

WE ARE VOTING.

WE ARE NEWHAM.



5th November 2021

YOUR CARPENTERS ESTATE LANDLORD OFFER

People at the Heart
of Everything We Do

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FRONT COVER: ARTWORK BY LOCAL ARTIST
& CARPENTERS RESIDENT, IVY AUBYNN
(INSTAGRAM: @IVYAUBART)

VOTE ON THE FUTURE OF YOUR HOME AND COMMUNITY

Newham Council will be holding a ballot on the Carpenters Estate regeneration proposals from 19th November – 14th December 2021. The ballot will ask whether or not you are in favour of the restoration and regeneration of your estate and the construction of new homes.

Your ballot paper will ask you to vote “Yes” or “No” on the following question:

“Are you in favour of the proposal for the regeneration of the Carpenters Estate?”

VOTE: Yes ✓

If you would like to see the proposal move ahead.

VOTE: No ✗

If you would like to stop the proposal.



What will happen if residents vote “Yes”?

The Council will continue to work with you to co-produce the designs proposals to prepare a planning application for the estate. We will continue to work closely together after this decision to ensure you remain involved in the detailed design and delivery process.

What will happen if residents vote “No”?

The Council will not be able to build the new homes as suggested in the current proposals.

A MESSAGE FROM THE MAYOR



It is clear that residents love living on the Carpenters Estate and that there is a strong local community who are proud about living in Newham.

I know that residents have been waiting too long to see investment and improvements in their homes and across the estate by the Council, which is why I committed to kick-starting the most significant restoration programme on the Carpenters Estate for a generation.

From the moment I became Mayor of Newham back in May 2018, I have been following up on my promise that the residents of the Carpenters Estate will be at the heart of decision making about its future.

I've tasked Populo Living, our affordable housing delivery company, to work with residents on a viable plan for the future of the estate, through a co-design programme of workshops, discussions and master classes with architects and designers – which has led to amazing ideas and contributions.

My thanks to all residents for taking the time to get involved, which helped us capture all your perspectives across the range of options needing to be considered. It is clear that majority of residents feel that the fairest and best option is to go for a full restoration and regeneration programme across the estate, to help pay for more high quality affordable homes for our people and better community benefits.

I'm proud that the proposal in this document allows all residents to benefit if the estate is refurbished and regenerated and to stay on the estate if they want to.

This proposal is a once-in-a-generation opportunity. It's your choice and you get to decide what future you want for the Carpenters Estate and our wonderful community living here.

Please get in touch with any member of the team if you have any questions about the decision in front of you.

BEST WISHES

A handwritten signature in white ink, reading 'Rokhsana Fiaz OBE'.

**ROKHSANA FIAZ OBE
MAYOR OF NEWHAM**

 **@rokhsanafiaz**

**People at the Heart
of Everything We Do**

THE RESIDENT BALLOT

Following the guidance from the Mayor of London, any sizeable regeneration scheme (defined as construction of at least 150 new homes and demolition of certain existing homes) that benefits from Greater London Authority (GLA) grant funding will require a ballot open to eligible residents. The ballot will require a simple “yes”/ “no” vote on whether the majority of residents want to go ahead with the regeneration.

This is to ensure that you, the residents who would be most affected by these plans, have a say in the future of the estate.

The restoration and regeneration of Carpenters Estate will not be able to proceed as currently proposed unless the majority of residents vote “yes”.

To help you decide, this document provides the information to inform you how to vote. It sets out the masterplan for the new Carpenters Estate and the Council’s housing offer on how the regeneration proposals will affect you and your family.

Please read this document carefully, so that you fully understand the proposals before you vote. It contains all the information you need to make an informed decision about whether you vote “yes” or “no” to restore and regenerate the Carpenters Estate.

We will make every effort to speak with each affected household. If we haven’t spoken to you yet, please get in touch with Populo Living or the Council on the contacts opposite.

DO YOU NEED...

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NEWHAM COUNCIL HOUSING DELIVERY AND COMMUNITY WEALTH BUILDING: ESTATE PROGRAMME TEAM

☎ 020 3373 3882 – Dami Segun
✉ regeneration@newham.gov.uk
W www.newham.gov.uk

POPULO LIVING - SAUDAT ADINANI

☎ 020 7112 8901 / 07389 821 819
✉ carpenters@populoliving.co.uk
W www.thecarpentersestate.commonplace.is

INDEPENDENT TENANTS’ AND RESIDENTS’ ADVISOR: SOURCE PARTNERSHIP

☎ 0800 616 328 / 07757 675 705
✉ rob@sourcepartnership.com
W www.sourcepartnership.com

WHO WILL RUN THE RESIDENT BALLOT AND HOW WILL IT WORK?

In accordance with the Greater London Authority (GLA) guidelines, an independent body must carry out the resident ballot. The Council has appointed Civica Election Services (CES) to organise and run the ballot.

CES will ensure that the ballot is run securely and independently. CES will post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and publish the result.

The ballot will ask you if you are in favour of the proposal laid out in this landlord offer document for the regeneration of the Carpenters Estate. Should you wish to seek advice and support on your decision you can contact/speak to the Independent Tenants' and Residents' Advisor, Source Partnership.



You will receive a voting pack containing voting papers and a pre-paid reply envelope from CES with instructions on how you can vote. You can vote online, by telephone, by text or by post in the pre-paid envelope provided. If you do not receive your voting pack by the 23rd November 2021, or if you need help with casting your vote please contact CES on the number below.

The ballot opens on 19th November 2021. It will run for 26 days and closes at 5pm on 14th December 2021. Your vote must be received by CES by this time in order to be counted.

Civica Election Services will send a letter to all eligible voters confirming the result within a week of the ballot closing.

By voting in this ballot you are confirming that you are the person the ballot paper is addressed to. Action may be taken against those who attempt to vote fraudulently.

