

NOVEMBER 2022

CHURCH STREET SITES A, B AND C LANDLORD OFFER



**YOUR CHURCH STREET.
YOUR FUTURE.**
churchstreet.org

FAIRER
WESTMINSTER


City of Westminster

**CHURCH
STREET**

ABOUT THIS BOOKLET

We have sent you this booklet because you have a vote in the Church Street residents' ballot. Your vote will decide how we progress with the regeneration proposals for Sites A, B and C.

We have an opportunity to build a better Church Street by building modern, high quality affordable homes for existing and local residents, improving the Church Street Market, and enhancing community facilities.

By voting 'Yes' in support of the plans set out in this document, we can make a difference for you and for the community of Church Street.

The ballot is only for the regeneration of Church Street Sites A, B and C. The proposals set out in this Landlord Offer in relation to the new homes do not apply to Kennet House, and this is explained on page 20.

The result of the ballot will not affect other regeneration projects in the Church Street area.

THIS IS YOUR LANDLORD OFFER FROM WESTMINSTER CITY COUNCIL

Westminster City Council is committed to transforming the quality of life of residents in the Church Street area. The regeneration will build high quality new homes, greener

and more pedestrianised spaces, and new community services to support the health and wellbeing of the local community.

YOU NOW HAVE THE OPPORTUNITY TO VOTE ON THE FUTURE OF CHURCH STREET SITES A, B AND C

On the following pages, you will find all the information you need to help you make your decision. We have talked to the Church Street Community so we can better understand what matters to you. This Offer Document details our commitment to meeting your aspirations and priorities for a well designed, energy efficient and high quality neighbourhood. It sets out your right to a brand new home and other entitlements as a secure tenant as well as a fair deal for leaseholders and temporary accommodation tenants. We also set out the council's commitment to a continued open and transparent consultation and engagement should you vote 'Yes' at the ballot. Finally, it sets

out the details of the ballot process, who is eligible, and how you can vote.

We understand this is an important decision for you and your family. We want to ensure you have a full and clear understanding of the offer. If you have any questions, please come and see us at the Regeneration Base, alternatively you can contact us by phone or email.


If you want the regeneration to go ahead, vote 'Yes' at the ballot. You will receive your ballot papers separately. They will be sent out on Friday 25 November 2022 by first class post, and you will have until **5pm on Monday 19 December 2022** to cast your vote.

HERE TO HELP

We understand that this is a big decision. Our team is here to support you with any question you may have.

You can contact us by

 churchstreet@westminster.gov.uk  020 7641 2968

 Visit us at our Regeneration Base at 99 Church Street

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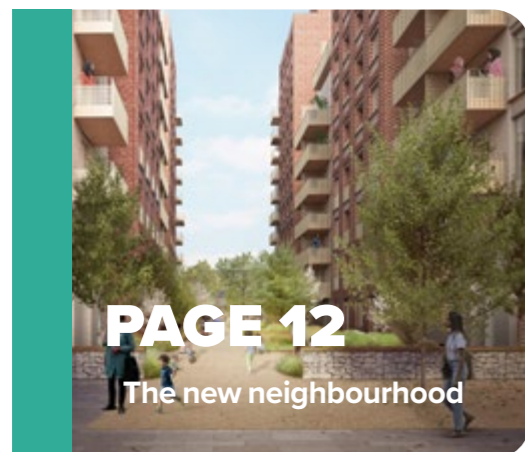
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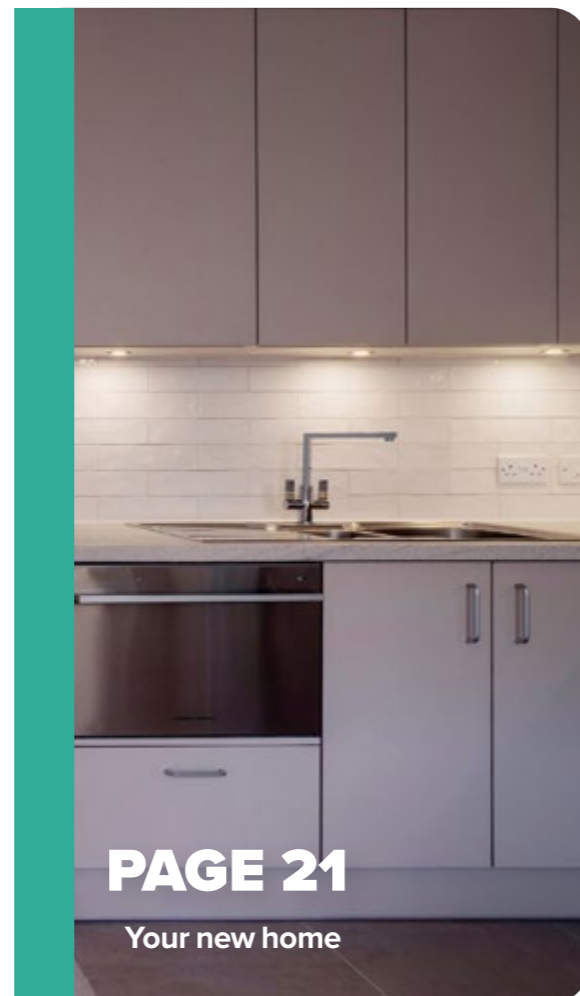


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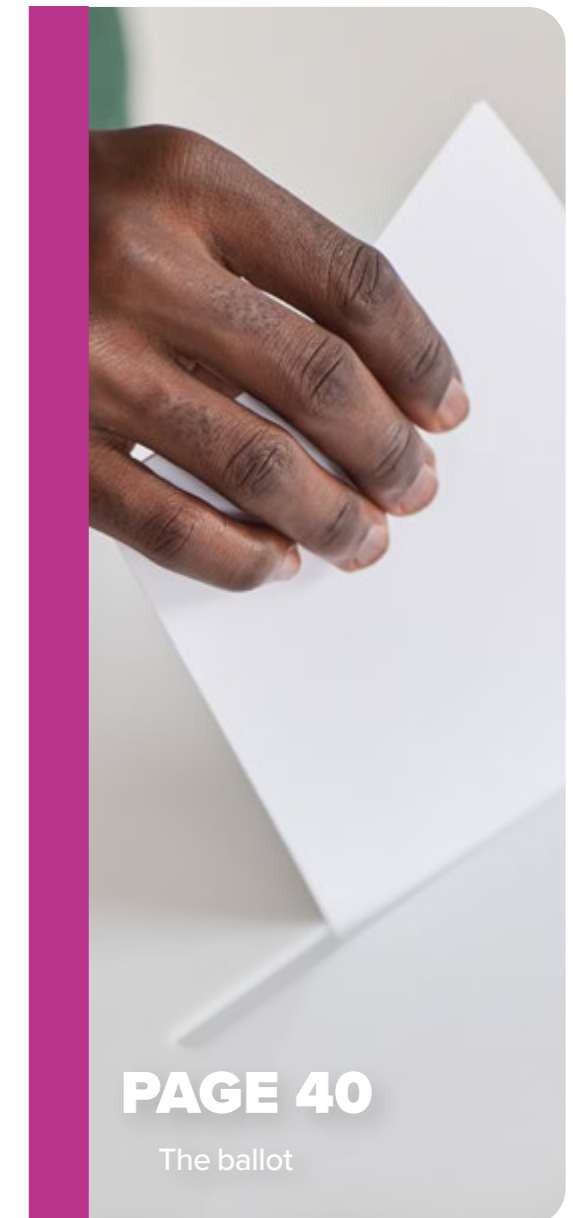
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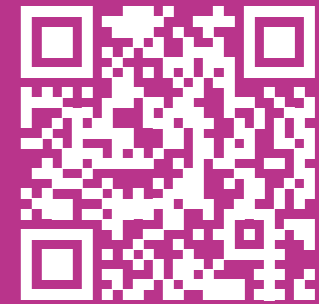


FAIRER WESTMINSTER STRATEGY

Make sure to view our Fairer Westminster Strategy available online at westminster.gov.uk/fairer-westminster



WATCH OUR VIDEO FOR WHY YOUR VOTE MATTERS



WELCOME

We are committed to creating truly affordable housing for our residents and the better homes and public facilities the community needs.



Cllr Matt Noble,
Church Street
Ward and Cabinet
Member for
Climate Action,
Regeneration and
Renters

Dear Residents

I am very proud to introduce this landlord offer to you. It is Westminster City Council's commitment to you should you choose to vote 'Yes' in the upcoming resident ballot.

The new Labour administration is absolutely determined to give local communities more say on the future of their area and to work with you to be able to build more of the homes you and many families in our city desperately need.

In creating a 'Fairer Westminster' we want to do things differently, building

more genuinely affordable housing. Building modern, fit-for-purpose homes that tackles overcrowding and improves the condition and energy efficiency of our housing stock is central to our housing priorities. Only by making this investment can we see the transformational change that will benefit families and make Church Street an even better place to live.

Our regeneration proposals for Sites A, B and C will ensure that it is not just new homes that will be built, but also investment in new public facilities,

an improved Church Street market, cleaner and safer streets, and green spaces where the community can socialise. High quality services should never be far from your doorstep.

We know there is still a lot of work to come, but we are committed to listening to you to ensure we can make our decisions transparently and make sure residents are put first.

I'm delighted to tell you that our administration is already delivering real change through our commitments to the community and our ambitious

housing policies. By listening to you we have put forward plans for an enhanced public library, a vital public facility in keeping with Church Street's character which we know brings people together. Locally, we have also acted quickly to raise the amount of quality and affordable housing at other housing developments since May this year.

