

CLOSER



Issue 6 | October 2013

Sherwood Close Newsletter



Decanting update

PHASE 1 (Archer House, 1-10, 12-21, 70-72 Sherwood Close)

Tenants from Phase 1 are now starting to move out of their homes. To date 11 have moved.

Remember, if you would like help with your decanting or have any questions you would like answering you can ring Mumta on 020 8825 5935 or come to the Drop In at No1 Target House every Monday from 10.30 till 12.30.

Some tenants have asked Mumta to help them bid for properties on Locata and this will continue. However, it has come to our attention that some tenants have had bids made for them without their knowledge and this has caused them unnecessary stress and anxiety. **The Council wishes to apologise for any upset this may have caused and can confirm that this practice has stopped.**

Request to return

If you are in Phase 1 and think you would like to return to the estate when it is rebuilt then you should complete a Request to Return form. Mumta will give this to you when you have found somewhere to move while your phase is being demolished and rebuilt.

Please remember that if you have a 1 bed need only about half of you will be able to return. This is because the number of 1bed homes on the new estate will be greatly reduced compared to what exists now.

If you have a 2, 3 or 4 bed need our figures show that all those that want to return should be able to, but some may have to wait until Phase 2 is built.

Moving to a Housing Association property as a temporary move

After consultation with residents, the Council have agreed that tenants can now move temporarily to a Housing Association home, and still return to the estate when it is rebuilt as long as there is a home that meets your needs on the new estate.

Tenancies on the new estate

We've received a lot of questions from residents regarding the difference between a Council tenancy and a Housing Association tenancy. Ealing Council issues secure tenancies, Affinity Sutton, like other housing associations, issues assured tenancies.

If you're already a Sherwood Close resident and you return to the estate you will become a Housing Association tenant. You will keep your security of tenure so you won't be signing a starter or probationary tenancy. This means as long as you keep to the terms of your tenancy agreement this property will be your home for as long as you want it.

You will be able to:

- Mutual Exchange
- Keep the right of succession to a spouse, including civil partner, or close relative who has lived in the property for at least 12 months.
- Carry out alterations to the property with our permission
- Take in a lodger with our permission

The main difference between a Council tenancy and an Affinity Sutton tenancy is you won't keep the right to buy, with an Affinity Sutton tenancy you will have the 'right to acquire'. The right to acquire allows most housing association tenants to buy their home at a discount. The right to acquire discount is £9,000 - £16,000 depending on the price of your property. You can apply to buy your housing association home if you've had a public sector landlord for 5 years.

Allocating homes on the new estate

Next year the Council and Affinity Sutton will run a series of workshops for tenants on the estate to develop and agree their own Community Letting Plan. This will set the rules for allocating and letting the new build homes. Please be assured that the social housing properties on the new estate will be ringfenced for allocation to existing estate tenants only. They **will not** be advertised on Locata for general letting.

Parking on the new estate

The details of the parking scheme will not be finalised until the planning application is submitted in the Spring next year but we can confirm the principles of what will be provided. There will be a free parking permit allocated to each household (Tenants and leaseholders) with a car, and only car owners living on the estate will be able to park their cars. Car ownership on the old estate is about 40% and the new estate will provide for this amount of parking spaces. Put another way there will be 4 parking spaces for every 10 households living on the estate. This is also in accordance with Planning guidance.

Our website has gone live!

We're excited to announce our Sherwood Close website is now up and running!

Please check it out at: www.sherwoodclose.co.uk

You'll find all the latest news, events and development plans.

Who to contact

If you have any questions about moving including help with bidding then please call Mumta Ganatra on 0208 825 5935.

If you'd like to know more about the redevelopment plans please contact Natalie Down on 07969 731 505.

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The Affinity Sutton stall complete with goodies and the Soundbite Festival

Soundbite Festival

Together with our colleagues in Community Investment Affinity Sutton was one of the sponsors of the West Ealing Soundbite Festival on 21 September

This was a great opportunity to further introduce Affinity Sutton in the wider community and let Ealing residents know about the fantastic services we provide.

Our community investment team offer the following products:

Financial Inclusion (Money Matters)

Access to affordable financial services

Debt advice

Digital Inclusion

Neighbourhood Investment

Youth Programmes

Community Assets

Neighbourhood renewal

Ready 2 Work

Training

Jobs

Apprenticeships

Fundraising

We spoke to over 100 members of the community and they were very supportive of the redevelopment and impressed with services we can offer the community. If you'd like to find out more about our community investment team please have a look at our website

www.sherwoodclose.co.uk

Matt, Natalie and Webster at the Soundbite Festival



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How to contact Affinity Sutton

Telephone

0300 100 0303

Text relay

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Email

customerservice@affinitysutton.com

Or you can write to us at

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Bromley, Kent BR2 9HY

Website

www.affinitysutton.com

We are committed to achieving equality of opportunity in every area of our work. We will work towards eliminating institutional practices that disadvantage minority groups, women and people with a disability.

Printed on paper from sustainable sources using vegetable based inks.

If you require a document or need to have a conversation in another language, please make us aware of this. We would generally expect you to organise your own translator or interpreter, but we may in some circumstances consider organising an interpreter or translation of a key document.