

Connect with Ham Close



Ham Close Newsletter
July '20



HOW ARE YOU?

This is a question we've all found ourselves asking over the last three months, whether to our families, partners, friends, neighbours or colleagues. Their answers have ranged from "OK" to a recognition that they aren't sure, but hopefully said with a determination to carry on until they know more about the long term impact of COVID-19 on their health, lives, jobs and the people they care most about.

Our March newsletter was sent out a few days before lockdown and just after Simon Cavanagh attended his first Ham Close resident's meeting to talk about RHP's regeneration plans. In the months that have followed, he's been spending a lot more time working at home in Ham and experiencing the changes that have come with the need for many of us to stay home, stay safe and help protect the NHS.

A new bakery has joined the parade of shops by St. Richards Church and is thriving alongside a community library perched on a brick wall of the raised beds. They are both signs that Ham is a strong community that can withstand this period of change by looking out for and supporting each other.

We hope you're coping well in these uncertain times. This edition of your newsletter focuses on the progress RHP has made to select a Development Partner for the Ham Close Regeneration - a project that continues at a time when the benefits of community have never been more needed. We'll be adapting our consultation and engagement approach over the next few months to make sure you continue to stay informed. We'll also work hard to gather your feedback, so we choose a partner that can help deliver a new Ham Close that puts your needs first.

THE HAM LOWDOWN

We're pleased to confirm RHP has completed the first stage of selecting a Development Partner, by shortlisting a number of developers who have progressed to the second stage of the procurement process.

RHP's scoring of the initial tender return included assessing the bidder's previous track record of delivering first-class residential projects in partnership with local communities. The second stage of the procurement process started in June and will last for three months. It requires each bidder to submit their proposal to design and build a new Ham Close Community within the requirements already agreed with RHP from previous consultations.

RHP will then shortlist again before negotiating with the final bidders. You'll be able to see the proposed schemes later this autumn and your feedback will help with our decision on which Development Partner is selected.

The current timeline for the selection stages are as follows:

- Second stage selection: **Part 1 summer 2020**
- Second stage selection: **Part 2 autumn 2020**
- Development partner selected: **Winter 2020/21**

The Development Partner will work with RHP and the community throughout 2021 to get planning permission, with an anticipated start on site later that year. We'll keep you updated in future newsletters, on the website and through the Resident Engagement Panel and Ham Close consultation events. Feel free to contact **Simon** or **Tracey** if you have any questions.



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BIG CONVERSATION

As we look forward to seeing the proposed schemes for Ham Close later this Autumn, we'll be preparing our Consultation and Engagement strategy.

As it's unlikely large indoor gatherings will be possible, we're investigating how to use technology instead of more traditional methods of engagement like workshops and exhibitions. In some ways, technology may make it easier for more households to take part, removing the need to travel, arrange work or personal cover or to be available at a certain time. Your thoughts on how you'd like us to consult with you are welcome.

In July, Simon and Tracey will call each household to find out what technology everyone has access to, like smartphones, tablets and laptops. This will help us determine how we get your feedback.

Please be reassured that we're continually reviewing the Government advice on social distancing and are hopeful we can reintroduce public events as soon as it's safe to do so. But regardless of the methods we decide on, every household will be consulted on these important scheme proposals and your views will be listened to and recorded.

To help Tracey and Simon, please make sure your contact phone numbers, email addresses and home addresses (if you are a landlord) are up to date. If you need to make any changes to your contact information or household information, please email customer.services@rhp.org.uk or start a web chat at www.rhp.org.uk.

JOIN OUR RESIDENT ENGAGEMENT PANEL

RHP is looking for Ham Close customers to join a Resident Engagement Panel (REP) to work with us on an exciting regeneration project. We have four places left to fill - two tenants and two leaseholders - and ideally, we want the panel to be representative of all the different households that call Ham Close home.

The REP's first task will be to help the final bidders prepare their presentations on their proposed schemes. We want to make sure their ideas for Ham Close's homes, gardens, parking and facilities can be understood from a customer's perspective. REP panel members will also review Ham Close customer comments and feed them back to RHP, following the presentations this Autumn and ahead of the final negotiation stages of the Development Partner selection process.

Training for panel members will be provided over the summer and initially our meetings will be held virtually, so access to personal devices would be helpful but may be provided by RHP if necessary. To become a panel member, please contact **Simon** or **Tracey** by emailing customer.services@rhp.org.uk or calling [0800 032 2433](tel:08000322433).



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HAM CLOSE BASE

Simon Cavanagh, Regeneration Manager will soon start working part of the week from a base at Ham Close. This will help him safely manage Developer visits to Ham Close and meet and listen to our customers whilst our Teddington office remains closed. Social distancing measures mean he'll only be able to meet by appointment and outside, weather permitting. If you would like to meet Simon to discuss any aspect of the proposed regeneration project, email customer.services@rhp.org.uk or call **0800 032 2433**.

LEASEHOLDER BUYBACKS

In December 2019, we wrote to all leaseholders offering to start buying homes from homeowners who may wish to sell. This offer is for full market value plus an additional 10% plus disbursements. We have had a great response so far. If you are interested in selling to RHP or want to know more, please email customer.services@rhp.org.uk. RHP will require vacant possession, which means that if you currently rent out your home, you'll need to make arrangements with your tenants to leave the property.

HAM AND PETERSHAM MAGAZINE

You may have noticed RHP have started contributing to the Ham & Petersham magazine. Our first article looked at RHP's history and gave some background to being a social landlord in the local area. We hope to include the Ham Close regeneration in future editions, alongside updates on homes we're building and work we're doing elsewhere in Richmond. If you have an idea for a future article, please contact **Tracey** or **Simon**.

PARTNERSHIP WORKING

You may remember from previous consultations that the new Ham Close will include some land from the neighbouring Woodville Centre and St. Richard's Primary School. Our partners Richmond Council have now received consent from The Department for Education to transfer a small area of St. Richard's playing field land which is great news. St. Richards will be using the money from the transfer for improvements, including the construction of a mixed-use games area for their pupils.

