

Frequently Asked Questions (FAQ's) Grange Farm Estate, Aug 16

This list highlights questions that have been raised by residents from past Consultations and also highlights future likely questions to be asked about the development.

What is proposed?	The council is looking to demolish and redevelop the existing Grange Farm estate located in South Harrow.
Why does the council want to do this?	The existing Resiform (white) flats are past their useful life and need to be replaced as trying to improve these flats is not cost effective.
What will be put in place?	The council wants to replace the existing estate of 282 units, mainly with flats but there will also be some houses. It is planned to build approximately twice as many units (549) on the site. The council will retain a similar number of properties to those it has now with a number of properties being for private sale . Architects Hawkins Brown have designed the new Grange Farm and have consulted widely with existing residents on how the new properties will meet their needs
Which properties are included in the proposals?	<p>All the flats that are of the Resiform system. These are the blocks found on Grange Farm Close, Wesley close and Osmond Close (1-27).</p> <p>The Bungalows at Osmond Close (52 – 64) are also proposed to be included</p> <p>The flats at Osmond Close 28 – 51 are included.</p> <p>The 20 houses and flats belonging To Genesis Housing association are also to be included (Osmond close and Wesley Close)</p>
When will it start?	The council has submitted a planning

	<p>application in July 2016. Phase 1 demolition is likely to start around July / Aug 2017</p>
<p>If site is redeveloped can I return?</p>	<p>The council will try to ensure that any existing Secure tenant who wants to return can return to the new homes once complete. If you wish to move away permanently, it is important to let the Regeneration Officer Sajni Durve know by telephone on 0208 424 7654 or email Sajni.Durve@harrow.gov.uk,</p>
<p>I bought my flat what happens to me?</p>	<p>The Council will need to buy your property back at full open market value. Leaseholders are also eligible to receive a home loss payment which is generally 10% of the open market value of the flat (7.5% for non-resident leaseholders) plus reasonable legal costs etc as well as a disturbance payment to cover the reasonable costs of moving and buying a new property.</p> <p>We hope to be able to be able to agree voluntary buy back with leaseholders but will also have to put in place a Compulsory Purchase Order so that we can ensure the development can be completed to agreed timescales.</p>
<p>I have bought my Bungalow. How will I be affected?</p>	<p>The council will buy the bungalow back from you. We will help you to find a suitable new home. There are no plans to build new bungalows on the site.</p>
<p>I would like to buy my Council home. What happens now?</p>	<p>Unfortunately, the Right to Buy your property has stopped and you may find it worthwhile considering other schemes available such as the Grants to Move scheme.</p>
<p>Can I remain as a tenant of the council?</p>	<p>Any existing secure tenant can remain as a tenant of the council either in a new Grange Farm flat or in another council</p>

	<p>property that they can transfer too. However you may also like to consider moving to a home rented from a Housing Association elsewhere in the borough. Please contact Candis Skinner on 0208 424 1509 for more information and Housing Options on 0208 424 1093 (option 2).</p>
<p>What is the process to move?</p>	<p>The first step is to fill out a regeneration transfer form, please contact Sajni Durve on 0208 424 7654 if you have not received a form. Once registered to move, you will be added to a list of tenants who will be invited to view properties along with other applicants based on housing need. Please note that accepting a property does not guarantee an offer of the property. For example, there may be a tenant with a higher need banding who has also accepted the property or who has been waiting longer. This process will repeat and you may be invited to view a few properties until a suitable property is found.</p>
<p>Can I move to a Housing Association property or outside of the borough?</p>	<p>This is possible but not easy to achieve. If you wish to consider a property out of the borough, we are unable to advise you on the stock of other councils and availability of these properties. Please contact Candis Skinner on 0208 424 1509 for more information and Housing Options on 0208 424 1093 (option 2).</p>
<p>Will my rent and other costs be higher?</p>	<p>The new flats at Grange Farm will be newer and cheaper to maintain (lower levels of heat input required). The rents will still be set an affordable level but will be higher than at present to reflect the new facilities and space standards. If you receive housing benefit to help with your rent then this will continue even if your</p>