Should you choose to vote 'Yes' in the upcoming resident ballot we can continue to deliver on our pledges, whilst ensuring a better housing offer that prioritises you. Every single

home will be built to improved space standards, providing generous storage and outdoor space.

This is your opportunity to have your say, and should you agree with our offer, a further step for a fairer Westminster and a better Church Street.

YOUR PRIORITIES

Priorities established within the community and from feedback gathered over previous phases of the project are helping us shape the proposals. We will continue to listen to you on how we can best achieve and develop these priorities as the project progresses.

Homes

- ✓ Better quality, spacious, and modern homes.
- ✓ More private and public spaces, including balconies.
- ✓ Lifts and accessible homes for people with disabilities.
- ✓ Homes that can be adapted to suit different needs.
- ✓ Improved space standards for both tenants and leaseholders.
- ✓ Insulation and well-ventilated homes.
- ✓ Provide good daylight levels to existing buildings and street level.
- ✓ Ability to control your own heating.
- ✓ Storage is important.

Shops and markets

- ✓ Improved and cleaner market, offering a wider range of goods.
- ✓ Better market facilities for traders.

Health and wellbeing

- ✓ The Library should remain on Church Street.
- ✓ More, and better quality, green spaces.
- ✓ Opportunities for play and rest.

Getting around

- ✓ Priority streets for pedestrians and cyclists.
- ✓ Accessible parking spaces for people with mobility difficulties.
- ✓ Electrical vehicle charging points to encourage more sustainable transport.
- ✓ Better security around Church Street.
- ✓ Incorporate designs that help tackle anti-social behaviour.
- ✓ More pedestrian friendly.

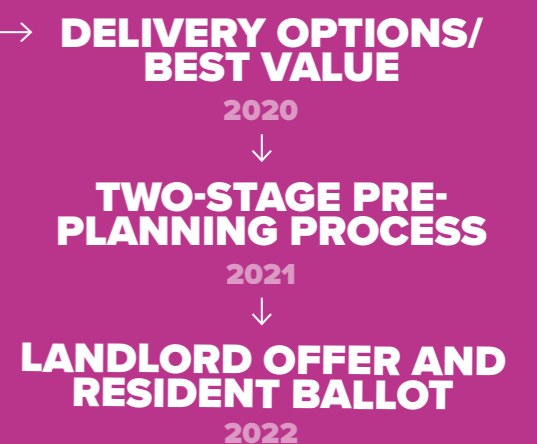
Regeneration process

- ✓ A regeneration offer that is fair for tenants and leaseholders.
- ✓ For residents to only move once if possible.
- ✓ Keep the current community together.
- ✓ Agree to deliver the changes you want.



STAGES TO THE BALLOT

Over the years there have been various consultation stages to where the proposals are to date:



Methods of engagement to date



Newsletters and leaflets



website (churchstreet.org)



Videos and webinars



Dedicated project team and regeneration office



'Coffee and cake' drop-ins at 35-37 Church Street



Walkabouts



Meetings and exhibitions



Activities for young people



Independent Tenant and Leasehold advisor, Public Participation Consultation and Research (PPCR)



Keep up to date with the regeneration and community news with our monthly newsletter available on our website and delivered locally.



Visit us at our drop-in every Thursday between 12pm to 3pm at 35 Church Street to find out more about the ballot and other projects within the Church Street Regeneration.



Commitment to ongoing consultation

It is recognised that residents and stakeholder groups represent many interests across the Church Street Regeneration area.

Our proposals are still developing and we want to work with all stakeholders in the continuous development of Sites A, B and C. As the project progresses we will be prioritising resident-led regeneration on future design phases. This includes the design of new homes, the use of public spaces and facilities, and the development of the Church Street Market. If there is a majority 'Yes' vote from residents, we'll hold collaborative and transparent engagement and consultation activities over the next stages of the project to develop the future designs for Sites B and C.

We will also continue our newsletter and website updates to share the latest information on what is happening.

WHY WE ARE BALLOTING

What a 'Yes' vote means:

If the majority of residents who vote in the ballot vote 'Yes' we will be able to continue to redevelop Church Street Sites A, B and C.

Why should I vote 'Yes'?

This is your chance to have your say. The way you vote is your decision — a 'Yes' vote will mean:

- A new secure, energy-efficient home for eligible tenants and leaseholders that is the right size for you.
- A modern kitchen and bathroom.
- A safer, more attractive place to live.
- Public spaces and play areas for everyone to enjoy.
- An improved Church Street market.
- A new library at the centre of the community.
- New reliable, accessible lifts that will support those with current mobility issues.
- More opportunities to build more affordable homes.

What saying 'Yes' to regeneration will mean:

With a 'Yes' vote we will enable a bid to the Greater London Authority for funding to further increase the number of affordable homes that the development delivers. It will also ensure we can provide much needed modern, fit-for-purpose homes which will address long standing issues such as overcrowding, low energy efficiency, and improve facilities for the benefit of existing and new residents.

These funds may not be available again which is why voting 'Yes' is so important.

What saying 'No' to regeneration will mean:

In the event of a 'No' vote, the council will need to look again at how regeneration is delivered in Sites A, B and C. It will not affect the other projects being carried out in the wider Church Street area.

YOUR VOTE MATTERS

The resident ballot will run from Monday 28 November to 5pm Monday 19 December. We encourage all eligible residents to vote. Your vote will be confidential.



YOUR NEW NEIGHBOURHOOD

The Church Street area was first identified in 2010 as one of the five priority estate areas for housing renewal.

The regeneration of Sites A, B and C is proposed to deliver around 1,100 high quality new homes. Kennet House, which is in the regeneration boundary will be retained and not redeveloped. The development will be a mixed tenure (which means a mix of secure tenants, leaseholders and intermediate renters) scheme for both existing and new residents which will help meet the housing needs in Westminster.




The key objectives of the regeneration are:

-  Building residents the homes they need and celebrating the diverse neighbourhoods and communities of Church Street.
-  A greener city where streets are cleaner and safer and our services use clean technology.
-  People have access to high-quality green spaces, shops, voluntary, community, health and leisure services within a 15-minute distance from their home.
-  Market and enterprise enhancements, creating an economy that is sustainable, resilient and that delivers growth and benefits for residents today and in the future.
-  Safer streets and improved connections, that ensures Church Street is a great place for children to grow up and encourages travel in more active and sustainable ways.

The new homes and neighbourhood will be designed to meet your needs, priorities and aspirations. They will be built to the highest standards and will seek to meet the challenges of climate change.

The Church Street area is currently lacking in both quality and quantity of open space. We want to create welcoming green spaces, improve existing green spaces, and make streets greener.

The regeneration will address your priorities:

-  Reduce overcrowding.
-  New homes will have private balconies with enough space for tables and chairs.
-  Homes with more storage.
-  Lifts in each block.
-  Provide homes to high modern standards.
-  Homes adaptable for less mobile residents.
-  Efficient and more sustainable homes.

Public outdoor areas will be designed to encourage physical activity by making it easy and pleasant to walk and cycle. The neighbourhood will be designed to create sociable spaces where people want to spend time. Sociable spaces are central to Church Street's character and for bringing people together.

