We wrote to you in July to tell you that the Council would be carrying out a housing study into the possibility of regenerating the Silchester Estate. It is important to stress that right now no decision has been taken to redevelop your estate. At this stage, we are just carrying out a study to understand if there are viable options for the sort of redevelopment that would deliver on the Council’s key objectives of:

- providing better homes for existing and future tenants
- delivering additional affordable housing
- improving the urban design, quality of local facilities and built environment of the area.

The Council has already confirmed that it will not go ahead with development unless it would be possible to rehouse all its affected tenants in new homes on the redevelopment or in the local area. Therefore, no Council tenants will be forced to leave the area even if redevelopment does proceed. More information on the Council’s pledges is included in this newsletter.

This newsletter is to keep you informed about progress.

Appointment of architects and CBRE

The Council is making good progress in taking the housing study forward and has appointed CBRE as lead advisers for the project. CBRE is one of the largest property advisory consultancies in the world and has been advising the public sector since the 1960s.

CBRE has appointed Porphyrios Associates to carry out the high level design work which will be needed at this early stage. Porphyrios Associates is an award winning architectural practice, based in London. It has successfully completed the masterplan for King’s Cross Central with a sensitive design that retains its historic character whilst achieving the high densities needed in a central location without high rise buildings. Porphyrios Associates has also completed masterplans for Rochester Riverside and Trowbridge in Wiltshire and designed an affordable housing scheme of 119 homes at Highbury Gardens in the London Borough of Islington. You can find out more about Porphyrios on their website [www.porphyrios.co.uk](http://www.porphyrios.co.uk).

Meet the architects

We would like to invite you to meet with the architects on Monday 30 November 2015. Drop-in anytime between 4pm and 7pm. This will be held at More West Sales & Marketing Office, Archway, Bramley Road, London W10 6SZ (opposite Latimer Road Station). The aim of the session is to give you a chance to talk to the architects and other consultants so you can share what you know about living in the area, what you like and what you would like to see changed. The architects will not have any proposals to display at this session.

Continued overleaf.
Our pledge to residents Continued from page 1

- Provide better quality homes. The Council’s vision for all its estate regeneration projects is to build the conservation areas of the future by reflecting and matching the high quality urban design in the rest of the borough. The Council is proud of the borough’s existing mixed-tenure neighbourhoods where social tenants, private tenants and home owners live side by side and wants to protect them for the future. The Council will design any new development as mixed tenure and aim to develop traditional streets and squares, emulating the best local architecture.

- Ensure that any rehoused Council tenants are given new homes with the same rent levels and tenancy terms and conditions as they currently have.

- Consult affected residents at the earliest feasible opportunity and involve affected residents throughout the appraisal, design, and development processes.

With regards to the leaseholders, the Council has committed to the following:

- If and when a formal decision has been reached to go ahead with redevelopment, the Council will offer to buy out leaseholders on the same terms and conditions as if a Compulsory Purchase Order had been obtained. This means that resident leaseholders would be entitled to the market value of their property plus ten per cent (up to £51,000). They would also receive a disturbance payment to cover the reasonable costs associated with moving house. Non-resident leaseholders would be entitled to market value plus an additional 7.5 per cent (up to £75,000).

- Whenever viable, to consider offering an equity share option to resident leaseholders, who wish to remain in the area but cannot afford to buy a new property.

Independent advice

We realise that residents have lots of questions and concerns and are often unsure about the information supplied by Council officers. The Council therefore wants to work with residents to appoint an independent adviser for tenants and leaseholders. An independent adviser is usually an organisation, rather than an individual, that has experience of working with both tenants and leaseholders on housing regeneration schemes. The sort of things that the organisation would do, are to:

- Look at the Council’s Decant Policy for both tenants and leaseholders and compare this with what is offered on other similar regeneration schemes. (The Decant Policy explains the process when residents have to move out of their homes due to redevelopment).

- Attend meetings to ensure the Council explains what is being offered in plain English and to help tenants and leaseholders understand the detail.

- Where residents have concerns, feed these back to the Council.

The adviser will be able to meet individually with residents to discuss their particular circumstances. We are talking to both the Silchester Residents’ Association and the Bramley House Residents’ Association to take the appointment forward. If you would like any further information about the appointment of an Independent Tenants and Leaseholders Adviser please contact Ruth Angel on 020 7361 2628 or by email YourHomeYourFuture@rbkc.gov.uk

Keeping you informed

Council officers will be attending meetings organised by the Silchester Residents’ Association and the Bramley House Residents’ Association. We will be asking the architects to provide an exhibition of the work they have undertaken in the spring and we will write to you nearer the time. We will also publish details on our website. www.rbkc.gov.uk