

Residential Tenants Offer



FOREWORD

Chrisp Street is being regenerated. It's a fantastic opportunity for Poplar's district centre to gain the investment it needs. It's a chance to improve the centre but keep what's great. We are working hard to keep the community together in the new Chrisp Street by supporting residents and businesses through this process.

As part of the regeneration Poplar HARCA and Chrisp Street Developments Ltd (CSDL) which is owned by Telford Homes Plc, will need to acquire or relocate various individuals and businesses. Those affected will fall into one of five groups:

- Residential tenants
- Residential leaseholders
- Retail leaseholders
- Lock up units
- Market stalls

This document explains HARCA / CSDL's offer to the owners/occupiers of the offer to the tenants of Poplar HARCA properties. There is a separate document for each group. Copies are available from the estate management office at 19 Market Square and are available on the chrispstreet.org website.



1. INTRODUCTION

This information note is for Poplar HARCA tenants affected by the HARCA/CSDL Chrisp Street regeneration programme who will need to move home because of the demolition works.

As with other local schemes, HARCA/CSDL may also ask Tower Hamlets Council to support the process outlined in this document.

2. WHEN WILL THE REGENERATION SCHEME START?

Preparations for this scheme have been in progress for many years now. The planning application at the time of writing was due to be heard in July 2018. Subject to the permission being granted, HARCA/CSDL expect to start work in Summer 2019, and will keep you updated as the project progresses.

The properties that will need to be made vacant of tenants (and leaseholders) are as follows:

BLOCK	PHASE	NO OF HOMES
Nos 1-8 Aurora House (Vacant of HARCA tenants)	1	8
Nos 1-16 Clarissa House (Vacant of HARCA tenants)	1	16
Nos 1-73 Fitzgerald House	2	73
Nos 1-16 Ennis House	2	16
Nos 2-30 (Even) Kerbey Street	2	15
Nos 1-16 Kilmore House	2	16
Nos 35-59 (Odd) Market Square	2	25
Total		169

Tenants (and leaseholders) in the addresses below will not be affected

BLOCK	PHASE	NO OF HOMES
Nos 40-70 (Even) Kerbey St	1	16
Nos 72-84 (Even) Kerbey St	1	7
Nos 26-50 (Even) Market Way	1	13
Nos 1-7 Market Square	1	7
Total		43

3. FREQUENTLY ASKED QUESTIONS

Below are answers to some of the most frequently asked questions based on what other residents have asked us on other projects. There will be many other questions you want to ask so please contact HARCA/CSDL's Project Team to arrange a meeting about your options.

4. CHOICES FOR TENANTS

Choosing a new home

We will try to help you find a new home that meets all of your choices. You may want to stay in the local area or move somewhere else in the borough. All available homes are advertised every week on the Council's Homeseekers website <http://www.thhs.org.uk/>.

HARCA/CSDL will ensure that you are correctly registered for rehousing and will provide advice and support on bidding for properties through the Homeseekers website.

Key points are as follows:

- Tenants will have the opportunity to bid for and move to a home of a suitable size that meets your household's requirements. Immediate family is as defined by the Council's lettings policy.
- You can bid through the Homeseekers website on a weekly basis for homes available to occupy. Within 6 months of HARCA/CSDL needing the block empty, a suitable and reasonable offer of a home that HARCA/CSDL has identified will be offered to you. Therefore, it is in your interest and essential that you actively bid to secure a suitable home of your choice rather than HARCA/CSDL having to make a direct offer of accommodation close to the block clearance date.
- Your application will be awarded decant priority which has a very high priority (with other high urgent housing need groups) because of the need to move you.
- If you currently occupy a home on the ground floor level then you will be eligible to be bid for a ground floor property.

- If you live above the ground floor but have an assessed health reason and recommendation from the Council's health advisor for bidding for a ground floor only property, this will be taken into consideration. If you do not have an assessed health need and live above the ground floor, you are unlikely to qualify to bid for a ground floor property.
- Sometimes homes in other boroughs are advertised on the Homeseekers website, if so, you would be able to bid for them. However, Poplar HARCA does not own any homes outside of Tower Hamlets and so we cannot help you move away from Tower Hamlets other than via the Homeseekers option.

It is important that you make an informed decision about the type of home that you bid for. If you cannot identify a home you want then it may be necessary to serve you with a Notice of Seeking Possession (NOSP).

A NOSP is a legal document that allows HARCA/CSDL to ask a court of law to instruct you to leave your home. You will not be homeless if this happens. HARCA/CSDL will have to assure the court that it has suitable alternative accommodation available for you to move in to. This may be like the property you are leaving.

This approach is always a last resort when you have not accepted any of the other housing options available to you through bidding for homes available on the Homeseekers website. We have to do this to ensure that our regeneration scheme can proceed, protecting the interests and rights of other residents.

Other people who live with you

Anyone who is not part of your immediate household, as defined by the Council's Common Housing Register Lettings Policy, will have to register separately for housing or make their own rehousing arrangements.

It may be possible to help some of those occupants with enhanced priority, if they were living with you in the property as their only or principal home continuously for at least 12 months before the decant scheme was agreed. They must be eligible to be on the Housing Register and meet the criteria set.

Buying a home

If you have ever considered buying your own home there are some low cost options that may be available to you such as Shared Ownership or Rent-to-Homebuy.



Disturbance Payment

– Help with the costs of moving

HARCA/CSDL will pay the reasonable costs associated with your move up to a maximum of £1,200. We will usually pay for:

- a qualified person disconnecting and reconnecting existing appliances such as:
 - broadband
 - computer
 - cooker
 - digital television
 - dish washer
 - telephone
 - tumble dryer
 - washing machine
- removal firm or van hire
- redirecting post (for a maximum of 3 months)
- taking up and re-laying carpets (or an equivalent contribution towards new)
- alterations to existing curtains (or an equivalent contribution towards new)
- other aids and adaptations

You have to give us receipts. HARCA/CSDL can pay some of the costs in advance if you cannot afford these.

Statutory Home Loss Payment

If you have lived in your home for at least the last 12 months as your only or principal home then you will be entitled to a home loss payment when you move. This is currently £6,100. Only one payment is made per household. If you move twice, meaning you move away from Chrisp Street and then under the Right to Return, move back, you will only be entitled to one Home Loss payment.

Right to Remain / Return

As you are in phase 2 of the development you can choose to move to one of the new homes being built at Chrisp Street if you so wish.

If you want to remain in the completed Chrisp Street development, you may have to move off the site for a period before exercising your right to return to a new home in the scheme.

If you want to exercise your right to return, HARCA/CSDL will ask you before you move whether you wish to take up this option. Your Right to Return will be in accordance with Council policy. Please note there will be a limited number of 4 bedroom homes and there are no homes larger than this (i.e. 5 bedrooms or more) in the new development.

5. HOW HARCA/CSDL WILL KEEP RESIDENTS UP-TO-DATE WITH THE PLANS

HARCA/CSDL will keep you informed in the following ways:

- host catch-up sessions and events
- meet with you in your home or at our office
- send a newsletter
- use Twitter and Facebook
- have a dedicated page on our website (www.poplarharca.co.uk)
- report regularly to Estate Board meetings

6. CONTACT US

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