

December 2007



*Interested residents talk to Lesley Gibbs from PRP architects (right) about the future of the estate*

Welcome to the winter edition of *Wornington Green News*. With the plans for regeneration now underway, this issue looks at the changes that will happen during 2008 and beyond.

We begin by highlighting how we've been consulting with you and the wider community on the future of Wornington Green (see page 3). Your views are important to us, and have already helped us to develop a plan to move residents from their old homes in preparation for building works in 2009 (see page 5 for more details).

We will continue to work with you over the coming months, and keep you up-to-date with the next steps of regeneration. There are still plenty of ways for you to get involved and have your say. We look forward to hearing from you.

Best wishes

**Manpreet Dillon**

*Managing Director*

**Kensington Housing Trust**

إذا كنت ترغب في الحصول على أي جزء من هذه المعلومات مطبوعاً بالحرف كبيرة أو بطريقة برايل أو مسجلاً على اسطوانة مدمجة أو شريط صوتي أو مشروحاً باللغة التي تتحدثها، يرجى الاتصال بنا على الرقم الموضح أدناه.

Se necessitar de parte desta informação em caracteres aumentados, em Braille, em CD, cassete áudio ou apresentada no seu idioma, por favor contacte-nos, através do telefone abaixo indicado.

Si necesita esta información en Braille, en CD, en cinta o en su propio idioma, póngase en contacto con nosotros en el teléfono siguiente.

# Another big turn out

More than 150 local people flocked to our latest consultation event about the regeneration of Wornington Green this November. We were pleased to see that those who attended included neighbours of Wornington Green as well as people who live on the estate.

The event – organised in partnership with the Goldborne Forum and the Venture Centre – boasted a fun cultural party as well as an exhibition. A steel band, clown and line-dancing were just some of the attractions to keep our interested visitors entertained.

Attendees were able to see what we've done so far, learn more about the master planning process, and find out what's in store over the next 12 months (see page 7 for our helpful timeline). We gave them a chance to fill in a questionnaire about how they use the general area, and their thoughts on the regeneration – the results of which will help shape the master plan for the new estate. Meanwhile residents interested in home ownership were able to talk to independent financial advisors to find out more.

Not wanting to miss an opportunity to get people involved in the regeneration plans during 2008, we invited residents to join our regeneration focus groups and workshops in the New Year. We look forward to seeing many new faces.

We would like to thank the Venture Centre for allowing us to use their building and facilities.

**If you did not make it to the consultation event but would like to have your say about the regeneration, please contact Lorna Browne, Community Development and Regeneration Manager, on 020 8962 6184.**



*Residents look at the current lay-out of the estate which will change as part of the regeneration*



*Fun for all: our cultural party proved a hit with children and adults alike*



# Preparing for redevelopment

Moving home is a big event in anyone's life and we are keen to do everything we can to make it a positive experience for you. That's why we have been consulting with you, through questionnaires, meetings and high-profile events. Your feedback has enabled us to develop a decanting strategy (see page 5) which we hope will satisfy as many of you as possible. Read on to find out what you told us.

## Your feedback

### The Housing Choice Questionnaire

In August we sent a Housing Choice Questionnaire to everyone on the estate, to find out the different options you might be interested in when the time came for you to make the move.

