

STATUTORY PROPOSALS IN RELATION TO THE REGENERATION OF GRANGE FARM ESTATE HOUSING ACT 1985, SCHEDULE 2, PART V

The Council must get approval from the Government's Secretary of State for Communities and Local Government for the regeneration of the estate. The Secretary of State requires we demonstrate that we have formally consulted all secure tenants.

This notice starts our formal consultation process.

When deciding whether to give approval, the Secretary of State will consider:

1. The benefits of the proposed regeneration of the Grange Farm estate for residents and the wider neighbourhood
2. The timescales for the regeneration
3. Whether the proposed regeneration includes housing that can be let to existing tenants or other tenants nominated by Harrow Council
4. Representations made by secure tenants of the Grange Farm estate.

Proposals for Grange Farm

At a meeting on 15 January 2015 the Council decided to proceed with its proposal to redevelop the Grange Farm Estate as we build a better Harrow - providing better, more modern homes with great facilities.

Many of the homes on Grange Farm are beyond economic repair and do not meet modern standards particularly around energy efficiency. A planning application was made in 2016 for the redevelopment – providing 549 new homes, landscaped communal gardens, improved access to Northolt Road and a community centre.

Unfortunately there was an objection from the Ministry of Defence in relation to the impact of the development on RAF Northolt. We are working with the MOD to agree on a design that suits everyone and will continue to update you through the newsletter and consultation events.

How will the regeneration affect me?

Our proposals involve the demolition of all properties at Grange Farm, the demolition would be completed in phases. Some residents will need to move out and away from Grange Farm during the redevelopment. Others will move from their existing home into a newly developed Grange Farm property.

For the regeneration to start we need to empty some of the properties - several residents have already moved to suitable alternative homes. We will let you know which homes need to be demolished first and when we will need you to move.

We will work with you to identify suitable alternative accommodation based on your needs, for example we will offer you a larger property if this is what you need or like-for-like. You will not be offered a smaller home than the one you live in now unless this is what you want.

If you decide to move off the estate you will be offered a right to return to one of the new properties. Your dedicated rehousing officer Candis Skinner can help with the moving process.

We agreed a Charter for Residents and Leaseholders with the Grange Farm Steering Group. This states our commitment to you in relation to: rehousing and help to move; decant and compensation; and Payment Policy.

The Charter is available online - search for "Grange Farm Steering group Residents Charter pdf" online. You may also request a copy from Candis Skinner: email, Candis.skinner@harrow.gov.uk or call, 020 8424 1415.

What happens when I agree to the suitable alternative accommodation offered?

If you agree with the alternative accommodation offered you will end your Grange Farm tenancy on a voluntary basis but will be offered the choice to return to Grange Farm once redevelopment is complete.

What if I don't agree with the suitable accommodation offered by the Council?

If you refuse the suitable alternative accommodation offered or to leave your property at Grange Farm, the Council will have to serve a notice of seeking possession and issue court proceedings under Ground 10A of Schedule 2 of the Housing Act 1985. This Ground allows the Council to seek to end your tenancy in circumstances such as these.

The County Court will be asked to decide whether to end your tenancy and will decide if the alternative accommodation offered is suitable for your needs. You have the right to make representations to the judge at the hearing.

What help will the Council give me when I'm moving?

Whether you agree to move on a voluntary basis or the Court decides to grant the Council possession of your accommodation, you will be entitled to certain payments, including a home loss payment of £5,800 (fixed amount set by the government), plus moving costs and other assistance including free:

- use of a Council appointed removals service
- replacement of carpets/curtains
- disconnections/reconnections e.g. TV; telephone; washing machine
- redirection of mail.

Additional help is available if you have specific needs because of age or disability such as help with packing/ unpacking, arranging transport to view alternative accommodation, or letting other people and agencies know you have moved. Further details are in the Charter or contact Candis.

What are the time frames for the redevelopment?

We anticipate the following time frames; we will keep you updated with our progress and update you if these change:

April 2017 begin redesign process with partners

Summer 2017 Consult residents

Summer 2017 re submit designs for planning

Summer 2017 restart selection of a developer

Summer 2018 works start on site.

How do I give my views?

You have a right to make representation to the Council within 28 days from the date of this notice - the latest date to send your feedback to us is **Monday 17 July**.

Please send any comments to:

Email: Grangefarmregen@harrow.gov.uk

Call: 020 8424 1933

Write to, using the pre paid envelope: Nick Powell, Director of Housing, Harrow Council, Civic Centre, Station Road, Harrow, HA1 2XY.

If you have any questions come along to one of the two drop in sessions we are holding at the Community Centre on Osmond Close where you can ask any questions you may have:

Wednesday 28 June, 10am to 12pm and Thursday 29 June, 6pm to 8pm.

You can also speak to us at the Grange Farm Summer fun day on Saturday 15 July, 1 to 4pm.