

Convent Way
**RENEIGHBOURING
HESTON**

Vote
yes
**THE
LANDLORD
OFFER**

***Vote on the future of Convent Way. Voting
begins from Saturday 5 June 2021 and
ends at 5pm on Monday 28 June 2021.***

ABOUT THIS BOOKLET

We have sent this booklet to you because you have a vote in the Residents' Ballot which will decide the future of Convent Way – whether the council progresses with the regeneration or continues to manage and maintain your home and estate as it currently does.

This is your Landlord Offer from Hounslow Council.

The council has identified Convent Way as a priority estate in need of regeneration and significant investment, as the homes have become unsuitable for modern living and no longer meet the housing and accessibility needs of residents. Regeneration is an opportunity to provide energy efficient and better quality homes and neighbourhood.

You now have the opportunity to vote on the future of Convent Way based on this Landlord Offer.

On the following pages, you will find all the information you need to help make your decision. We have worked with you to understand what matters to you. The offer sets out your vision, aspirations and priorities of a well-designed, energy efficient and safe home and neighbourhood built to the highest standards. It sets the one move offer and your right to a new

home on the estate and other entitlements as a secure tenant as well as a fair deal for leaseholders. It confirms 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 to vote and how you can vote. We understand this is a very 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 surgeries, or phone or email us.

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 4 June 2021 by first class post and you will have until 5pm on Monday 28 June 2021 to cast your vote.

CONTENTS

<i>Message from Cllr Steven Curran and residents</i>	Page 4	<i>The secure tenant offer</i>	Page 28
<i>What you said you wanted to change</i>	Page 6	<i>The temporary accommodation tenant offer</i>	Page 32
<i>Your new home and neighbourhood</i>	Page 8	<i>The leaseholder offer</i>	Page 34
<i>Links Court</i>	Page 26	<i>The ballot</i>	Page 40
		<i>Contact us</i>	Page 43



Welcome,

I wanted to write to thank you for fully engaging in the consultation over what has been the most difficult time because of COVID19. One positive of the pandemic is that it brought the best out of our communities in Hounslow, and it brought people together.

I've been encouraged by the feedback from residents about our proposals for regeneration of Convent Way and the pulse-check we took in April, showing the majority of both tenants and resident leaseholders welcomed the change.

I understand the proposals put forward by the council may be challenging, as our homes and our families are what we hold most dear. We will continue to support residents through this journey.

I believe our plans to provide you with new, modern, energy efficient homes, new shops and a community centre will be life changing. The proposed new parks and revitalisation of the existing sports facilities and open spaces will significantly improve the environment for everyone.

Many families have lived on Convent Way for a long time and have made clear that this is the place they will always call home. I believe the regeneration will enable everyone to continue to live here for generations to come.

You may have seen that we recently carried out a residents' ballot for the regeneration of Charlton House and Albany House in Brentford, the results of which were overwhelmingly in favour of our plans. If you would like to meet representatives of the residents at Charlton House and Albany House, please let us know.

The community at Convent Way will form an essential part of the redevelopment plans. As a council we are committed to building new, sustainable council homes that are energy efficient and as carbon neutral as possible for our residents.

I do hope you can join us on this journey by supporting the ballot. We will be in touch with further information regarding the ballot and how to take part.

Best wishes,

Cllr Steve Curran
Leader of the Council

Dear Neighbours,



Shirley Wheatley

'It would be nice to move in to a new property that is more economical to run with better ventilation better views with added private outside space for all!'



Ahmed Mohammed

'The Regeneration of Convent Way will have a positive impact on the quality of life and remove the stereotyping of living in a social housing block and improve the image of the community by revitalising and creating a vibrant space for people to enjoy.'



Ubah Moalim

'The regeneration will be the most exciting project for our community. I hope everyone can agree on this, we are all looking forward to it. So, could you kindly start the building work already!!'



WHAT YOU SAID YOU WANTED TO CHANGE

We began discussing the proposals to regenerate Convent Way in January 2020. Since then, we have held a design competition to appoint architects, two exhibitions on the developing design proposals, zoom workshops, surgeries, regularly updated you by phone, email and newsletters, carried out a housing needs survey, and spoken to you on your doorstep.

yes TO A NEW NEIGHBOURHOOD, WE LOVE TO CALL HOME.

YOU
SAID

We have consulted you on the draft Tenant and Leaseholder Offers and on the design principles of the new homes and neighbourhood.

You told us:

- You told us you wanted to remain living on Convent Way.
- You want your homes to be of similar size or larger than your current home.
- You want better door entry systems and CCTV.
- You want lifts in all blocks.
- You want a safer road with better traffic management
- You want good housing management for the new homes
- You want better play and sports facilities.
- You want your own balcony or garden.
- You want better thermal insulation.
- You want parks and , open spaces that everyone can enjoy.
- You want buildings no taller than the current tallest building at Convent Way.

We have reached out to every household

- Over **90%** of households have taken part in the consultation.
- **307** feedback forms have been completed.
- **215** households attended one of the exhibitions.
- **173** households completed the Housing Needs Survey.
- **158** households attended a zoom workshop or 1-2-1 in person appointments.
- **36** households volunteered to be on the Resident Steering Group.
- We have regularly updated every household by phone, email, letter or newsletter.
- We have regularly knocked on every door on the estate and spoken to many of you at your doorstep.

Keeping you involved

If the majority of residents vote Yes, the council will progress to the next stage of developing the planning application and detailed design of the new homes and neighbourhood. Your continued involvement in this process will be very important and will help shape a new and better neighbourhood for you, your family and future generations.

yes

TO A HOME THAT MEETS YOUR NEEDS FOR YEARS TO COME.

Meeting your needs

All homes and buildings on Convent Way estate will be redeveloped to build over 900 new homes. Links Court, which is within the regeneration boundary will be retained. There will be a mix of social rent, affordable and private homes both for the existing residents and to help meet the housing demand in Hounslow.

There will be a variety of homes including large family homes to address overcrowding. The homes and neighbourhood will be designed to be fit for purpose for disabled residents and those with reduced mobility. Provision of parking will be for existing residents, prioritising those with the greatest need.