Do you want more information on how the ballot will work? If you do not receive your ballot paper before 23 November 2021, or if your ballot paper is lost or damaged, you can contact CES on 020 8889 9203 or email support@cesvotes.com



VOTE
YES



WHO IS ELIGIBLE TO VOTE?

The criteria for who can vote in the ballot is set by the GLA. It's open to all residents living within the Carpenters Estate, not just those whose homes are to be demolished.

To vote in the ballot, you must be aged 16 or over and meet one of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the Carpenters Estate landlord offer is published.
- Relocated residents (who otherwise meet the eligibility criteria) with a right to return to a new home on the Carpenters Estate.
- Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date the Carpenters Estate landlord offer is published and are named on the lease or freehold title for their property.
- Any resident whose principal home is on the estate and who has been on LB Newham's housing register for at least one year prior to the date the Carpenters Estate landlord offer is published, irrespective of their current tenure.

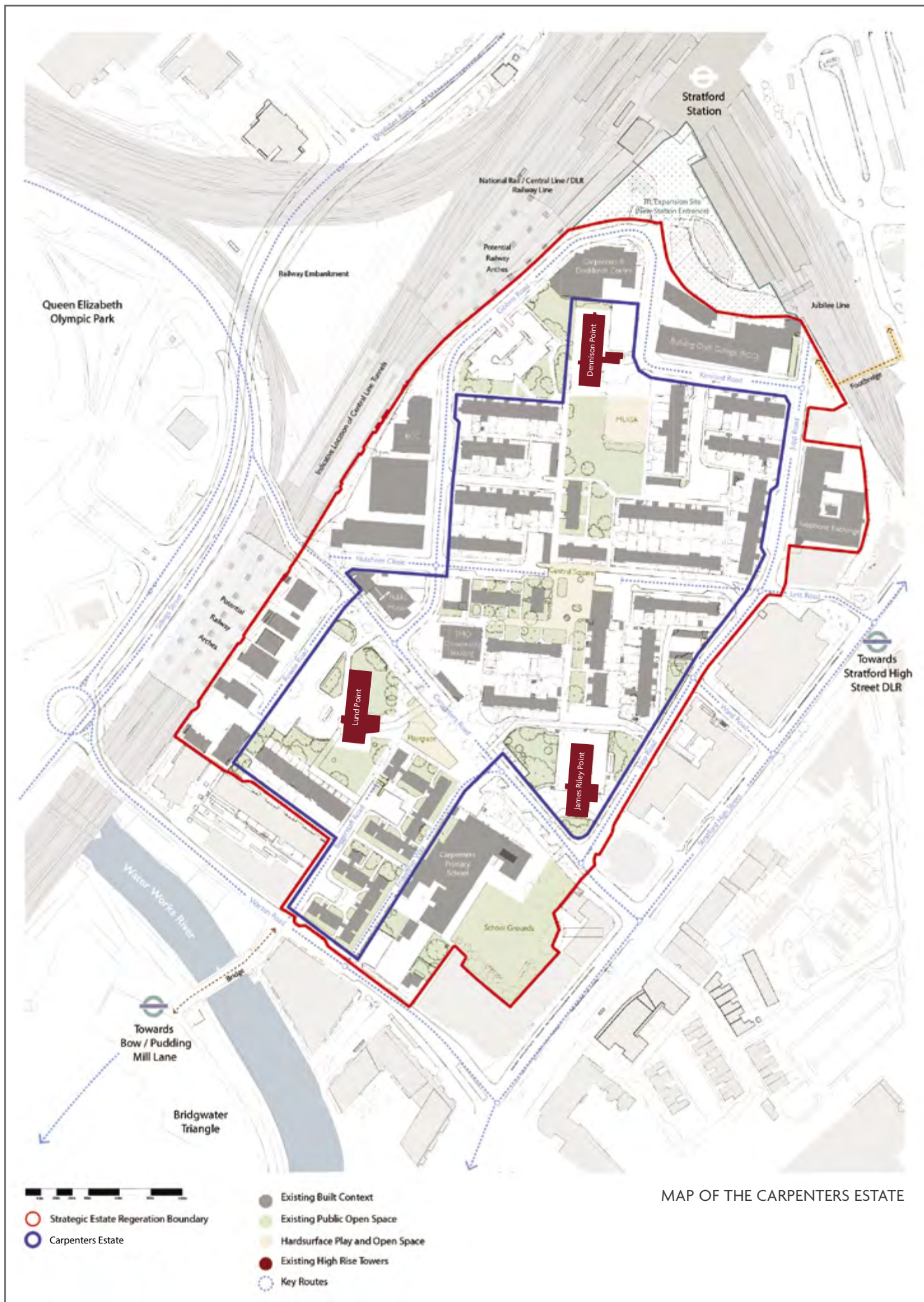
The Carpenters Estate is all the homes contained within the blue boundary on the map opposite:

- | | |
|---------------------|---------------------|
| ■ Biggerstaff Road | ■ Jupp Road West |
| ■ Carpenters Road | ■ Kennard Road |
| ■ Dennison Point | ■ Lund Point |
| ■ Doran Walk | ■ Rosher Close |
| ■ Gibbins Road | ■ Warton Road |
| ■ James Riley Point | ■ Wilmer Lee Close. |
| ■ Jupp Road | |

These requirements are set by the Greater London Authority. You can read the GLA guidance at: <https://bit.ly/3sHk8ZE>

**VOTE
YES**





CARPENTERS ESTATE LANDLORD OFFER

This document is the Council's landlord offer for the Carpenters Estate and has two parts: Part 1 is the design proposals contained within the masterplan and Part 2 is the Carpenters Estate Housing Offer for residents living on, or with the right to return to, the Carpenters Estate.



1

Part 1: THE PROPOSED MASTERPLAN

Working with you, we want to transform and restore the Carpenters Estate into an even better place to live with brighter homes built to last, green spaces, good shops and, above all, a sense of place and community.

