

## **HUGUENOT HOUSE PROPOSED REHOUSING POLICY CONSULTATION QUESTIONS AND ANSWERS 03 AUGUST 2021**

This document responds to questions raised by Huguenot House residents during a meeting with Cllr Paul Swaddle and Westminster City Council officers on Thursday 22 July, at which residents were invited to receive an update on Huguenot House and consultation about the proposed rehousing policy. This consultation commenced on 21 July and runs until 15 September 2021.

### **Q: When are you going to start on site?**

The proposal is to start on site in 2025 if we get planning approval. We are not expecting anyone who is on an assured shorthold tenancy to move out immediately. Residents will be supported with notices and regular updates. The council is still deciding how to best deliver the project and so there will be more consultation with residents and the wider community before a planning application is submitted for the development. The application will be considered by the Local Planning Authority and a decision taken at Planning Committee once further statutory consultation has taken place.

### **Q: What are the next steps?**

We will update residents with more specific dates when possible, but immediate next steps are as follows:

- 15 September 2021 - the rehousing policy consultation closes
- Autumn 2021 - we will get in touch with residents to update on feedback received through the rehousing policy consultation, and introduce the next consultation which will cover the delivery options for the redevelopment
- Winter 2021 / 22 – we expect a decision on the rehousing policy, with ongoing communication and engagement with residents

### **Q: What are the relocation options for assured shorthold tenants?**

Every effort will be made to communicate with assured shorthold tenants as early as possible on the implications for your existing tenancy agreements. Westminster Community Homes will assist with providing alternative suitable local homes as a possible relocation option. Residents can also consider signing up with local estate agents to find suitable options.

**Q: What support is there for shorthold tenants?**

If you have lived in Westminster for over a year, you may be eligible for intermediate housing. The rent level will be based on your income. Visit:

<https://www.homeownershipwestminster.co.uk/intermediate-rent> for more information. If you are at risk of becoming homeless, you can seek advice from Housing Solutions. <https://www.westminster.gov.uk/housing/homelessness/get-help-homelessness>

Or you can call them for advice on 020 7641 1000, between 9.00am -5.00pm Monday to Friday.

**Q: When will independent advice will be available?**

We have appointed resident advisers PPCR to offer all residents and absentee leaseholders' independent legal advice so that that you know your rights in relation to the housing policy and the redevelopment of Huguenot House. PPCR can offer free expert advice and residents can arrange to meet with them at a suitable time.

**Q: Is there any safety or security issues with the building?**

There are no safety or security issues with Huguenot House. The building is structurally sound and is safe. Aston Rose the managing agent of the building complete regular health and safety inspections at regular intervals, to check that the building is safe and to undertake any necessary remedial work in liaison with residents.

**Secure Tenants:**

**Q: What support is there for secure tenants?**

We are currently consulting on the rehousing policy for Huguenot House residents. The consultation is open from 21 July until 15 September 2021. You can have your say and read the full policy online at [www.westminster.gov.uk/huguenot-house](http://www.westminster.gov.uk/huguenot-house)

The options for secure tenants are proposed to include:

- Opportunity to move into supported or sheltered accommodation
- Move into a new-build flat in Westminster
- Option to move to another area in Westminster of your choice - and you will be given preference over people who are on the existing housing list (subject to availability)
- Move back to the new development on the Huguenot House site once it has been built, but you will need to be housed temporarily whilst the build takes place

We have a dedicated team who will carry out a 'Needs Assessment' and will support you every step of the way, from finding you a suitable temporary or permanent accommodation. There will be additional support such as help with packing and unpacking so that tenants can settle as quickly and possible.

**Q: Where will secure tenants be temporarily rehoused?**

Every effort will be made to find you suitable temporary accommodation in a desired location as close as possible to Huguenot House. A range of options will be made available closer to the time.

**Q: What compensation is offered to secure tenants?**

The amount is set by government and is currently £6,500 per household. We also offer a disturbance payment. This payment will help cover all the costs of moving, redirecting post, disconnection, and reconnections of services.

**Leaseholders:**

**Q: What compensation is offered to resident and non-resident leaseholders?**

The amount is set by the government. For non-resident leaseholders it is 7.5% of the value of the property, capped at a maximum of £75,000. For resident leaseholders it is 10% of the value of the property, capped at a maximum of £65,000.

<https://www.legislation.gov.uk/uksi/2020/739/contents/made>