

YOUR FUTURE ABERFELDY WEST

YOUR OFFER

DRAFT JULY/AUGUST 2020



POPULAR **HARCA**

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FUTURE ABERFELDY WEST

This booklet sets out the regeneration plan proposals we've been discussing with residents over the last year. It also explains and tells you how you can vote in the ballot.

Message from Steve Stride, Chief Executive, Poplar HARCA

"Over the last year residents have been telling us how much Aberfeldy West means to them. The strongest message is that Aberfeldy's community is close and strong, and whatever happens that can't change.

Residents want improvements to their homes, to open spaces and to community facilities. Voting for this proposal is a once-in-a-generation opportunity. It would transform Aberfeldy West with new homes, infrastructure and facilities; as residents have seen happening on the rest of Aberfeldy.

Residents have told us what they want Aberfeldy West to be. They have told us about community safety, lighting, overcrowding, green spaces, children's play spaces, damp, parking and all things Aberfeldy. From three options: stay as-is, refurb and regeneration, residents decided that only regeneration would provide what they want for their families, their homes and their community.

This offer to you from Poplar HARCA is what residents told us they want for Your Future Aberfeldy West."



OUR PROMISE TO ABERFELDY WEST

- Modern, well built new homes
- Safer streets through better design
- Move to the same size home, or larger if you're overcrowded
- One move from your current home to your new one
- Current Poplar HARCA parking permits guaranteed
- Rent levels for HARCA tenants as if you hadn't moved
- Options to suit every leaseholder
- Financial compensation, and help with moving costs
- Social rent homes
- Residents' Steering Group key to shaping plans post-ballot
- Keep the community together



VOTING

We will only regenerate Aberfeldy West if residents vote for it to happen. Civica Election Services will run an independent ballot. They will collect, audit and count votes, and announce the results.

Aberfeldy West residents whose homes could be affected will be eligible to vote if they are:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the Landlord Offer is published.
- Resident leaseholders or freeholders who have been living in their properties as their only or principal home for at least one year prior to the date the Landlord Offer is published and are named on the property lease or freehold title.
- Any resident whose principal home is in Aberfeldy West and who has been on the local authority's housing register for at least one year prior to the date the Landlord Offer is published, irrespective of current tenure.



WHAT YOU HAVE TOLD US

YOUR HOMES



- ✿ Affordability
- ✿ Modern, well built new homes
- ✿ Choice of layouts, fixtures and fittings
- ✿ Options for every leaseholder
- ✿ Variety of housing types
- ✿ One move to a new home
- ✿ Bigger homes for overcrowded
- ✿ Big balconies overlooking green space
- ✿ Social rent homes
- ✿ Homes for young people



“WE WOULD LIKE MODERN, GOOD QUALITY BUILDINGS”

YOUR COMMUNITY



- ✿ A variety of new shops
- ✿ Cafes, places to meet, eat and work
- ✿ A new mosque
- ✿ Activities for children and young people
- ✿ Work, training and apprentice opportunities
- ✿ Keep the community together
- ✿ New workspaces/small businesses
- ✿ New community centre
- ✿ New health centre
- ✿ Healthy eating options

“LOCAL SHOPS ARE VITAL FOR THE COMMUNITY”

“CAFÉ WITH OUTSIDE SEATING AREA”



WHAT YOU HAVE TOLD US

YOUR STREETS



- Well lit, safer streets & subways
- Better walking/cycling routes
- Improve air quality
- Parking enforcement
- Traffic calming Abbott Road
- Current Poplar HARCA parking permits guaranteed
- Underground refuse, bike sheds, wider pavements
- More frequent bus service

“309 IS A LIFELINE”



“SAFER STREETS,
WITH CAMERAS TOO”

“WE WANT NATURE AND PLACES
FOR KIDS TO PLAY”

YOUR SPACES



- Beautiful green spaces to relax and enjoy nature
- Central green space
- Outdoor exercise and play spaces
- Community events and farmers market
- Improve Millenium Green, Leven Road Green, Brathwaite Walk
- Community gardens and growing spaces
- Community art
- Places to sit and meet outside
- Separate areas for dogs



“SAFE PLACES FOR CHILDREN
TO PLAY IS A PRIORITY”

POPLAR HARCA'S REGENERATION OFFER TO ABERFELDY WEST RESIDENTS

Together we have started to shape a vision for Your Future Aberfeldy West

For regeneration to work it must protect the close and strong Aberfeldy West community. It must provide high quality new homes. It must create beautiful and usable open spaces and community facilities. The area must feel welcoming and safe.

