

Proposed Housing Offer for those who wish to return to the Carpenters Estate

March 2021



THE CARPENTERS

LONDON E15

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1. Introduction

In March 2021, Newham Cabinet agreed a proposed Housing Offer for residents on the Carpenters Estate.

This document outlines what compensation and allowances residents will be entitled to if the Carpenters Estate is redeveloped.

We have summarised in this booklet what you might be entitled to.

In the Summer, the Cabinet is due to agree a preferred Masterplan and Housing Offer. Together these form the Landlord Offer which residents will be asked to vote on in September.



2. The Carpenters Estate Project

We know residents on the Carpenters have spent a number of years facing uncertainty about their homes.

Plans to regenerate the estate first started in 2003 when a Masterplan was agreed with the Tenant Management Organisation. Residents began moving off the estate to allow for this over the years that followed, with over half the homes now being empty.

In 2012 Newham Council confirmed the Residents charter which sets out the rights of residents and those affected by any redevelopment proposals, as well as the council's obligations and commitments.

When Mayor Rokhsana Fiaz came into office in 2018 she stopped the Joint venture planned for the estate. The new Mayor has ensured:

- residents are at the centre of deciding the future of the estate
- any regeneration of the estate works for everyone
- the delivery of genuinely affordable housing is maximised



2. The Carpenters Estate Project

In February 2020 the Council appointed Populo Living to work with residents to co-design a viable and deliverable development option for the restoration of the estate. Populo are a developer of affordable and market homes and are solely owned by the Council.

The Council and Populo are committed to restoring the Carpenters Estate to a place that reflects the aspirations of its residents and the wider local community. Populo are working closely with residents to create a detailed vision for the Carpenters Estate and turn this into a financially viable masterplan.

In September 2021, residents will get to vote in an independent ballot on whether they support the regeneration proposals which will be detailed in the Landlord Offer (regeneration proposals).



3. How Landlord Offer works

The Landlord Offer is made up of two elements: the **preferred masterplan** and the **Housing Offer**

The Housing Offer sets out the statutory duties of the council and enshrines and enhances the commitments it has made in the Resident Charter.

The Housing Offer sets out the compensation that households are entitled to. It also includes any enhancements to the Resident' Charter e.g. how the disturbance payments will work.

Newham Council is committed to co-production. This means working together with residents on an equal basis to create a deliverable Landlord Offer for the Carpenters Estate. This is required in order to hold an estate ballot and unlock GLA funding.



4. The Resident Ballot

The Mayor of London requires any large regeneration scheme that benefits from GLA funding to get the approval of residents in an Resident Ballot.

It's a simple Yes/No vote on whether the majority of residents want to go ahead with the regeneration proposal. For example the question may be:

“Are you in favour of the proposal to continue the regeneration of the Carpenters Estate?”

The Council will appoint an independent organisation to run the ballot

The Council will provide them with the housing information that it holds on its database to determine who is eligible to vote.

If you are eligible you will be sent a registration form, there will be time to register should your information be missing from the database or you have not yet completed a tenancy audit.



4. The Resident Ballot

Once the Landlord Offer has been approved by the Council it will be distributed by the independent organisation. You will have the time to read the document and seek advice and support from the independent advisor for your estate.

Ballot papers will be sent out and you will have at least 3 weeks to cast your vote. Votes will be counted by the independent organisation and the results announced the next day.

If residents vote in favour of the Landlord Offer, redevelopment of the Carpenters Estate will begin on a phased basis. The design of new homes will be developed on a site by site basis, in consultation with you.

In the event of a majority NO vote, the council will have to reconsider it's plans for the development of the Carpenters Estate. This might mean that we cannot build planned new council homes and community facilities.



5. Who is eligible to vote in the Residents Ballot

The GLA has issued strict guidance about eligibility to vote. The resident ballot is open to residents aged 16+ who meet the following criteria:

- **Social tenants** (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date The Landlord Offer is published. This means that you need to be a signatory to your secured tenancy agreement.
- **Resident leaseholders or freeholders** who have been living in their properties as their only or principal home for at least one year prior to the date The Landlord Offer is published and are named on the lease for their property. This means that you need to be a signatory to the leasehold for your property.
- **Any resident whose principal home is on the Estate** and who has been on the council housing register for at least one year prior to the publication of The Landlord Offer document, irrespective of their current tenure (for example this will include those living in temporary accommodation).

