



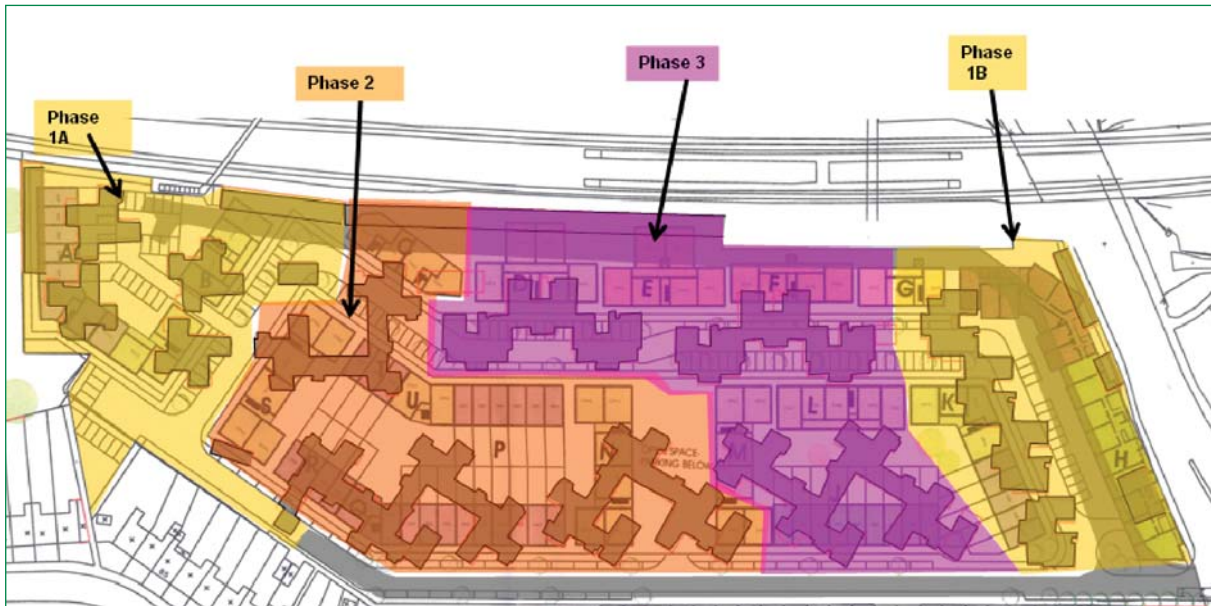
Barham Park Estate

Fact Sheets

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Re-housing programme



PROPOSED PROGRAMME

Phase	Properties	Vacant possession of existing dwellings	Construction start
1A	110-137 Roundtree Rd	January 2010	March 2010
1B	1-36 Roundtree Rd	January 2010	March 2010
2	91-109 Roundtree Rd 29-77 Saunderton Rd	August 2011	October 2011
3	37-90 Roundtree Rd 1-28 Saunderton Rd	October 2012	December 2012

Re-building programme

PROPOSED DEVELOPMENT



PROPOSED PROGRAMME

Phase	Properties	Construction start	Construction complete
1A	110-137 Roundtree Rd	March 2010	September 2011
1B	1-36 Roundtree Rd	March 2010	September 2011
2	91-109 Roundtree Rd 29-77 Saunderton Rd	October 2011	September 2012
3	37-90 Roundtree Rd 1-28 Saunderton Rd	December 2012	April 2015



Options for re-housing

The re-development of Barham Park Estate means that every resident will have to move to make way for demolition and building of new homes.

Brent Council will re-house all secure tenants.

The Council will do its utmost to meet your housing needs.

Homes will be found on the estate, elsewhere in the borough and beyond. The Council will find it easier to accommodate you either on the estate or in the borough where it controls allocations. Properties elsewhere are not under the control of the Council and therefore more difficult to secure.

In Phase 1, some tenants may have to move temporarily with a view of a permanent move at a later date. However, most tenants can expect a single permanent move. Subject to availability, tenants will be able to choose between being housed in the new scheme or elsewhere. You will receive one reasonable offer for the new homes on Barham Park Estate and two reasonable offers on all other re-housing options.

Your landlord will either be a Council or a Housing Association depending on where you are re-housed. Council tenants are granted a Secure Tenancy and Housing Association tenants an Assured Tenancy. Both tenancies offer very similar rights apart from a few exceptions.

See Fact Sheets 6, 7 and 8.

Notting Hill Housing Trust is going to be the new landlord of the new Barham Park Estate. Subject to availability, Brent Council will find you another Council home if you wish to remain a Council tenant.



Housing needs assessment

The size and type of property offered will depend on your household composition.

Single person	1 bedroom
Couple	1 bedroom
2 adults not living together as a couple	2 bedrooms
1 or 2 adults + 1 child	2 bedrooms
1 or 2 adults + 2 children	2 bedrooms / 3 bedrooms
1 or 2 adults + 3 children	3 bedrooms
1 or 2 adults + 4 or more children	3 bedrooms / 4 bedrooms
1 or 2 adults + 5 or more children	5 bedrooms / 6 bedrooms

CHILDREN

- Children over the age of 18 will be allocated a separate bedroom
- Children of the same sex are expected to share a bedroom unless there is more than five years difference between them

NEEDS PLUS

If you live in larger accommodation than you need, for example a single person living in a 3 bedroom accommodation, we will offer a two bedroom property. The offer converts to current need plus an additional bedroom (Needs Plus) as an incentive for the loss of a larger accommodation. Tenants currently living in a two bedroom property will be offered the same size accommodation if they wish. Those who move from family size accommodation to a smaller home will not be eligible for the current housing initiative scheme which offers £4,000 to those moving to a one bedroom.



