

Ham Close Newsletter

March 2019



Ham Regeneration- what next?

RHP has been working with the Council to progress the redevelopment of Ham Close and had hoped to have signed the legal agreements and started the 2nd stage of the selection of a Development Partner in January 2019.

However, a recent legal case concerning a development agreement between a contractor and a local council in Berkshire – the Faraday case – has highlighted potential implications on both the approach which RHP is taking to procure a Development Partner, and therefore the form of legal agreements required between RHP and the Council.

At the stakeholder reference group on 5th February 2019 we advised a potential delay of circa 3 months due to this issue, if we were able to proceed with the current procurement.

As this is the first case of its kind, the implications for RHP and the Council have been considered carefully. Legal advice sought by RHP and the Council outlined that it is important that we spend time getting this right now, so that there are not further delays later in the process. Whilst disappointed, the Council remains fully informed and is working closely with RHP to identify the steps that need to be taken.

This latest legal advice received has informed us that the only prudent way to proceed with Ham Close is to re-start the procurement process to secure the development partner. RHP Board considered this approach on 14th March and, whilst very much frustrated by this latest development, approved this approach.

As a result of the above issue, there is unfortunately now going to be further delay to the previously published programme. At this stage we anticipate this additional delay will mean that we will start on site in Autumn 2020, with initial planning engagement with residents and the community in Spring 2020.

The Council and RHP are both very disappointed that this is the situation. However, there is a duty to comply with the emerging procurement law and balance commercial risks. The situation would be much worse if RHP proceeded with the current procurement, let the contract, and it was subsequently disavowed.

There is some work to do to develop how RHP will procure a new partner and RHP will issue a more detailed programme once this work has been completed. We are very sorry for this further delay, we would however like to re confirm our commitment to delivering a successful regeneration of the Ham Close estate, with exemplar architecture, public realm and new community facilities.

We would like to reassure our residents that maintenance of the estate will be continued whilst we await the redevelopment of the estate and that RHP will continue to be present to address any concerns you may have at our regular surgeries on the estate – look out for the timing of these in the resident newsletter.



If you have any questions, we will be available to meet at Ham Library on the following dates:

Monday 1 April

2pm-4pm

Thursday 4 April

6pm-8pm

In other news

As part of making Ham dementia friendly, way finders have been introduced on Ham Green by Friends of Ham Green. RHP have donated funds for this strawberry mosaic. Look out for this and other great mosaics on the Green.



If you would like to see previous newsletters and consultation documents, please go to www.hamclose.co.uk

Thanks for 'lighting up' our Christmas!

It may seem a while ago now, though RHP were proud to again sponsor this great community event held at Ham Library. The lighting of the Christmas tree, a visit from Santa and Carol singing proved a popular event. Many thanks for the community volunteers who worked so hard to make this happen.