Here are just some of the benefits that the regeneration will deliver for you and your neighbours:

- Decent, spacious homes built with high quality materials, designed to last a lifetime.
- Over 2,000 homes, of which up to 50% will be genuinely affordable.
- Keeping and refurbishing 40% of existing homes.
- Houses and maisonettes at the centre with taller buildings towards to the edge.
- New and improved public spaces including green spaces and play areas for children.
- Safe and secure by design neighbourhood.
- New and improved community and sports facilities.
- Better connected streets, with a clear route to Stratford station.
- New neighbourhood shops.



WHAT WILL THE NEW ESTATE LOOK AND FEEL LIKE IF RESIDENTS VOTE “YES”?

The new Carpenters Estate will be an even better place to live with, a mix of houses, maisonettes and flats, and green spaces in between. Outside you'll find attractive planting and safe, neighbourly streets. There will be shops and cafes that fit what the community needs and what you told us you wanted.

The preferred masterplan (approved by the Council's Cabinet in July 2021) includes the demolition and rebuild of new homes and buildings at Dennison Point, Gibbins Road, Doran Walk, Jupp Road, Kennard Road, Rosher Close, Warton Road and Wilmer Lea Close, and the refurbishment of existing homes at James Riley Point, Lund Point and the tenanted terrace houses on Biggerstaff Road.

This means over 60% of existing homes on the estate will be demolished and replaced with new homes and new community facilities. The remaining 40% of existing homes will be retained and refurbished.

The new homes will range in size from one bedroom to four bedroom family homes. The new homes will be provided in buildings of varying heights and designed for a mixture of needs, including homes for older people and those with accessibility requirements.

The taller buildings are intended to be located adjacent to the railway line and lower/mid-rise buildings in the centre of the estate.

The restored and regenerated estate has been designed with you to include new replacement community and sports facilities and a mix of non-residential uses at ground floor level. In the new central square there will be lots of green spaces, including new communal gardens and play areas.

A new route will encourage the flow of match-day crowds around the edge to minimise anti-social behaviour. It will be easier to get around with direct access to Stratford Shopping Centre and a new entrance to Stratford station will connect the Carpenters Estate to London and the World.

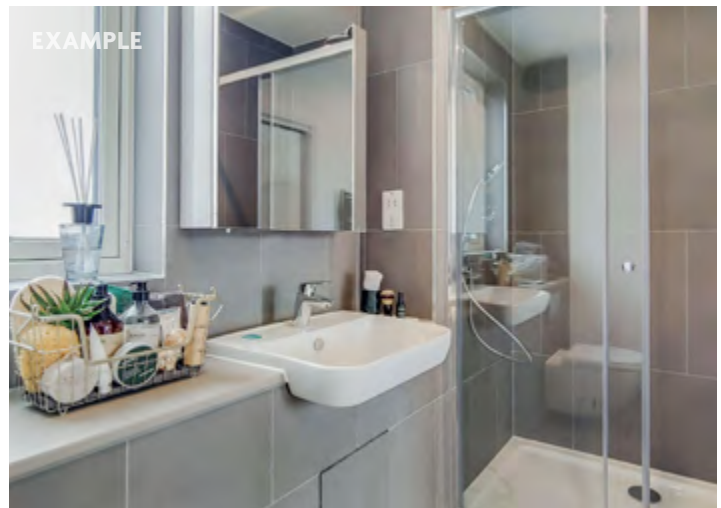
Restoring and regenerating the estate is planned to be completed on a phased basis so that as many eligible residents as possible only have to move once, straight into your new home.

Although there is a lot of work still to be done on the design and delivery of the new Carpenters Estate, we are currently estimating that regenerating and restoring the estate will provide more than 2,000 quality homes.

We are working towards providing 50% genuinely affordable homes. The new homes will be offered to existing Carpenters Estate residents and those tenants who previously moved off the estate to make way for the regeneration and have a right to return. The remaining additional homes will be offered to those on the Council's housing waiting list in accordance with the Council's Housing Allocations Policy.



ABOVE: EXAMPLES OF COMPLETED POPULO LIVING HOMES IN NEWHAM



WHAT WILL YOUR NEW HOME BE LIKE?

The new homes will be brighter and built to last with high quality materials. The new homes will be greener with modern insulation to help reduce your energy bills.

Every home will have an outdoor space, either a balcony, terrace or garden. The rooms will be spacious and light-filled. Living rooms and bedrooms will have plenty of space for furniture and storage. Kitchens will be modern with room for all standard appliances.

The Council commits to ensuring that the detailed design of your homes will continue to be developed with you as residents and will ensure that shared spaces remain robust and low maintenance so service charges can be kept to a minimum.

CO-DESIGN

The community has been at the heart of the process to co-produce the proposals in this document, working with the current design team since 2019. Populo Living have been engaging residents on the estate since August 2020, working closely with the Carpenters Estate Steering Group to help in co-producing the proposals and promoting the involvement of residents and the wider community.

Throughout the pandemic we have delivered online and offline engagement, subject to Government COVID-19 guidelines. We have held public meetings, design workshops and exhibitions with architects, so you could help develop the plans.

Typically, we have held Steering Group meetings every three to four weeks, monthly drop-in exhibitions, weekly residency activities from end of April 2021 onwards with pop-up activities prior to this (e.g. the Gardening Club).

Populo Living, on behalf of the Council, has distributed printed booklets (translated into five languages), phoned residents to keep them informed on progress and sought feedback, published monthly newspapers, email mailings and pinned up posters on the estate.

Every household has received at least 14 pieces of print information. Populo Living has spoken to 95% of you at least once and 79% at least twice and 1,100 neighbouring households have been given flyers providing information about the project and promoting the website.