THE VISION FOR THE AREA



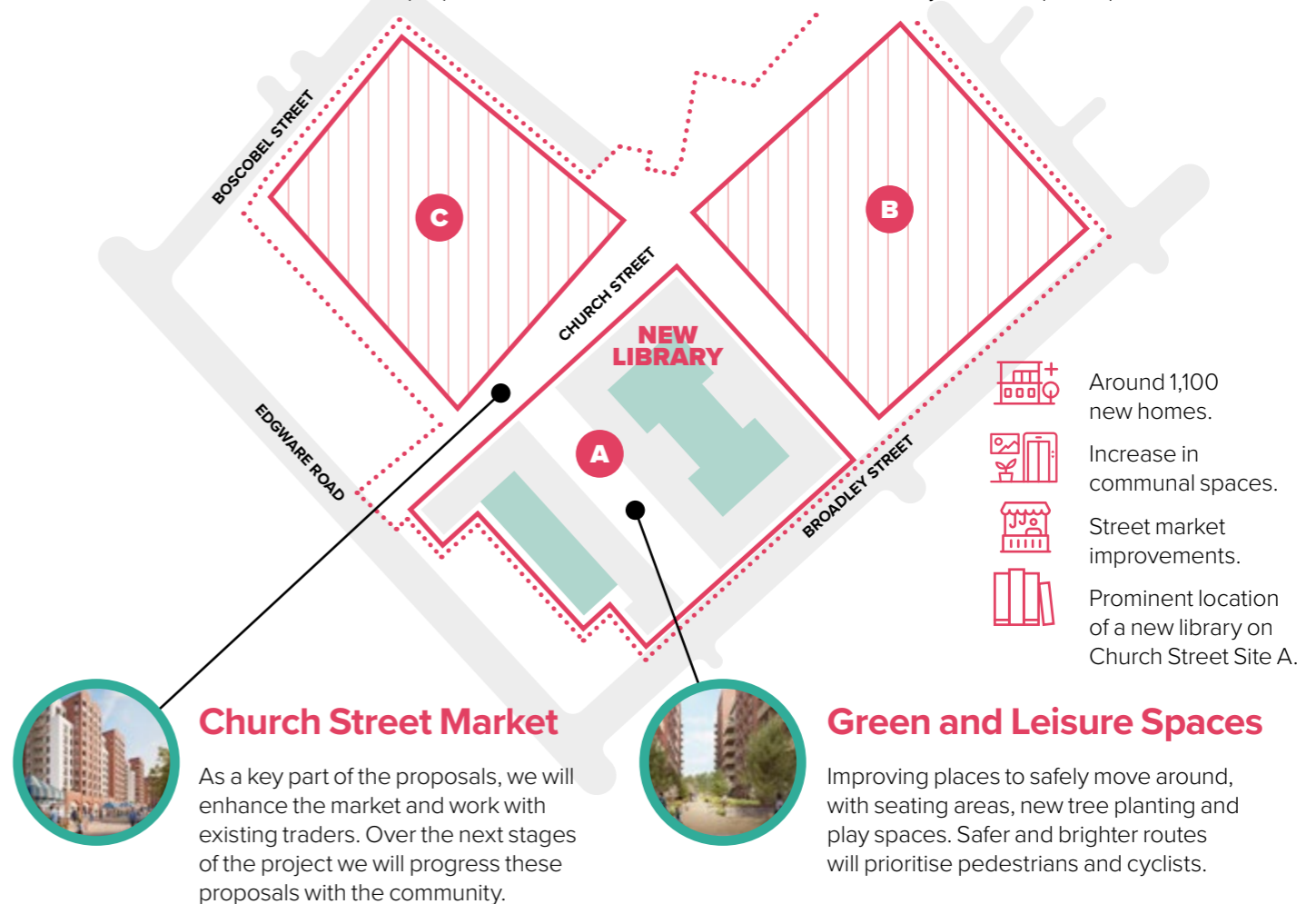
Site A

The first phase of the project which will include new homes, a resident courtyard space, a public street garden, a new library and retail space. We have developed detailed plans for Site A based on engagement to date, and these plans form the basis of our proposals.



Sites B and C

The second and third phases of the project are called Sites B and C respectively. These designs are at a far earlier stage, and there is still more design consultation and engagement with you about how these sites can look. In both sites there are opportunities to not just create new homes but courtyard, community and enterprise spaces.



Your new home in the Church Street neighbourhood

We are proposing to deliver around 1,100 new high-quality homes at Sites A, B and C, that will include at least 50% affordable housing. As part of a Fairer Westminster we are looking at delivering more truly affordable homes, and we will prioritise a 70:30% split of affordable housing in favour of social rent homes across the sites. A

minimum of 130 new council homes for social rent will be delivered (not including re-provision of over 200 existing council homes) with the opportunity for this number to increase with Greater London Authority funding. These homes will rehouse eligible Site A, B and C tenants and for those most in need on the council's waiting list.

THE VISION FOR PUBLIC SPACES



"The market is so important for the community. We need better storage space and facilities for our stall which will help to attract more customers"

Mr. Abair, Church Street Market trader



Church Street Market and Shops

The neighbourhood is famous because of its market. Its value to the community is more significant than simply providing places to shop and jobs for traders. A bustling market brings people together, supports the local community and contributes significantly to well-being. Our proposals include:

- New retail spaces to enhance shopping opportunities across Sites A, B and C.
- Improvements to the market including access to Wi-Fi, water and electricity.
- Market trader-only welfare and toilet facilities.
- Encouraging a local high street atmosphere with shop frontages facing on to the street and an improved market remaining central to the proposals.
- New van parking and increased storage will reduce the number of parked vehicles on Church Street.
- Help for small businesses to grow through affordable enterprise spaces which are accessible at the heart of the community.
- Market storage facilities fit for purpose that will support the growth and prosperity of the market.

Church Street Library

The library plays a key role in the health and well-being of the community. A modern library will be a community hub for residents and will allow community groups' activities to thrive.

Being located in Site A means it will move once from its current position to its new home. The proposed prominent location of library will be a visible and bespoke facility to meet the needs of the local community.

The new community facility will include a mix of both adult and children's libraries, IT hub, community room, event space and a library garden. We will continue to work with local stakeholders and the community to progress the development of the library and to accommodate both new and existing services.

We're really pleased to present the changes to library after listening to your feedback. The revised design increases the floor space, to accommodate more services and encourage new uses. See page 16 to read more about these changes.

Health and wellbeing

- Improved local community space including a new library in Site A.
- Over 3,000 sqm of green space.
- New surfacing, seating, planting and lighting.
- Increased play space and communal areas for residents.
- Over 300 new trees will be planted.
- Flexible community spaces in future phases of the scheme.

Better and greener connections

- Priority streets for pedestrians and cyclists.
- Over 1,500 new cycle spaces.
- Safer and brighter routes around the area.
- Accessible parking spaces for people with mobility difficulties.
- A new garden street from Church Street to Broadley Street.
- Electrical vehicle charging points to make low emission travel more attractive.

Investment in the area

The scheme will bring significant investment to the area through jobs, enterprise opportunities and facilities. Local people will be able to benefit from:

- Job and training opportunities.
- Investment in the area from social value contributions made by contractors on the project.
- Construction jobs and work experience placements.
- Broader range of shops and amenities.
- Support for workspaces and businesses to thrive in an enhanced Church Street.



NEW LIBRARY PROPOSAL

Since presenting designs last year, we have been listening to you about the proposals for the Church Street Library. By increasing the floorspace of the library on Site A our new proposals can better meet the needs of the local community. We have since been working with stakeholders to propose an internal layout, ensuring existing and new services can be delivered. The new library will include adult and children's book

lending, learning rooms with IT equipment, community hire space, study space, meeting rooms and a community garden. We will continue to work with community stakeholders on the development of the library, whilst ensuring that if there is a 'Yes' vote at the ballot that it remains a well-loved and valuable facility for the community.



WHAT YOU SAID

“Facilitate spaces for older children; the current library is too toddler focussed”

“Encourage the use of the library and IT spaces and make sure there is enough computer equipment for students”

“There should be opportunities to section off rooms and have flexible open plan layouts”

“There should be opportunities for events and confidential services that take place away from main library spaces”

“There should be enough space to hold school and large group visits”

“I am very pleased the library plan has been further developed with a better use of space so all sections of the community can be catered for. It will be of great benefit to have the community room so it can be used for a range of events and activities on the frontage of Church Street.”

Linda Hardman
Friends of Church Street Library

“I’m thrilled by the opportunities the library frontage stretching all the way between Penfold Street and the New Street Gardens along Church Street will bring. This will allow not only the library, but also local community groups and institutions like the Cockpit Theatre or the Showroom Gallery to advertise what’s going on. Finally Church Street will have a proper community showcase to be seen by all just by looking through the library windows!”



Resident of the Church Street Community
Achim Von Malotki

PROPOSED LAYOUT OF THE LIBRARY



Learning rooms for studying and computers for public use



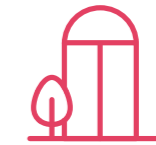
Adult library in central area facing the library garden



Garden for use of library users only



Community space for events and meetings



Front entrance facing Church Street



Fully accessible on one floor



The proposed internal layout of how each space will be used is still developing. The plan above shows where some of the key library uses could be based on feedback so far.

Gross internal area	605sqm
Garden	192sqm

KENNET HOUSE

Residents living in Kennet House

The homes in Kennet House are within the regeneration boundary **but will not be demolished** following residents feedback to the Options consultation in 2019. As such, residents of Kennet House will not need to move home as the block will not be redeveloped. If Kennet House residents vote 'Yes' in support of the regeneration proposals, the block will continue to be excluded from full redevelopment or demolition options. Kennet House will still receive cyclical maintenance works in line with the council's major works programme but the block will not be demolished as part of the proposals set out in the offer document.

Refurbishment of Kennet House

In addition to the council's planned improvement programmed, a 'Yes' vote will bring forward further engagement with Kennet House residents about our commitment to refurbishment works. A 'Yes' vote will mean we will engage with all residents of Kennet House to discuss a range of refurbishment options that could take place. Kennet House residents will also benefit from improved public green spaces that can be developed as part of Site C as well as the wider benefits of the investment in Church Street.

Position of leaseholders

We will not be seeking to buy back any leaseholder's homes as part of the regeneration.

Voting in the residents' ballot

As Kennet House lies in the boundary, secure tenants, temporary accommodation tenants and resident freeholders who meet the eligibility will be able to vote in the ballot. The criteria has been set by the Greater London Authority.



YOUR NEW HOME

All homes, individual rooms, storage, and private outdoor space will be sized in accordance with the current London Housing Design Guide standards set out by the Greater London Authority.

Your new home will be provided to fit your needs, being spacious, safe and secure for years to come. You will be able to make your home your own within high quality interior finishes, and modern bathrooms and kitchens.

Quality of your new homes

- All homes will have generous private outdoor spaces including balconies or terraces.
- Extensive fire safety measures throughout all blocks, including sprinklers fitted in all homes.
- High quality insulation which will reduce heat loss and could save money on heating bills.
- Your new home will come fitted with carpets and flooring for the bathroom and kitchen. White goods such as fridges and cooker will be supplied.
- All homes on Site A will be dual aspect (windows on adjacent walls with views in more than one direction). We will also target all homes on Sites B and C to be dual aspect.
- All homes to be sized in accordance with the nationally described Technical Housing Standards.
- Flexible layouts which can be adapted as needs change.
- Step free access to every new home.
- All material finishes, both externally and internally, will be chosen with longevity in mind ensuring that maintenance is minimised and the homes will last for many years.

Sustainability standards

- Homes will be designed to be ultra-energy efficient with high levels of insulation and air tightness.
- Windows will be triple glazed.
- Solar panels on the roof will create renewable energy.
- Air source heat pumps will provide low carbon heating.
- Your new home will be more energy efficient meaning a lower impact on the environment.

