



South Thamesmead: The next ten years

Wolvercote Road area
Next steps

February 2017 | ThamesmeadNow.org.uk



GALLIONS
PEABODY GROUP



PEABODY

Contents

- 03 Overview
- 04 Decision
- 06 Map
- 08 Our commitment
- 10 New homes
- 12 Contact

Contact us

Email: Thamesmead.Regen@peabody.org.uk

Phone:

020 3828 4678 (Gallions tenants)

020 3828 4451 (Homeowners and leaseholders)

Or contact your independent resident advisors from Communities First.

Email: enquiries@communitiesfirst.uk.com

Phone: 0300 365 7150



Overview

Last year we wrote to you about our proposals to make South Thamesmead a better place to live, work and visit by making significant improvements over the next ten years.

Our plans described in this section would affect residents living in Clewer House, Duxford House, Hibernia Point, Maplin House, Radley House and Wyfold House as well as residents living in the houses on Wolvercote Road, Hinksey Path and the north side of Lensbury Way (numbers 1-114).

Our proposals for the Wolvercote Road area were to:

- Rehouse our residents in one of the new homes in the Housing Zone located at Southmere Village, Coralline Walk, Binsey Walk or Sedgemere Road (phasing of which is outlined on pages six and seven)
- Buy back all homes from leaseholders and freeholders
- Enable resident homeowners to purchase one of the new homes in the Housing Zone (as above)
- Demolish the tower blocks and houses
- Replace the housing with hundreds of high quality, well-designed, safe and new modern homes
- Replace the windows in Hibernia Point, Duxford House and Radley House in the interim
- Seek input from local people to help shape the design of the new homes and public spaces
- Keep the community together, whether you are a tenant or resident homeowner
- Provide new and improved public spaces

Thank you

Thank you to everyone who responded to the consultation, be it in person at one of our eight consultation events held for residents living in the Wolvercote Road area, online or via the feedback form we sent.

Many of you also met with your independent resident advisors, Communities First; our architects, and attended one of our three coach trips to visit another of our regeneration schemes, St John's Hill, to get a feel of the quality of our new build homes and the process.

We managed to answer a number of queries during the consultation and set out our commitments in a detailed booklet which we posted to you in June 2016, explaining what the options would mean for residents living in the area. All this enabled you to give us valuable feedback about what you did and did not like about our proposals.



Decision

83% of people who engaged in the consultation were supportive of our proposals for the Wolvercote Road area. Of those that supported the proposals, 79% were tenants, 20% were resident homeowners and 1% non-resident homeowners.

Many of you expressed excitement and anticipation at the prospect of a new home. A quarter of residents agreed that their current homes are cold, damp and no longer fit for purpose, others stated that they felt the area is unsafe. A small number of those that supported the proposals added that they feel sad or anxious about the moving or rehousing process.

Of the 15% of respondents who opposed the proposals, the majority (73%) were resident homeowners and/or lived in the low-rise properties (63%). Many of you were happy with the current size and location of their homes and did not want to move. A small number of resident homeowners in the low-rise properties who had carried out their own refurbishments did not agree that the properties are cold, damp or in need of renovation.

Understandably, concerns were mainly around finances which we spoke to many of you about during the consultation and in a booklet we posted to you in June, outlining our resident offer (see pages eight and nine for an overview, alternatively you contact us to request another copy of the booklet).

After carefully considering all of your responses, together with cost and design, we plan to make changes to the Wolvercote Road area, as outlined below. We will:

- Rehouse our tenants in one of the new homes in the Housing Zone located at Southmere Village, Coralline Walk, Binsey Walk or Sedgemere Road (phasing of which is outlined on pages six and seven)
- Buy back all homes from leaseholders and freeholders
- Enable resident homeowners to purchase one of the new homes in the Housing Zone (as above)
- Demolish the tower blocks and houses
- Replace the housing with hundreds of high quality, well-designed, safe and new modern homes
- Involve local people to help shape the design of the new homes and public spaces
- Keep the community together, whether you are a resident or resident homeowner
- Provide new and improved public spaces
- Instead of replacing the windows in the three named tower blocks, we will carry out a regular window inspection and any associated maintenance works on all six towers. This will keep the windows safe and in working order while keeping the level of disruption to a minimum
- Continue to maintain the towers and the low-rise homes while they are occupied

What happens next

We realise that our plans will have a big impact on you. We are here to help you through the process, together with your independent resident advisors from Communities First, to help you to understand everything - from the options available to you, through to the move itself.