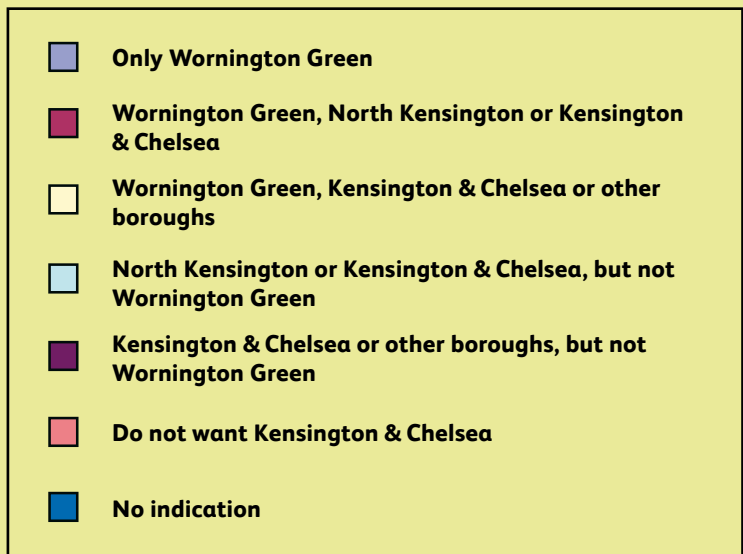
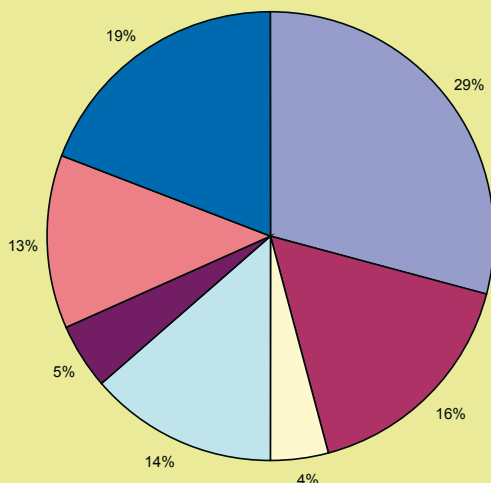
More than half of all households (280) responded to us – an extremely high rate for a postal survey. You gave us valuable information about the size of your household and where you might want to move to (see pie charts below and overleaf). This has been used to help us with our decanting strategy.

#### *Home ownership*

We wanted to know whether you are interested in home ownership. Some 73 out of the 280 who responded (26%) said they are. We are now looking at different ways of enabling people to buy new homes on Wornington Green or elsewhere. Detailed information on this will be available in the New Year.

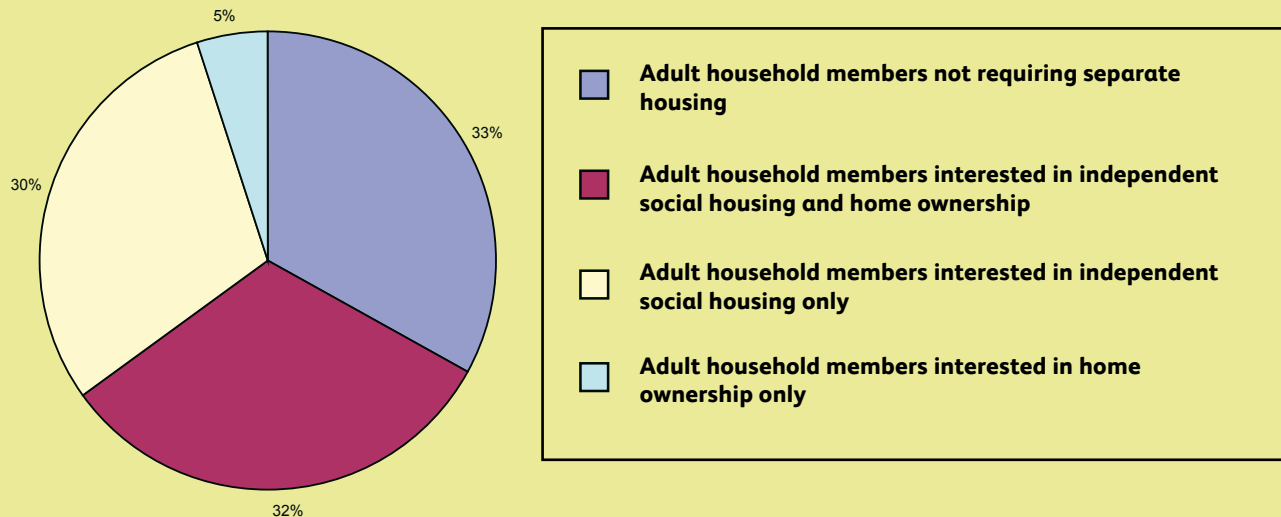
#### *Where you'd like to live*

We asked you where you would want to live following the regeneration.



### About your household

We asked you about the size of your household, and – if you had a large number of adult household members in it – how you would like to live in the future. Of all the people who responded, there were 78 who have adult household members living at home. The pie chart shows what they said.



### What you thought of our incentives

We asked for your views on a number of incentives that we were hoping to offer, and whether there were other things we could do to help. We wanted to make sure that we understood what was important to you.

Most of the people we spoke to were pleased with our initial proposals, especially the possibility of adult members of households being given their own homes and the high level of financial support being offered to all our tenants.

You also made it clear that there were a number of other things we should also take into account in our decanting strategy, such as building larger homes for families of more than one generation, and recognising that some of you may have to give up gardens.