The layout of the new neighbourhood will be much improved and better connected, easier to get around and will feel safe and be safe. Traffic calming will improve road safety on Convent Way. Every home will have a private balcony, garden, or terrace. There will be play areas, sports facilities, and flexible spaces for children, young people, and adults of all ages and a range of communal areas and green spaces where residents and the community can come together.



Proposed regeneration boundary of Convent Way

YOUR NEW HOME AND NEIGHBOURHOOD

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 NEW CONVENT WAY

Generous gaps between buildings will allow light into shared podium gardens throughout the day.

A safer, quieter Convent Way with traffic calming, wider pavements, better crossings and dedicated cycle lanes.

A public square at the heart of the estate, will provide new shops, local amenities and community space fronting Convent Way.

All new homes will have a private balcony, garden, or terrace.

A quiet neighbourhood lane with single family homes, planting, and safe doorstep play.

On street, and secure podium parking for cars and bicycles will be provided within each neighbourhood.

Pocket parks will provide quality usable green space where residents and the community can come together.

The arrangement of buildings will ensure good privacy between homes as well as excellent

New parks and open spaces will provide for the needs of the community with play areas, sports facilities, and flexible spaces for children, young people, and adults of all ages.

The proposed buildings will vary in height across the site from low-rise to mid-rise, with no buildings taller than the existing tower block. balcony, garden, or terrace.






1 BEDROOM 2 PERSON FLAT

Minimum 50 sqm









YOUR NEW HOME

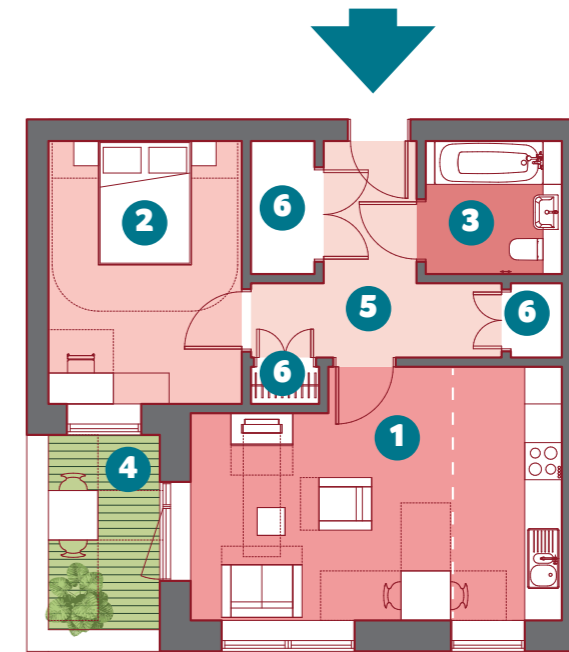
All homes, individual rooms, storage, and private outdoor space will be sized in accordance with the current London Housing Design Guide (LHDG) standards set out by the Greater London Authority. On the following pages are examples of proposed layouts and how they compare with existing homes. The new homes will be either the same size or larger than the current homes on Convent Way. These plans are indicative and may change as a result of the detailed design consultation process or revisions required as part of the planning approval process.

Quality of your new homes

-  The majority of homes will be dual aspect, with well designed windows that open on two sides providing good views, plenty of natural light and ventilation throughout the day.
-  Homes will have step-free, level access and will meet current requirements for accessibility and adaptability. Where needed, homes will be adapted to meet the specific needs of the resident.
-  The rooms will be regular and well proportioned to accommodate a range of different furniture layouts.
-  Homes will have the option of an open plan or enclosed kitchen and family homes will also include a second WC.
-  There will be good sound insulation and separation within the home and between neighbouring homes.

Sustainability standard of the new homes

-  Homes will have well insulated walls, roof and windows to reduce the need for space heating. Keeping buildings warm in winter.
-  Homes will be well ventilated to ensure they are cool in summer.
-  Homes will be fitted with energy efficient lighting and sanitaryware to save water and electricity.
-  Energy consumption within the home will be monitored and reported using smart metering, to provide residents real time information on energy use in the home.
-  The generation of renewable energy on site will be maximised, for instance solar panels will be installed on building rooftops.
-  Energy required for hot water, space heating and cooking within the homes will be provided from low carbon sources.
-  Materials used to build the new homes will have a low carbon footprint.
-  The construction methods will ensure that there is as little wastage as possible particularly landfill waste.



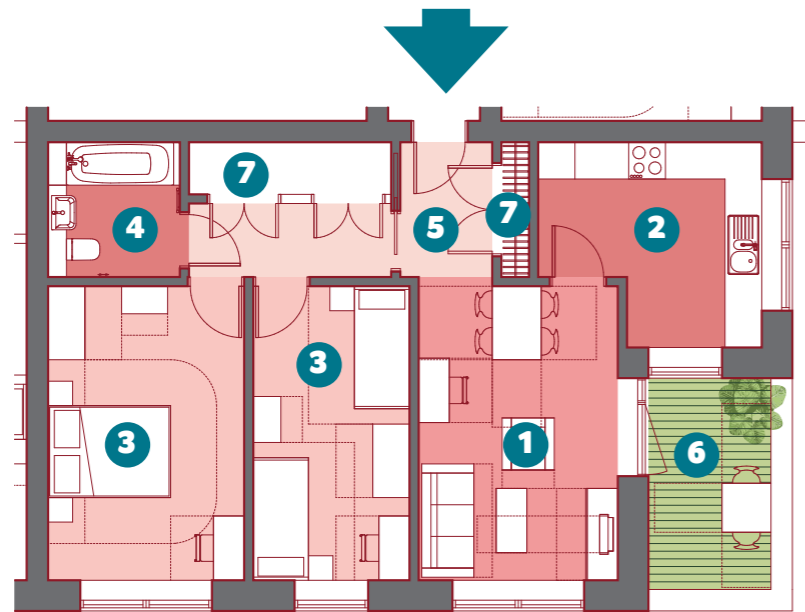
- 1 Kitchen, Living, Dining**
- 2 Double Bedroom**
- 3 Bathroom**
- 4 Private Balcony**
- 5 Entrance Hall**
- 6 Storage**