MEET SAFI

Safi is one of our residents who moved into a new flat at West End Gate from Site A while the regeneration takes place.

The move is much welcomed and has been fully adapted to meet his needs. Safi said:

"I am so pleased with my new flat. I have more space and room as I am wheel-bound. In my old flat, I didn't want to spend a lot of time there and would go out because space was limited, but with my new flat, I enjoy spending time here and have friends and family over."

He is happy to see the homes proposed for Sites A, B and C will meet his needs in the same way and benefit those who need more space and support with their mobility.

Safi, resident of Site A



YOUR NEW HOME: MODERN STANDARDS SUITABLE FOR ALL

You have told us that you want to see better quality homes to live in. The new homes will be built to the highest modern standards, will be well insulated and be more energy-efficient.

YOU TOLD US



New housing should be good quality, spacious and well designed.



There are no lifts in many existing blocks.



Lack of storage for items like pushchairs and other large items.



Some households are overcrowded.



A home fit for your needs

We will work with you to ensure your new home meets the needs of your household. We carry out housing needs assessments to make sure we will have the right number of bedrooms for your family/household. Our assessment also includes any special adaptations we will need to make to support your mobility so your home is ready for you when you move in.



Well planned spaces

All homes will have their own private outdoor space, with all rooms having large circulation areas. Large windows will maximise daylight into rooms and all homes are designed to encourage natural ventilation. Spacious kitchens will include plenty of storage space with cupboards both under the counter and wall cabinets.

As a resident of Site A, being rehoused in a new home whilst the regeneration takes place Mr Hassan says "The move has felt like the greatest gift the council can give to all and especially vulnerable residents like me. I feel lucky that I got support and the best thing about the flat is the balcony. The priority needs to be to building good housing and that new homes can improve a person's wellbeing"



Mr. Hassan, resident of Site A



Examples of how the new kitchens and living rooms could look and feel



Comfort and Wellbeing

Your new home will be better insulated which will keep more heat in. Windows and soundproofing will also be improved to make your home a better place to live.



Safety and Security

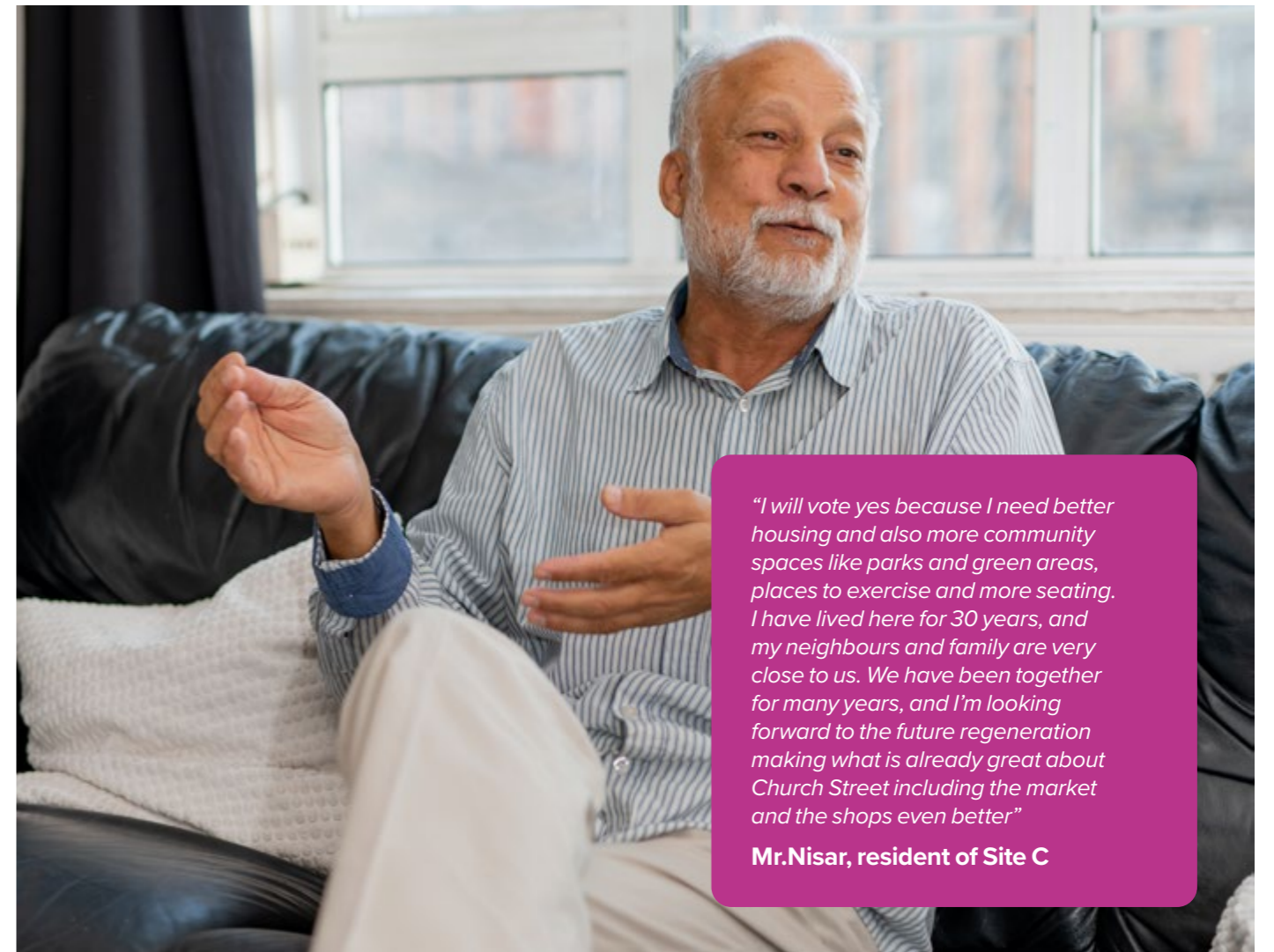
Communal gardens for residents will be made secure and safe. Improved estate layouts will enhance security with better lit areas, ensuring public spaces do not go unused or encourage blind spots.



Example of how balcony space could look and feel



Example of how the hallway space could look and feel



"I will vote yes because I need better housing and also more community spaces like parks and green areas, places to exercise and more seating. I have lived here for 30 years, and my neighbours and family are very close to us. We have been together for many years, and I'm looking forward to the future regeneration making what is already great about Church Street including the market and the shops even better"

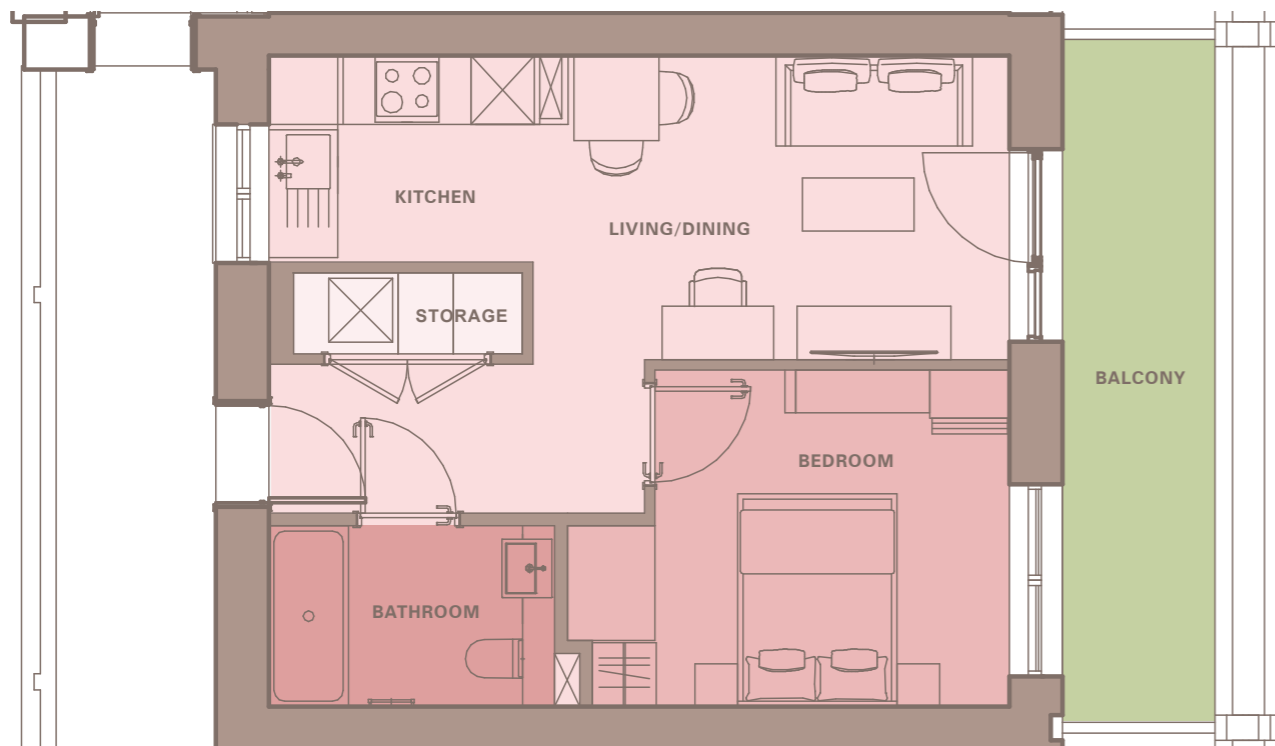
Mr. Nisar, resident of Site C

LAYOUT OF THE NEW HOMES

On the following pages are examples of proposed layouts for the range of home sizes which will be built. These plans are indicative and can change during the development of the project and further consultation.