A number of questions were raised during the consultation, from whether there would be help available to you when you move, to the size of the new homes and whether they will be affordable. We managed to answer many questions during the consultation and outline more information in this booklet.

The first homes in Southmere Village will be available from 2019 and we will be in touch with those living in phase one over the coming months, to discuss your individual requirements and how the process of allocating new homes in Southmere Village will work. We will also be arranging events for you to look at the design of these. Meanwhile, we will be in touch with those living in phases two and three of the Wolvercote Road area's redevelopment to continue speaking with you and supporting you through the process.

We encourage you to continue speaking with your independent resident advisors, who we will be working with to set up regular meetings.

Timeline for Phase one

From March 2017 onwards we will be contacting you to arrange one-to-one meetings with us, an independent mortgage advisor or independent resident advisor to talk about your individual needs. Further to the initial offer made in June 2016 by Peabody, we will also be refining our equity loan agreement in response to our discussions with current homeowners and outlining how the new homes will be allocated. There will also be a great deal of activity happening over the coming months to prepare for the development of the new homes at Southmere Village, including:

- Replacing the hoarding around Southmere Village
- Undertaking site investigations including site surveys
- Demolishing the old library building

Towards the end of this period, we will invite you to an event to see more details about the homes that will be available in phase one.



Maps

| Phase | Homes included in this phase | Estimated moving/ demolition date | Likely phase of the Housing Zone where new properties will be offered |
|-------|--|-----------------------------------|---|
| 1 | Clewer House, Maplin House, Wyfold House and the low-rise homes south of these: 1 – 5 Hinksey Path 15 – 24 Hinksey Path 30 – 39 Hinksey Path 45 – 54 Hinksey Path 43 – 91 Wolvercote Road 109 – 114 Lensbury Way | 2019 | Southmere Village |
| 2 | Hibernia Point, Duxford House, Radley House and the low-rise homes south of there: 60 – 69 Hinksey Path 75 – 84 Hinksey Path 90 – 99 Hinksey Path 1 – 42 Wolvercote Road | 2022 | Coralline Walk |
| 3 | The low-rise homes south of Hinksey Path: 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 | 2024 | Binsey Walk and Sedgemere Road |



Our commitment to you

In June 2016 we wrote to you, outlining what our proposals would mean for assured, social and secure tenants and resident homeowners and non-resident homeowners.

We understand that everyone's situation is different which is why we would like to talk to those residents living in phase one on a one-to-one basis over the coming months. This will enable us to discuss your individual needs, establish if you are interested in moving into one of the new homes in the Housing Zone located at Southmere Village, Coralline Walk, Binsey Walk or Sedgemere Road or elsewhere, advise you on the next steps and answer any questions you may have.

We would also like to hear from residents living in phases two and three, should you have any general queries or wish to enquire about moving during an earlier phase, subject to availability.

Our promises to you are outlined below and further information was featured in the booklet that we sent to you in June. Please get in touch if you would like another copy sent to you, alternatively, you can view a copy on the Thamesmead Now website.



Our promise to:

Assured, social and secure tenants

- An alternative home to rent in one of the new homes based in the Housing Zone or elsewhere in the local area. You will also have the option to request another of our existing properties if there is one available
- A home that meets your housing needs. We will use the same criteria to assess everyone's housing needs, which will make sure that homes are allocated fairly according to availability and our Lettings Policy which is available to view online at www.peabody.org.uk/policies
- The same tenancy rights as you have now
- A home loss payment of £5,800. This amount is set by the Government and can change
- Your rent would be set and regulated in the same way as it is now, based on your tenancy, but the amount of rent you are charged will depend on the size, type and location of your new property
- We will help those who need extra support with things like packing, hanging curtains and fitting light bulbs
- A choice of finishes including kitchen cupboards and work surfaces, and flooring in the kitchen and bathroom
- Costs to cover your removal, disconnection and reconnection charges, post redirection and administration costs that may be charged by insurance companies for example
- The offer of £3,000 per household if you move to a home with less bedrooms than you have now, within the South Thamesmead Housing Zone development
- The offer to return to a location close to your current home once the new homes have been built, subject to availability and based on the terms of your current tenancy

