

History

In 2010, a major works refurbishment plan for the York Road 1 Estate was developed by the housing departments Major Works team. These works would have been carried out over the three towers, Chesterton, Inkster and Penge House' and the three slab blocks, Pennethorne, Scholey and Holcroft House'.

Post the 2012 riots in Clapham Junction, it was decided that the council would consult on a more ambitious scheme for the York Road and Winstanley Estates and the planned works were put on hold so that the masterplan for the regeneration of York Road and Winstanley Estates could be consulted on.

Inkster and Penge House' were not included in this preferred masterplan which was approved by committee in February 2014. In later 2014, the council agreed to move forward with Inkster and Penge. A refurb led by the Housing Departments Major Works team, Brodie Plant Goddard Associates prepared consultation. A comprehensive refurbishment programme was subsequently looked at. This included:

- New kitchens, bathrooms and windows
- Improved ventilation
- Upgraded insulation
- Winter garden enclosed balconies
- New fenestration (window arrangement)
- Over-cladding
- New properties within a podium structure around the base of the blocks
- Communal interiors upgrades
- New lifts
- Rewire of communal areas and tenanted units.

The works were consulted on with the residents of the two blocks on a number of occasions, with the programme getting as far as the dummy Notice of Intention for the cost of works for leaseholders in Inkster and Penge.

POST GRENFELL

Following the tragedy of Grenfell Tower in June 2017, the proposed works were reassessed.

As part of the reassessment works required a reconsideration of appropriate materials to be used for the building in addition to the impact of such changes to the integrity of the building through full structural analysis of the structure of the two towers was undertaken. This took some time due to the need to await the early findings of the Grenfell enquiry. BPG have since reported that, "if any major investment is to be made into the blocks, or, (that) if there is a known intent to keep the blocks for a substantial period of time, the strengthening works should be undertaken. This stands whether or not this is a 'light touch' refurbishment or, if more substantial works are being considered to keep the buildings in use for a number of years and is not just if structural interventions are being proposed."

As the Consultants have advised that should the blocks remain in management in the longer term, strengthening works must be undertaken. They have advised that, "due to their nature and the serious disruption to residents and potential hazards that decanting would have to be undertaken to allow the works to progress." Moving residents out will take some years to complete. To ensure that the blocks remain structurally sound in the medium term, regular inspections will be made by the major works team. In the longer term residents will need to move out.

Current works

The only confirmed work that is going to take place at this time is the repair of the windows, there has been consultation on this by the major works team and leasehold services. The existing windows are in a poor condition and need comprehensive and systematic repairs now.

The council's appointed design consultant has drawn up a specification of works for this scheme and the following works are proposed:

INTERNAL WORKS

- Remove all old redundant/defective restrictors/stays and renew
- Remove all old and defective handles and renew
- Install draught stripping to perimeter of windows pinned to main frame stops
- Replace or repair damaged timber.

EXTERNAL WORKS

- Removal and renewal of planted on bottom frame rail
- Removal and renewal of planted on head and side timbers
- Removal and renewal of external window beading
- Reinforcement of bottom corner joints to each sash with screw fixed stainless steel angles.

GENERAL WORKS

- Renew all panes of damaged or broken glass from internal and external sashes.

