

*Please read, do not throw away, your estate, your future.*



new homes for  
**lesnes estate**  
**residents**  
*your offer*



## ***The future of Lesnes Estate***

### **Message from John Lewis, Executive Director Thamesmead, Peabody**

We have a long term commitment to Thamesmead. It's a place with so much potential and we are investing to improve the physical, environmental, cultural and economic wellbeing of the area.

Since 2016 you have been telling us what you like about living on Lesnes Estate and what you think could be improved.

From what you have said it is clear to us that there were lots of great things about the estate like the strong community, green spaces to enjoy and the size of the homes - and this is important to us too.

There are also things that need to change like the way some of the homes are designed (some suffer from damp and mould issues) as well as the alleyways, poor lighting and the overall layout of the estate which many of you have said makes you feel unsafe.

We are committed to improving the lives of residents and when we looked at how we could fix all the problems it was clear that a lot needs to change and the best way to do this is through regeneration.

From your feedback we've put together a proposal and our promise to you in this booklet. We are holding a ballot to make sure you support our proposals and I would encourage everyone to take part.

## At a glance...

### Keeping the community together

The regeneration of South Thamesmead has started and will deliver a new public library, shops, cafés and leisure facilities as well as thousands of new homes.

To address what you have told us, we are proposing to continue the regeneration of South Thamesmead and to include Lesnes Estate.

For us this means keeping the community together and providing new homes for you.

### The Residents' Ballot

To make sure that the community supports our plans - we will be holding a residents' ballot. This booklet is Your Offer, explaining our promise to you.

In 2018, the Mayor of London introduced a new policy that gives you the opportunity to vote on our proposals for Lesnes Estate. A ballot is the simplest way for everyone to understand the level of support for our proposal to redevelop Lesnes Estate.

If there is a 'yes' vote we will be able to provide new high-quality homes for existing residents and access funding to build hundreds of new affordable homes in South Thamesmead.

This booklet covers:

- the proposals for Lesnes Estate and the wider South Thamesmead area
- how it will affect you, your family and your community
- our promise to you.

To be eligible to vote in the ballot you must live in Lesnes Estate at one of the following addresses:

#### Tower block

- Clewer House
- Hibernia House
- Maplin House
- Duxford House
- Wyfold House
- Radley House

#### Terraced housing

- 1 – 103 Hinksey Path
- 1 – 91 Wolvercote Road
- 1 – 114 Lensbury Way

And you must be one of the following:

- a social tenant named as a tenant on a tenancy agreement;
- a resident homeowner (leaseholder or freeholder) who has been living in the property as their only or principal home for at least one year; or
- a resident over the age of 16 whose principal home is on the estate and has been on the London Borough of Bexley's housing register for at least one year.



## **Contents**

<b>1.0 Improving South Thamesmead</b>	<i>p.6</i>
What's happening in South Thamesmead?	<i>p.6</i>
<b>2.0 Your voice</b>	<i>p.8</i>
How it will affect you and your family	<i>p.8</i>
Keeping the community together	<i>p.8</i>
What you have told us	<i>p.10</i>
The future of Lesnes Estate	<i>p.10</i>
When could you move?	<i>p.11</i>
<b>3.0 Our promise</b>	<i>p.12</i>
Assured, social and secure tenants offer	<i>p.12</i>
Resident homeowners offer	<i>p.14</i>
Non-resident homeowners offer	<i>p.15</i>
Market and private tenants offer	<i>p.15</i>
Fixed equity offer (for resident homeowners only)	<i>p.16</i>
Your new home	<i>p.18</i>
Your current home compared to your new homes	<i>p.19</i>
Moving to your new home	<i>p.20</i>
<b>4.0 Lesnes Estate ballot</b>	<i>p.22</i>
Voting process	<i>p.22</i>
How to vote	<i>p.22</i>
What a 'YES' result means	<i>p.22</i>
What a 'NO' result means	<i>p.22</i>
Ballot timing	<i>p.22</i>
Announcing the ballot results	<i>p.22</i>
Do you have any questions?	<i>p.23</i>
Drop-in sessions	<i>p.23</i>
Support	<i>p.23</i>

## 1.0 Improving South Thamesmead

### What's happening in South Thamesmead?

In 2016 you told us what you thought about living in South Thamesmead and what you'd like to see changed or improved in the area. Based on your feedback, we shared plans with you about how it could look in the future.