# Access all areas

As part of the planning for the regeneration proposals, KHT is carrying out site surveys during December and January.

Many of you will have seen surveyors out and about, looking at the position of boundaries, trees and walls. While they can collect most of this information from outside the buildings, they may need to get into gardens too. We would be grateful if you would allow them access if they ask.

The company undertaking the surveys is **JM Storey and Partners**. The surveyors will carry photographic identification. Please ask for this proof of identification before allowing anybody into your home.

**Should you have any concerns or questions about these works please contact the Housing Office at 354 Portobello Road, London W10 or call us on 020 8960 5544.**

# Our decanting strategy unveiled

In preparation for the regeneration of Wornington Green, the KHT Board of Management has now agreed a decanting strategy. This is a programme for moving (decanting) residents into alternative properties while their new homes are being built, and for helping those who may want to move permanently. As we are planning to start building works in 2009, we need to start decanting now.

The first part of our decanting programme will start soon. This involves **only** those tenants who want to move early in preparation for the building of new homes. The second part of the decanting programme will start once we know where the first new homes will be built.

Our decanting strategy tries to take all of your views into account, although we can't promise to give everyone exactly what they would like. All that follows is subject to the availability of suitable alternative accommodation. Our main aim is to give everyone a range of options, and provide advice and support to help you come to the right decision. We take a look at the main points below (a more detailed leaflet will be available to residents from the housing office at 354 Portobello Road).

## Choice for you

Our strategy offers you a number of choices for you to consider subject to the availability of suitable alternative accommodation.

- Do you want to move out of your present home now or wait until the redevelopment programme has started?
- Do you want to stay in North Kensington or move out of the area permanently?
- Do you want us to help you to buy or part-buy a home of your own?
- Do you want separate accommodation for one or more of the adults who live with you as part of your family?
- If you are over 65, do you want us to help you find sheltered accommodation or a ground floor flat?
- Would you like to stay close to one or more of your present neighbours?
- If one or more of the adults living with you now have children of their own, do you want them to stay with you or move into their own home?
- Do you want to keep a spare room when you move, if you have extra rooms already?

## Financial support and incentives

We also offer you financial support and incentives.

- A home loss payment (currently £4,400) and disturbance payments to cover your removal and resettlement costs.
- £10,000 for giving up a house and garden to move to a flat.
- £2,000 for giving up a garden (if you already live in a flat).
- A range of financial support to help you buy your own home.
- £5,000 for each bedroom given up (for example, if you move from a 3 bedroom flat to a 2 bedroom flat you will receive £5,000 in addition to the other payments).
- Extra allowances (on top of home loss and disturbance payments) if you have to move into a temporary home while your new home is being built.

We aim to make every tenant two offers of suitable accommodation, be that temporary or permanent, at the end of this process. The council (Royal Borough of Kensington and Chelsea) and our parent company, Catalyst Housing Group, have both agreed to work with us on this.

## The next steps

Having unveiled our new strategy, we will contact you soon to see if you are interested in being included in the first part of our decanting programme. Remember, only those of you who want to move early will be included. **In the meantime, if you are interested in moving or if you have any questions, please don't hesitate to contact Eve Wright, Allocations & Rent Manager, on 020 8964 6405.**

## Your questions answered

A big regeneration project like this can lead to plenty of questions. We answer some of your most common queries below.

### **When will things start to change?**

Changes will start from next year as the first part of the decanting programme begins. We are aiming to submit a planning application in 2008 and to start work on the first phase by the summer of 2009. The first new homes will be ready for people to move into by 2012. It is expected that the full regeneration will be completed by 2020.

### **Where will works start?**

At this stage, it is too early to say where on the estate the works will start. We will know more about this by next spring. We will give you enough time as possible for you to prepare for this.

### **Must I move from the area while new homes are being built?**

No, we want to keep the community together. We will work with you to ensure that if you do have to move temporarily, it is to somewhere suitable either on Wornington Green or within the local neighbourhood, until your new home on Wornington Green is ready.

### **Will I be forced to live in a temporary property I do not want to live in?**

We will only offer you a property that is suitable for you and will work with you to identify these. If you feel that a property is not suitable, we will make you a further offer. You will have the right to appeal, if you think neither of the offers are suitable.