All materials including videos of consultation materials are available at:

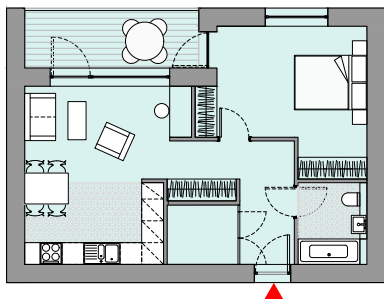
www.thecarpentersestate.commonplace.is/

The Council's housing offer booklet has been distributed to eligible households and two landlord offer workshops have been held to allow residents to question how it would affect them. We continue to contact all eligible residents to make sure you understand the proposals and what they mean for you and your family.

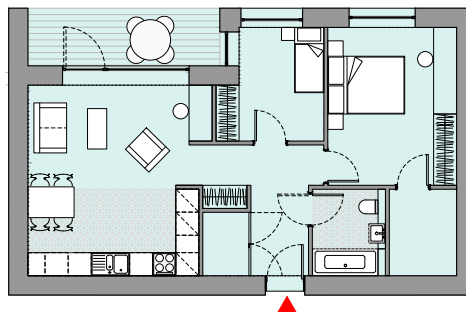
More recently, we have launched a new community space called the Dovetail on Doran Walk; this offers a wide range of activities for all residents (from art to exercise, chat to films). There is always someone on hand, Mon-Fri, and information about the housing offer and the masterplan available, please feel free to drop in.

WHAT WILL YOUR NEW HOME BE LIKE?

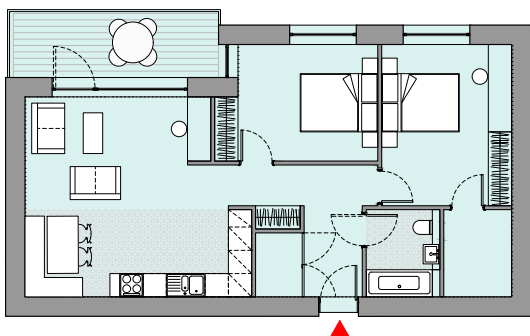
Typical 1 bedroom,
2 person flat



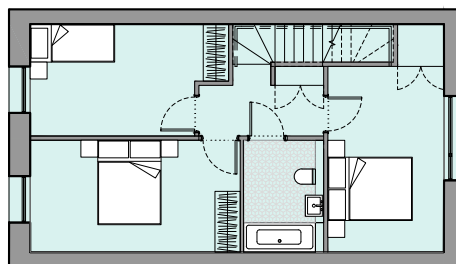
Typical 2 bedroom,
3 person flat



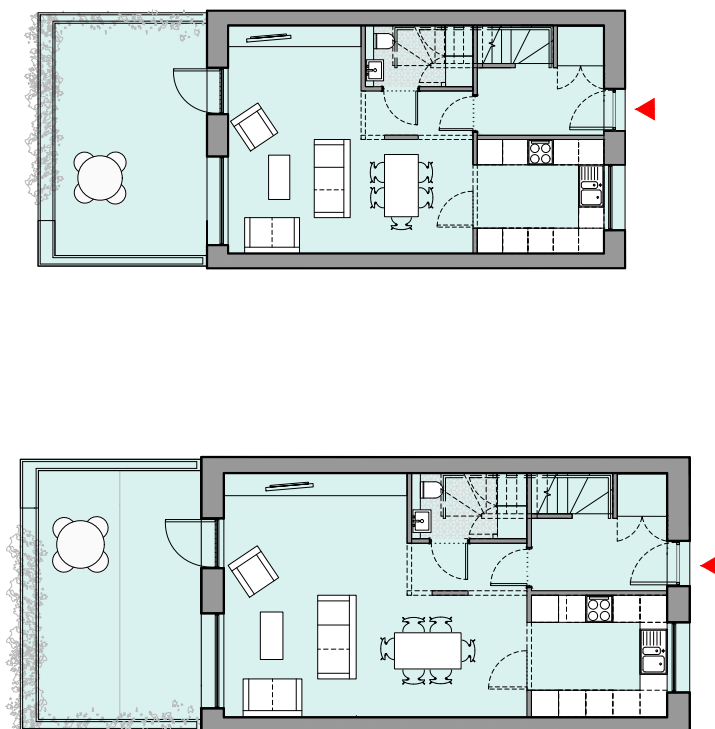
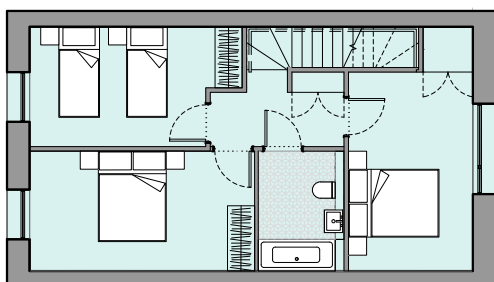
Typical 2 bedroom,
4 person flat



Typical 3 bedroom,
5 person house/maisonette



Typical 3 bedroom,
6 person house/maisonette



WHAT YOU SAID MAKES A GREAT NEIGHBOURHOOD

STREETS

- Neighbourly streets with front doors near each other
- Keeping some of the existing network of streets and roads
- Streets that make it clear where you can walk, cycle and drive
- Improve sense of safety on the estate
- Clear route for match-day crowds



BUILDINGS

- A mix of heights - tall, mid and low rise
- Taller buildings along outside edges of estate could act as a barrier to noise, particularly along the railway line
- Need for taller buildings understood but these should not dominate the whole plan



IDENTITY

- Make sure artwork and stories from residents are included in a way that makes the area feel unique

TYPES OF HOMES

- Include a mix of houses, maisonettes and flats
- Include homes for older people

USES

- Mixed-use ground floor, as long as these units aren't left empty
- Carefully consider parking for existing residents



WHAT YOU SAID MAKES A GREAT OPEN SPACE

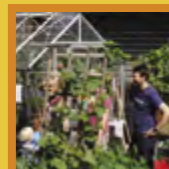
PLACES TO RELAX AND SOCIALISE

- A large shared open space for everybody, connected to a community space
- Space for local events
- Space for picnicking and socialising outside
- Not just large open spaces - also smaller spots around the estate providing a variety of space
- Biodiversity and a range of planting is important but must be well-maintained



FOOD GROWING AND COMMUNITY GARDEN

- Space for food growing
- Community gardens that are created with residents, for residents



EXERCISE EQUIPMENT AND PLAY EQUIPMENT FOR ALL

- Space for play for all ages
- Exercise and play equipment should be in various locations around the estate, not just one



The following offer(s) relate to all households that the Council needs to refurbish or demolish in order to implement the regeneration proposals on the Carpenters Estate.

