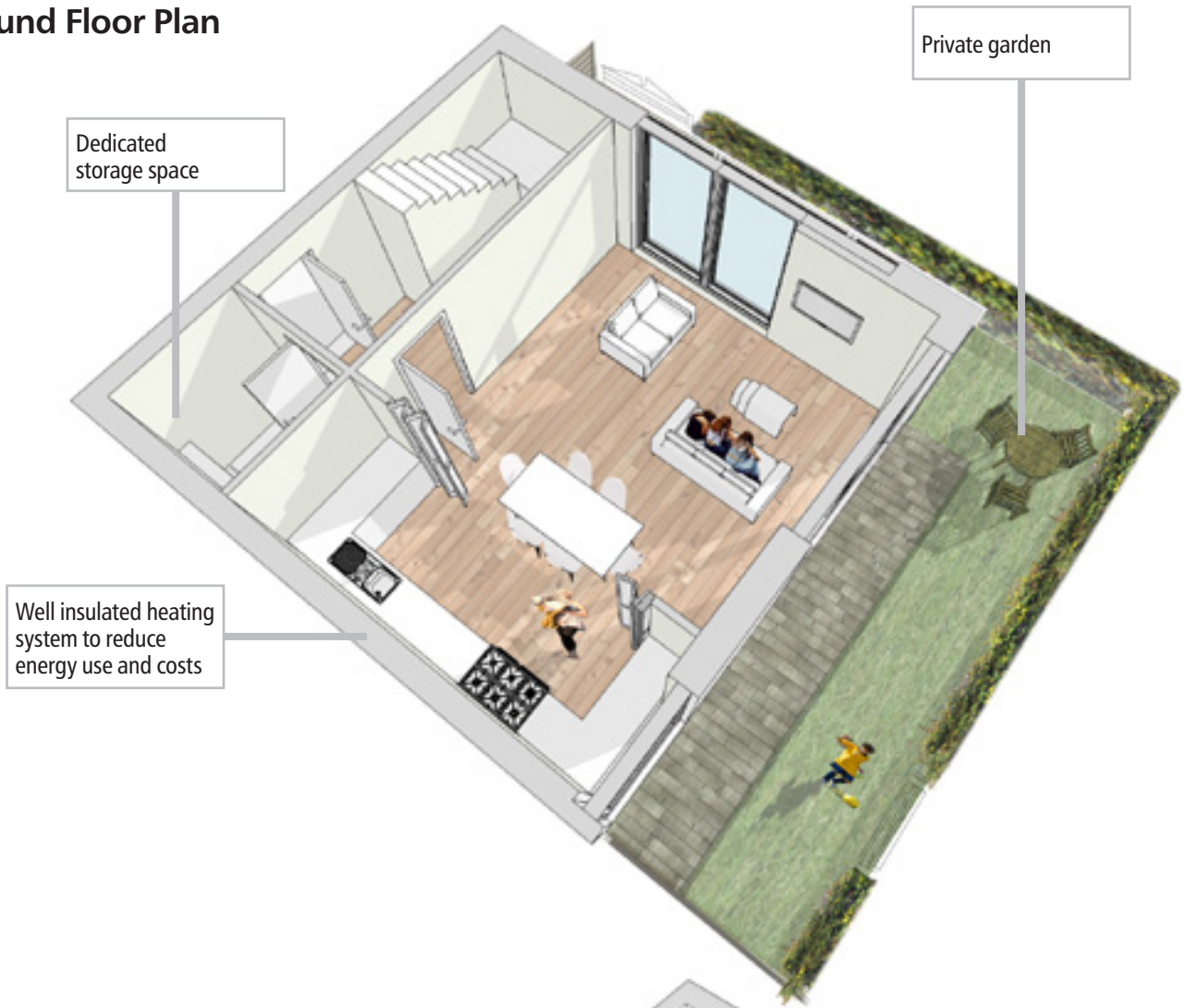
Ground Floor Plan



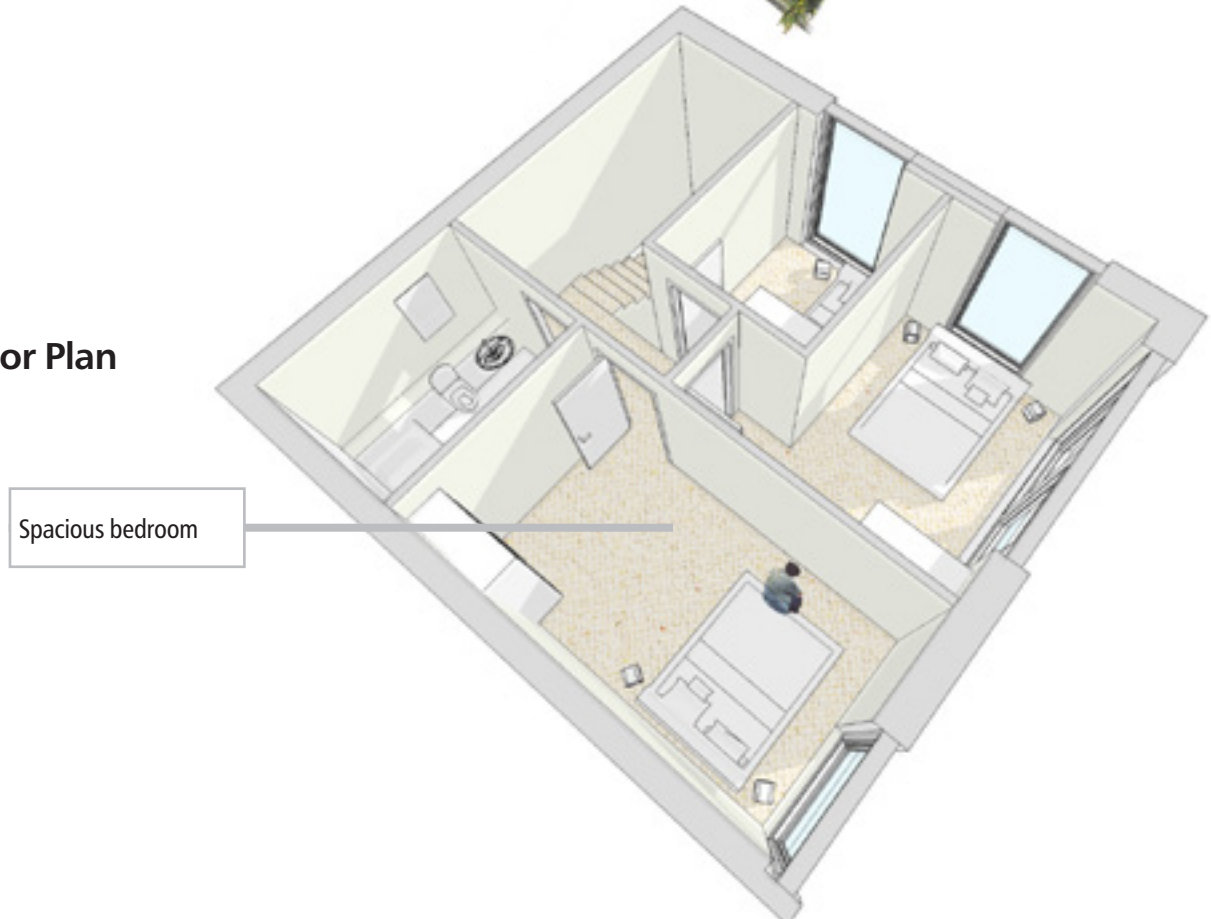
First Floor Plan



Ground Floor Plan



First Floor Plan



What gets built when?

You told us that you only want to move when your new home is ready. We understand how important this is, which is, why new homes will be built in phases over 10-15 years.

- ✓ Residents only have to move once, directly from their old home into their new home.
- ✓ Each phase of new-build homes caters for the needs of residents that have to move into them.
- ✓ Phases would be large enough to allow residents to move together to ensure that neighbours are kept together.