1 BEDROOM

Area	43sqm
Dual Aspect	Yes
Balcony	5sqm
Storage	1.5sqm
Bathrooms	1



2 BEDROOM *Wheelchair accessible.*

Area	75sqm
Dual Aspect	Yes
Balcony	6sqm
Storage	2sqm
Bathrooms	1



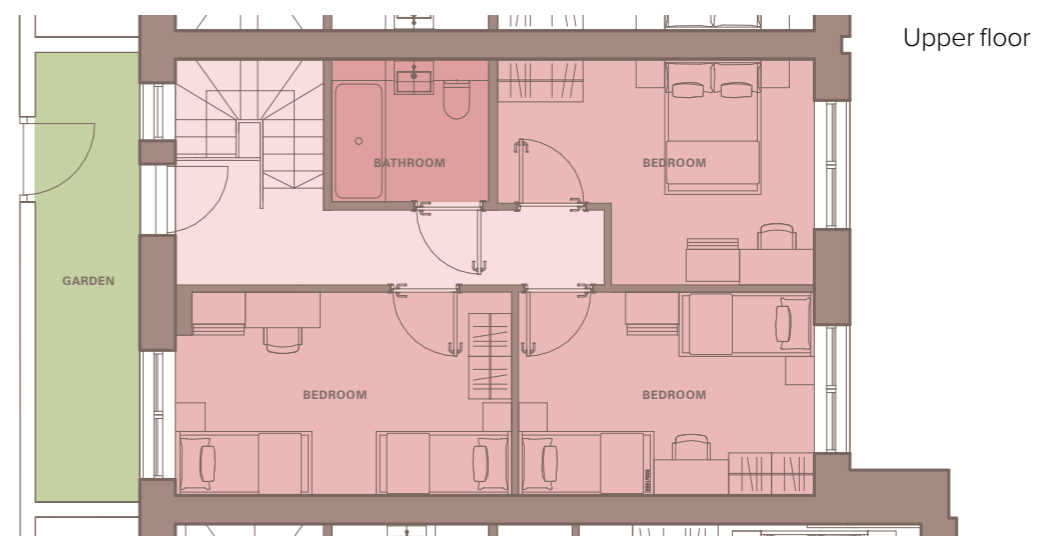
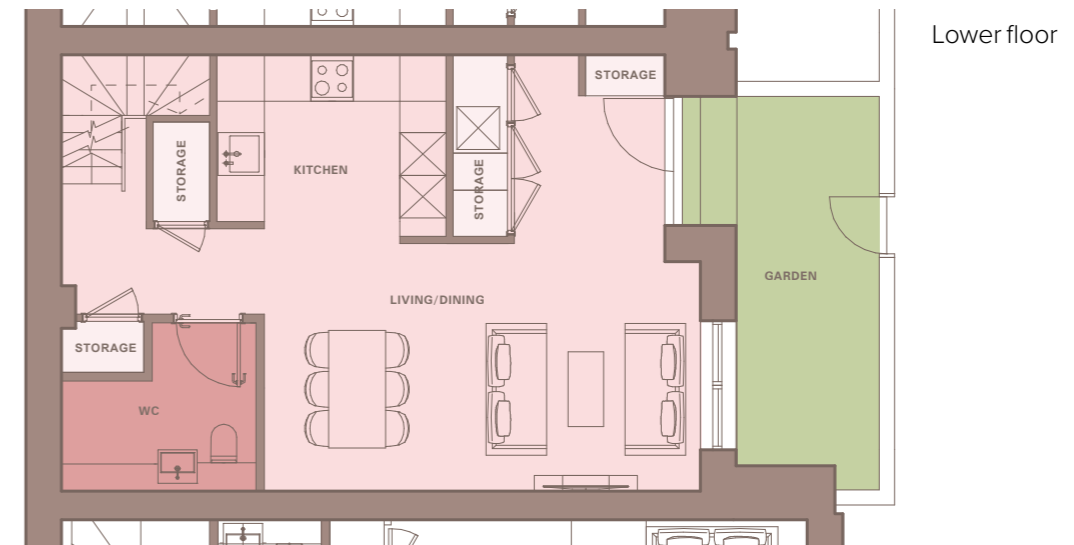
2 BEDROOM