You can read the GLA guidance here: <https://bit.ly/3sHk8ZE>





This booklet sets out your proposed Housing Offer as agreed by Newham Council. It includes and builds on the commitments set out in the residents' charter.

It is NOT the Landlord Offer. The Housing Offer will be an important part of the Landlord Offer. Residents and Populo will continue to work together to co-produce the rest of the Landlord Offer.

You can read the full unabridged version of the proposed Housing offer here:

<https://bit.ly/3bYffEA>



Proposed Housing Offer for those who choose to return

If the Carpenters Estate is redeveloped, those secure tenants who have previously lived on the Estate and choose to return will get:

- a new council home on the Carpenters Estate
- the same rights and the Council's landlord responsibilities will not change.
- £200 towards the cost of moving home (£250 if you are over 65 years of age)
- A home that is the right size for your needs with at least the same number of bedrooms.
- The same rent if your new home has the same number of bedrooms
- A new home adapted to your needs if you have a disability
- Be able to take your pet
- A safe and secure home, meeting all current building regulations
- A well-insulated and easy to heat home. Running costs should be cheaper than your current home.
- To keep succession rights



Proposed Housing Offer for those who choose to return

You will be contacted by the Council to confirm that you wish to return to the Carpenters Estate.

You need to let the Resident Involvement Team know if you no longer wish to exercise your right to return and will be asked to sign a waiver confirming this.





7. Next Steps



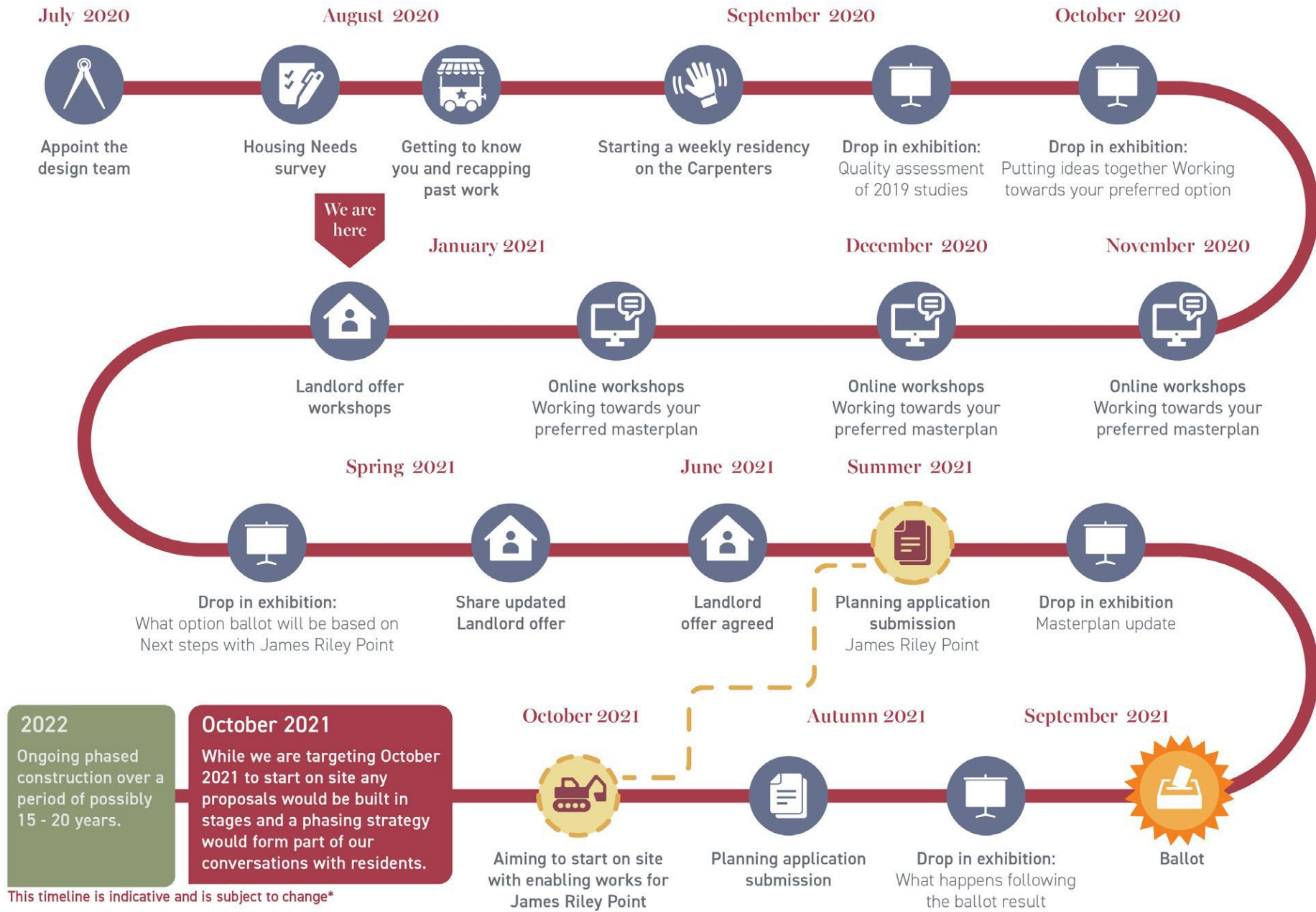
We are keen to hear what you think about the Housing Offer.