Area Comparison, 120 Convent Way

	Proposed	Existing
Area	50 sqm	42 sqm
Dual Aspect	Yes	No
Garden / Balcony	Yes - 5 sqm	No
Storage	Yes - 1.5 sqm	Yes - 2.3 sqm
Ceiling height	2.5m	2.3m

2 BEDROOM 4 PERSON FLAT

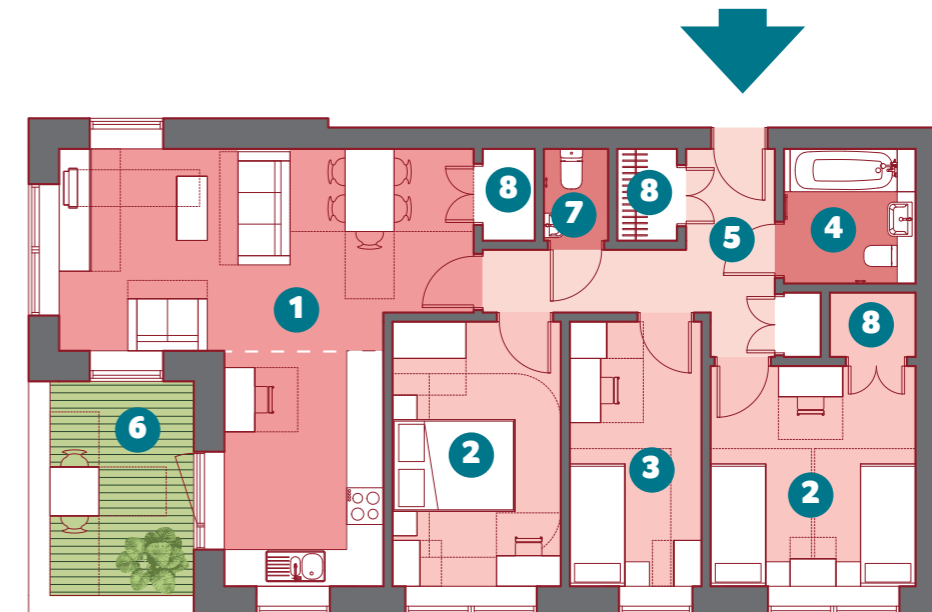
Minimum 70 sqm



3 BEDROOM 5 PERSON FLAT

Minimum 86 sqm

YOUR
NEW HOME



- 1 Living, Dining
- 2 Kitchen
- 3 Double bedroom
- 4 Bathroom
- 5 Entrance hall
- 6 Private balcony
- 7 Storage

Area comparison, 220 Convent Way

	Proposed	Existing
Area	70 sqm	70.6 sqm
Dual Aspect	Yes	Yes
Garden / Balcony	Yes - 7 sqm	No
Storage	Yes - 2.5 sqm	Yes - 1.8sqm
Ceiling height	2.5m	2.3m

- 1 Living, Kitchen, Dining
- 2 Double bedroom
- 3 Single bedroom
- 4 Bathroom
- 5 Entrance hall
- 6 Private balcony
- 7 WC
- 8 Storage

Area Comparison

	Proposed
Area	86 sqm
Dual Aspect	Yes
Garden / Balcony	Yes - 8 sqm
Storage	Yes - 3 sqm
Ceiling height	2.5m

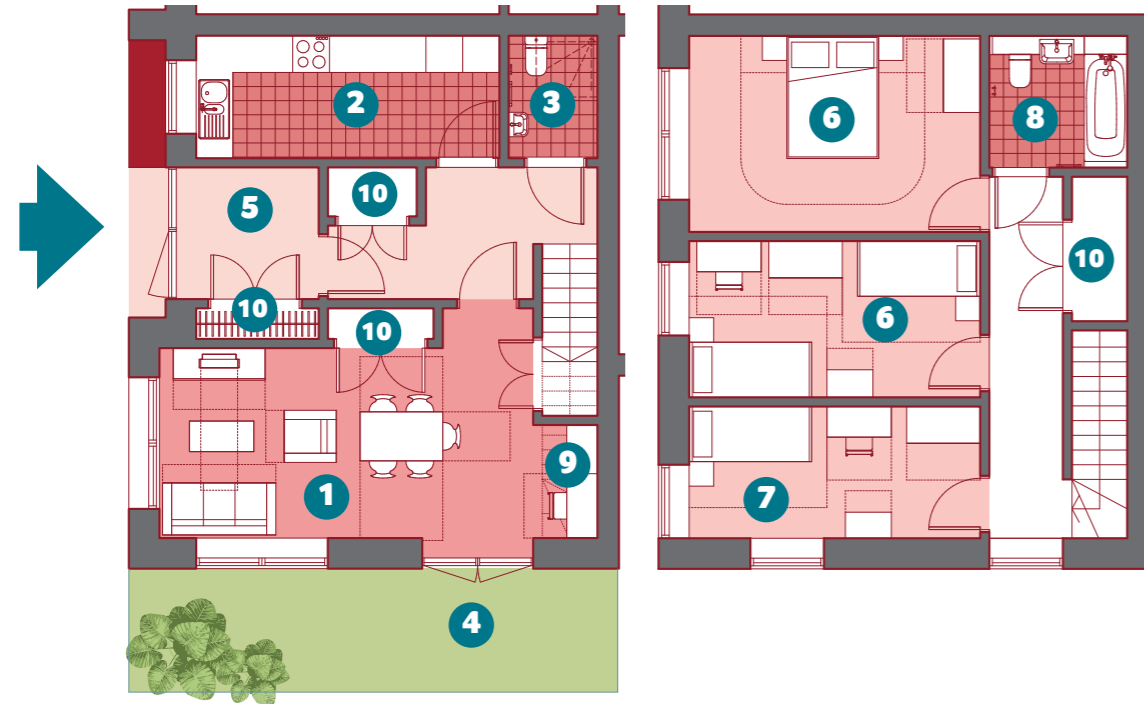
3 BEDROOM 5 PERSON MAISONETTE

Minimum 93 sqm

BETTER
DESIGN

Ground floor

First floor



- 1 Living, Dining
- 2 Kitchen
- 3 WC
- 4 Private garden
- 5 Entrance hall
- 6 Double bedroom