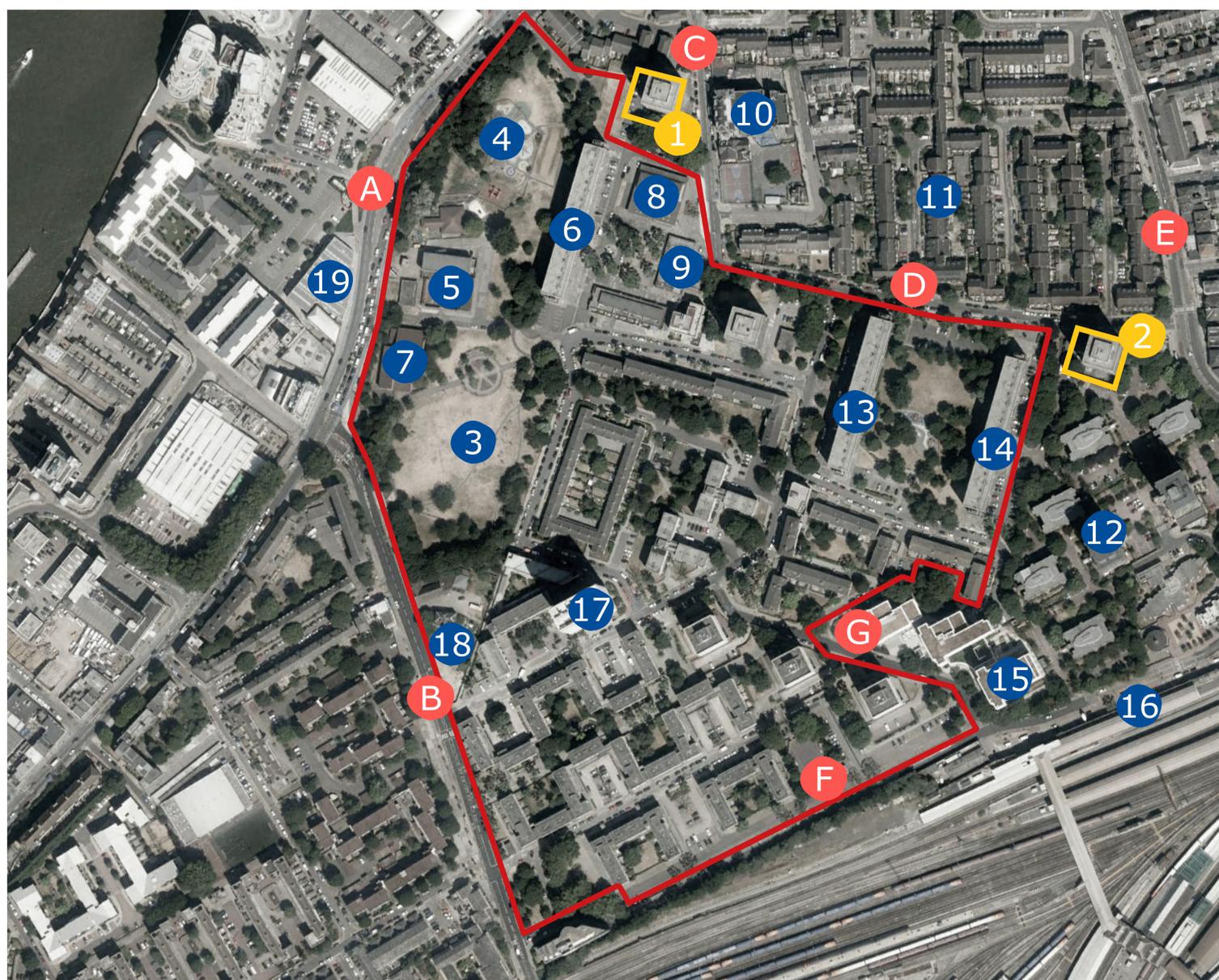
Since a decant is required for any refurbishment of the building it is not logical to pursue a refurbishment of circa 50 year old buildings which have been emptied. The benefits of a refurbishment were that the buildings and living conditions of residents could be improved without the need for the disruption of having to be moved. Once the building has been vacated then the inevitable conclusion is that the opportunity should be taken to build new housing and to decant existing residents into new build housing.

RESIDENTS OFFER

It further follows that if the decision is taken to move residents of the towers then the resident commitments offered to residents of the regeneration area who are being asked to move should be extended to residents of the two towers. The offer is set out on the following Boards.

Key

- A York Road
- B Plough Road
- C Wye Street
- D Ingrave Street
- E Falcon Road
- F Grant Road
- G Winstanley Road
- 1 Penge House
- 2 Inkster House
- 3 York Gardens
- 4 Playground
- 5 Falconbrook Pumping Station
- 6 Pennethorne House
- 7 Library
- 8 Battersea Chapel Baptist Church
- 9 Thames Christian College School
- 10 Falconbrook Primary School
- 11 Kambala Estate
- 12 The Falcon Estate
- 13 Holcroft House
- 14 Scholey House
- 15 GradPad Student Accommodation
- 16 Clapham Junction Station
- 17 Sporle Court
- 18 Parkside St. Peter's
- 19 The Candle Factory



Meeting your needs

In the summer of 2019, the regeneration team have been meeting with secure tenants to carry out housing need surveys. This gave us the opportunity to talk to residents about what they would want going forward. We now have a far greater understanding of the wants and housing needs of residents of both blocks.