	rent is higher, provided you are living in a property that is a suitable size for you and your family.
What contribution is made towards the cost of moving?	The council will meet the direct costs of moving tenants and pay a further Home loss sum as compensation currently £5,300. The council will also pay for refitting of furnishings and redirection of post subject to approval by the council, please contact the Regeneration Officer Sajni Durve on 0208 424 7654 for more information.
If I am moving as part of the Grants to Move scheme, can I still receive the Home Loss payment?	Yes, you will still be entitled to receive the full Home Loss payment. However, we will not cover the cost of moving as this will be administrated by the Grants to Move scheme.
If I am eligible for the Underoccupation payment, can I still receive the Home Loss payment?	Yes, you will still be entitled to receive the full Home Loss payment.
Will I still have the same rights when moving – Right to Buy, Right to Repair, Right to take in lodgers etc.?	Any Secure tenant rehoused by the council will retain the same rights. However, some tenants may choose to move permanently to a new Housing Association property elsewhere and they may have slightly different rights, while still being offered the security of a social tenancy. If you want more information on this please contact the Regeneration Team,
What repairs will be done while we wait to have works done?	<p>We are taking forward plans for the redevelopment of Grange Farm. In the meantime the council is keen not to spend money on improvements that could be removed in a short space of time.</p> <p>Whilst the redevelopment plans are underway, the following works will be undertaken:</p>

	<ul style="list-style-type: none"> • Works to maintain health and safety of residents • Emergency repairs • Gas boiler replacements where no effective and reliable repair is possible • Works to maintain security of blocks
I am waiting for a new Kitchen, bathroom and windows will these works still be done before any demolition?	Any property falling empty will have minimum works undertaken in accordance with the above criteria and is intended to be let on a short term basis whenever possible.
I would like to move permanently only once, is this possible?	A large majority of residents do wish to move just once permanently. We have conducted a detailed survey to confirm where you want to live and what size accommodation you will need. You also have the opportunity to confirm these details by filling out the Regeneration Transfer form.
What will happen to the Community Centre?	The community Centre on the estate is run via Christ Church Roxeth. The Anglican Church owns the land and building and the council is in discussions with the church to purchase this building. The council sees this as an important opportunity to improve the community facilities for the residents on the estate. The new scheme includes a large community centre able to support community activities as well as the Air Cadets, a Nursery and a sports pitch.
What will happen to the flats owned by Genesis Housing Association on Osmond close?	The council is currently in discussions with Genesis Housing Association in order to buy these properties. The tenants and leaseholders of Genesis Housing Association will be consulted by both the council and their landlord

	Genesis. Upon purchase of the blocks those permanent tenants would receive the same benefits as secure council tenants.
What sort of car parking will be provided, can we have more garages?	The new scheme will provide some car parking spaces for residents to meet current planning requirements. However, the Greater London Planning guidance does not allow for car parking spaces for every dwelling.
What will happen to the British Telecom Telephone Exchange Building at Osmond close?	The Council has made enquiries about the future of this building and it seems that the building will be needed by British Telecom for the next 10 years at least. While this is disappointing as it would have been good to remove the building and increase the housing being built this has not proven to be possible.
How can residents influence what gets built?	A steering group has been set up of volunteers have been working with the council and the architects to ensure that the new Grange Farm will be a great place to live. If you want to get involved and have a say about how we move forward with the developer who will build the scheme you still can. Contact Regeneration Officer Sajni Durve on 0208 424 7654 for more information.
How do I get more information or who do I go to, to ask questions?	For any questions that you have please contact the Khalil Ur Rahman Regeneration Manager 0208-424 1902 or the Regeneration Officer Sajni Durve on 020 842 47654 or your local Housing Officer Elizabeth Moody on 020 8901 2630.