Area	70sqm
Dual Aspect	Yes
Balcony	7sqm
Storage	2sqm
Bathrooms	2



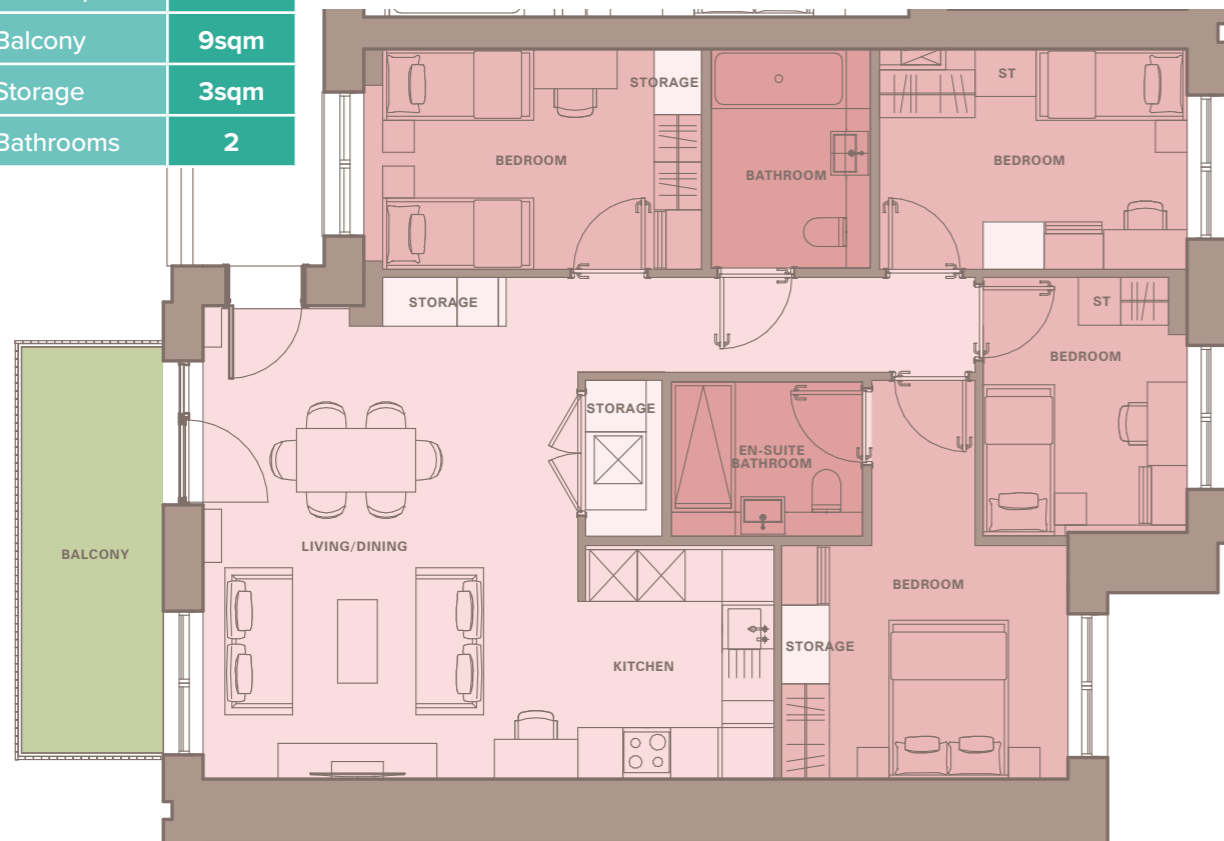
3 BEDROOM

Area	108sqm
Dual Aspect	Yes
Balcony	21sqm
Storage	3sqm
Bathrooms	2



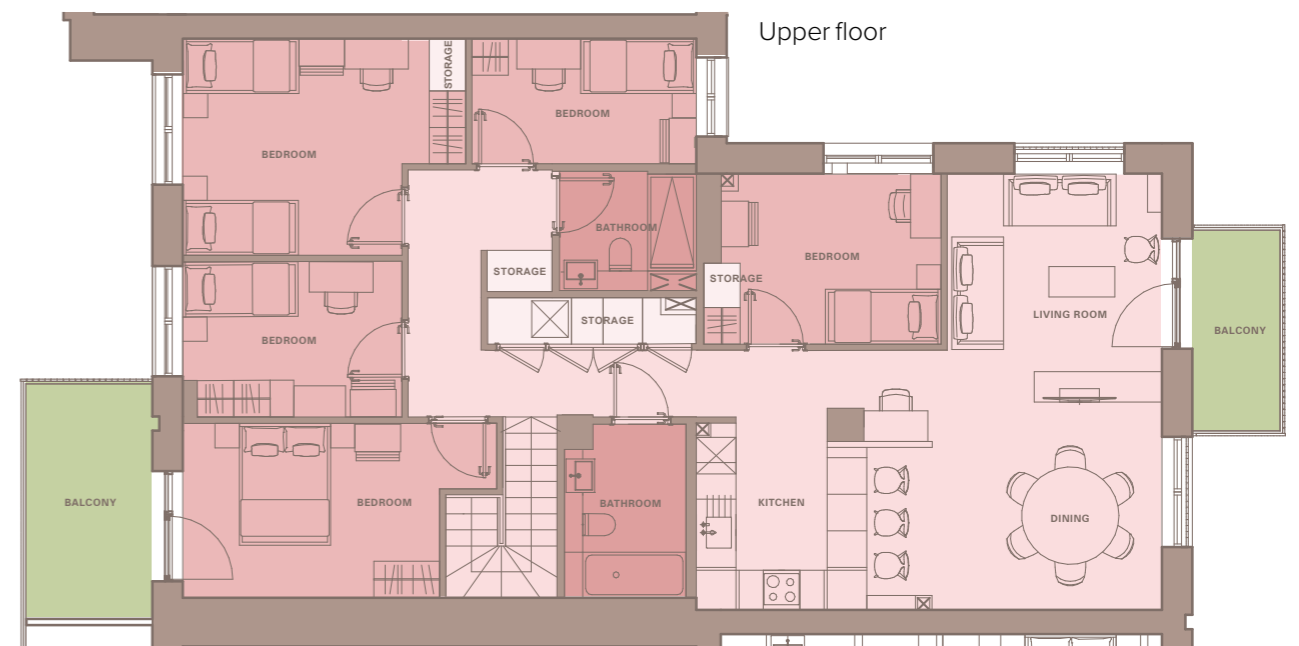
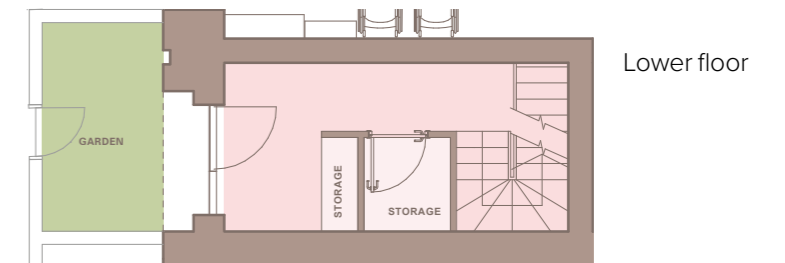
4 BEDROOM

Area	101sqm
Dual Aspect	Yes
Balcony	9sqm
Storage	3sqm
Bathrooms	2



5 BEDROOM

Area	146sqm
Dual Aspect	Yes
Balcony	20sqm
Storage	3.5sqm
Bathrooms	2



What are the new homes already being built in Church Street like?

Luton Street

Completed in 2022, families that were overcrowded have recently benefited from a larger and modern home. Mr Bashir and his family have moved into a new four bed home, which he hopes other families in Church Street can similarly benefit from. He said "Importantly, my children now have space to study and prepare for their future. Our home is also much warmer, with more storage, a more spacious kitchen and our own private outdoor space."



Lisson Arches

Due to be completed at the end of this year, 60 new community supportive homes will be built to support those particularly with mobility needs. We have worked with residents to ensure they have the adaptations they need when they move into their home including within bathrooms and kitchens. The homes will have private balcony space, fitted kitchen cupboards, large windows to bring in natural light, white goods such as a fridge-freezer, and plenty of storage space.



SECURE TENANTS OFFER

The following pages set out the council's offer to secure tenants, including your rights, entitlements, rehousing options and how the council will support you throughout the process of regeneration.

Key pledges

Should you be required to move home as part of the Sites A, B and C regeneration, Westminster City Council can guarantee all secure tenants that:

- You will have a full right of return to the Church Street area.
- Where possible, residents may have one move within the Church Street area for residents in Sites B and C.
- You will be offered a brand-new home under the same tenancy terms you have now and your council rent will stay at the same social rent levels.
- We will provide you with a new home based on your needs.
- An independent advisor will be available to assist you.
- Reasonable costs associated with your move will be reimbursed by the council, such as removal costs, disconnection costs and redirection of mail.
- You will receive a statutory home loss payment of £7,800.
- You will have the option to move away from Church Street if you choose to.
- The council will arrange extra support for vulnerable residents, such as help packing and transport to your new property.

You have a right to a new home at Church Street

There will be new council homes for all existing council tenants in the three sites.

- If you live in Site A, you will need to move into another social home in Westminster for a temporary period and have the right to return to new social home in Site A when it is ready.
- If you live in Site B or C you may only need to move once from your existing home to a new home depending on your housing need.
- If you do not want to want to move into one of the new homes, you can move into another social home in Westminster.

If you need to move temporarily

If you need to move temporarily because your new home is not ready for you, we will make sure you have a suitable temporary home for the time you need it. We will help to find a temporary home that is as close as possible to your work, schools and family or friends, so that you do not have to change your life while you are living in your temporary home.

The council will remain your landlord

Your tenancy type will not change, and you will have the same security of tenure you have now. For example, secure tenants will be offered another secure tenancy and flexible tenants will be offered another flexible tenancy. Your rights and the council's responsibilities remain the same.

You are entitled to £7,800 homes loss payment for moving

If you have lived in your home for 12 months before you are moved, you are entitled a statutory home loss payment, which is currently £7,800. This amount is decided annually by the government and may be higher at the time you move. Joint tenants receive one payment. You can spend your home loss payment as you wish. If you owe the council money for rent or other costs, we will agree this amount with you, and this will be taken out of your home loss payment before you receive it.

The council will pay reasonable moving costs

This includes removal costs, redirection of mail, disconnection and reconnection of appliances and the refitting of curtains and carpets. In many cases the council will organise these services for tenants, so they will not need to make payments upfront themselves.

About the new home

The new home will be of the size that you need, which means it could be bigger or smaller than the current home. Before you move, we will carry out a Housing Needs Survey, and you will be able to consider your options and talk to an independent advisor. The council will carry out an assessment of who lives in your home, the new home needed and any specific needs you have.

If you need more bedrooms (because you are overcrowded), you can move into a home that is the right size for you

If you need more bedrooms than you have now and are assessed as overcrowded, you will be able to move into a new home that is the right size for you and your family. If you need to move to a larger home, you will need to pay the council rent for that home.

Your new home will meet your disability or mobility needs

We will make sure that if you need adaptations to your new home, these will be assessed and will be in place at the time you move in. All new homes will have step free access to front doors and building entrances.

More information is available in the **Tenants: Your Options** summary leaflet.



Scan the QR code to view or pick up a copy from the Church Street Regeneration Base.



HOW WE WILL SUPPORT YOUR MOVE

Council officers will support you throughout your move.

For example, we can organise removals, disconnect and reconnect washing machines and other appliances. Additional support will be provided to tenants based on their individual circumstances especially those who are older, vulnerable and those with disabilities.

WE WILL HELP YOU WITH:



Removals



Redirecting mail



Packing and unpacking costs



Disconnecting and reconnecting appliances



Reconnecting telephone, TV and broadband



A Home Loss payment when you move – this is currently set at £7,800 for secure tenants

Moving made easy

All along the way dedicated rehousing officers will help you with your move. They will get to know you on a one-to-one basis and keep you informed of the process and next steps. They will help you visit your new home before you move in, will provide the support you need to move in on the day and will continue to support you after you have moved to check you are settled in.

SERVICE CHARGE

As a tenant you currently pay a service charge with your rent. Leaseholders also pay a service charge.

At the future development service charges will cover things like:

- The upkeep of communal areas such as cleaning and lighting
- Grounds maintenance
- Lift maintenance
- Caretaking services

As the project develops, we will talk to you about the services you want and need, what would be applicable to you, and to ensure the services you receive are value for money and affordable.

For those on low income or receiving benefits you may be eligible for support to pay your rent and service charge through housing benefit/Universal Credit.

TEMPORARY ACCOMMODATION TENANTS OFFER

The following pages set out the council's offer to temporary accommodation tenants.

This section applies to Homeless Households living in the ballot area, for which the council has accepted a full housing duty under the Housing Act 1996 part 7 (as amended).

If you have been on the Housing Register for 12 months or more and live in a home on Site A, B or C at the time of the Landlord Offer, you are eligible to vote.

If you have not secured a new permanent home by the time you will be required to move, you will be visited by a council officer and advised when you will need to move and given information about the process.

If you are within twelve months of being offered permanent social housing, you will be awarded extra priority to try and bring your move forward to help avoid you having to move twice in a short period.

Where this does not apply, you will be prioritised for alternative temporary accommodation, which could be in Westminster if you meet the criteria or elsewhere in London.

Tenants Renting from a Private Landlord

If you have been on the Housing Register for 12 months or more and live in Site A, B or C at the time of the Landlord Offer is published, you are eligible to vote. Please contact Civica Election Services (see page 40) to register to vote before the ballot commences.



More information is available in the **Tenants: Your Options** summary leaflet.

Scan the QR code to view or pick up a copy from the Church Street Regeneration Base.



RESIDENT LEASEHOLDERS OFFER

The following pages set out the council's offer to leaseholders including your rights, entitlements, and compensation payment. If you are a resident leaseholder, we also cover the sale of your current home and your options for buying a new home, as well as the council support available to you.

Key pledges

Should you be required to move home as part of the regeneration of Sites A, B and C, Westminster City Council can guarantee all resident leaseholders (homeowners living in their property twelve months or more before 11 November 2022) that:

- You will have a full right of return to the Church Street area
- You will have the opportunity to buy one of the new homes with an equity loan or on a shared equity basis
- Housing costs will remain similar in your new property
- The council will provide support for those who choose to move away
- We will work with you to sell your home to us by agreement
- You will receive a statutory home loss payment worth 10% of the market value of the property (capped at £78,000 as of October 2022)
- The council will provide a disturbance payment to cover all reasonable costs, including moving, stamp duty and legal fees

As a resident leaseholder, you will receive the full market value of your home plus 10% home loss payment

You will receive the full market value of your home at the time it is sold to the council and a home loss payment of 10% if you have lived in your home for 12 months at the time you have to move.