Using what Aberfeldy West residents told us at the Your Future Aberfeldy West event, our team has sketched ideas for what regeneration could look like.

The initial ideas would create a neighbourhood with a strong East London character, and improved links and connections to the wider area. New streets would each have their own identity but complement the existing sense of strong community in Aberfeldy West. This could include continuing the retail feel along Aberfeldy Street, or the business character of Poplar Works, so supporting the diversity of the local community.

Buildings will be designed for sustainability and efficiency. Taller buildings could shield Aberfeldy West from the A12; with trees and planting helping to improve air quality.



OUR PROMISE

Residents' Steering Group (RSG) taking decisions with Poplar HARCA at every stage and crucial to the future Aberfeldy West.

EARLY IDEAS

The regeneration of Aberfeldy West could provide up to 1,880 new homes.



WELL DESIGNED, ENERGY EFFICIENT HOMES

The Details

Residents will be offered new homes which are a significant improvement on their existing home. Any additional homes that are built will be offered to residents identified as in priority housing need.

There will be a variety of types and sizes of homes (flats, maisonettes and houses) to make better use of space, and reflect the different wants and needs of residents now and in the future. If you currently live in a house, you will be offered a new house, and if you live in a flat, you will be offered a flat, and so on. If you are currently overcrowded, you will be offered a home which is big enough for your family.



“**WITH RESIDENTS, WE WILL DESIGN ABERFELDY WEST FOR EVERYONE TO LIVE WELL IN AND ENJOY; PROMOTING GOOD HEALTH AND WELLBEING.**”

New Homes

All new homes will meet or exceed building standards including:

- Fire safety
- Security
- Sound insulation
- Thermal insulation
- Ventilation
- Accessibility.

Every new home will, at a minimum, be like-for-like for number of floors, floor size and number of bedrooms.

The most common type of home in Aberfeldy West is a 3 bed flat. This diagram shows the size of a typical 3 bed flat now and a typical new 3 bed flat.

Increase in size for a typical 3 bedroom flat



- Existing home size
- Extra home size (20% increase)
- Existing balcony
- Extra balcony (66% increase)



NEW HOMES

Your Residents' Steering Group has told us what residents want. We will continue to work with them to make sure new homes and the area meet residents' needs and aspirations.

All new homes will:

- Be adaptable to allow for changes in residents' health needs. Residents who need aids and adaptations will be prioritised for Occupational Therapy (OT) assessments, and have works done in their new home before they move in
- Be designed to retain the sense of strong community in Aberfeldy West
- Be installed with smart meters
- Be safe, with fire safety and security a priority. Sprinkler systems will be fitted in every flat. Guidance and regulations that come in to force as a result of the inquiry into the Grenfell Tower tragedy will be immediately incorporated into designs
- Be supplied with individual metered heating and hot water through a communal heating system that residents can use all year round
- Have double or triple-glazed windows, designed to be easily cleaned
- Have improved energy efficiency, with better thermal and noise insulation, and ventilation
- Have solid walls and fixed ceilings in communal areas
- Have two toilets if they have three or more bedrooms
- Meet or exceed building standards, and be built with quality materials
- Patio gardens on the ground floor and useable balconies on all other floors.



Choices

Existing residents will choose:

- Whether to have a separate or open plan kitchen and living space
- From a selection of flooring and décor options for kitchens and bathrooms
- From a selection of paint colours.