Secure tenants were asked whether they would prefer to see demolition or refurbishment of the blocks in light of the need for decant, whatever is decided:

- 41 Properties preferred demolition
- 23 Properties preferred refurbishment
- 18 Properties stated either option would be acceptable
- 2 Properties said they would like no work at all
- 2 Properties refused to give a preference.

(These results show that demolition was the most popular option)

Current tenure profile of the blocks

INKSTER HOUSE

No. of bedrooms	Tenants	Resident leaseholders	Non-resident leaseholders	Temporary accommodation	Total
1	17	4	2	8	31
2	33	7	2	3	45
Total	50	11	4	11	76

PENGE HOUSE

No. of bedrooms	Tenants	Resident leaseholders	Non-resident leaseholders	Temporary accommodation	Total
1	17	1	3	10	31
2	33	6	3	3	45
Total	50	7	6	13	76

Current housing need of assessed secure blocks

INKSTER HOUSE

No. of bedrooms	Tenants	Wheelchair/Adapted units
1	13	2
2	28	5
3	7	0
4	2	0

PENGE HOUSE

No. of bedrooms	Tenants	Wheelchair/Adapted units
1	15	2
2	20	5
3	11	3
4	4	0

This has identified 16% of properties are currently overcrowded.

Secure tenant offer

Our offer to secure tenants within Inkster and Penge House is the same as those residents living within the regeneration area. Whatever is decided for the future of the blocks, **these are our commitments to you:**



• YOU WILL BE OFFERED A NEW HOME ON A SOCIAL RENT WITHIN THE LOCAL AREA:

- The social rent of your new build property in the scheme, assuming it is of the same size in terms of bedrooms, will be the same as your current rent at the time of moving from your existing property.
- If you are moving to a different sized property in order to meet your assessed need, your social rent will be assessed in line with council rent setting policies.
- Social rents continue to be set well below the market or equivalent affordable rent levels.



• THE NEW HOME WILL HAVE NO LESS SECURITY OF TENURE THAN YOU HAVE NOW AND YOU WILL RETAIN YOUR RIGHT TO BUY.



• THE NEW HOMES WILL MEET THE MAYOR OF LONDON'S QUALITY AND SIZE STANDARDS.



• THE SIZE OF THE NEW HOME WILL BE BASED ON YOUR ASSESSED HOUSING NEED AT THE TIME OF THE MOVE:

- The number of bedrooms in your new property will be determined by the size and composition of your household.
- There will be no studio accommodation – single person households, lone pregnant women and couples will be allocated a self-contained one bedroom property meeting current space standards.
- Medical and other professional reports will be considered when requests for additional rooms are made to meet a medical or social need.
- If you are currently under-occupying your property by more than one bedroom, you will be offered a new home which has one room above your assessed need only, you will be offered incentives to encourage you to downsize to a property which meets your assessed need.



• IF YOUR TENANCY IS OVER ONE YEAR OLD YOU WILL BE ENTITLED TO A STATUTORY HOME LOSS PAYMENT OF £6,300 PER HOUSEHOLD – AN AMOUNT SET BY CENTRAL GOVERNMENT – TO COMPENSATE YOU FOR THE MOVE.

- You will also receive a disturbance payment for other reasonable moving costs incurred, such as:- removal costs; the disconnection and reconnection of services and appliances; the removal and re-installation of moveable fixtures and fittings; new window dressings (up to a value to be determined); redirected mail; and incidental administrative costs incurred by a change of home (e.g.. Change of driving licence address).
- Any rent arrears (or other monies owed to the council) would be deducted from the overall compensation payment.



THERE ARE CIRCUMSTANCES WHERE PEOPLE WILL NOT QUALIFY FOR A NEW HOME IN THE REDEVELOPMENT:

- If you are not a lawful occupant of the property (the named tenant is not occupying the property as his/her one and only principle home)
- If you are temporarily housed in your accommodation, awaiting your permanent offer from the council
- If you are privately renting from a council leaseholder
- If you have had a notice of seeking possession served against you for a breach of tenancy conditions (e.g. Antisocial behaviour or rent arrears) and you have failed to comply with agreed terms of the court order.

Our offer to resident leaseholders within Inkster and Penge House will be the same as those resident leaseholders living within the regeneration area.