The home loss payment will be capped at a maximum level of £78,000. This amount is decided annually by the government and may be higher. Joint owners receive one payment.

Purchase by agreement

The council will instruct an independent qualified surveyor, who is a member of the Royal Institution of Chartered Surveyors (RICS) to prepare a valuation of your home. Typically, the council will start the process of buying back your property approximately 18 months before the redevelopment of your block begins or earlier in certain circumstances (see section 'Flexibility of timing of buy backs' on the next page).



Flexibility of timing of buy backs

The council's valuer will visit to inspect the property at a time to suit you and you will be contacted in advance. The valuer will take into account the internal condition and any internal improvements to the property such as new bathrooms and kitchens. You will then receive a written offer from the council. If you disagree with its valuation the council will reimburse you for the reasonable costs of appointing your own independent RICS valuer to get a second opinion. The council's objective is to purchase leasehold property by agreement where possible and will work with leaseholders to find a solution that is mutually acceptable. However, if residents vote in favour of the proposals, the council may pursue compulsory purchase powers to use as a fall back to ensure that the regeneration of Church Street can be achieved

If you are non-resident leaseholder, you will receive the full market value of your home plus 7.5% basic loss payment

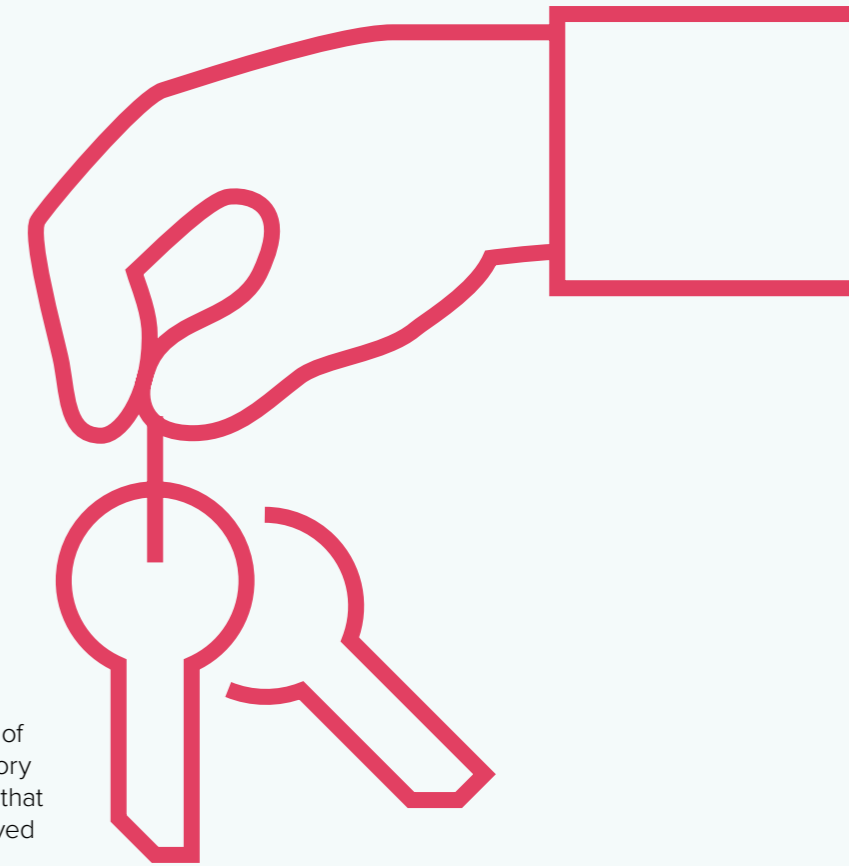
If you do not live in the property or have lived in your home for less than 12 months at the time you are required to move, you will be considered a non-resident leaseholder. If you agree to sell your property to the council, you will receive the full market value of your home at the time it is sold to the council.

You will also receive a basic loss payment of 7.5% of the full market value. Joint owners will receive one payment. You will be responsible for making arrangements for any tenants you may have in your property, and ensure your property is vacated by the time you sell your home to the council.

The basic loss payment will be capped at a maximum level, currently this is £75,000. This amount is decided annually by the government. Joint owners will receive one payment.

The valuation of your home will be carried out by a qualified independent surveyor

The valuation of your home will be carried out by an independent qualified surveyor who will take into account the local property market, the internal condition of your home and any improvements made. The valuation will reflect the value of the property before the impact of any regeneration work.



The council will pay your reasonable legal fees

The council will pay the legal fees for the sale of your property to us as well as the fees and costs of the purchase of a replacement home whether this is on the new estate or elsewhere. This will include Stamp Duty Land Tax.

The council will pay your reasonable moving costs

You will receive a moving home payment to help with the reasonable costs of moving. The moving home payment will cover things like:

- Disconnecting and reconnecting appliances
- Redirecting mail
- Reconnecting telephone, TV and broadband
- Removal costs
- Packing/unpacking costs

You will receive independent advice on your rehousing options

Free independent advice and support will be available to help you decide on the best option you. The council may also pay for independent financial advice for leaseholders in some circumstances, such as advice about getting a new mortgage for example.

REHOUSING OPTIONS FOR RESIDENT LEASEHOLDERS

As a Resident Leaseholder there are a range of rehousing options to suit different needs.

There are five options for resident leaseholders that want to remain living in the regeneration area and one option for those that want to move away.

OPTION 1

Buy one of the new homes on a shared equity basis

The new properties will be of a higher value than residents leaseholders' current homes. As a resident leaseholder you will have the option of buying a newly built home of the same number of bedrooms through shared equity. This will enable leaseholders to have similar housing costs to now:

- Shared equity will be offered, when buying one of the new homes directly from the council.

The money you put into your new home is the funds from the sale of your current home plus the full home loss payment. This means if you have a mortgage currently, another one of the same value will need to be raised or transported to the new property.

The council will make up the difference between the leaseholder's contribution and the market price of the new property. There are no repayments required for the council's contribution, this would only be repaid once the property had been sold.

If you sell the property any increase or decrease in the value of the property is shared between yourself and the council, based on the percentage at the time you purchase the property.

OPTION 2

Buy one of the new homes on a shared ownership basis

Shared ownership is different to buying with an equity loan or on a shared equity basis as you will only part own the property, rather than being the full legal owner and rent is paid on the proportion that is not owned.

You will need to be able to buy at least a 25% share of the new home, with or without a mortgage, and to be able to afford the rent, which is charged on the proportion that is not owned and is at a discounted rate. You will also be responsible for paying the full service charge for the property.

OPTION 3

Buy one of the new homes outright

You can buy one of the new homes outright if you want to and can afford to. There is no obligation on you to buy in this way, even if you can afford to. If you choose this, you can buy a property of any size.

Temporary housing when buying with Options 1, 2 and 3

There may be times when the new homes are not ready to move into straight away and you may have to move into temporary housing for a while. Where this is the case, the council will make you one reasonable offer of an assured shorthold tenancy, which is the sort of tenancy offered in the private rented sector.

The rent in the temporary housing will be up to your current housing costs, including mortgage payments and service charges, meaning there will not be an increase in housing costs (although Council Tax and utility costs may be different). The temporary housing will be the same size as your current home.

OPTION 4

Buy another leasehold property in the local area

You may prefer to buy another property of the same value as your current home in the local area i.e., one that is not part of the redevelopment programme, if available.

Where this is possible, assistance will be provided from the council to help you find one. In appropriate circumstances, the council may be able to sell you a property from its own vacant housing stock. In exceptional circumstances we can discuss options for equity loans on properties outside of the renewal area.

Support for leaseholders

If you want to talk to us further about the options available you can arrange a 1-1 appointment with our leasehold support team. Please contact us at churchstreet@westminster.gov.uk or call 020 7641 2968

OPTION 5

Become a social or an intermediate tenant in the housing renewal area

In some cases, you may be able to remain in the local area by becoming a social or an intermediate tenant. This option will only be offered in special circumstances, such as where none of the other home ownership options are suitable or where you want to become a tenant due to having health problems for example. Where it is agreed you would receive 75% of the market value of their property, rather than 100%. A social or an intermediate tenancy will be offered. Both types of tenancy have discounted rents, although intermediate rents are higher than social ones and intermediate tenancies will only be offered to those that can afford them.

OPTION 6

Receive help and support to move away from the Church Street area

Practical help and support will be available for resident leaseholders, where needed, that want to move to another part of Westminster or elsewhere. This can include help to find a property or with the entire process of buying. The council may be able to sell you a property in Westminster from its own vacant housing stock.

More information is available in the **Leaseholders: Your options summary leaflet.**



Scan the QR code to view or pick up a copy from the Church Street Regeneration Base.



THE BALLOT

The ballot will be run independently from Westminster City Council by Civica Election Services.

As the independent body, Civica Election Services has been appointed to ensure that the ballot is run securely, independently and in line with the Greater London Authority guidance.

Civica Election Services will post the ballot papers to residents, receive, and count the votes, verify that they have been cast legitimately and issue the result.

Your ballot paper will be posted 1st class on 25 November 2022, and you will have three weeks to cast your vote by 5pm on Monday 19 December 2022.

You will be asked the following question on the ballot paper to which you can vote either yes or no:

Do you support the proposals for the regeneration of Church Street Sites A, B and C?

Contact details for further advice and guidance on any issues related to the ballot are provided on the next page.

