

Welcome to issue 11 of Closer. Since the last update the project team has been working closely with the Resident Steering Group to produce a Community Lettings Plan (CLP). We have also been working on the logistics of getting on to site for spring this year, with the contractor.

## Community Lettings Plan for Estate Tenants

The CLP we be sent out to all secure tenants and will contain information about the process of moving from your existing home to another home and gives you as much information as possible so that you are able to make the best decision for you and your family. We are just putting the final touches to the plan but we thought we would take this opportunity to tell you the main points we have been discussing:

### Should I stay or go?

The CLP gives you all the information you need to make a decision to either: leave the estate and move to another Council or Housing Association property; or stay on the estate and move to a new property owned by Affinity Sutton Homes.

The CLP will tell you:

- **The differences between a Council tenancy and a Housing Association tenancy**

There are some minor differences between a Council Tenancy and a Housing Association tenancy. With both you retain your security of tenure so you won't be signing a starter or probationary tenancy and if you keep to the terms of your tenancy agreement it will be your

home for as long as you want it.

- **The rents proposed for the new estate**

The rents for the new Affinity Sutton properties will be more than Council rents and are calculated using Government formulae. The current **estimated** rent levels for 2015/16 are as follows:

Size	Rent per week	Service Charge
1 bed	£139	£20
2 bed	£148	£23
3 bed	£157	£25
3 bed house	£157	£5
4 bed house	£166	£7

These rents will change to reflect the rent due in 17/18, when the properties will be ready.

- **Rules to allocate new homes**

The majority of households will be able to stay on the new estate but some especially those who are a 1 bed need will have a reduced opportunity to stay. To ensure there is fairness about who will be allocated a new home the project team will be agreeing rules to determine who will have priority. The CLP will explain things in more detail but simply put the longer you have lived on the estate the higher your priority ranking.

- **Entitlement to compensation**

The CLP will explain about the Home Loss payment and disturbance allowances that are payable whether you stay on the new estate or move away. We hope to send out the CLP at the beginning of March but if you have any questions please call Desrine Vickers on 020 8825 6141.

# CLOSER



## The Project Programme & Phasing

Now that a contractor has been selected and we have planning permission for the project we expect to start on site in Spring 2016.

Phase 1 – (Archer House, 1-10, 12-21, 70-72 Sherwood Close)  
Construction is due to start in Spring 2016 with completion anticipated in winter 2017.

Phase 2 – (Crossbow House, 22-37, 39-42, 43-68 Sherwood Close)  
All residents to vacate by winter 2017 so construction can start on the next phase. The new homes are anticipated to be available by autumn 2019.

Phase 3 – (Target House)  
All residents to vacate by Summer 2019 so construction can start in the autumn. We anticipate phase 3 will be completed by the end of 2021.

## Phase 2 Leaseholder Buybacks

In March we will be contacting all leaseholders in Phase 2 to start the buyback process. All leaseholders should have already received a Leaseholder Handbook with how this process will work but if you need a copy please contact Desrine Vickers on 020 8825 6141

## Meet the Contractor

Lovells are currently preparing the action plan for starting on site. Prior to this, a date will be arranged for estate residents and the surrounding communities to meet them and understand in more detail how the works will be undertaken. Further details will be provided closer to the time.



Aerial view - the new Sherwood Close

## Contact Us

For information on the redevelopment plans call Natalie Down on 0300 100 0303  
Questions about moving home call Desrine Vickers on 0208 825 6141.