- ✓ If the scheme goes ahead, phase one will be built at Seagrave Road. There will be approximately 200 homes for people living on the estates. These will include houses maisonettes and apartments.
- ✓ The Council and EC Properties LP will be talking to residents about each future phase of work. Each phase of work is expected to take approximately two to three years to complete. All new homes are expected to be built within 10-15 years.



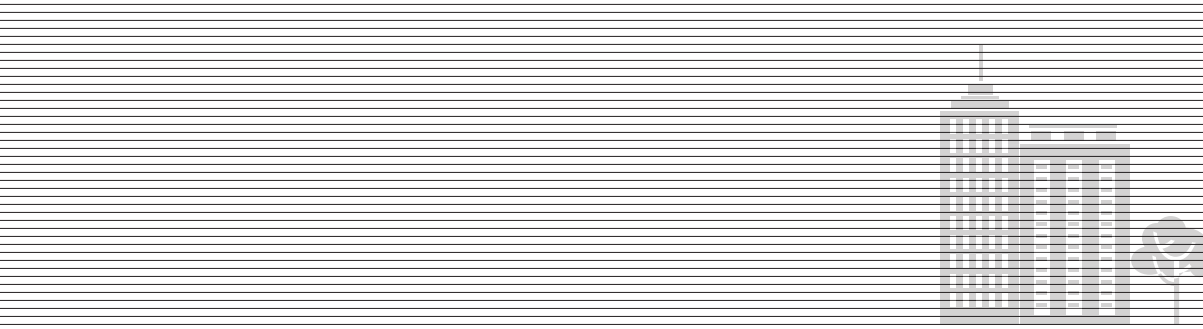


2018

The new homes on the estates are expected to be built at the earliest, from 2018 onwards.