We are already building over 500 new homes at Southmere along with a new public library, community centre, shops, cafés and leisure facilities, such as a cinema. Improvements have started at Southmere Lake, which will improve the water quality and create new wildlife habitats as well as building a new Boating and Sailing Club next to the newly refurbished Lakeside Centre.

Planning permission has been given for more homes, shops and facilities which will be built as part of a phased redevelopment programme. We will work closely with you to plan what will be built and to shape the future of South Thamesmead.



**New one, two and three-bedroom homes and three and four-bedroom townhouses**



**New play facilities**



**New high-quality streets and landscaped public spaces**



**A new public square surrounded by shops and cafés**



**New library and community space**



**Refurbished Lakeside Centre as a creative centre**



**Major improvements to Southmere Lake**



**New Boating and Sailing Club**



Computer generated image of Southmere Village



Computer generated image of the public square in Southmere Village

## 2.0 Your voice

### Keeping the community together

From what you have told us, we are proposing to include Lesnes Estate as part of our wider regeneration plans for South Thamesmead. This means keeping the community together and growing it.

To make sure that the community supports our plans – we will be holding a residents' ballot.

### How it will affect you and your family

We're already building new homes in South Thamesmead and if there is a majority 'yes' vote, and you're eligible, you will have the opportunity to move into one of these.

The first homes are currently being built at Southmere and will be ready from early 2021. We will be designing the next phase in 2020 and you will have the opportunity to help shape these proposals.

Many of you have already spoken to us about their personal circumstances.

If you haven't already, it's best to speak with us so you can understand how you and your family will be affected.

### The future of Lesnes Estate

Since 2016 residents have had lots of conversations with us. We have encouraged everyone who lives here to help develop the plan for Lesnes Estate. The plans include building around 1,300 new homes and 35% of these will be affordable.



Aerial view of South Thamesmead and Lesnes Estate





'Our Offer' event, November 2019

## Addressing your concerns

We've listened to you and our proposals will address many of your concerns.

You told us	How we will address your concerns
My home is difficult to heat and can feel damp, cold and mouldy.	Our new homes will be warm, high-quality and energy efficient.
My home is too small for my family.	You will move to a new home which meets your housing needs.
The streets do not feel safe, they are dark and there are too many alleyways.	Regeneration will allow us to build well-lit and safe streets.
Public spaces need to be improved and have places for us to meet our neighbours.	We will build high quality public spaces with landscaping and seating areas for you to enjoy.
There are not enough places for children to play.	Young people need safe outdoor play spaces. We will be improving existing play areas and providing new areas for children to enjoy. With a new library and boating club there will be a variety of activities for young people to do.
We need more shops and things to do.	We will build new shops and cafes for the area. There will be a new library and public square with seating and water fountains for people to enjoy.
I like living in South Thamesmead and want to stay living here.	We want to keep the community together too, which is why we're providing new homes for you in South Thamesmead. If you'd like to remain living close to your neighbour we will do everything we can to make this happen.
I am excited about moving to a new home but I am worried about the move itself.	We will make moving to your new home as easy as possible and provide packing and removal services if you'd like to. You have a dedicated rehousing officer who will support you every step of the way. Alternatively, you can speak to an independent advisor.