INKSTER HOUSE

No. of Bedrooms	Resident Leaseholders	Non-resident Leaseholders
1	4	2
2	7	2
TOTAL	11	4

PENGE HOUSE

No. of Bedrooms	Resident Leaseholders	Non-resident Leaseholders
1	1	3
2	6	3
TOTAL	7	6

Whatever is decided for the future of the blocks, **these will be our commitments to you:**

Resident leaseholders

Resident leaseholders are those who live in the property as their home.

As a resident leaseholder, you will be:



- Offered the market value of your property, plus an additional 10% home loss payment (up to a maximum of £63,000 – an amount set by central government).



- Able to reclaim reasonable valuation, legal and moving costs (i.e. Costs associated with moving home, selling your existing property to the council and purchasing a new home). These include removal expenses, legal and surveyor fees arising from the sale and acquisition of a replacement property, re-direction of mail, alterations to furnishings, disconnection and re-connection of services and appliances, the removal and re-installation of moveable fixtures and fittings, special adaptations assessed as required in the new property, unavoidable mortgage redemption fees, and stamp duty based on the value of your existing property.

- There is no definitive list and claims are governed by the compulsory purchase order (CPO) compensation code.
- Loss claims will also be negotiated via the council's retained valuers, Carter Jonas, and any items of claim would be discussed directly with them.



- Able to purchase a new development property, with an equivalent number of bedrooms, on an 'equity share' basis. It is intended that the development will be phased so those selling their property to the council will be able to buy and move into their home immediately, without spending time in interim accommodation.

Non-resident leaseholders

Non-resident leaseholders are those who live elsewhere and/or rent out their property.

As a non-resident leaseholder, you will be:



- Offered the market value of your property, plus an additional 7.5% Basic loss payment (up to a maximum of £75,000).



- Able to reclaim reasonable valuation, legal and moving costs (i.e. Costs associated with the purchase of a new property in the UK).



The equity share package will not be offered to non-resident homeowners, as it has been designed specifically to help residents who live on the estates to stay in their neighbourhood.

We are under no formal obligation to re-house any tenant who is sub-letting the property, or to any other occupant in your property.

We will only conclude the purchase of your property once it is vacant.

It is your responsibility to provide vacant possession in a timely and legitimate manner.

The equity share offer

The value of your new home is likely to be greater than the value of your present home, and so our equity share package has been designed to enable you to afford to purchase the new property.

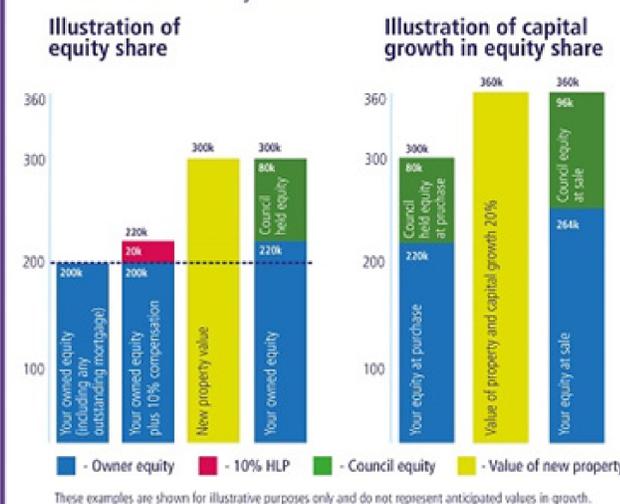
- The funds from the sale of your existing property (market value) would go towards buying the new, higher value property in the scheme
- You can opt to keep your 10% home loss payment or use it to increase your equity in the new property
- If you are unable to afford to purchase a greater share of the new property or buy it outright, then we would hold on to the portion you cannot buy
- No rent or interest would be charged on our share
- If you have a mortgage your current level of borrowing would be maintained
- You would also have the option of buying up our equity share of the property over time.

If you later decide to sell the new property on the open market, any increase or decrease in value that may have occurred during your ownership would be shared between you and us according to the portion of equity owned by each party.

The equity share offer could be used to buy a property of an equivalent or smaller size (in bedrooms) to your existing property. If you wish to purchase a larger property, then we would only offer equity share based on the size of your current property, and you would be required to pay full market value on any additional bedrooms.

If you are unable to purchase a new home suitable for your needs, then we will explore alternative housing options with you. If you think that this applies to you, please contact the regeneration team.

