

Redevelopment of Hartopp Point and Lannoy Point Frequently Asked Questions (FAQ's)

June 2021

Question	Answer
What's happening?	
Why is the site being redeveloped?	<ul style="list-style-type: none"> • The council's contractors are currently demolishing the existing Hartopp Point and Lannoy Point tower blocks because of serious structural issues. • There is a pressing need for housing in the borough and the best place to build better quality affordable homes is on previously developed sites. • The council would design and build these new homes itself.
When will the demolition be finished?	<ul style="list-style-type: none"> • The demolition work has now finished. However, the contractor will remain on site for 11 more weeks to prepare the site for redevelopment. This additional work which will help speed up the building work when redevelopment starts, will also include removal of excess debris to minimise dust disturbance during the time between the demolition and the start of redevelopment. • If you have a question about the demolition process, please contact HLP@lbhf.gov.uk for more help.
When would the planning application be submitted?	<ul style="list-style-type: none"> • We hope to submit a formal planning application for the new homes in Autumn 2021. • Acting as the Local Planning Authority, the council must assess the planning application impartially and base any decision on current planning policy and other material considerations. • The final decision of the planning application would be made by the council's Planning Committee, which is made up of local councillors.
When is construction of the new homes likely to start?	<ul style="list-style-type: none"> • Subject to achieving planning permission, the earliest that work would start on site is at the end of 2022. • We anticipated the new homes would take two years to build with occupation starting in 2024.
How many homes would be built?	<ul style="list-style-type: none"> • A final decision on the proposed new homes has not been made.

	<ul style="list-style-type: none"> • As the design progresses, factors such as local housing need, local community comments, the constraints of the site and build costs would all become important. • The current proposal would deliver around 130 new homes. • A key aim is to replace the all the existing flats now being demolished with 112 new affordable homes.
Would the new buildings all be new homes?	<ul style="list-style-type: none"> • The council is considering providing a small amount of affordable workspace.
Would similar buildings to Hartopp and Lannoy Points be built here?	<ul style="list-style-type: none"> • The council has no plans to build a 14-storey building like those being demolished now. • Current living and environmental standards and planning policy means that a fresh approach must be taken. • A number of design options are being considered, but the current proposal could be around 7-storeys at its highest point with the remainder lower.
Would Chasemore House and Donnelly Court be redeveloped?	<ul style="list-style-type: none"> • Chasemore House and Donnelly Court buildings are not part of the redevelopment site, but it will be important these homes are still integrated into any new proposal including access and public space.
How can local residents get involved?	
How will the council engage with the local community?	<ul style="list-style-type: none"> • The council operates a 'Defend Council Homes' Policy. • This policy promotes forming a Resident Steering Group so that council tenants whose homes would be most affected by any redevelopment proposals can have a say in the design process. • The council has formed the Aintree Estate Resident Steering Group will give advice on how the proposal can best meet the needs of the wider estate. • The council will host public exhibitions which the wider community surrounding the site will be encouraged to attend. • The public exhibitions will give local residents the chance to inspect and comment on the emerging designs. • We will maintain an active website where the current proposal will be available together with ways to contact the design team or make further comment. • The council is also looking at other ways to engage with the community and will publicise this through newsletters, flyers, mailing lists and online.
Would the new homes be affordable?	

How much affordable housing would be provided?	<ul style="list-style-type: none"> • At least 50% of the new homes to be built on the site would be affordable, with the remainder being for private sale. This is in line with planning policy. • There is an aspiration to provide more affordable homes to exceed the 50% target, and this option is still being explored by the Council.
What is affordable housing?	<ul style="list-style-type: none"> • We would provide a mix of three types of affordable housing. • London Affordable Rent (LAR) is for residents on the borough's housing waiting list who are on lower incomes. • London Living Rent (LLR) offers local residents on average incomes a lower rent. • London Shared Ownership (LSO) allows local people the chance to buy a share in a new home and pay rent on the remaining, unsold share. Shared Ownership homes are available to households with a maximum gross income of £90,000 who do not own their own home. The minimum initial equity share that can be purchased is 25%, however further shares can be purchased at a later time.
Who would be eligible to live in the affordable homes?	<ul style="list-style-type: none"> • Former eligible residents of the Hartopp and Lannoy blocks who have expressed a wish to return. • Before the new flats are completed the council would consult on a Local Lettings Plan. Similar plans have prioritised qualifying residents on the same estate or postal area before the rest of the borough.
How would the development impact me if I am a local resident?	
What would be done to protect adjacent residents during the construction period?	<ul style="list-style-type: none"> • The council and its construction partner would do everything we can to minimise disruption during the construction phase. • A detailed Construction Management Plan would be developed to minimise disruption during the construction period. This would include a Construction Traffic Management Plan to ensure that construction vehicular traffic to and from the site is managed appropriately. • Measures would be put in place to minimise the impact of noise and dust generated. • Standard hours of working would be implemented to minimise disruption.
Where would the new residents park?	<ul style="list-style-type: none"> • The proposed development would be car-free except for blue-badge disabled users. • Residents of the new flats would not be allowed to apply for parking permits on the estate or surrounding streets. • New residents would not be able to apply for a parking permit for the surrounding streets.

	<ul style="list-style-type: none"> • Some existing car parking on the site currently used by the wider Aintree Estate may be re-provided on the site. • Internal secure cycle parking would be provided for each flat.
Would the new plans help to deal with anti-social behaviour?	<ul style="list-style-type: none"> • Designing out crime and discouraging all types of anti-social behaviour would be a key aim of an design process. We are keen to work with the existing community to understand your experiences of the area and how we can alleviate any problems raised. • Our architects would work closely with the Police before finalising any proposal.
How would the wider community benefit from the proposal?	<ul style="list-style-type: none"> • The existing urban environment would be enhanced through the construction of high-quality and attractive new buildings, replacing the existing tower blocks. • There would be significant improvements to the site landscaping and public realm, including the creation of new routes and spaces for new and existing residents to enjoy. • Should planning permission be granted, there would also be a requirement for the development to contribute funding towards local infrastructure and services through the payment of the Community Infrastructure Levy and the S106 legal agreement.
What sustainability and urban greening measures are proposed?	
Would new trees be planted on the site?	<ul style="list-style-type: none"> • A landscape architect has been appointed by the council to help design a high-quality new public realm environment for the site. This may include tree planting and other landscaping features.
How sustainable would the new buildings be?	<ul style="list-style-type: none"> • The council is committed to a greener future and achieving sustainable design principles. This development would make a step change towards being carbon neutral and would use sustainable and green energy resources to make sure it is environmentally sustainable.