THE OFFER TO:

COUNCIL TENANTS

This offer applies to you if you are a secure council tenant named on the tenancy agreement, and you lived on the Carpenters Estate for at least 12 months prior to the published date of the landlord offer.

You will

- Continue to be a secure council tenant.
- Have the right to a new council home on the redeveloped Carpenters Estate.
- Have the right to the same number of bedrooms in your new home.
- Keep the same rent for the same number of bedrooms, which will change in line with council policy.
- If your family has grown and you are assessed as overcrowded, you will be offered a new home which meets your assessed housing need.
- If your household is assessed as overcrowded and includes children over 18 years old, you'll have the choice to split the household and create new tenancies.
- If you have more bedrooms than you need, and you would like to downsize you will qualify for a one-off payment of £1,000 per bedroom reduction. You will also benefit from paying a rent appropriate to the size of your new property.
- You will receive compensation for having to move and be given help with the cost of moving. This includes a statutory Home Loss Payment, currently set at £7,100* and reasonable removal and storage costs will be reimbursed by the Council.
- Have the right to a temporary home as near to your current home as possible (if the new home is not ready in time).
- Keep your succession rights.
- Keep your right to buy. However, the rules mean that you cannot buy the new home for less than it cost to build it for the next 15 years.
- Any assessed adaptations to your new home will be in place at the time you move in.
- If you choose to move off the estate to a council-owned home elsewhere in Newham you will be given priority bidding to help with this move.
- Be able to take your pet with you in accordance with current Council policy.



ARTIST'S IMPRESSIONS OF THE PROPOSED
CARPENTERS ESTATE MASTERPLAN

*This is in line with current legislation.

THE OFFER TO:

SECURE TENANTS WITH A RIGHT TO RETURN

This offer applies to you if you are a secure council tenant; you previously lived on the Carpenters Estate for at least 12 months; and were moved by the Council so that your home could be regenerated.

You will be contacted by the Council to confirm that you wish to return to the Carpenters Estate. You need to let the Council know if you no longer wish to exercise your right to return and will be asked to sign a waiver confirming this.

You will

- Continue to be a secure council tenant.
- Have the right to a home, based on your housing need.
- Have the right to the same number of bedrooms in your new home.
- Pay the same rent for the same number of bedrooms which will change in line with council policy.
- Be able to take your pet with you in accordance with current council policy.
- Keep your succession rights.
- Keep your right to buy. However, the rules mean that you cannot buy the new home for less than it cost to build it for the next 15 years.
- Any assessed adaptations to your new home will be in place at the time you move in.



WORDSWORTH AVENUE, EAST HAM

THE OFFER TO:

RESIDENT HOMEOWNERS

This offer applies to you if you are a resident leaseholder or a resident freeholder on the Carpenters Estate. Your name must be listed on the land registry documents, you must have lived in the property as resident homeowner for at least 12 months prior to the date of issue of this Landlord Offer. If you are a leaseholder, you must have at least three years unexpired on your lease.

You will

- Have the choice to stay in the Carpenters Estate.
- Be given first refusal to buy a designated new home on the redeveloped Carpenters Estate as these become available.
- Be offered a range of options to continue to own a new home in the Carpenters Estate, depending on your financial circumstances. New homes in the area are likely to cost more and so there are options that allow you to exchange the value of your existing home (and your 10% Home Loss Payment) towards the cost of a new home.
- Be approached by the Council to reach a voluntary arrangement to sell your home to the Council. If an agreement cannot be reached, the Council may as a last resort apply for a compulsory purchase order to compulsorily acquire your property.
- You may be entitled to a statutory Home Loss Payment of 10% of the open market value of your property (up to £71,000*), the cost of appointing an independent RICS valuation of your existing home and reasonable legal and professional fees associated with the Council buying your home.

EXAMPLE



WORDSWORTH AVENUE, EAST HAM

*This is in line with current legislation.

THE OFFER TO:

NON-RESIDENT HOMEOWNERS

This offer applies to you if you are a leaseholder or a freeholder of a property on the Carpenters Estate. Your name must be listed on the land registry documents and the property is not your main home. If you are a leaseholder, you must have at least three years unexpired on your lease.

- The Council will offer to buy your property and you will receive full market value, and if entitled a further payment being 7.5% of the open market value as statutory Basic Loss payment. The basic loss element of the payment is currently capped at £75,000*.
- The valuation of your home will be carried out by an RICS qualified independent surveyor.
- The Council will pay your reasonable legal and professional fees associated with the Council buying your home.
- The Council will pay your reasonable moving costs to vacate the property.
- If an agreement cannot be reached, the Council may as a last resort apply for a compulsory purchase order to compulsorily acquire your property.

THE DIDSBURY, EAST HAM

*This is in line with current legislation.

EXAMPLE



THE OFFER TO:

HOUSEHOLDS IN TEMPORARY ACCOMMODATION

This section applies to you if you are a homeless household and the Council has accepted a full housing duty under the Housing Act 1996, Part 7 (as amended) and has placed you in temporary accommodation.