## When could you move?

### Phase 1

**Estimated moving date:**

From 2021/2022

**If you live in:**

- Clewer House
- Maplin House
- Wyfold House
- 1 - 5 Hinksey Path
- 15 - 24 Hinksey Path
- 30 - 39 Hinksey Path
- 45 - 54 Hinksey Path
- 43 - 91 Wolvercote Road
- 109 - 114 Lensbury Way

### Phase 2

**Estimated moving date:**

From 2023/2024

**If you live in:**

- Hibernia Point
- Duxford House
- Radley House
- 60 - 69 Hinksey Path
- 75 - 84 Hinksey Path
- 90 - 99 Hinksey Path
- 1 - 42 Wolvercote Road

### Phase 3

**Estimated moving date:**

From 2025/2026

**If you live in:**

- 6-14 Hinksey Path
- 25 - 29 Hinksey Path
- 40 - 44 Hinksey Path
- 55 - 59 Hinksey Path
- 70 - 74 Hinksey Path
- 85 - 89 Hinksey Path
- 100 - 103 Hinksey Path
- 1 - 108 Lensbury Way



---

### 3.0 Our promise

If residents vote to support our proposal, this is our promise to you.

#### Assured, social and secure tenants offer

If you are an existing Peabody resident on either an assured or secure tenancy you'll be offered a new home in South Thamesmead. Your tenancy rights won't change. You'll receive financial compensation and help with moving.

---

#### Keeping the community together

You will be offered one of the new homes we are building in South Thamesmead.

---

#### A new home that meets your needs

Your new home will meet your housing need. We will use the same criteria to assess everyone's housing needs to make sure homes are allocated fairly according to our Allocations Policy.

---

#### Compensation

You will receive a payment of £6,400. This amount is set by the Government and can change.

---

#### Help with your move

We will cover the cost of your move which could include removal costs, any disconnection and reconnection charges, post redirection and administration costs such as amending your home contents insurance policy.

If you are vulnerable or disabled we can give you extra help with your move.

---

#### If you are under occupying...

If you currently have more bedrooms than you need, we will offer you one of the new homes we're building in South Thamesmead with one bedroom more than your housing need.

Alternatively, if you currently have more bedrooms than you need and move to one of the new homes we're building in South Thamesmead that meets your housing need, you will receive an additional payment of £3,000.

*Assured, social and secure tenants offer continues opposite.*

---

### Move with your neighbours

If you and your neighbour(s) would like to continue living near each other in your new homes, we can help with this.

---

### Keeping your tenancy rights

You will have the same tenancy rights as you have now, including any preserved right to buy.

---

### Pets

If you have a pet(s) and you move to one of the homes we are building in South Thamesmead, you can bring them too.

---

### Rent

Your rent will be set and regulated in the same way it is now. The amount of rent you are charged will depend on the size, type and location of your new home.

If you move to one of the new homes we are building in South Thamesmead your rent is likely to be higher than it is currently. This is because the new homes are high-quality, modern and energy efficient. To help, we will be increasing your rent gradually over a period of **ten years**.

---



---

## Resident homeowners offer

If you are an existing homeowner and you live in your home (it's your main residence) you will be able to buy one of the new homes we're building in South Thamesmead. We will provide you with additional support to make sure that your new home is still affordable for you. Alternatively, you may choose to buy a new home elsewhere which is comparable to the size of your current home.

---

### Market value

We will offer to buy your home for its market value, assessed by an independent RICS Surveyor.

---

### Compensation

You will receive an additional payment equivalent to 10% of the market value of your current home.

---

### Buying a new home

There are different options available depending on when you choose to move.

#### ***Buying in South Thamesmead***

We hope that many of you will want to buy one of the new homes we are building in South Thamesmead.

#### ***Buying elsewhere***

Alternatively, you can buy a new home anywhere in the UK.

#### ***Fixed equity***

We can help you buy your new home. If the value of your current home is less than the value of your new home - we can help you.

---

### Help with your move

You will have access to independent mortgage advisors, financial advisors and resident advisors, at no cost to you.

We will pay all reasonable costs associated with the sale of your home such as legal costs, removal costs and utility disconnections and reconnections.

