

The Future of Hayes Town Centre Estate

A GUIDE FOR TEMPORARY ACCOMMODATION TENANTS



Looking to the future for Hayes Town Centre Estate

Hillingdon Council wants to ensure that Hayes Town Centre Estate is a good place to live for existing residents and future generations.

Following initial consultation with residents over the summer of 2020 the majority of residents wanted the council to explore a redevelopment option and the council is therefore developing designs for a new estate, in consultation with residents.

When finalised eligible residents will be able to vote on whether they want the proposals for redevelopment to go ahead. If you have been on the housing register for 12 months at the time of the Landlord Offer you will get a vote.

No decision will be made to go ahead with the redevelopment proposals until the result of the ballot is known.

What this might mean for private tenants if there is a yes vote

If you are a temporary accommodation tenant, that is a tenant who has been provided the accommodation as part of an ongoing homelessness duty with the council, we will help you to move to suitable alternative accommodation that fits your housing need and will always act fairly and in line with good practice.

Temporary accommodation tenants who have been on the housing register for over a year are eligible to vote in the ballot.

The council understands that this can be an unsettling time but wants to reassure you that it will provide regular open transparent timely information to residents including plenty of notice about the programme and any key dates that need to be planned for. The council will redevelop the estate in phases, so most residents will not need to move out immediately.

22th March 2021



Temporary Accommodation residents living on estate for over one year.

If the redevelopment goes ahead, the council intends to build a number of additional council homes on the estate, in addition to re-providing homes for the current council tenants. If you are in temporary accommodation and you have lived **on the estate for over a year** before the date that this landlord offer is published, **you will be offered a new council home for rent on the new estate**, that meets your housing need.

This offer is not open to lodgers or residents who are not considered to be part of the tenants' household. You will be accessed for a property that fits your housing needs in line with the council's Social Housing Allocation Policy.

As a temporary tenant you will become a new council tenant on the estate and you will be allocated a property let at the 'London Affordable Rent' appropriate to that new home. You will be provided with an introductory tenancy for 12 months and once this period completes, and if there are no issues with your tenancy during the trial period, this will become a five-year fixed tenancy.

To make the moving day run more smoothly you will be having a dedicated decant officer assigned to you and **the council will organise removals** for you using a reputable company. You will be given plenty notice of your move day so that you have time to prepare

If you choose to move off the estate, you will be given **priority banding** on the council's Choice Based Letting system six months before your move. You will be able to bid for properties that you are interested in across the borough.

The Ballot

Hillingdon Council will undertake a ballot of residents in the spring which will be run in line with the Greater London Authority (GLA) requirements for resident ballots. The design proposals and re-housing offer will be set out in a written Landlord Offer and eligible residents will vote yes or no to the proposals. Once the Landlord Offer is issued you will have 5 weeks to consider it before you have to cast your vote.

The following residents will be eligible to vote if they live in a block that is part of the planned redevelopment programme:

- An existing secure or assured tenant named on the tenancy agreement,
- A resident on the estate who has been on the housing register for at least 12 months prior to the Landlord Offer
- A resident homeowner, named on the lease, who has been resident on the estate for at least 12 months before the Landlord Offer

In line with GLA requirements the ballot is being run entirely independently from the council by Civica (formerly Electoral Reform Services). They will issue and collect the ballot papers and confirm the result. You will be able to vote by post, phone or online.

Independent Tenant and Leaseholder Advisor

All residents have access to an 'Independent Tenant and Leaseholder Advisor' who has experience of the issues that arise for tenants in this situation and can give independent advice.

They can be contacted on:

0800 169 8677

info@publicvoice.london

Contacting us

If you would like further information, please contact the team on:

Phone: 0800 944 9323

Email: consultation@iceniprojects.com