- 6 Double bedroom
- 7 Single bedroom
- 8 Bathroom
- 9 Home working space
- 10 Storage

Area Comparison, 89 Convent Way

	Proposed	Existing
Area	93 sqm	86 sqm
Dual Aspect	Yes	Yes
Garden / Balcony	Yes - 8 sqm	No
Storage	Yes -3 sqm	Yes - 1.5 sqm
Ceiling height	2.5m	2.3m

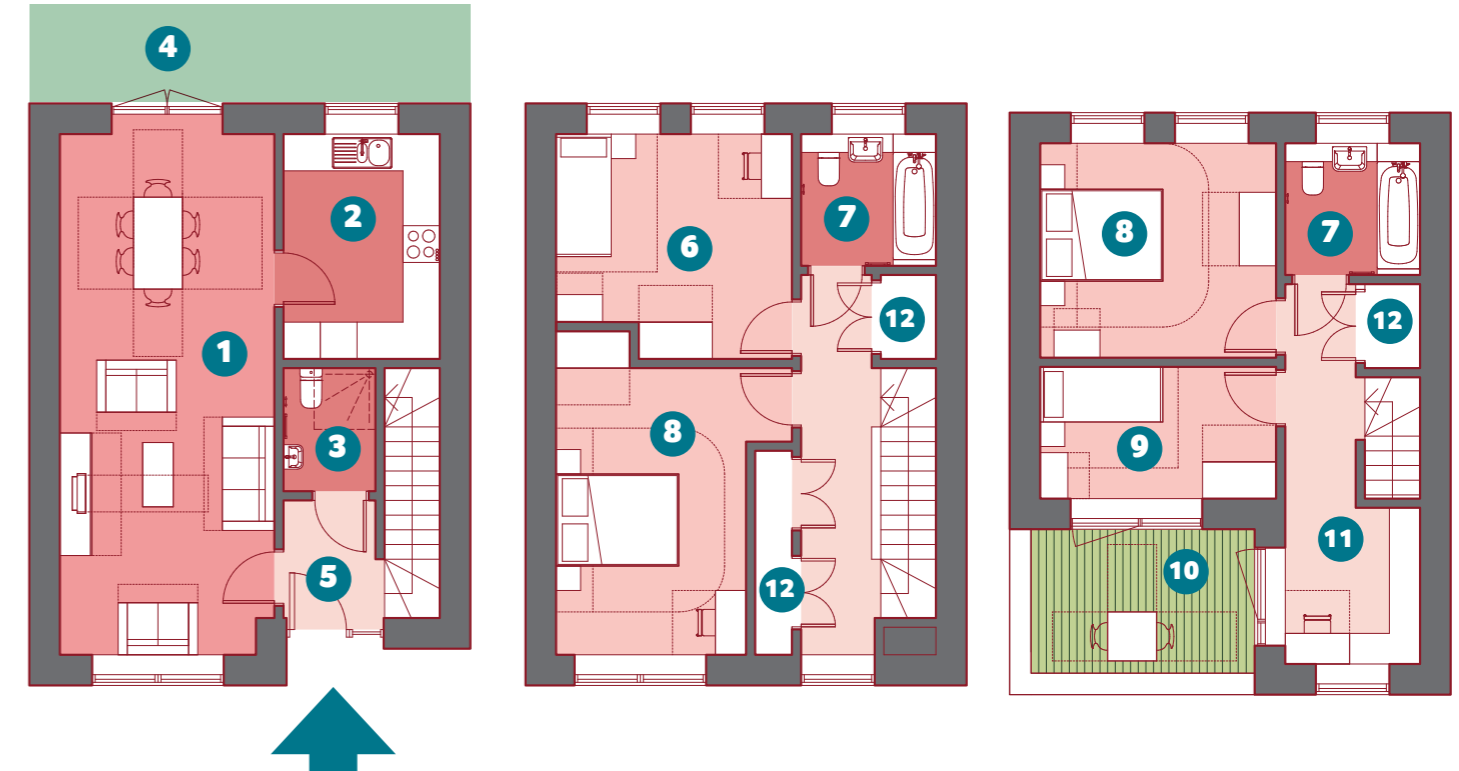
4 BEDROOM 6 PERSON HOUSE

Minimum 112 sqm

Ground floor

First floor

Second floor



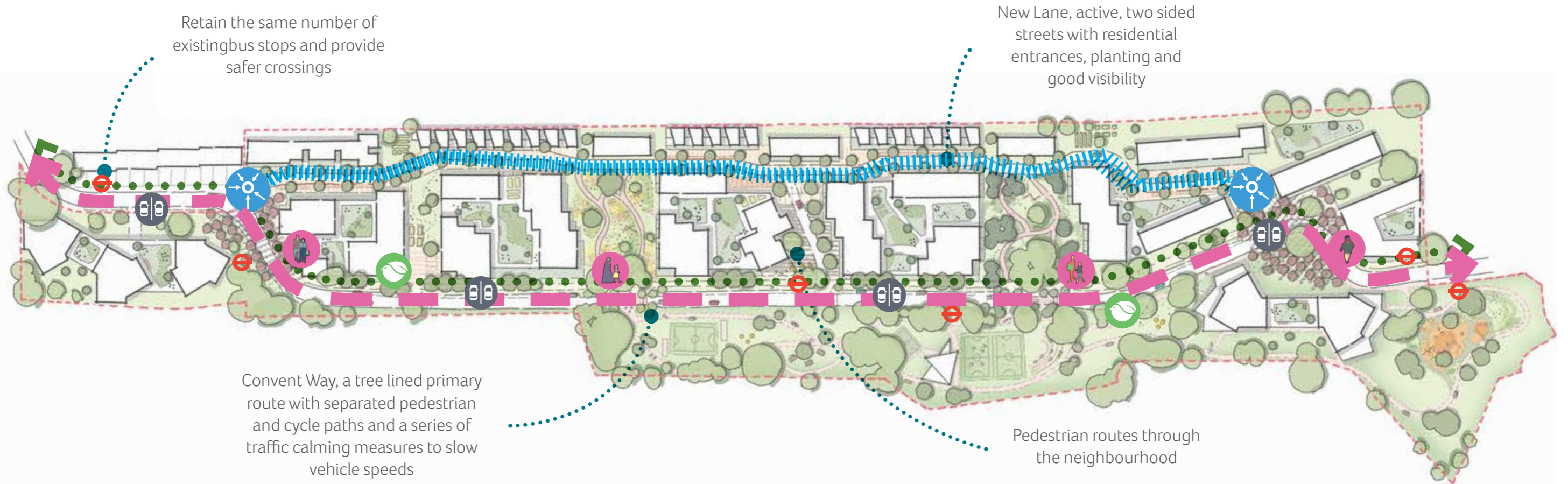
- 1 Living, Dining
- 2 Kitchen
- 3 WC
- 4 Private garden
- 5 Entrance hall
- 6 Single bedroom
- 7 Bathroom
- 8 Double bedroom