### **If I have to move out temporarily how long will it be for?**

We will ensure that the time you spend in a temporary home is as short as possible. For some people this could be a number of weeks and for others, it could be a number of months, or – in some cases – years. This will depend on when your new home will be ready.

If you really enjoy living in your temporary home, it may be possible for you to stay there permanently. We will provide you with more details about this over the course of 2008.

### **What will my new home look like?**

Your new homes will be of a similar size as the existing properties and built to much higher standards. No detailed design has been started at this stage. Once it commences, we will consult you.

### **If I live in a large flat but only need one bedroom, will I be forced to move into a one bedroom flat?**

No. During our consultation process, many of you told us that you did not want to lose extra bedrooms. As a result, we have planned for residents with spare bedrooms to have the option of keeping an extra bedroom.

### **What will happen if my current home is too small?**

Families in overcrowded homes will get homes that will meet their housing needs.

### **Will there be any new community buildings and facilities?**

Yes. We will be working closely with the Royal Borough of Kensington and Chelsea, residents and stakeholders to make sure that new community facilities are provided.

### **How noisy will it be during the works?**

Building works can be noisy. To minimise disruption – and to meet health and safety requirements – we will ensure that works are safely separated from occupied homes.

### **Will Wornington Green be looked after until all the works are finished?**

Yes. The Trust will continue to look after the existing homes until they are ready to be taken down. This will ensure that residents continue to live in well-maintained and secure homes.

If you have any further questions about the future of Wornington Green, please contact Conor Kilbane, Regeneration Manager, on 020 8962 6186.

# So what happens now?

The New Year is fast approaching, so what better time to remind you what's planned for 2008?



## A bright welcome at Portobello Road...

Residents can enjoy a much brighter welcome when they now visit our main housing office, thanks to recent refurbishment work.

Our new-look interior boasts a bigger, more comfortable reception area. This includes a brand new WC with a baby changing facility, improved interview rooms and better disabled access. We will soon be providing a computer for residents too. Over the coming months we plan to brighten the place up even further, with publications, pictures and promotional material on display.

## ... and our new exhibition centre

Following our successful revamp of the main office, we're now planning to transform the reception of our annexe at 370 Portobello Road into an exhibition centre.

The centre will stock up-to-date news about the Wornington Green regeneration proposals, as well as information on our youth engagement



*Refurbished reception at Portobello Road*

programme, Pathway 2 Progress (P2P), and other local activities and projects.

**We'll be officially opening the exhibition centre in early 2008. If you would like to come along, please contact Andrea Pita, Resident Participation Officer, on 0208 962 6196 or email [andrea.pita@chg.org.uk](mailto:andrea.pita@chg.org.uk)**

## Glossary

Confused by regeneration jargon? Our glossary should help make things clearer.

<b>Decanting</b>	Moving residents – either temporarily or permanently, if they wish – from their current homes while their new homes are being built.
<b>Masterplan</b>	The plan – in words and pictures – for the regeneration of an area. This takes into account the views of residents, stakeholders and the wider community.
<b>Overcrowded homes</b>	Homes where the actual number of available bedrooms which lack the bedrooms that the household needs.
<b>Planning for real</b>	These are events for residents and stakeholders to work with us to plan the layout and appearance of the new Wornington Green. They involve models and visual aids.
<b>Regeneration</b>	The transformation of an area through a comprehensive programme of social, physical and economic improvements.
<b>Under-occupied homes</b>	Homes with two or more bedrooms than the household needs.

## Competition time

Fancy winning £20? Complete our regeneration word search and you could do just that!

The first correct solution to be drawn out of a hat will win a £20 voucher.

Please return your completed puzzle with your name, address and date completed to Lorna Browne, Community Development and Regeneration Manager, c/o Kensington Housing Trust's Housing Office at 354 Portobello Road.

The competition closes on **11 January 2008**.

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**SECURITY • COMMUNITY • REGENERATION • TRAINING • INVOLVE • DECANTING  
LANDSCAPING • CONSULT • PARK • PLAY AREA • SUSTAINABLE**

## Any questions? Something you want to tell us?

We value your questions, comments and suggestions. If you want to let us know what you think about the regeneration plans, please contact Conor Kilbane, Regeneration Manager, on 020 8962 6186 or email [conor.kilbane@chg.org.uk](mailto:conor.kilbane@chg.org.uk)

If you need any part of this information in large print, Braille, on CD or explained in your own language please contact us on **020 8960 5544**.