If you have lost/spoiled your ballot paper and need a new one, or if you would like more information about voting, you can call Civica Election Services on **020 8889 9203** or email **support@cesvotes.com**. When calling please make sure you state you are a Church Street resident.



Who can vote?

The ballot must be open to all residents aged 16+ who live in Church Street Sites A, B and C who meet one or more of the following criteria:

- Council tenants, both individual and joint tenants, who are named on the tenancy agreement on or before 11 November 2022.
- Resident leaseholders named on the lease who have been living in Sites A, B and C as their only principal home for 12 months or more before 11 November 2022 and are named on the lease for their home.
- Any resident who is a permanent and temporary accommodation resident in Sites A, B and C and who has been on the council's housing register for 12 months or more before 11 November 2022.

The Greater London Authority and the Mayor of London have set the guidance of who is eligible to vote. This Landlord Offer was published on 11 November 2022.

The resident ballot will run from Monday 28 November to 5pm Monday 19 December 2022

Different ways to vote



BY POST

Return your ballot paper in a pre-paid envelope.



TELEPHONE

Vote by telephone by calling the Freephone number on the ballot paper and using a unique code.

The results

There is no minimum turnout needed, a simple majority vote will determine the outcome of the ballot.

You will be informed by letter of the results by Civica Election Services one week after the ballot. The result will also be available from churchstreet.org.

What happens after the ballot

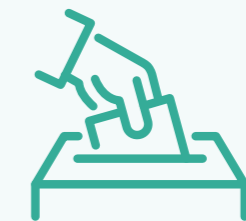
The regeneration will only move to the next stage if the majority of residents vote 'Yes' in the residents' ballot. Therefore, it is so important that you use your vote.

If there is a 'Yes' vote, we will continue with the regeneration of the three sites. Residents from Site A will continue to be moved into temporary accommodation.



ONLINE

Vote online at www.cesvotes.com/churchstreet using a unique code on your ballot paper.



BALLOT BOX

Put your ballot paper in a ballot box at the Church Street Library.



Watch a video on how to cast your vote.

For further advice and guidance on any issues related to the Church Street Regeneration Programme, contact us on **020 7641 2968** or churchstreet@westminster.gov.uk

THE TIMELINE

The timeline shows indicative dates for work on Church Street Sites A, B and C following the outcome of the residents' ballot.

2021

Hybrid planning application for Sites A, B and C submitted

SPRING 2023

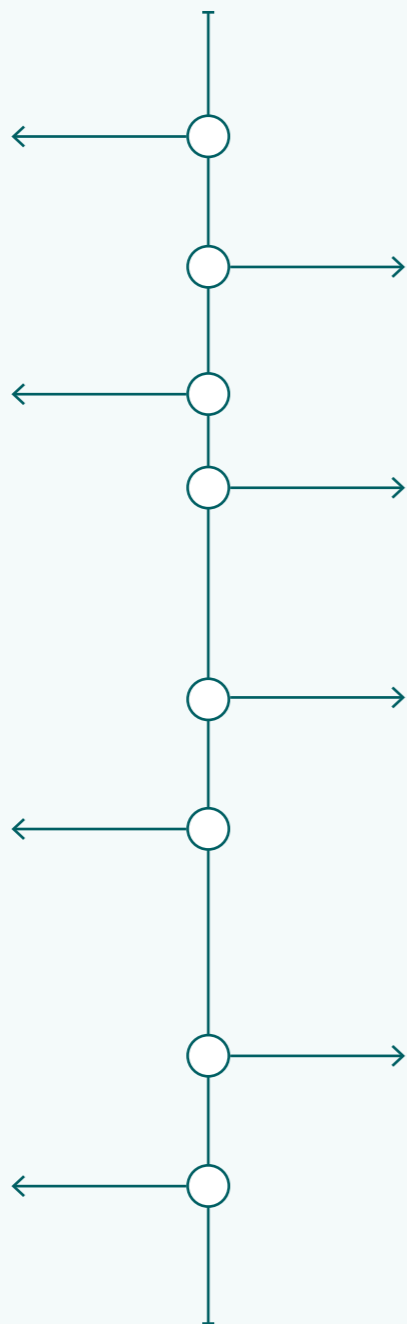
Decision on planning application

2027

Site A complete
Work starts on Site B

2035

Site C complete



WINTER 2022

Resident Ballot

SUMMER 2024

Works begin on Site A

2026

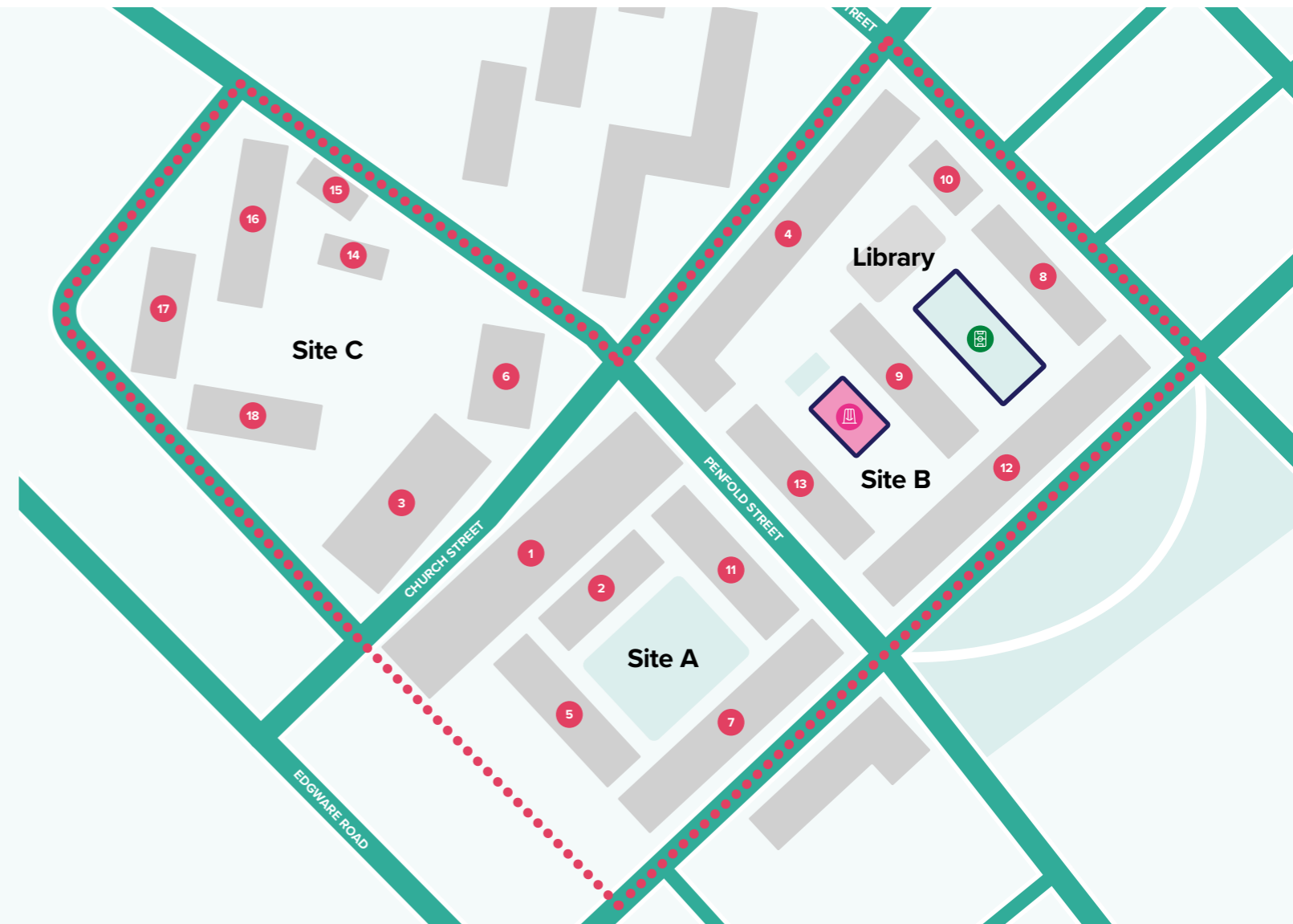
Detailed consultation on Sites B and C

2031

Site B complete and works begin on Site C

THE CURRENT SITES

The map below shows the residential blocks within Church Street Sites A, B and C. Kennet House will not be demolished as part of the proposals.



- | | | | |
|---------------------|-------------------|-----------------------|-------------------|
| 1 Blackwater House | 6 Kennet House | 11 Pool House | 16 Isis House |
| 2 Cray House | 7 Lambourne House | 12 Ravensbourne House | 17 Mole House |
| 3 Darent House | 8 Lea House | 13 Wandle House | 18 Windrush House |
| 4 Eden House | 9 Medway House | 14 Colne House | |
| 5 Ingrebourne House | 10 Roding House | 15 Derry House | |

CONTACT DETAILS



Regeneration Base, 99 Church Street, London, NW8 8EY

Hours: Monday to Friday, 9am – 5pm



Phone: **020 7641 2968**



Email: **churchstreet@westminster.gov.uk**



You can also keep track of the latest news on the Church Street website at: **churchstreet.org**



Follow us on Facebook: **facebook.com/mychurchstreet**



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If you have difficulty reading this document because of a disability or because English is not your first language, we can help you. Please call us on **020 7641 2968**.

For independent advice about what the regeneration means for you, you can speak to your Independent Resident Advisor PPCR on Freephone **0800 137 066** or by email **info@ppcr.org.uk**