- 9 Single bedroom
- 10 Private terrace
- 11 Home working space
- 12 Storage

Area Comparison

	Proposed
Area	112 sqm
Dual Aspect	Yes
Garden / Balcony	Yes - 9 sqm
Storage	Yes -3.5 sqm
Ceiling height	2.5m

BETTER CONNECTED NEIGHBOURHOOD



Reduce the width of Convent Way at parks and crossings



Raised speed tables at key junctions to slow traffic



A quiet neighbourhood lane with planting and doorstep play



Healthy street with more trees and wide pavements

A GREENER COMMUNITY

Pocket parks will increase and consolidate existing green space to create high quality, useable space where residents and the community can come together.

New parks and open spaces will provide for the needs of the community with play areas, sports facilities, and flexible spaces for children, young people, and adults of all ages. Every new home will have a private balcony, garden, or terrace.



View from podium across a pocket park



Pocket parks provide spaces for people to meet and quieter areas for residents to find some space.



The total area of usable green space will be greater than the existing.



Safe, well overlooked play spaces for children of all ages.



Sun-filled, semi private podium gardens.

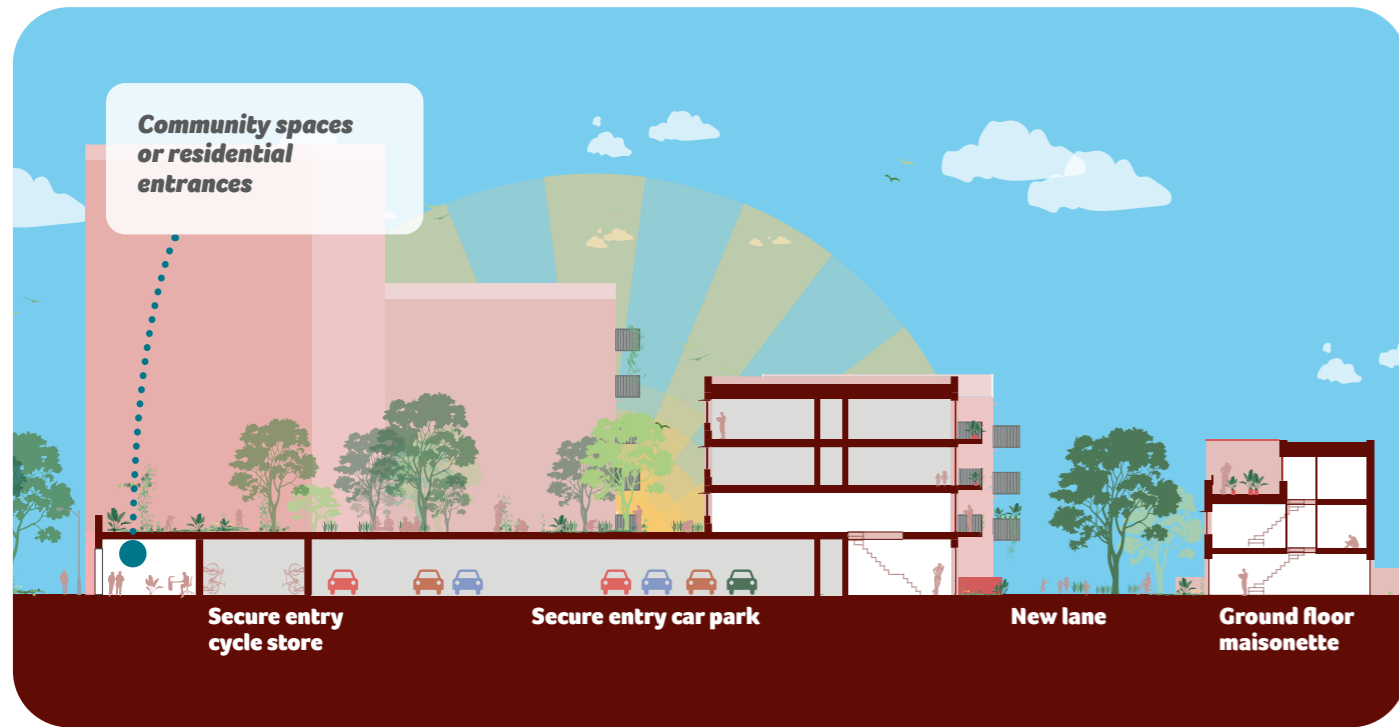


Individual flats benefit from views to the parks, podium gardens, and golf course.



Generous gaps between the buildings allow light to into the podium gardens throughout the day.

SAFER PARKING



Secure, enclosed podium parking.



Street parking, and accessible parking for residents along the new lane.



Visitor parking along Convent Way



Safe, secure and spacious cycle storage

THE HEART OF THE COMMUNITY

BETTER DESIGN

A new public square at the heart of the estate fronting Convent Way will include shops, businesses, and community facilities providing for the needs of residents. The sun-filled square will have planting, seating, and areas for residents to meet, rest, and come together.



SAFER NEW NEIGHBOURHOOD

You have told us that improvements are needed to help you feel safe. The streets in and around the neighbourhood will have good lighting and clear, unobstructed sightlines, with no hidden corners.