Compensation and removals

COMPENSATION FOR DECANTING TENANTS

Secure Tenants moving from Barham Park will be entitled to Home Loss and Disturbance payments in accordance with the Land Compensation Act 1973. Secure tenants who move out of their homes, provided that they have lived there for at least 12 months and it's their only or principal home will be eligible for a Home Loss payment at the prevailing rate of £4,700. Reasonable disturbance payments are also payable at the discretion of the Council. Tenants who wish to claim for these items will be required to produce evidence of the costs incurred.

The following are examples of disturbance payments that tenants can claim:-

- Removal van to move furniture
- Disconnection and reconnection of gas or electric cooker
- Disconnection and reconnection of washing machine/dishwasher
- Redirection of mail
- Re-fitting tenants own furniture such as wardrobes
- Telephone disconnection and reconnection

Brent Council will use a professional removal contractor who has experience of dealing with the needs of tenants. It plans to provide a comprehensive service for removals, curtain and carpet alterations, disconnections and reconnections. Tenants will be able to use this service to relieve the stress of organising a move themselves.

Some disturbance expenses, for example furniture removals, may be organised and paid for directly by the Council. Other eligible disturbance and home loss payments will be processed after the move to new accommodation and within 28 working days of receipt of a claim form.

RENT ARREARS

Tenants with rent arrears will be expected to clear the full sum owed to the Council. The Council will be entitled to deduct (offset) arrears against the Home Loss payment of £4,700. The Council will take firm action against those tenants who are in breach of court orders and eviction proceedings are likely to occur if tenants do not clear their arrears.



Comparison of tenants' rights

COMPARISON OF TENANTS' RIGHTS - SECURE AND ASSURED TENANCIES

If you are a Council tenant and you become a tenant of Notting Hill Housing Trust, your tenancy will change from a Secure Tenancy to an Assured Tenancy, see how they compare:-

Type of Tenancy	Secure Council Tenancy	Assured Housing Association Tenancy
The right to security of tenure	Yes	Yes
The preserved right to buy	Yes	Yes
The right to succession	Yes	Yes
The right to have repairs carried out within set timescales	Yes	Yes
The right to be consulted	Yes	Yes
The right to make improvements and receive compensation for them	Yes	Yes
The right to take in lodgers and sub-let part of your home	Yes	Yes
The right to information about the management of your home	Yes	Yes
The right to transfer or exchange your home	Yes	Yes
The Right to Manage	Yes	No
The Right to Acquire	No	Yes



The right to buy

Most council tenants have the Right to Buy their home. This is subject to them meeting certain conditions. For example;

- They must have been a tenant for five years (or 2 years if the tenancy started before 18th January 2005)
- There must not be an outstanding possession order against them

There are also some types of homes that are excluded, such as those which are built for a specific purpose such as sheltered schemes, bungalows for older tenants and homes with major adaptations.

Once a regeneration scheme has Council approval, a Demolition Notice is served upon residents. This withdraws the Right to Buy on the properties that are to be demolished but your Right to Buy your next home is still there if the home is eligible.

THE DISCOUNT

The price you pay for your home is based on the market value minus a discount. The discount is based on the length of the tenancy. The maximum discount here in Brent is £16,000.

WHAT HAPPENS IF YOU BECOME A TENANT OF NOTTING HILL HOUSING TRUST?

Any tenant who has the Right to Buy with Brent Council would have the Preserved Right to Buy with Notting Hill Housing Trust. This is a legal requirement and it makes sure that your right to buy is preserved after transfer. The process and discount system remains the same.

THE RIGHT TO ACQUIRE

In addition, as new Housing Association tenants you will gain the Right to Acquire. The price you pay for your home is based on the market value of the property minus a one-off grant of between £9,000 and £16,000. However, both schemes cannot be used together and for most current tenants the Preserved Right to Buy will usually have more financial advantages.



Rent levels

KEEPING RENTS AFFORDABLE

As far as rents are concerned, it makes no difference whether you are a council or housing association tenant.

The Government has a set framework for rents that means that all councils and housing associations follow the same rules when setting rents.

The Government's system is designed to keep rents affordable. There are limits on what you can be charged and how rents can go up in line with inflation.

Under this system, each property has a 'Target Rent'. This means that by 2012, rents charged by housing associations and local councils should be the same for similar properties in similar locations. Rents can only increase within the Government's limits until the Target Rent is reached.

This means that:

- Your rents will continue to be set by Brent Council until you move
- When you do move to a new property, a new Target Rent will be set and your rent will increase because your new property will be of a higher standard
- The new rent for your new home will start at £10 below the Target Rent and increase gradually over five years until it reaches the Target Rent

Your entitlement to Housing Benefit will not be affected by any change in tenure.



Leaseholders

Resident leaseholders will be paid a combination of:

- the value of the property
- a compensation element of 10% of the value of the property
- and an allowance to cover the costs of removal, disconnections and reconnections

Non resident leaseholders will be paid a combination of:

- the value of the property
- and a compensation element of 7.5% of the value of the property
- The Council is under no obligation to rehouse the tenants of leaseholders

Independent tenants' advisor



Priority Estates Project offer independent and impartial advice to tenants considering housing investment options, stock transfer, arms length management, private finance initiatives, redevelopment and housing boards.

Our expert team of independent Tenants Advisors provide support and guidance to ensure that tenants are at the heart of decision making and have all of the information they should need.



George Varughese

is your Independent Tenants Advisor.

You can contact him:

on 0208 144 5206

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and at the local office at 3 Saunderton Road

on Mondays between 2pm and 6pm



Brent Council

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