## Non-resident homeowners offer

If you are an existing homeowner but you do not live in the property (it's not your main residence), we are offering the following:

### Market value

We will offer to buy your investment property for market value (assessed by an independent RICS surveyor).

### Compensation

In addition to the above you will also receive an additional 7.5% of the property's market value. We will pay all reasonable costs associated with the sale and the purchase of a replacement investment property such as legal fees and stamp duty (up to the value of the initial investment property).

### Additional help

You will have the opportunity to speak to an independent mortgage advisor and/or independent resident advisor at no cost to you.

## Market and private tenants offer

If you rent privately (with Peabody or another landlord), we can help you with advice to find a new home to rent privately. This could include one of our private rented homes if it is suitable and available.



## Fixed equity offer (for resident homeowners only)

The Fixed Equity Offer is available to all resident homeowners across all phases of Lesnes Estate.

### Eligibility

If the value of your current home is less than the new home you want to buy - **we can help you with our Fixed Equity Offer.**

### Investment

If you would like to use our Fixed Equity Offer to buy your new home, **you will need to invest the equity in your current home plus the additional 10% 'home loss payment'.**

### Want to move elsewhere?

Alternatively, **if you would like to move earlier and** buy a home on the open-market outside of the South Thamesmead regeneration area, **you can get our Fixed Equity Offer for up to 35% of the value of your new home.** Your new home can be anywhere within the UK but must be a comparable to your current home.

### Downsizing?

If you move to one of our new homes within the South Thamesmead regeneration area with fewer bedrooms than you currently have, **you will be eligible for £3,000 for each bedroom you give up.** This offer is not applicable to homes bought elsewhere on the open market.

### Staircasing

**You can pay off a proportion or all of it at any time.** Your home will undergo a market evaluation, which will then determine the amount you will need to repay.







### Mortgage transfer

You will need to **transfer any of your existing mortgage to your new property.**

### A new home in South Thamesmead

If you would like to move into a new home which we're building in South Thamesmead **you can get our Fixed Equity Offer for up to 50% of the value of your new home.**

### Interest and rent-free

If you take up our Fixed Equity Offer, **you would still own your home and you would not pay us any interest or rent on the Fixed Equity Offer.**

### Equity value secured

**We would secure the value of our fixed equity, with a legal charge against your home,** in a similar way to a mortgage lender, except we would not charge interest.

### Equity repaid on sale

**The equity would not become repayable until your home is sold,** at which point we would be entitled to a percentage of the sale price equivalent to our equity share.

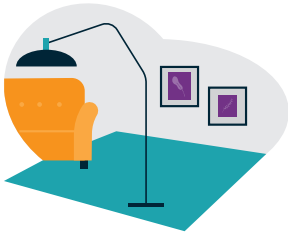
### Passing on your fixed equity loan

**In some circumstances it may be possible for the fixed equity loan to be passed on** to children or other relatives. If you would like to find out more, please ask us.

---

## Your new home

The new homes which are being built in South Thamesmead are:



### A high-quality finish

All new homes will be finished to a high quality, and will be modern and stylish.



### Energy efficiency

More energy efficient than existing homes, so will be cheaper to heat.



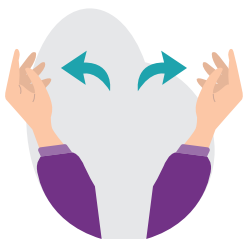
### Sound insulation

Better sound insulation than existing homes.



### Storage

Designed with storage in mind.



### Space

Room sizes will be similar to your current home.