You need to be in lawful occupation of the premises in which you live and need to have lived on the Carpenters Estate for at least 12 months prior to the published date of the landlord offer.

Your entitlement under the housing offer will depend on your tenancy with the Council and whether the Council has a duty to rehouse you.



EXAMPLE OF COMPLETED POPULO LIVING HOMES IN NEWHAM

If the Council has a duty to rehouse you, you will:

- Have a secure tenancy.
- Have the right to a new council home on the Carpenters Estate.
- Have the right to a home, based on your housing need.
- Have the right to a temporary home as near to your current home as possible (if the new home is not ready in time).
- Pay an affordable rent, in accordance with the definitions set by the Mayor of London.
- The Council will reimburse your removal costs and other reasonable costs connected with moving.

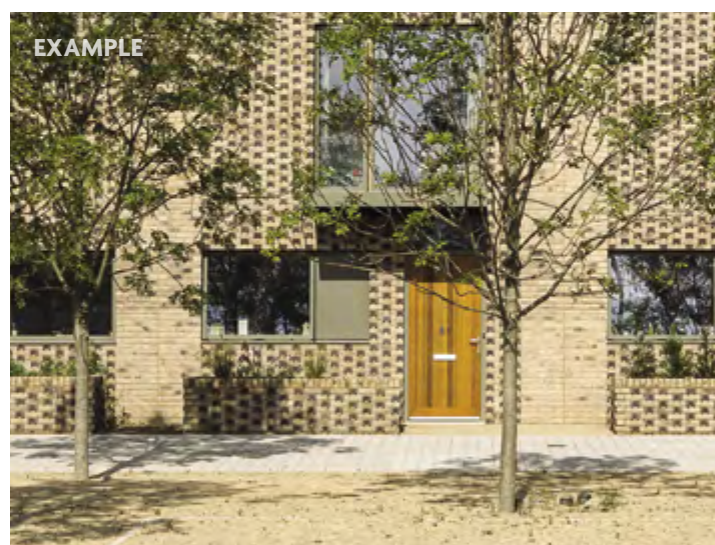
THE OFFER TO:

HOUSEHOLDS IN PRIVATE ACCOMMODATION

This section applies to you if you are a tenant of a private landlord, either as a tenant of a non-resident leaseholder or a private company. The Council does not have a housing duty to households living in private accommodation.

Duty to rehouse

If you were referred by the Council and placed in private rented accommodation in the Carpenters Estate, the Council does not have a duty to rehouse you unless you are made homeless. You will need to speak to your independent residents' advisor, who will be able to advise you of your rights under the Compensation Code.



**VOTE
YES**

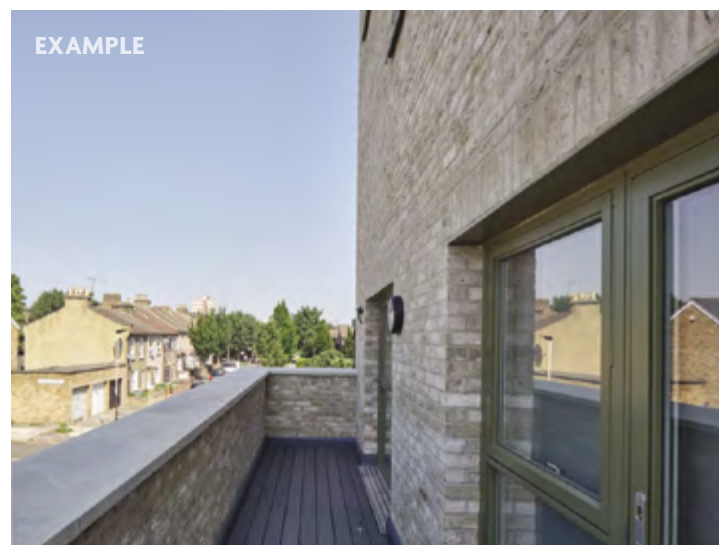
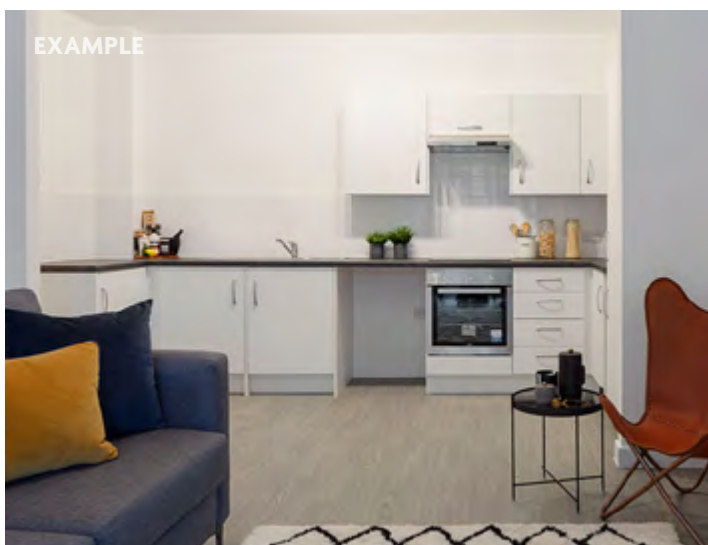


THE COUNCIL'S OFFER:

IF YOUR HOME IS DUE FOR REFURBISHMENT

If your property is part of the refurbishment plan, the Council will discuss with you the options available. The refurbishment plans for James Riley Point and Lund Point require residents to vacate the blocks for the duration of the works.

This landlord offer responds to the particular estate-specific and exceptional circumstances of the Carpenters Estate and includes an offer to homeowners and residents living in properties due to be refurbished. This is necessary to ensure the landlord offer is a comprehensive document with sufficient information for all residents to make an informed decision on the ballot at the Carpenters Estate.