The look and feel of your home

You may have made a virtual visit to one of the new homes as part of the Planning for Real consultation, in June 2020. Here are a couple of the internal layout options:



1 Bedroom open plan flat



2 Bedroom open plan flat



3 Bedroom flat with separate kitchen and living space

Warranties

All new homes will come with warranties and guarantees e.g. The National Housing Building Council's 10 Year Buildmark warranty.

OUR OFFER TO TENANTS

The Details

New homes will be built in phases so residents that want to stay in Aberfeldy can move once to their new home.

Tenants will be asked to choose which new home they want to move to. If more than one tenant wants the same property, priority will be decided based on the lettings policy. Neighbours who want to stay living close to each other will be moved together.

All residents will be helped to move, and will receive financial compensation. Older and vulnerable residents who need support will be helped by a dedicated team.

The team will help with everything that needs to happen to move home, from packing-up belongings to paperwork and dealing with utility companies.



OUR PROMISE

- Door-to-door moving support for older and vulnerable residents
- Financial compensation and moving expenses
- Move to the same size home, or larger if you're overcrowded

Poplar HARCA Tenants

Every tenant would move to a home that meets their needs. It will be the right size, and designed for health concerns. New homes will, at a minimum, be like-for-like for number of floors, floor area and number of bedrooms.

Tenants who are overcrowded would move to a larger home the right size for their family. Their choice will be new build on Aberfeldy, or another home elsewhere in Tower Hamlets.

Tenants who are under-occupying could choose to move to a smaller or same size home, depending on what they want. If they prefer to move away from Aberfeldy, they could only be offered a home of the size they are assessed as needing.

Some residents may want to move away from Tower Hamlets. Poplar HARCA only owns homes in Tower Hamlets so it will support tenants by contacting housing providers in other areas on their behalf.

All tenants would receive a home loss payment (currently £6,300), plus reimbursement of the costs of moving such as:

- Removals, which will be arranged by Poplar HARCA
- Disconnection & reconnection of cookers, washing machines and dishwashers which will happen on the day you move
- Redirection of mail
- Telephone reconnection
- TV reconnection
- Broadband reconnection
- Replacing floor and window coverings
- Replacing white goods that cannot be accommodated in the new kitchen.

Poplar HARCA does not pay residents' council tax or water bills (which by law will be metered in new homes), which could cost more or less when you move depending on the property size, the number of people who live with you and eligibility for financial support from the Council.



OUR OFFER TO RESIDENT LEASEHOLDERS

Resident leaseholders (who have lived in the property for at least 12 months prior to the landlord offer date) can buy a new home in Aberfeldy based on what they can afford. If they cannot afford to buy outright, they can buy a 'share' without ever having to pay rent on the remaining share. The new lease will be for 125 years, with the same rights and obligations as the current lease e.g. to sub-let the property.

The way it works is:

Poplar HARCA will buy your current home at full market value independently assessed by a RICS qualified valuer. Poplar HARCA will contribute to the cost if you want to appoint your own RICS qualified valuer to negotiate the value on your behalf. Once the value is agreed, you will also receive an additional 10% home loss payment.

The new homes are likely to be more expensive than your current home. If you can afford to buy outright, then you can do so. If you can't afford to buy outright, Poplar HARCA will buy the property with you.

You can sell the property whenever you want, but you may have to pay back some or all of Poplar HARCA's share. Here are some examples of how it may work:

❁ **If you sell in year 1 or 2, you pay back to Poplar HARCA 100% of the value of its share.**

Example: The property is worth £400K. Poplar HARCA has a 30% share which is worth £120K. When you sell you would pay Poplar HARCA £120K.

❁ **If you sell in year 3, 4 or 5 you pay back to Poplar HARCA 95% of the value of its share.**

Example: The property is now worth £410K. Poplar HARCA has a 30% share which is worth £123K. When you sell you would pay Poplar HARCA £116,850.

❁ **If you sell in year 5, 6 or 7 you pay back to Poplar HARCA 90% of the value of its share.**

Example: The property is now worth £420K. Poplar HARCA has a 30% share which is worth £126K. When you sell you would pay Poplar HARCA £113,400.