### Outdoor space

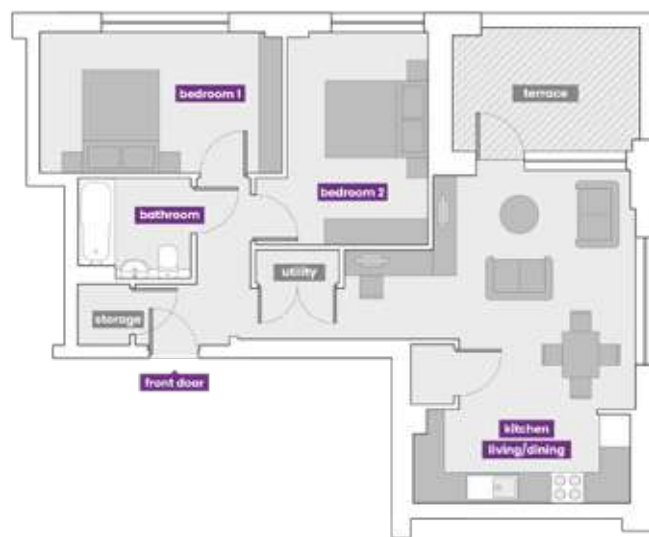
All new homes will have outdoor space – either a balcony or a private garden.

## Your current home compared to your new home

Current 2-bedroom home



Example of a new 2-bedroom home



Space type	Current home	Example new home
Living / kitchen combined	24sqm / 258 sqft	28sqm / 301 sqft
Bedroom 1	13sqm / 140sqft	13sqm / 140sqft
Bedroom 2	6sqm / 65sqft	12sqm / 130sqft
Balcony / Terrace	6sqm / 65sqft	8sqm / 86sqft

**i** For example 1-bedroom, 2-bedroom, 3-bedroom, and 4-bedroom home layouts, please visit [www.lesnes.org.uk](http://www.lesnes.org.uk)

## Moving to your new home

You will move into your new home as soon as it's available. The date of your move will depend on where you live in Lesnes Estate but, where possible, you may be able to move earlier if homes are available.

### Phase 1

#### Estimated moving date:

From 2021/2022

#### If you live in:

Clewer House  
 Maplin House  
 Wyfold House  
 1 - 5 Hinksey Path  
 15 - 24 Hinksey Path  
 30 - 39 Hinksey Path  
 45 - 54 Hinksey Path  
 43 - 91 Wolvercote Road  
 109 - 114 Lensbury Way

### Phase 2

#### Estimated moving date:

From 2023/2024

#### If you live in:

Hibernia Point  
 Duxford House  
 Radley House  
 60 - 69 Hinksey Path  
 75 - 84 Hinksey Path  
 90 - 99 Hinksey Path  
 1 - 42 Wolvercote Road

### Phase 3

#### Estimated moving date:

From 2025/2026

#### If you live in:

6-14 Hinksey Path  
 25 - 29 Hinksey Path  
 40 - 44 Hinksey Path  
 55 - 59 Hinksey Path  
 70 - 74 Hinksey Path  
 85 - 89 Hinksey Path  
 100 - 103 Hinksey Path  
 1 - 108 Lensbury Way

The dates above may change over time



Computer generated image of the lounge and balcony area inside a new home at Southmere Village



Computer generated image of some of the outdoor space at Southmere Village



Computer generated image of the streets and gardens around Southmere Village

## 4.0 Lesnes Estate ballot

### Voting process

Civica Election Services (CES), an independent body, will organise and manage the ballot to make sure it's run fairly. CES is used by thousands of organisations every year to manage their ballot, election, vote, survey or referendum. This will be an anonymous ballot and CES will not tell us, or anyone else, how you have voted.

Voting in the ballot is voluntary, however we encourage everyone to take part and use their vote.

If you have any questions about the ballot or if you are not sure if you're eligible to vote please contact the CES Customer Services team on:

**020 8889 9203** (weekdays 9am - 5pm) or  
**customerservices@civica.co.uk**

### How to vote

Voting packs will be posted out to eligible voters on Friday 21 February. You can vote as soon as your pack arrives.

Inside will be a ballot paper with the question:

***Are you in favour of Peabody's proposal to include Lesnes Estate in their regeneration plans for South Thamesmead?***

You will be asked to vote 'YES' or 'NO'.

There are a number of ways to vote:



**Pre-paid envelope**



**Online**



**Phone**

Details on how to vote will be enclosed with the ballot paper sent by CES.

