

# HAM REGENERATION

WHAT WILL HAPPEN TO ME AND MY HOME IF HAM REGENERATION GOES AHEAD?  
JULY 2018



## Will I be able to stay at Ham Close?

Yes. Current tenants will be offered a new home in Ham Close. It is likely that you will only need to move once.

Homeowners will be able to buy a new home, with RHP having an Equity Charge if they are unable to afford a new home outright.

## Will my new home be bigger?

Yes. New homes will be larger than the current ones (as below). In addition, all new homes will have private outdoor space (balcony or garden), lift access and bike storage. If you currently live in a studio you will be offered a one bedroom flat. Overcrowded households will be offered a new home that meets their needs.

BLOCK	FLAT TYPE	CURRENT M SQ	EXPECTED NEW M SQ	INCREASE (METRES)	INCREASE (%)
Benson/Bowes/Bentinck/ Cavendish/Field/Secrett/ Newman/Leyland	Studio	32	37	5	22
Hatch/Hawkins	Studio	32	39	7	22
Greig/Clarke/Hornby	1 bed	45	50	5	11
Benson/Bowes/Bentinck/ Cavendish/Field/Secrett/ Newman/Leyland	2 bed	64	70	6	9
Hatch House	3 bed	73	86	13	18
Benson/Bowes/Bentinck/ Cavendish/Field/Secrett/ Newman/Leyland	3 bed duplex	79	86	7	9

## What will the new rents be?

Your rent will stay on the same formula as it is now. If you are on Social Rent, you will remain on social rent in the new home.

## Will I be entitled to compensation?

Yes. All RHP tenants will receive a home-loss payment of £6,100 per household (as of October 2017)

You'll be entitled to this payment if you've lived in your home as your main residence for at least one year prior to the date of having to move. You would also need to have an assured tenancy to qualify for payment. Joint tenants will qualify for one home-loss payment which should be divided between them.

Homeowners will receive the full market value for their home, plus an additional 10%.

Disbursements related to the cost of moving home will also be paid to tenants and homeowners.

More details available at [www.hamclose.co.uk](http://www.hamclose.co.uk)