❁ **If you sell after 7 years, you pay back to Poplar HARCA the value of its share minus £100,000.**

Example: The property is now worth £430K. Poplar HARCA has a 30% share which is worth £129K. When you sell you would pay Poplar HARCA £29K.

Service charges will increase by no more than the Consumer Price Index (CPI) in the first two years.

You won't ever have to pay rent on the share you do not own.

You won't ever have to pay interest on the share you do not own.

You can buy the share you don't own at any time, at the market value independently assessed by a RICS qualified valuer.

Poplar HARCA will also pay reasonable costs associated with legal charges, changing your mortgage, plus Stamp Duty to the equivalent value of the property being sold.



Poplar HARCA will pay or arrange for:

- ❁ Removals, which will be arranged by Poplar HARCA
- ❁ Disconnection & reconnection of cookers, washing machines and dishwashers which will happen on the day you move
- ❁ redirection of mail
- ❁ Telephone reconnection
- ❁ TV reconnection
- ❁ Broadband reconnection
- ❁ Replacing floor and window coverings
- ❁ Replacing white goods that cannot be accommodated in the new kitchen
- ❁ Replacing fitted furniture or fittings.

Poplar HARCA does not pay residents' council tax or water bills (which by law will be metered in new homes), which could cost more or less when you move depending on the property size, the number of people who live with you and eligibility for financial support from the Council.

Ground rents will never be more than £10 a year for existing leaseholders, and for tenants with a protected Right-to-Buy who buy their new home.

OUR OFFER TO NON-RESIDENT LEASEHOLDERS AND FREEHOLDERS

Poplar HARCA will buy your property at full market value independently assessed by a RICS qualified valuer.

Poplar HARCA will contribute to the cost if you want to appoint your own RICS qualified valuer to negotiate the value on your behalf. Once the value is agreed, you will also receive an additional 7.5% home loss payment.

Poplar HARCA will also pay the reasonable costs associated with legal charges, changing your mortgage, plus Stamp Duty to the equivalent value of the property being sold.

Poplar HARCA will pay or arrange for:

- Removals, which will be arranged by Poplar HARCA
- Disconnection & reconnection of cookers, washing machines and dishwashers which will happen on the day you move
- Redirection of mail
- Telephone reconnection
- TV reconnection
- Broadband reconnection
- Replacing floor and window coverings
- Replacing white goods that cannot be accommodated in the new kitchen
- Replacing fitted furniture or fittings.

Anyone who has been on the housing list for over a year

We know how important and personal home is, so we will meet with every household to agree their housing options.

Depending on personal circumstances and preferences, options may include a Poplar HARCA tenancy, low cost home ownership, or moving away from the local area by bidding on the Home Seekers website. There will also be help with the cost of moving.

If your housing application is with Tower Hamlets Council because you were homeless, the Council will meet with you and agree your housing options.

No one will be made homeless if residents vote for regeneration.



MORE HOMES

The Details

Mix of homes

We want as many of the new homes we build as possible to be social rent, affordable and shared ownership. This is because we want to provide housing choices for local people, and others who want to move to Aberfeldy West.

We will at least re-provide the same number of social rent homes as are demolished.

OUR PROMISE

- Rent for social tenants who move to the same size home as if you hadn't moved
- Options to suit every resident homeowner



Tenure types

Poplar HARCA tenants

Poplar HARCA tenants who move to another Poplar HARCA home would get a new tenancy with the same rights and obligations as their current tenancy. If they currently pay social rent they would pay social rent for their new home. If they move to the same size home, they will pay no more rent than if they had not had to move. If they move to a larger or smaller home, they will pay rent based on the property size. If they have a protected right-to-buy, they would still have the right-to-buy.

Anyone who has been on the housing list for over a year

We know how important and personal home is, so we will meet with every household to agree their housing options.

Depending on personal circumstances and preferences, options may include a Poplar HARCA tenancy, low cost home ownership, or moving away from the local area by bidding on the Home Seekers website. There will also be help with the cost of moving.

If your housing application is with Tower Hamlets Council because you were homeless, the Council will meet with you and agree your housing options.