Market and private-rent tenants with Gallions and other landlords

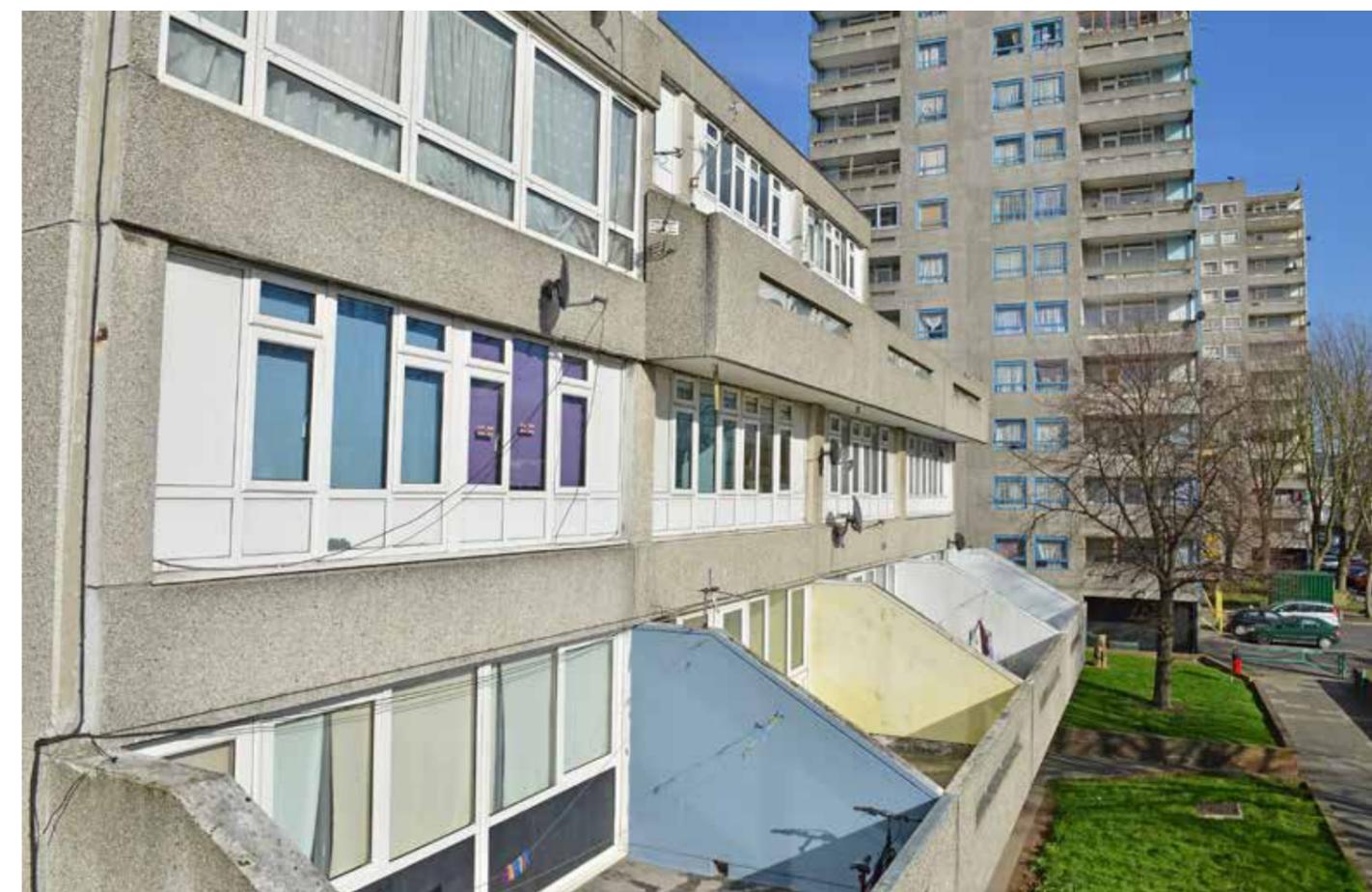
- If you rent privately, we can provide you with advice to find alternative private rented accommodation, which could include our private rented accommodation where suitable and available