2016

The new homes on Seagrave Road for estate residents, are expected to be ready at the earliest by 2016, if the redevelopment goes ahead.



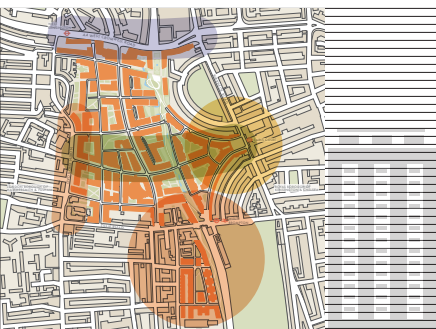
Living on the estates during the construction process

If redevelopment does occur, we recognise that your life does not stop while the building work is happening. The Council will ensure that the estates will continue to be well maintained, cleaned, that the necessary repairs are completed and that the community and neighbourhood continue to flourish, while the new homes are being built around it. We will also ensure that:

- ✓ Disruption is kept to a minimum and that security of existing residents is a priority.
- ✓ Building sites are kept secure when construction work is not taking place.
- ✓ Vacant land is used in a creative way for the good of the community. In other redevelopment areas this has seen resident-led temporary cafes and cultural facilities emerging.
- ✓ All contractors on site are registered with the Considerate Contractors scheme or equivalent.
- ✓ All future phases of work will have to be agreed with the Council in a way that minimises disruption.

EC Properties LP have also stated:

“We are committed to working with residents during the building process to ensure that you can continue to live in a well maintained and safe environment. We want to work with you to identify any additional improvements that you may want during the construction process. This will include improvements to security and exploring opportunities to improve open space and play space.”



What local people have to say

The Council has decided that a Conditional Land Sale Agreement is suitable for signing after carefully listening to what local people have to say.

We recognise that many of you are currently opposed to the redevelopment, some of you have offered no views and some of you support the proposals.

We will do everything we can to address your concerns.



If you would like to read the consultation report please log on to www.lbhf.gov.uk/westken

You said:

"The community is well established. I do not believe this scheme would benefit local people and it is not fair to ask people to move who have been living here for a long time."

We say:

After carefully listening to local people and weighing up all the options we do think that the benefits outweigh the negatives when taking into account the new homes this would provide, new job opportunities and neighbourhood improvements. This scheme would give approximately an additional £99 million a year boost to the local area at a time when public money is scarce.

We understand how important the sense of community is, hence we will ensure that sense of the community is retained. People would only be asked to move when their new home is ready. All the new homes would be built in the same area as people are already living.

You said:

"Both estates are in good condition. I value my home and this neighbourhood and I want the council to respect my wishes. There is no justification for demolishing our homes, for forcing residents to move, or for selling the land for redevelopment."

We say:

Housing may be in reasonable condition now for many, but we estimate that the estate would need around £60 million of investment over the next 30 years to keep it that way. This would place a huge strain on public resources.

Instead, the redevelopment of Earls Court would mean that all these homes are replaced to modern standards, which are cheaper to maintain at zero cost to the public purse. In addition, the borough would receive an extra £105 million, of which a significant portion (£54 million) can be reinvested back into the borough's housing stock.

You said:

"I am concerned... for the impact the extended construction will have on residents and businesses of the surrounding area."

We say:

We will do everything we can to minimise disruption:

- All contractors must be registered with the Considerate Contractors scheme.
- Each phasing plan would have to be agreed by the Council in advance to ensure disruption is kept at a minimum
- The Council will try to ensure that, during the building work, any vacant land that becomes available is used in creative ways for the good of the community.

You said:

"I want the Council to exclude the West Kensington and Gibbs Green estates from the redevelopment proposals for the Earl's Court Opportunity Area all together. I want the estates to be transferred into the ownership and management of West Ken & Gibbs Green Community Homes (WKGCH)".

We say:

The Council is not against community controlled housing but believes that this should be considered once the regeneration benefits, including new homes, jobs and community facilities, have been potentially delivered.

You said:

"I don't think the assurances are true. They must be false.
I don't believe your promises"

We say:

We know that the Council has to do more in the community to build trust. That is why we have been keen to ensure that all the assurances have been negotiated by residents living on the estates. They will form the basis of a contract, which will be legally binding once complete.

You said:

"I feel the redevelopment is a positive thing as the estates itself are not in good condition and need to be updated for the next generations to come."