No one will be made homeless if residents vote for regeneration.

Leaseholders

Current resident leaseholders who want to stay in Aberfeldy would buy a new 125 year lease.

Homeownership

All tenants would have priority for new shared-ownership homes. Because you buy only a share of the property this can make home ownership affordable to more people. Over time and as you can afford it, you can then buy more shares until you own 100%.

Service charges

Every resident (tenants and leaseholders) contributes to the cost of services. The share each resident pays is based on the size of their home; and if they live in a block, the cost of maintaining that block.

We are confident our services offer residents good value for money, and so will not increase service charges for any resident above CPI in the first two years after they move.

Service charges have to be reasonable, and can only include the cost of services delivered. By redesigning Aberfeldy West and using quality materials that are more easily maintained, we would keep service charges affordable.

BEAUTIFUL AND USEABLE PUBLIC SPACES

The Details

We know how important it is that where you live looks, feels and is safe and clean. With residents' help we will design Aberfeldy West so that everyone can enjoy it, and so it promotes health and wellbeing.

Community Safety

We have an opportunity to use residents' experience to design-out crime hotspots, and design-in measures so Aberfeldy West is, looks and feels safer.

The look and feel of the public realm is important. We will design-out blind spots, rat runs, underpasses and wasted spaces. We will design-in well-lit and overlooked open spaces. There will also be traffic calming measures to keep vehicle speeds down. Aberfeldy West will be designed to secure-by-design Gold standard. CCTV and smart lighting will be installed where needed. Lighting in internal communal areas will be on when needed, and not on a motion-sensor.



OUR PROMISE

- Current parking permits guaranteed
- Reduction in crime and anti-social behaviour through better design

Green and play spaces

Accessible spaces that promote health, wellbeing and creative play are important to residents, and so are a focus of the design of the new estate. With residents we would create a child-friendly estate design, prioritising children's experiences of play, the public realm and landscapes.

Millennium Green, Leven Road Open Space and Braithwaite Park could be improved and connected together by a new 'Healthy Street'. New open spaces would also be designed, with residents helping to decide where these spaces should be and how they are used, such as a separate area for dogs, play spaces and open spaces.



Parking

We know how important safe and convenient parking is, so residents who have a current estate permit would continue to have a permit, and our residents would continue to have priority for available parking.

However, planning policy requires new build schemes to be car-free. This means that residents moving in to Aberfeldy from elsewhere will not be able to apply for on-street parking. Subject to availability, residents moving in can apply for estate parking, but current residents will have priority.

The current idea is for a mix of street parking, estate parking bays in front of homes and secure undercroft parking. We will also take the opportunity to put in charging points for electric cars, and install secure bicycle storage.

The Council's policy is subject to change, but it currently says that when you move you will not normally be eligible for on-street parking unless you have a Blue Badge, or meet eligibility criteria.

The current eligibility is:

- You are overcrowded, and move to a larger social rent home with 3 or more bedrooms, and you had a parking permit for at least twelve months prior to moving.



INFRASTRUCTURE, SHOPS AND OTHER FACILITIES

The Details

Facilities need to be built in the best place to provide the best service to residents.

The Community Infrastructure Levy is a planning charge that will have to be paid to the Council if the regeneration goes ahead. The money is used to help deliver infrastructure projects that benefit local communities. We would lobby Tower Hamlets Council to spend the levy on Aberfeldy West to benefit local residents.

Cafés

Having welcoming places where people can relax, have something to eat and catch-up with friends is an important part of any community. New café spaces would provide good quality, healthy food and sociable spaces for people of all ages and interests.

Community

The Aberfeldy Centre is well-used, so designing and building its replacement to be the heart of the area will be vital. We have already planned for a larger space with a wider range of facilities. We want Aberfeldy West residents to help us to get it right.

Connectivity

Improved east-west connectivity across the A12 and to the River Lea through collaborative working with neighbouring developers.

Environment

A better environment for residents with more trees, better parks and green spaces, safe playable streets and walking any cycling.



