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# Ham Close

Winter newsletter 2024





## Welcome to the winter issue of the Ham Close newsletter

What a year it's been. Since our last newsletter back in June, the transformation of Ham Close has begun in earnest with construction started on 70 new homes and two new community facilities.

In this issue, we're excited to share images of the progress as the new homes begin to take shape. We'll also look back at what else, besides construction has been happening over the summer and autumn at Ham Close.

There's an update on the Compulsory Purchase Order (CPO), the latest timescales for completion of the first phase of new homes and useful contact details for RHP, Hill and TPAS.

Finally, we'll be looking forward to 2025 when we'll start confirming which RHP tenants will move into the first phase of homes.

The Regeneration Team will be working from the Ham Close office until Thursday 19 December. The office will reopen on Tuesday 7 January 2025.

## Building the future

Our project office at 141 Hornby House is well located to capture the steady progress Hill is making with building the first 70 homes in Phase 1.

Here are a few photos taken earlier this year, as well as some more recent ones, showing the foundations of some of the new apartment buildings nearing completion. We expect these first homes to be completed and ready for RHP tenants and homeowners to move in Spring 2026.





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## New home offers for RHP tenants

If you are an RHP tenant, you'll have been invited to meet with Brett and Maria from RHP this summer to complete a housing needs assessment. The forms completed as part of each assessment have helped confirm your current housing need, and RHP has now written to every household confirming the size of the home they need. Early in 2025 we'll write to each RHP tenant with an update on their offer.

For those RHP tenants moving into one of the homes being built in Phase 1, we'll be able to confirm the location, flat layout, size, and floor level of your new home. More details and updates, including the rent for your new home, home loss payments, and moving arrangements will be provided later in 2025.

If you're an RHP tenant moving at a later phase, we'll also confirm this in writing early in 2025 and provide you with information on when you're likely to be made an offer of a new home.

## New home offers for homeowners

If you're a homeowner of a flat in either Benson House, Cavendish House, or Bowes Lyon House you'll have already received a detailed offer from Tracy Elliott of RHP for the flats under construction in Phase 1 that can be purchased if you choose to remain living and/or owning a property at Ham Close.

If you're a homeowner of a flat in either Clarke House, Edwards House, Field House, Hawkins House, Hornby House, Leyland House, Newman House, or Secrett House your detailed offer will be sent to you soon, providing information of the flats that can be purchased if you choose to remain living and/or owning a property at Ham Close.

## Compulsory Purchase Order

The London Borough of Richmond Upon Thames (Ham Close) Compulsory Purchase Order 2023 (referred to as the CPO) was confirmed on 20 March 2024. Confirmation of the CPO means that the Council now has the ability to exercise their compulsory purchase powers on behalf of RHP if necessary.

If we cannot reach an agreement with a leaseholder about buying their home, the Council, on behalf of RHP, will use its compulsory purchase powers to acquire an existing Ham Close property.

For leaseholders in Benson House, Bowes Lyon House or Cavendish House, they'll need to have exchanged on the sale of their existing Ham Close property by 30 June 2025 to avoid us needing to rely on the CPO.

For leaseholders in Newman House, Hornby House, Leyland House, Secrett House, Clarke House, Edwards House, Field House or Hawkins House they'll need to have exchanged on their existing Ham Close property by 30 June 2026 to avoid us needing to rely on the CPO.

## Vacant Possession of Phase 2 is underway

Now that Phase 1 is under construction, RHP is already working to achieve vacant possession to allow Phase 2 to be constructed. The new homes and the first part of the basement car park will be built where the Ham Youth Centre, Bowes Lyon House, Benson House, Bentinck House, and Cavendish House are currently located.

Apart from ensuring every flat in these buildings is vacant in time for construction to start, we'll also be emptying each of the shed buildings and the garages in front of Clarke House.

## Property Guardians at Ham Close

RHP has chosen Dot Dot Dot to secure empty flats to minimise the use of unsightly metal security screens at Ham Close. Dot Dot Dot's licensees will safely occupy empty flats until they're ready for demolition in Phase 2 or Phase 3.

Dot Dot Dot staff will carry photo identification so they can be easily identified by Ham Close residents. If you have any questions or want to know more about Dot Dot Dot, please speak to a member of the RHP Regeneration team. Contact information is provided later in the newsletter.





## Kitchen choices

Over the summer and autumn of 2024, RHP tenants took the opportunity to help decide the material finishes for the kitchen cabinets and work surfaces in the new rented flats.

The five kitchen options were on display at RHP Project Office and were shortlisted down to three by popular vote.

The final three options were on display throughout October and November and over 70% of RHP tenants chose their kitchen by completing and signing their kitchen form.

Thank you to everyone that responded. If you couldn't respond by the extended deadline of November 28, we've selected the Turin Pebble cabinet with Laminated Oak effect worktop.

## Staying up to date

Now that construction is well underway, there's even more reason to keep in touch so you can stay aware of progress or know in advance of any work that might cause disruption.

There are three Community Noticeboards in place, displaying the latest information and quarterly progress reports from Hill.

They are located on the hoardings at the junction of Ashburnham Road and Ham Close, the hoardings close to the row of shops at the junction of Ashburnham Road and Ham Street and finally on the hoardings outside Hill's site compound next to Ham Youth Centre.

All important notices are also uploaded to the [hamcloseconsultation.co.uk](http://hamcloseconsultation.co.uk) website on the 'News' section.

There've also been two public meetings held at St. Richard's Church, giving you the option to speak to Hill, RHP and Richmond Council in person. Keep an eye out for future meetings, which'll be held in the early evening to make it as convenient as possible for you to attend.

## Your independent tenant advisor (TPAS):

RHP tenants continue to benefit from an advisor supplied by the Tenant Participation Advisory Service (TPAS). Your advisor from TPAS is Kevin Farrell, and he can be contacted in the following ways:

**By phone:** 0800 731 1619

**By email:** [hamclose@tpas.org.uk](mailto:hamclose@tpas.org.uk)

## Contact Hill

Contact the Social Value & Community Manager, **Salma Khan:**

**By phone:** 0800 032 6760

**By email:** [residents@hill.co.uk](mailto:residents@hill.co.uk)

## Contact RHP

Brett Wild is your direct contact for any questions you may have about the regeneration of Ham Close. The Regeneration Team can be contacted in the following ways:

**By phone:** 0800 032 2433. (Please mention that you're calling about the Ham Close regeneration to make it easier for our customer service team to transfer your call or arrange a call back.)

**By email:** [customer.services@rhp.org.uk](mailto:customer.services@rhp.org.uk) (Please use 'Ham Close Regeneration' in the subject heading of your e-mail.)

**By post:** Ham Close regeneration, 8 Waldegrave Road, Teddington TW11 8GT.

**In person:** Regeneration Ham Close office, 141 Hornby House, Ham Close TW10 7NU. Office hours: Tuesday & Thursday 9am-5pm.