**We encourage everyone to vote.**

If you want to move into a new home in South Thamesmead then vote 'yes'.

### What a 'YES' result means

If there is a majority 'yes' vote, you'll be able to move into one of the new homes we're building in South Thamesmead and Lesnes Estate will be redeveloped in phases. You would be involved in the planning every step of the way.

### What a 'NO' result means

Should there be a majority 'no' vote, we would need to stop our plans for Lesnes Estate and understand the reasons why.

The new homes we are building in phase one at Southmere would be allocated to new residents. We would maintain the homes on Lesnes Estate as best we can and a new proposal would be put together with feedback from residents.

### Ballot timing

Voting packs will be posted out to eligible voters on Friday 21 February. You can vote as soon as your pack arrives.

**Voting closes at 5pm on 16 March 2020.**

Any votes received outside of this period will not be counted. If you choose to vote by post, you must make sure that your ballot papers have arrived with CES before the deadline.

### Announcing the ballot results

The result will be available seven days after the ballot has closed. CES will write to you to let you know the outcome and we will also update our websites:

**[www.lesnes.org.uk](http://www.lesnes.org.uk)**

**[www.thamesmeadnow.org.uk](http://www.thamesmeadnow.org.uk)**

## Do you have any questions?

We will be keeping you updated with our plans as they progress through our website and newsletter and also through the Lesnes Estate Forum.

If you have any questions or concerns please come and talk to us:

Call: **0800 368 8967**

Email: **Thamesmead.Regen@Peabody.org.uk**

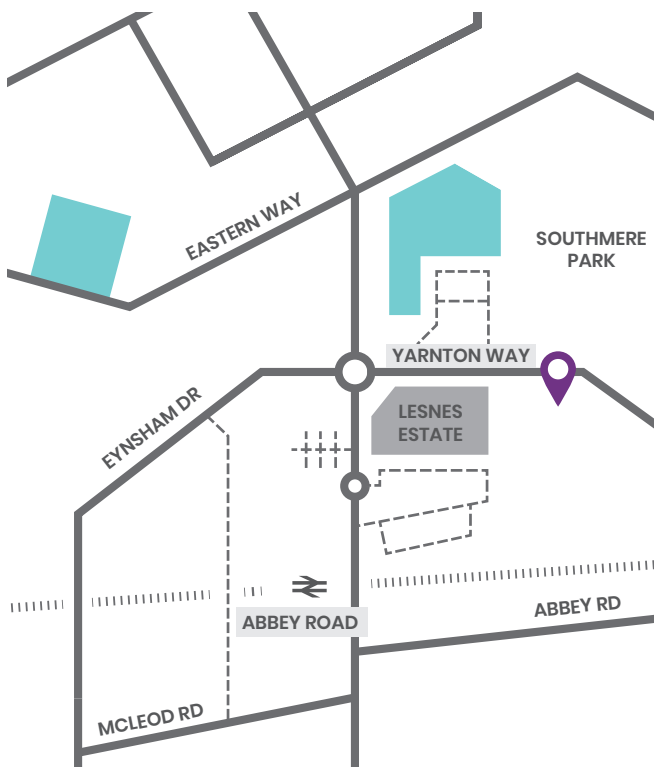
Visit:

**Information Hub**  
**216 Yarnton Way**  
**DA18 4AX**

Open on Tuesdays, Wednesdays and the first Saturday of every month from 11am until 4pm.

## Drop-in sessions at the Information Hub

- Wednesday 22 January, 10am - 8pm
- Tuesday 4 February, 10am - 8pm (CES will be attending 5pm - 8pm)
- Saturday 15 February, 11am - 3pm



 Information Hub

## Support

Communities First is your independent advisor and they can help you with your questions.

If you have any questions, please contact Ian Simpson or Louis Blair on: **0300 365 7150** or **SouthThamesmead@CommunitiesFirst.uk.com**