Faith facilities

Well-designed and purpose-built faith facilities in the right locations can support faith organisations to better connect with, and provide services to, the wider community.

Health facilities

Good health and wellbeing are key to creating a happy and successful community. We will make sure health is a priority. A new Health Centre is under construction in the Aberfeldy Village, and our idea to incorporate a 'Healthy Street' and being able to get everything you need within a 5 minute walk. This would encourage walking, cycling and more active lifestyles.

Roads

We will review and redesign roads, traffic flow, and pedestrianised areas and consider where traffic calming measures would be most effective. This will mean safer access in and the surrounding area of Aberfeldy West. Most importantly, we will define and prioritise access for emergency services and refuse collections.

Schools

We will talk to local schools to explore the opportunities regeneration could provide for local children's education, health and wellbeing.

Shops

Regeneration would offer shops in better locations providing business opportunities for existing and new retailers. We will also make sure to create good connections throughout the neighbourhood: to existing shops, to workspace and to the improved Aberfeldy Street.

Employment/workspace

Regeneration would create new workspace and employment opportunities for independent local businesses, creative spaces for fashion makers and sellers and multi-functional spaces for events and exhibitions. These spaces would be flexible and adaptable for the creative industries and enterprise.

We will provide training to build local skills and experience to make sure these opportunities are accessible to our local community.



AN ALREADY STRONG AND THRIVING COMMUNITY SUPPORTED TO GROW

The Details

The only reason to regenerate Aberfeldy West is to provide more and better opportunities for its community.

Building new homes and facilities will make Aberfeldy West look great, and we want to make sure that everyone enjoys living there.

Community initiatives and projects

We have a proud track record of providing and enabling community projects and events. We'll continue to do this throughout the regeneration, and we're really excited about the opportunities that a new and improved Aberfeldy Centre would offer. As well as offering a greater range of services to local residents, the Community Centre will work in close partnership with our local GPs to make sure that your wellbeing is at the heart of everything we do.

As always, we need your advice and support about what we should be doing.



Connecting the wider community

Change can be a catalyst for bringing people together. This regeneration proposal is the result of residents telling us what they want. It has encouraged conversations, and made people think actively about what's special about where they live and their community.

Health and wellbeing

During the consultation, residents wanted to know how regeneration could support mental and physical health. Quality new homes, green spaces and health facilities will aid wellbeing, and support initiatives to tackle loneliness and isolation. A larger purpose-built health centre linked to a community café will provide opportunities to enhance everyone's wellbeing and provide high quality healthcare to those who need it.

Young people

The housing crisis, particularly in London, is especially acute for young adults starting out. More affordable homes, advice and support, and employment and business opportunities would all make Aberfeldy West attractive and available to local young people.



OUR PROMISE

- Keep the community together
- Additional social rent homes
- A thriving community space that is the heart of the community.

BUILDING WORK WILL BE SENSITIVE TO THE IMPACT ON RESIDENTS AND THE ENVIRONMENT

The Details

Sadly, there's no way to carry out a regeneration project without disruption. Using our experience from other projects, and what residents have told us, we will phase works carefully to keep the area safe, clean and working for residents whilst works are underway. Residents can stay in their home during works, then move once to their new home. Disruption, noise, dust and construction traffic will be carefully planned, controlled and monitored with rules in place for the times of day that noisy or disruptive works will be done.

Ongoing Consultation

Your Residents' Steering Group, and all residents that want to, will continue to play a key role in shaping plans. Poplar HARCA promises to continue to talk with and involve residents at every stage, and provide regular updates to everyone affected. The Independent Residents' Advisor would continue to work with and support residents in making key decisions as the project progressed.

Timescales

At this stage, we can't yet tell you how the works will be phased, but similar projects have been done in five or six phases, over 7-10 years. The first phase would likely take two to three years.

If residents vote yes to regeneration in the ballot, the Developer Partner will work with residents on the detailed design, which would then go to the Council's planners. The planning process can take two years.

Once we get planning permission, enabling works would take about six months. Only then can the building of new homes begin.



For more about the ballot process:

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