We will continue to discuss the Housing Offer and what it means at future consultation events.

We will also meet with the Carpenters Leaseholder and Freeholder Sub Group to discuss how it effects them.

We will of course, continue to speak with residents about what they want to see in the masterplan.





This timeline is indicative and is subject to change*

Key dates:

June TBC – Cabinet due to agree preferred Masterplan and Housing Offer together these form the Landlord Offer

Summer – Formal Landlord Offer is issued and includes a timescale of the Resident Ballot

September – October TBC – Residents will have at least three weeks to review Landlord Offer and cast their vote.

October TBC – Votes will be counted by an independent organisation and the results announced the next day.

Winter 2021 TBC – Subject to resident approval, planning permission sought for preferred masterplan and start on site at James Riley Point.





8. Frequently Asked Questions



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9. Additional Information



We want to make sure that you have all the information you need and you can find out more about the Key Guarantees and the rebuilding in several ways:

Read the unabridged proposed Housing Offer: <https://bit.ly/3bYffEA>

Visit the Carpenters Project website: <https://thecarpentersestate.commonplace.is/>

If you have any questions about the Housing Offer or how it affects you please get in touch:

info@populoliving.co.uk

020 7112 8901

373 High Street, Stratford, E15 4QZ

We would like to invite you to make an appointment to discuss how the Housing Offer will affect you. Please contact Egwolo Ekregbesi, your Community Liaison Officer, to arrange a convenient time:

M: 077 8707 9362 E: egwolo.ekregbesi@populoliving.co.uk



Drop in sessions

We will also be holding a regular drop in sessions at the Community Hub on Doran Walk where you can discuss the housing offer. We will be in touch with more information about this once restriction allow face-to-face meetings.

Translations

For help understanding the information in this booklet,
please contact: info@populoliving.co.uk or call 020 7112 8901



Independent Tenants' and Residents' Advisor

All residents affected by the rehousing programme will have access to independent advice funded by the council throughout the regeneration project.

Source Partnership's role as your Independent Tenants' and Residents' Advisor is to:

- Provide independent, factual and impartial advice to residents on all aspect of the proposals for the future of the estate to enable residents to contribute to the regeneration process in an informed manner
- Ensure all residents are supported and have access to independent advice throughout the regeneration process regardless of housing tenure, age, gender, race, disability, sexual orientation and religion/belief/non-belief
- Provide independent advice to individuals and households affected by the regeneration proposals such as the decanting and buy-back processes, home loss and disturbance payments
- Work together with the Council and residents to ensure communication and engagement is effective to maximise estate-wide involvement, and that the views/concerns being raised by residents are heard
- Support the drop in workshops looking at the future options for the estate, and provide training and support to members of the Carpenters Destination Steering Group.

If you have any concerns or questions, contact Rob Williams on 0800 616 328 or at rob@sourcepartnership.com





Thank you.