We say:

Gibbs Green estate is over 50 years old and West Kensington estate is approximately 40 years old. Despite decent homes work over recent years, the design and condition of the estates are showing their age.



Issues you have raised

Schools, doctors and community facilities

During the recent consultation estate residents raised concerns about having to move away from their existing doctors, community facilities and schools.

However, if a resident accepts a new home in the redevelopment area, the furthest they would have to move is to Seagrave Road. The distance between the furthest edge of the Estates and Seagrave Road is approximately 800m and the nearest is approximately 320m.

This means they can continue to use their facilities if they wish to do so.

In fact new community facilities, including a new health hub, primary school and leisure facility will all be built within the redevelopment area. Therefore, facilities will be extremely accessible and there will be a greater choice for residents.

School Catchment Areas

Some parents raised concerns about whether moving to a new home in the redevelopment area would mean that they would not be able to send their younger children to the same school as their older children.

The Education Department of the Council has confirmed that none of the local community schools, which the majority of children on the Estates attend, have a specific catchment area as such. Therefore, children would not need to move schools just because they have moved within the redevelopment area. Also, when looking at admissions, the schools will first consider the fact that an older child attends the school before it considers the distance criteria.



Any further questions?

Please visit us in person at the West Kensington and Gibbs Green Estate regeneration office (the former Citizens Advice Bureau) where we will be able to speak to you on a one-to-one basis. Alternatively email: western@lbhf.gov.uk

Or contact the team:



Tomasz Kozlowski
Head of Area
Regeneration
Earls Court
Tel: 020 753 4532



Michael Gallagher
Project Manager
Tel: 020 753 5646



Paula Sterling-Lawless
Re-housing officer
Tel: 020 8753 6984



Carmel Benson
Re-housing officer
Tel: 020 8753 5571

This is a document about your home and your neighbourhood. If you would like this in large print, Braille or any other format please contact 020 8753 4532 or 020 8753 5646.

Arabic

هذا مستند يتعلق بمنزلك وبالحي الذي تسكن فيه. إذا كنت تود الحصول على نسخة مترجمة من هذا المستند بلغتك، فيرجى الاتصال برقم 020 8753 4532 020 8753 5646

Albanian

Ky është një dokument në lidhje me shtëpinë tuaj dhe lagjën tuaj. Nëse dëshironi ta keni këtë të përkthyer në gjuhën tuaj, ju lutemi kontaktoni në telefonin 020 8753 4532, 020 8753 5646.

Bengali

এটি আপনার ঘর ও নেইবারহুড নিয়ে লেখা একটি ডকুমেন্ট। আপনি যদি এটি আপনার ভাষায় অনুবাদ চান তাহলে দয়া করে 020 8753 4532 020 8753 5646 নাম্বারে যোগাযোগ করুন।

Farsi

این متن سندی راجع به منزل و محله شماست. اگر می خواهید به زبان شما ترجمه شود، لطفاً با شماره 020 8753 4532 020 8753 5646 تماس بگیرید.

French

Ce document concerne votre logement et votre voisinage. Si vous souhaitez qu'il soit traduit dans votre langue, appelez le 020 8753 4532, 020 8753 5646.

Polish

Jest to dokument dotyczący mieszkań i okolicy, w której się zamieszkuje. Aby uzyskać przetłumaczenie na swój język, proszę zgłosić się pod nr: 020 8753 4532, 020 8753 5646.

Portuguese

Este documento diz respeito à sua casa e ao seu bairro. Se desejar obtê-lo traduzido para a sua língua, ligue para o número 020 8753 4532, 020 8753 5646.

Somali

Dukumintigaani wuxuu ka hadlayaa gurigaaga iyo xaafaddaada. Haddii aad jeclaan lahayd in dukumintiga luqaddaada laguugu turjumo fadlan la xiriir 020 8753 4532, 020 8753 5646.

Spanish

Este documento trata sobre su vivienda y su barrio. Si desea una versión traducida a su idioma, llame al 020 8753 4532, 020 8753 5646.

Tagalog

Ito ay isang dokumento tungkol sa inyong tahanan at kapitbahayan. Kung nais ninyong maisalin ito sa sariling wika, pakitawagan ang 020 8753 4532, 020 8753 5646.

Turkish

Bu eviniz ve oturduğunuz semt ile ilgili bir belgedir. Dilinize tercüme edilmesini isterseniz lütfen 020 8753 4532, 020 8753 5646 'i arayın.

Urdu

یہ دستاویز آپ کے گھر اور قرب و جوار کے بارے میں ہے۔ اگر آپ اس کا ترجمہ اپنی زبان میں چاہتے ہیں تو براہ مہربانی فون نمبر 020 8753 5646 020 8753 4532 پر رابطہ کریں۔