ROMFORD ROAD, MANOR PARK

THE OFFER TO:

RESIDENT HOMEOWNERS LIVING IN JAMES RILEY POINT AND LUND POINT

This offer applies to you if you are a resident leaseholder and you live in a home due to be refurbished in James Riley Point or Lund Point on the Carpenters Estate. Your name must be listed on the land registry documents.

- You will have the same options to either sell your home or buy an alternative home in the regeneration area as set out on page 17.
- You may be entitled to a statutory Home Loss Payment of 10% of the open market value of your property (up to £71,000*)
- You may also choose to move into a temporary home of same size and type near to your existing home to allow the works to be completed to your home or the block in which your home is located.
- The Council will contact you directly to reach a voluntary arrangement to enable the refurbishment works to be undertaken.
- The Council will offer you alternative accommodation and pay your reasonable disturbance costs incurred resulting from the temporary move.
- The Council will agree what work will be done to your home as a minimum standard and you may choose to contribute to the cost of additional work or increased specification.
- If you would prefer to move permanently into alternative property on the estate you will be given first refusal to buy a designated new home as these become available.
- Be offered a range of options to continue to own a new home in the Carpenters Estate, depending on your financial circumstances. New homes in the area are likely to cost more and so there are options that allow you to exchange the value of your existing home (and your 10% Home Loss Payment) towards the cost of a new home.
- If an agreement cannot be reached, the Council may, as a last resort, apply for a compulsory purchase order to gain vacant possession to complete works to the building in which your home is located.

*This is in line with current legislation.

THE OFFER TO:

NON-RESIDENT HOMEOWNERS OF PROPERTIES IN JAMES RILEY POINT AND LUND POINT

This offer applies to you if you are a non-resident owner of a property due to be refurbished in James Riley Point or Lund Point on the Carpenters Estate. Your name must be listed on the land registry documents.

- You will have the same options to either sell your home as set out on page 18.
- If you would prefer to retain ownership of your property, you must provide vacant possession in advance of the refurbishment works commencing.
- The Council will contact you directly to reach a voluntary arrangement to enable the refurbishment works to be undertaken.
- The Council will pay reasonable disturbance costs incurred resulting from the temporary move.
- The Council will agree what work will be done to your home as a minimum standard and you may choose to contribute to the cost of additional work or increased specification.
- If an agreement cannot be reached, the Council may, as a last resort, apply for a compulsory purchase order to gain vacant possession to complete works to the building in which your home is located.



ARTIST'S IMPRESSION, TYPICAL INTERIOR OF JAMES RILEY POINT

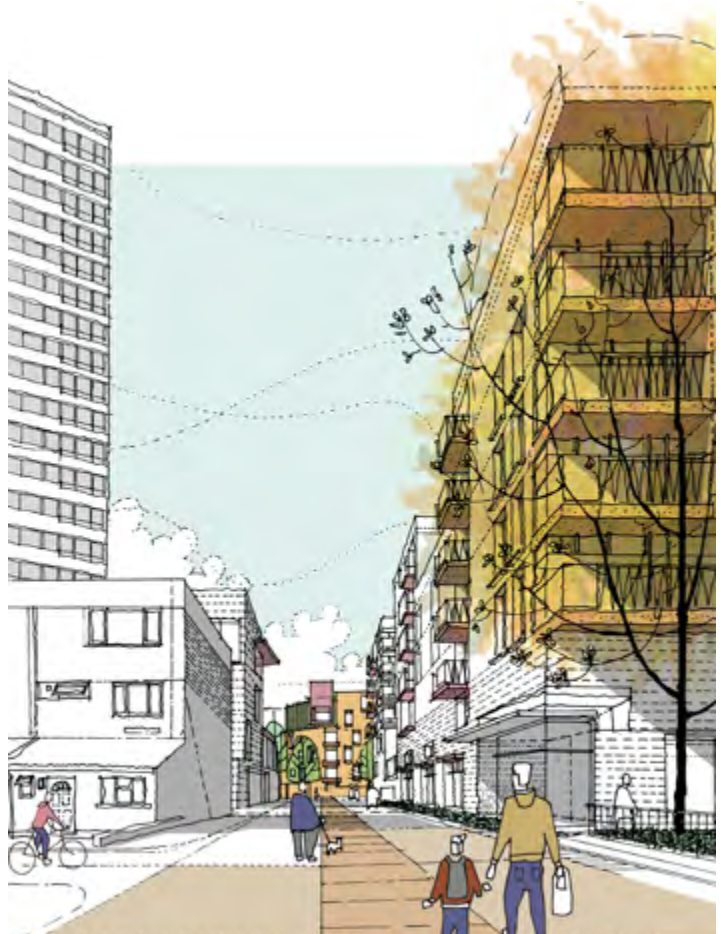
THE OFFER TO:

HOMEOWNERS OF PROPERTIES ON BIGGERSTAFF ROAD

This offer applies to you if you are a freehold owner of a terrace house in Biggerstaff Road on the Carpenters Estate.

You will be offered the option to buy in to the refurbishment works and all associated costs would be at your personal expense.

ARTIST'S IMPRESSIONS OF THE PROPOSED
CARPENTERS ESTATE MASTERPLAN



THE OFFER TO:

COUNCIL TENANTS LIVING IN HOUSES TO BE REFURBISHED ON BIGGERSTAFF ROAD

This offer applies to you if you are a secure Council tenant as named on the tenancy agreement, and you have lived in a house in Biggerstaff Road on the Carpenters Estate:

- You will have the same options to continue to be a secure council tenant as set out on page 15.
- If you live in a terrace house in Biggerstaff Road due to be refurbished we will talk to you directly about the possibility of staying in your home during and after the works.