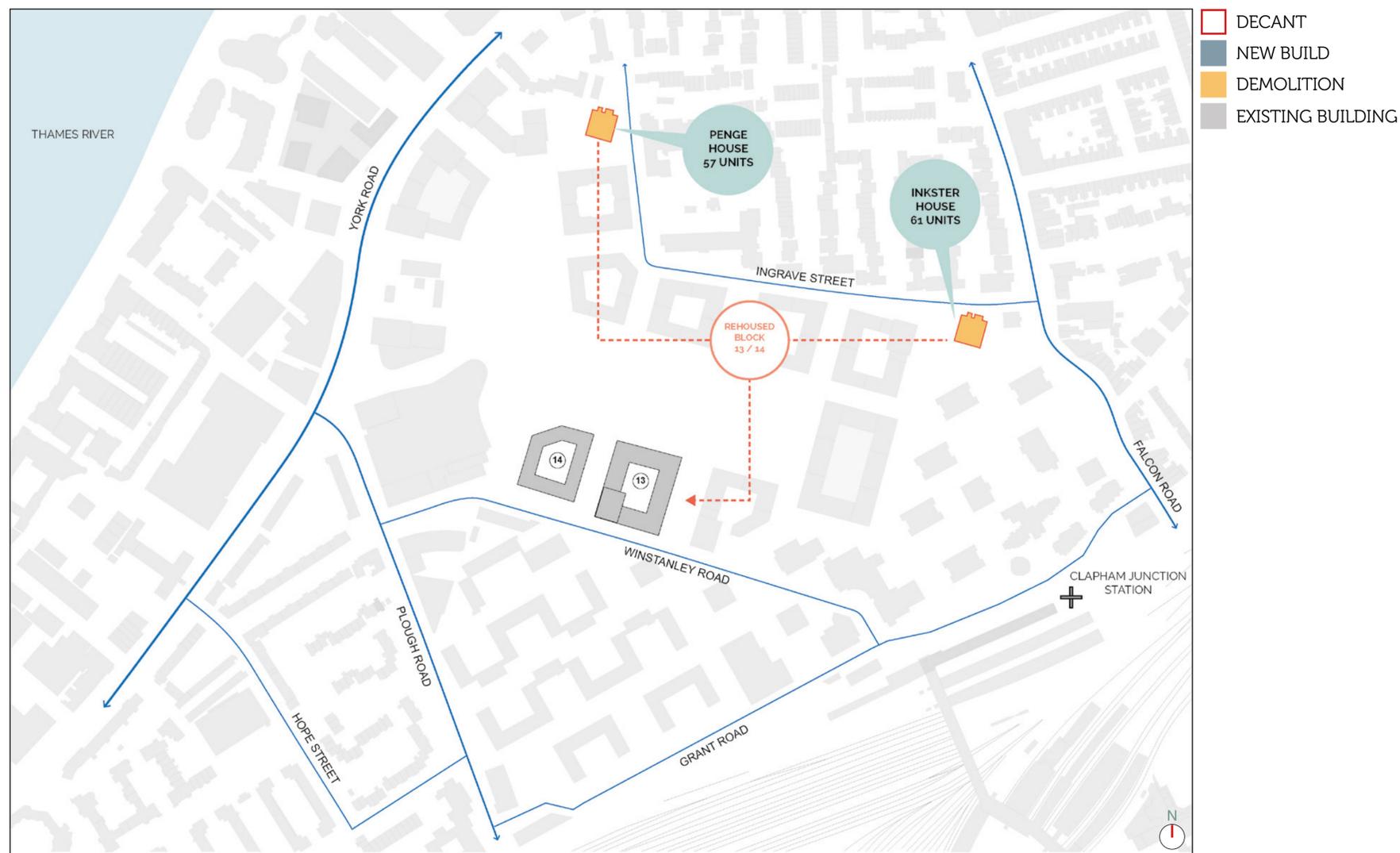
The charts below provide an illustration of how the equity share scheme would work if you include your 10% Home Loss Payment:



The council has committed to building 530 replacement homes in the scheme. Due to a number of residents moving out to date, on early moves or selling their properties back to the council, there is sufficient capacity at the back end of the scheme.

This means that after providing new homes to the currently identified impacted tenants and resident leaseholders who remain in the scheme there is enough new homes to rehouse Inkster and Penge tenants and Resident Leaseholders.

MOVE INTO REPLACEMENT HOMES ON WINSTANLEY & YORK ROAD REGENERATION



DEMOLISH BOTH BLOCKS