Resident Homeowners

- To buy your home at open-market value (assessed by an independent RICS surveyor), plus 10%
- The opportunity for you to buy a shared ownership property within the Housing Zone if you meet the appropriate criteria
- The opportunity to reinvest the equity from your existing property into a minimum share of 50% of the equity of a new property in the Housing Zone, with no rent or interest charged on the equity we own
- Alternatively, you are immediately able to take up our shared equity offer outside of the Housing Zone, whereby we will purchase up to 35% of the equity of the property and not charge you interest or rent on our share of the equity
- Once residents living in phase one have registered their interest, we will ask residents living in phases two and three to register their interest should homes be available
- We will meet reasonable costs if you sell the property to us. This could include legal costs, removal costs, stamp duty and utility disconnections and connections, as well as the chance to speak to an independent mortgage advisor and/or independent resident advisor for free

Non Resident Homeowners

- Buy your property at open-market value plus a 7.5% additional payment
- Pay for legal fees relating to the sale of your home
- Pay reasonable costs associated with purchasing a replacement investment property if purchased within a year
- We may be able to offer free advice and support for your tenants
- You would be responsible for serving tenancy or legal notices on your tenants and ensuring there is vacant possession



New homes

We have been given the go ahead to build more than 1,500 new homes in South Thamesmead, which is where we are offering residents living in the Wolvercote Road area a new home.

Four planning applications were approved by the London Borough of Bexley in October 2016, following extensive consultation with local residents, businesses and the Council. The approval included a detailed planning application for phase one, Southmere Village and outline planning applications for Binsey Walk, Coralline Walk and Sedgemere Road.

There will be a broad range of housing types, from one-bedroom apartments to four-bedroom townhouses, providing a mix of residential properties that meet a range of housing needs and incomes.

Every home will be built to our high design standards and will feature spacious living spaces, storage spaces, private amenity space and access to secure and well-designed communal areas.

As well as new homes, Southmere Village will offer shops, a new public square, a new library, leisure facilities and community and public spaces for you to enjoy. This will also create new training and employment opportunities for local people.

Our plans will transform the area and provide improved routes for pedestrians and cyclists to and from Abbey Wood train station.

The new homes will be available in phases, to allow residents from the Wolvercote Road area to move into them if you would like to.

About the new homes

Led by the London Borough of Bexley, this is one of two Housing Zones to be delivered by Peabody in Thamesmead, the other is in partnership with the Royal Borough of Greenwich. Development of the new homes will be supported by investment from the Greater London Authority.



Southmere Village

- More than 500 new homes
- More than 50 homes will have traditional front doors on the ground floor
- There will be a mix of houses and contemporary maisonettes that will look and feel like houses on the inside, but would have some flats built above them
- A new library
- Shops, cafes and workspaces for local businesses

Coralline Walk

- Around 500 new homes
- New shops and community facilities

Binsey Walk and Sedgemere Road

- Around 500 new homes
- A new and improved pedestrian route linking Southmere Lake with Abbey Wood station



Proposed public square

We know pets play an important part in the family so we are developing a responsible pet ownership policy for those moving to the new homes. Anyone moving here will be required to sign up to this.



What to do next

You don't have to do anything as we will be in touch.
If you have any queries, comments or concerns, feel free to contact us.

Online: www.ThamesmeadNow.org.uk

Email: Thamesmead.Regen@peabody.org.uk

Phone:

020 3828 4678 (Gallions tenants)

020 3828 4451 (Homeowners and leaseholders)

Call in to our office at Parkview Hub on
Yarnton Way, Monday to Friday, 9am to 5pm

Alternatively you can contact your
independent resident advisors from
Communities First.

Email:

enquiries@communitiesfirst.uk.com

Phone: 0300 365 7150

www.peabody.org.uk

   PeabodyLDN

For translations, large print, braille or audio format, please contact:

অনুবাদের জন্য অনুগ্রহ করে যোগাযোগ করুন:

Pour les traductions, veuillez contacter:

Para traduções, contacte:

Tercüme için lütfen irtibat kurunuz:

 Policy and Insight, Peabody
45 Westminster Bridge Road
London SE1 7JB

 peabody.direct@peabody.org.uk
020 7021 4444 or 0800 022 4040