Ground floor maisonettes and family homes will have front door visible from the street providing an improved sense of safety. The entrance lobby will have a secure entry system and CCTV to control access to the blocks and to reduce anti-social behaviour.

Road safety along Convent Way will be improved by reducing speeds to 20 mph. Traffic calming will include wide pedestrian and cycle paths separated from the road, and safe level crossing for pedestrians at parks and intersections to encourage safe, healthy streets.



Child friendly streets with areas to play



Traffic calming measures to slow traffic



Active, two sided streets with front doors onto the street



Secure boundaries with back to back gardens

yes

TO OUR VOICES BEING HEARD

LINKS COURT

The following pages sets out the position for Links Court residents in the regeneration of Convent Way.

Position for all residents living at Links Court

The homes at Links Court are within the regeneration boundary but will not be demolished and redeveloped. As such the residents would not qualify for a new home on the redeveloped Convent Way. If the ballot is successful, residents of Links Court will continue to be consulted on the regeneration of Convent Way.

Position of freeholders

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

Voting in the resident ballot

As Link Court lies within the regeneration boundary, secure tenants and freeholders who meet the eligibility criteria will be able to vote in the ballot. The criteria have been set by the GLA (Greater London Assembly).

THE SECURE TENANT 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.

THE SECURE TENANT OFFER



You will only need to move ONCE from your existing home to your new home on the estate.

You have a one MOVE offer. Convent Way will be developed in phases. The first phase will be on part of the estate where there are currently no homes. Once the new buildings have been built, residents from the next phase will move into the new homes, and the second phase will then be redeveloped. The process will continue until all phases have been completed. In other words, all residents of the estate should only need to move once from their existing home to their new home.



As a secure tenant you have a right to a new home on the estate.

There will be new council homes on the newly built estate for all existing Convent Way secure tenants who want to remain on the estate. The council will be your landlord and you will remain a secure tenant.



In exceptional circumstances we may have to temporarily rehouse a household if none of the new homes available is suitable for them.

We expect this to be for a small number of households. We will move you into another home on Convent Way.

If this is not possible, we will look to move you into the local area or to a different part of Hounslow should you wish to. You have a right to return to a new council home on Convent Way. You can choose to continue to live in your temporary homes as your permanent home but you do not need to make this decision until your new home is ready, and one is offered to you on Convent Way.



The council will be the landlord of your new home.

Your tenancy type will not change. Your rights and the council's responsibilities to you will stay the same as they are now, as stated in the tenancy agreement.



You are entitled to a £6,500 home loss payment for moving.

If you have lived in your current home for 12 months or more at the time you have to move, you will receive a £6,500 statutory home loss payment when you move into your new home. If you need to move to a temporary home, this payment will only be paid once on the first move. This amount is decided annually by the government and may be different at the time you move. Joint tenants will 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 your reasonable moving costs.

You will receive a moving home payment to help with the reasonable costs of moving. If you have to move to a temporary home and then to your permanent home, you will receive a payment for each time you move. 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 could receive a lump sum before you move to enable you to pay for any costs up front. This figure will be based on the average cost of moving. Any costs above this will be dealt with on an individual basis.



As a secure tenant you will have the Right to Buy your new home

At some stage during the regeneration process, the Right to Buy (RTB) will be suspended and you will not be able to buy your current home, although your discount period will continue. You will be informed from what date this will happen. Until that date, you can continue to submit a RTB application. Once you move into your permanent home, your Right to Buy is reinstated and you will be able to submit a RTB application from the day you move in.



If you are under-occupying your home, you can move into a home with one more bedroom than you need.

If you have more bedrooms than you need and you are assessed as under-occupying in line with council's Allocation Policy, you can either choose a smaller home that is the right size for you, or you can choose a new home with one extra bedroom. For example: a couple that only needs one bedroom and currently live in a three-bedroom home may choose to move into a new one or two-bedroom home. Or a family who needs only two bedrooms and currently live in a three-bedroom home may choose to move into a new three-bedroom or two-bedroom home.



Your new home will meet any disability or mobility needs you might have.

If you need adaptations to your new home, we will make sure that these are assessed and in place when you move in. All new homes will have step free access to front doors and building entrances. If you prefer to live on the ground floor, homes will be available for those people with the greatest disability and mobility needs.



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 statutory overcrowded in line with the council's Allocation Policy, you will be able to move into a new home that is the right size for you and your family. You may be offered two council owned homes and split your household if that is more suitable for meeting your households needs e.g. you are offered a three-bedroom home and one-bedroom home.



If you move into the same size home, the rent you pay will be the same.

If you move to a home with the same number of bedrooms, your rent will be the same as it would have been for your old home. The council increases your rent each year by a small amount which is set by the government. These usual rent increases will apply during the regeneration. The rent will not be increased because it is a new build.



If you need to move to a larger home or smaller home, you will pay the council rent for that home.

If you move to a larger or smaller home, you will pay the correct rent for a home of that size. The rent you pay will be the same as it would have been for that size home without the regeneration. The usual rent increases each year will apply during the regeneration.



You will be given the help and support you need with moving.

Council officers will support you throughout your move. For example, we can organise removals, disconnect and reconnect washing machines and dishwashers etc. Additional support will be given to tenants based on their individual circumstances specifically for tenants who are older, vulnerable and those with disabilities.



Your individual circumstances will be considered.

The council is committed to work in the best interest of tenants and acknowledges that the enclosed offer cannot cover every eventuality and needs to be able to reflect the personal circumstances of affected tenants. The principles in this document set out the general approach. However, where cases fall outside of the offer, the council will consider individual circumstances on a case by case basis on the principles set out in this document.

TEMPORARY ACCOMMODATION OFFER



You are entitled to a £6,500 home loss payment for moving.

If you have lived in your current home for 12 months at the time you have to move, you will receive a £6,500 statutory home loss payment when you move to elsewhere in Hounslow borough. This amount is decided annually by the government and may be more at the time you move. Joint licences will 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 your reasonable moving costs.

You will receive a moving home payment to help with the reasonable costs of moving. If you have to move to a temporary home and then to your permanent home, you will receive a payment for each move. 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 be given the help and support you need with moving.