EXAMPLE



ROMFORD ROAD, MANOR PARK

GLOSSARY FOR THE CARPENTERS ESTATE

LANDLORD OFFER

- **Adaptations** – additional works to a property that are required for a Council tenant or a member of their household having particular assessed needs.
- **Ballot Area** – the area known as Carpenters Estate and shown for identification purposes edged in blue on the map at page 9.
- **Basic Loss Payment** – a payment under section 33A of the Land Compensation Act 1973 available to persons who are not entitled to a Home Loss Payment but have a qualifying interest in land (such as a freeholder or a tenant) in certain circumstances (i.e. held for a period of not less than one year) and that interest is acquired compulsorily. This payment will be made in addition to the compensation paid for the value of a person's interest in the property and disturbance costs. A person entitled to a basic loss payment is currently entitled to the lower of (a) 7.5% of the value of the person's interest, or (b) £75,000.
- **Carpenters Estate** – is the existing Carpenters housing estate edged in blue on the map at page 9. This is the Ballot Area.
- **Carpenters Estate Landlord Offer** – is the landlord offer document containing information for eligible residents (as defined in the GLA Capital Funding Guide) to make an informed decision about the future of the Carpenters Estate.
- **Carpenters Regeneration Project** – the restoration and regeneration of the existing homes on the Carpenters Estate.
- **Compensation** – what you may be entitled to as a direct consequence of the Council deciding to move you in connection with the Carpenters Estate Regeneration Project.
- **Compensation Code** - The national compensation code (the compensation code or the land compensation code) is the collective term for the principles derived from statute and case law, relating to compensation for compulsory acquisition, which ensures that when land is needed for a development or refurbishment project, eligible persons receive appropriate compensation.
- **Compulsory Purchase Order (CPO)** – a legal order that may authorise the Council to compulsorily acquire interests in land (which for the avoidance of doubt may include property).
- **Compulsory Purchase Order Guidance:** guidance that was issued by the Ministry for Housing Communities and Local Government titled 'Guidance on Compulsory purchase process and The Crichton Down Rules - July 2019' as may be updated or replaced from time to time that refers to the use of compulsory purchase powers to make a CPO.
- **The Council** – The London Borough of Newham
- **The Council's Allocation Policy** – This sets out in detail the Council's general policies relating to the allocation of social housing and the procedures and processes used by officers to implement those policies.
- **Decant** – has a specific meaning in the Council's Housing Allocation Policy. It means when the Council moves someone from their property for the purposes of demolition or major works. A single decant means you move from your existing property into your new home. You may be decanted into temporary housing whilst your property is being refurbished or as your new home is being built. Households moved into temporary housing will be informed of their Right to Return.
- **Disturbance payment** – reasonable costs associated with being moved from a property due to the Carpenters Regeneration Project that may be reimbursed by the Council.
- **Downsizing** – Moving to a home with fewer bedrooms than the existing one.
- **GLA** – Greater London Authority.
- **Home Exchange** – This is where you own a proportion of a property and the Council owns the remaining share, upon which a rent may be payable.
- **Home Loss Payment** – A payment under section 29 of the Land Compensation Act 1973 to a resident

occupier (satisfying certain criteria) for being displaced from a dwelling in certain circumstances. The current minimum home loss payment is £7,100.

- **Homeowners** – the legal term for those residents in the Carpenters Estate who have purchased their property on either a leasehold or freehold basis.
- **Independent Tenant & Resident Advisor (“ITRA”)** – an advisor independent of your landlord to interpret what the landlord offer means for you and your family and how you can best protect your interest. Carpenters Estate independent advisor is Rob Williams of Source Partnership. Contact Rob on 0800 616 328 or email rob@sourcepartnership.com
- **Masterplan** – this sets out the proposals for the new Carpenters Estate for the design of buildings, including height, connections between buildings and public space, overall mix of homes, future tenure mix, community facilities and commercial buildings.
- **Non-resident Homeowners** – homeowners who own a property on the Carpenters Estate which is not their main home, or who have lived on the Carpenters Estate for less than 12 months prior to the publication date of the Carpenters Landlord Offer.
- **Over-crowding** – a tenant/household who requires more bedrooms or bed spaces in line with the Council’s Allocation Policy.
- **Phasing** – Carpenters Estate regeneration will be carried out in several stages or “phases”. When everyone has moved out of the homes in the first phase, works can start. Once works are complete in the first phase and everyone has moved out of homes located in the second phase, works can start on Phase 2, and so on.
- **Populo Living** – also known as Populo is Newham’s wholly-owned housing company and was appointed by the Council to work with residents to develop design proposals for the future of the Carpenters Estate.
- **Residents’ Ballot** – in 2018 the Mayor of London introduced guidance for estate regeneration schemes. Where GLA funding is sought - any scheme that constructs at least 150 new homes and includes demolition of certain homes must hold a ballot. A majority of residents who are to vote have to be in favour of the regeneration for GLA funding to be provided. Details of the Mayor of London’s ballot requirements are at: www.london.gov.uk/what-we-do/housing-andland/improving-quality/estate-regeneration
- **Resident Homeowners** – homeowners who have occupied their home on the Carpenters Estate for at least 12 months prior to the publication date of the Carpenters Landlord Offer. This will be validated as part of any acquisition process.
- **RICS** – Royal Institute of Chartered Surveyors.
- **Right to Return** – The right of a secure Council tenant (and their household), who previously lived on the Carpenters Estate and were relocated to make way for the redevelopment of the Carpenters Estate and whose home is to be demolished, have a right to return.
- **Service charge** – A weekly charge for services provided by the landlord such as the cost of maintaining common areas and the estate. Differs from Rent, which covers the costs of providing and maintaining the home itself.
- **Strategic Estate Regeneration Boundary** – area edged in red on the map on page 9.
- **Valuation** – the exercise of calculating the value of a property, undertaken by a RICS accredited surveyor.



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BELOW: ARTIST'S IMPRESSION OF THE
PROPOSED CARPENTERS ESTATE MASTERPLAN



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