Council officers will support you throughout your move. For example, we can organise removals, disconnect and reconnect washing machines and dishwashers etc. Additional support will be given to tenants based on their individual circumstances specifically for tenants who are older, vulnerable and those with disabilities.

You could receive a lump sum before you move to enable you pay for any costs up front. This figure will be based on the average cost of moving. Any costs above this will be dealt with on an individual basis.

yes
**TO BETTER,
SAFER PLACES
FOR CHILDREN
TO PLAY.**

TEMPORARY ACCOMMODATION OFFER

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

THE LEASEHOLDER OFFER



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

If you have lived in your home for 12 months or more at the time you have to move due to the regeneration, you will be considered a resident leaseholder. When you agree to sell your home to the council you will receive the full market value of your home at the time it is sold to the council. You will receive the statutory home loss payment of 10% of the full market value. The home loss payment will be capped at a maximum level, currently this is £65,000. This amount is decided annually by the government. Joint owners will receive one payment.



If you have not lived in your home for the last 12 months as your principal home, you receive the full market value of your home plus 7.5% basic loss payment.

If you have lived in your property for less than 12 months or rent out your property at the time the council needs to buy your property, you will be considered a non-resident leaseholder. When you agree to sell your home 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 the statutory basic loss payment of 7.5% of the full market value. You will be responsible for making the arrangements for any tenants you may have 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 £65,000. 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 at the time we need to buy it.

The valuation of your home will be carried out by an independent qualified surveyor at the time when you will be required to move. The surveyor will take into account:

- The internal condition.
- Any internal improvements to the home such as new bathrooms and kitchens.
- The location of the home and amenities within the area such as transport links, shops and services.
- The housing market in the immediate area, including recent completed sales prices of similar ex-local authority properties in areas nearby of a similar age and condition.
- Anything else that in the reasonable opinion of the valuer has a material impact on the value of the home such as the length of lease remaining on the home etc.

The valuation will reflect the value of the home before the impact of any regeneration or proposed regeneration is taken into account.

THE LEASEHOLDER OFFER

The following pages set out the council's offer to leaseholders including your rights, entitlements and compensation payment in relation to the sale of your current home to the council, your options for buying a new home if you are resident leaseholder, and how the council will support you throughout the process of regeneration.

yes

TO A SECURE, COMFORTABLE AND MODERN HOME.



The council will appoint an independent chartered surveyor to survey your home and determine the market value.

If you disagree with the council's valuation of your home, you can get your own valuation. If you decide to obtain your own valuation, the council will pay a reasonable amount to cover these costs and these should be agreed with the council before they are incurred. The surveyor you choose must be a member of the Royal Institute of Chartered Surveyors (RICS).

More information about appointing a surveyor can be found on the RICS website.

www.rics.org. In most instances it is hoped that the council's surveyor and your surveyor will reach an agreement on the valuation of your home. If, however the two surveyors do not reach an agreement, then with your agreement the council may make an application to the RICS for an independent expert of both parties choosing, to carry out a determination of value. The council will then pay the amount by the expert although the outcome is not legally binding.



You will receive a moving home payment otherwise referred to as disturbance payment to help with the reasonable costs of moving.

The moving home payment covers things like:

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



The council will pay your reasonable legal fees and other costs linked to the sale of your current home and the purchase of your new home.

The council will pay all reasonable legal and surveyor's costs linked to the sale of your current home and the purchase of your new home. These costs include, for example:

- Legal (conveyancing) fees arising from the sale of your home to the council and the purchase of a new home.
- Stamp Duty of the new home.
- Penalty payments or associated costs on mortgages loan.
- Surveyor's fees arising from the purchase of your new home.
- Survey fee and reasonable costs in connection with the redemption or transfer of an existing mortgage or raising a new one.



If you are a resident leaseholder, you can choose to buy a new home on the estate or in a council development in the local area or elsewhere in the borough.

Buy a home at full market value

As a resident leaseholder, you will have the option of buying a new home at market value on the new estate, before the home becomes available for purchase on the open market. The lease will be sold on a 125 years basis.

Buy a home on Shared Equity basis

As a resident leaseholder you will have the option of buying a newly built home with the same number of bedrooms as your current home on a shared equity basis and will not need to pay the full market value. The home can be on the regenerated Convent Way estate or in another council development in the local area or elsewhere in the borough. The lease will be sold on a 125 years basis.

The money you put into the new home will need to be all of the funds from the sale of your home, including the home loss payment from the council as well as any mortgage you are able to secure. You must be able to buy at least 50% of the new property.

The council will put in the rest of the money to buy the home, which will be the council's share. You will not pay rent on the council's share. You will be responsible for 100% service charges and all internal maintenance and upkeep of the home. You will be able to buy the council's share over time and in stages if you wish.

If you decide to sell your new home at some point in the future, you will be able to keep the increase in the value (if any) of your share of the property.

Similarly, the council will keep the increase in the value (if any) of their share of the property.

Any deductions from the agreed sale value (i.e. for service charge arrears or other personal debts secured against the property) will need to be repaid.

Buy a home on Shared Ownership basis

If you cannot afford to buy a minimum of 50% of the new property but can afford to buy a minimum of 25% of the new property, then you can buy the property on a Shared Ownership basis. The lease will be sold on a 125 years basis.

Shared Ownership means that you will own part of your home and pay rent on the rest. The money you put into the new property will be all the funds from the sale of your home, including the home loss payment as well as any mortgage you are able to secure. You must be able to buy at least 25% of the new property. The council will put in the rest of the money to buy the home, which will be the council's share. You will pay rent on the council's share. You will be able to buy the council's share over time and in stages if you wish. If you decide to sell your new home at some point in the future, you will be able to keep the increase in the value (if any) of your share of the property. Similarly, the council will keep the increase in the value (if any) of their share of the property.

You can request to buy a larger home than the one you currently own (see page 38).

yes

TO A SECURE, COMFORTABLE AND MODERN HOME.



The council will consider your request based on availability of larger homes and your need for a larger home.

If the council can offer you a larger home for sale, it will be offered at the same equity share as a home with the same number of bedrooms as your current home. You can buy a greater share up to the full market value at the time of purchase or over time and in stages if you wish.

For example: You currently own a two bedroom home and were able to purchase a new two bedroom home at 60% share by investing all of the funds from the sale of your home, including the home loss payment as well as any mortgage you are able to secure. If you wish to buy and the council is able to offer you a three-bedroom home, then you will be required to buy at least 60% share of the market value of a new three-bedroom home.



You can request to buy a smaller home than the one you currently own. The council will consider your request based on availability of smaller homes.

If the council can offer you a smaller home for sale, it will be offered at the same equity share as the home with same number of bedrooms as your current home. You can buy a greater share up to the full market value at the time of purchase or over time and in stages if you wish.

For example: You currently own a two bedroom home and were able to purchase a new two bedroom home at 60% share by investing all of the funds from the sale of your home, including the home loss payment as well as any mortgage you are able to secure. If you wish to buy and the council is able to offer you a one bedroom home, then you will only be required to buy 60% share of the market value of an one bedroom home and do not need to invest the full funds from the sale of your home and the home loss payment.



Repayment of the Right to Buy discount when selling to the council for regeneration.

If you exercised your Right to Buy within five years of when the council buys back the home for the purposes of regeneration. You will not be required to repay any of the discount received when you purchased the home from the council. Repayment of the Right-to-Buy discount is exempt in these circumstances.



You will be given the help and support you need with moving.

We recognise that some resident leaseholders will have very little experience of purchasing a home outside the Right to Buy process. The council will work with you and provide support and assistance as you go through the process of buying a new home.



If you are a non-resident leaseholder, you can choose to buy a new property on the estate.

Non-resident leaseholder will not qualify for the shared equity or share ownership options although you will have the option of buying a new property at market value on the new estate before the sale properties becomes available for purchase on the open market. The lease will be sold on a 125 years basis.



Your individual circumstances will be considered.

We know that the offer cannot cover every eventuality and needs to be able to reflect the personal circumstances of affected leaseholders. The principles in this document set out the general approach, however where cases fall outside the offer for those who are vulnerable or who are facing genuine financial difficulty the council will consider individual circumstances, on a case by case basis based on the principles set out in this document.



In the meantime, if you wish to sell your property to the council before you are required to do so for the redevelopment.

All properties on Convent Way will be considered under the council "buy-back" scheme. Please note, you would not qualify for the statutory home loss or basic loss payments at this stage. If you are interested, please contact the Home Ownership team on Home.Ownership@hounslow.gov.uk or **020 8583 3721**.

THE BALLOT

The ballot will be run independently from Hounslow Council by CES.

As the independent scrutineer, Civica Electoral Services (CES) has been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. CES 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 Friday 4 June 2021 and you will have three weeks to cast your vote by 5pm on Monday 28 June 2021.

Contact details for further advice and guidance on any issues related to the ballot.

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 CES on **020 8889 9203** or email support@cesvotes.com. Please make sure you let CES know you are calling about Convent Way when you get in touch.

Who can vote?

The ballot must be open to **ALL RESIDENTS** aged 16+ who live in 'Convent Way' 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 21 May 2021.
- Resident leaseholders who have been living in Convent Way as their only principal home for 12 months or more before 21 May 2021 and are named on the lease for their home.
- Any resident who is a permanent resident in Convent Way and who has been on the council's housing register for 12 months or more before 21 May 2021.

The Greater London Authority (GLA) and the Mayor of London have set the rules of who is eligible to vote. This Landlord Offer was published on 21 May 2021.

Different ways to vote:

You can vote using one of the methods below. If you attempt to vote more than once, only the first vote received by CES will be counted.

- Post the completed ballot paper back to CES in the pre-paid envelope provided.
- Vote online at: www.cesvotes.com/conventwayballot using the security codes listed on your ballot paper.
- Vote by telephone by calling the freephone number listed on your ballot paper.

As this is a secret ballot, CES will never inform Hounslow Council, or anyone else, how you voted.

The results

There is no minimum turnout needed, a simple majority vote will win the ballot. You will be informed by letter of the results by CES one week after the ballot. The result will also be available from www.conventway.commonplace.is

What happens next

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 move to develop a planning application to be submitted in spring 2022. We will consult residents over the course of several months on the detailed design of the estate before submitting the planning application.

For further advice and guidance on any issues related to the Strategic Estate Regeneration Project, contact the Estate Regeneration Team on 020 8583 4726 or 020 8583 5858.

THE BALLOT

You will be voting on the following question. 'Are you in favour of the proposal for the regeneration of Convent Way?' You will be asked if you support the proposals to regenerate Convent Way based on the information in this Landlord Offer.

What saying Yes to regeneration will mean:

-  A new secure, energy efficient home that is the right size for you
-  Modern, reliable and accessible lifts
-  A home that has good daylight and ventilation
-  A safer, greener, more attractive neighbourhood
-  A home with a balcony or garden for every home
-  Parks and community gardens for everyone to enjoy
-  A modern kitchen and bathroom
-  Sports and play areas for all ages

What saying No to regeneration will mean:

- The council may not go ahead with the regeneration
- The council will continue to manage and maintain your home as it currently does



yes
TO REGENERATION

TIMELINE

May

The Landlord Offer published

Landlord offer delivered to residents on 21 May 2021. Zoom workshops and in person meetings with Regeneration team available. Telephone appointments available. Yes campaign and newsletters.

June

The Ballot, results and next steps

Ballot paper posted on 4 June 2021 and voting commences for three weeks. The ballot closes on 28 June 2021 and residents will be informed of the result. If residents vote YES, the council will engage with residents and the wider community to develop the planning application.

2022

The Planning Application

Planning application submitted in spring 2022.

CONTACT US

Phone: 020 8583 5858 or 020 8583 4726

Mobile: 07966 244 687

Email: conventwayregen@hounslow.gov.uk

In person: Make an appointment to see a member of the Regeneration Team at the Community Centre or CWay4ward (bottom of the tower).

For information on the ballot:

Phone: 020 8889 9203

Email: support@cesvotes.com - quote 'Convent Way' when you get in touch.



Convent Way
**RENEIGHBOURING
HESTON**

May 2021