

The Future of the Heygate Estate



Major regeneration plans are in the pipeline for the Elephant and Castle. The council will soon be sending you a second edition of the Regenerate newsletter, which explains how these plans are moving along.

The Heygate Estate, where you live, is central to the regeneration proposals for Elephant and Castle. The council plans to demolish the estate to make space for new homes, shops, community facilities and a new public park.

Many of you are concerned about what this will mean for the future. This leaflet outlines our plans in more detail and will hopefully begin to answer some of your questions. If you have any further comments then contact us. The box overleaf tells you how.

Why does the Heygate Estate have to be demolished?

It is clear that the Heygate Estate is deeply unpopular with many of you. Four years ago we carried out a MORI poll (an independent market research company), which indicated that 62% of people wanted all or part of the estate demolished. Recent interviews with residents showed that this view has not changed. Most of you think the estate is unsafe, dirty and in a poor state of repair.

It would cost at least £50 million to make all the repairs and renovations needed to bring the estate up to a decent standard. We would also have to move people out of their homes, at least temporarily, to do this refurbishment. We simply do not have enough money to make these repairs and are looking for alternative ways to provide you with the homes you want. The regeneration of the Elephant and Castle provides us with the opportunity to do just that.

How will the council provide the new homes?

The council is proposing to work with Registered Social Landlords (RSLs – also known as Housing Associations) to finance, build and manage the new homes for Heygate residents.

RSLs are not-for-profit organisations and many are run as charities. RSLs receive money from government grants and rents but, unlike the council, are able to raise extra money on the open market to

invest in tenants' homes. This means that for every one home that the council could build using any available funding, an RSL could raise enough money to build two.

By allowing RSLs to develop and manage the new housing provided as part of the Elephant and Castle regeneration, we can ensure that the money raised from developers can be ploughed back in to other community facilities such as a new school and leisure centre.

It is likely that a number of RSL partners will be selected to build the new housing and we will involve tenant representatives in the selection process.

What does being an RSL tenant mean?

There has been some false information sent out to you about what it means to be an RSL tenant. In fact, you will find very little difference between living in a council home and an RSL home. We will make sure that your tenant rights are protected before we agree contracts with housing partners.

RSL rents and council rents will be equal.

RSLs cannot impose huge rent increases. The government is working towards making RSL and council rents the same by 2010. This will mean that all tenants, whether they live in council or RSL homes, will ultimately pay similar rents for similar types of properties.

RSLs will build and maintain quality homes.

The council will only select RSL partners that can demonstrate their ability to build attractive, well-designed, good quality homes that you will want to live in. Tenants on the existing Heygate Project Team will be able to visit different landlords to check standards for themselves.

RSL residents will have similar security of tenure as council tenants.

For example, RSLs cannot evict tenants without going to court and proving their case, in the same way a council does. Obviously, people who fail to pay their rent or are a persistent nuisance must expect to face action regardless of who their landlord is.

You will be represented in the management of your homes. The chosen RSL will have tenant representatives on its board.

Where will the new homes be built?

The MORI poll also showed that over 70% of you want to be rehoused within the Elephant and Castle area. Four areas have been chosen to build the new homes. These are:

- a Harper Road area
- b Rodney Road area
- c St Mary's Churchyard
- d South Newington

Housing will also be built on the site where the Heygate currently stands.

The first new housing scheme in Wansey Street will start after Christmas 2003 and all of the housing will be up within the next 4-5 years.

You will be given a choice about where you want to live and will not have to move until your new home is ready. However, if you want to move back to a house

or flat on the site of the Heygate, then we will need to move you to temporary accommodation while it is being built. In exceptional circumstances we may be able to offer you a home elsewhere in the borough.

How can I comment on the proposals?

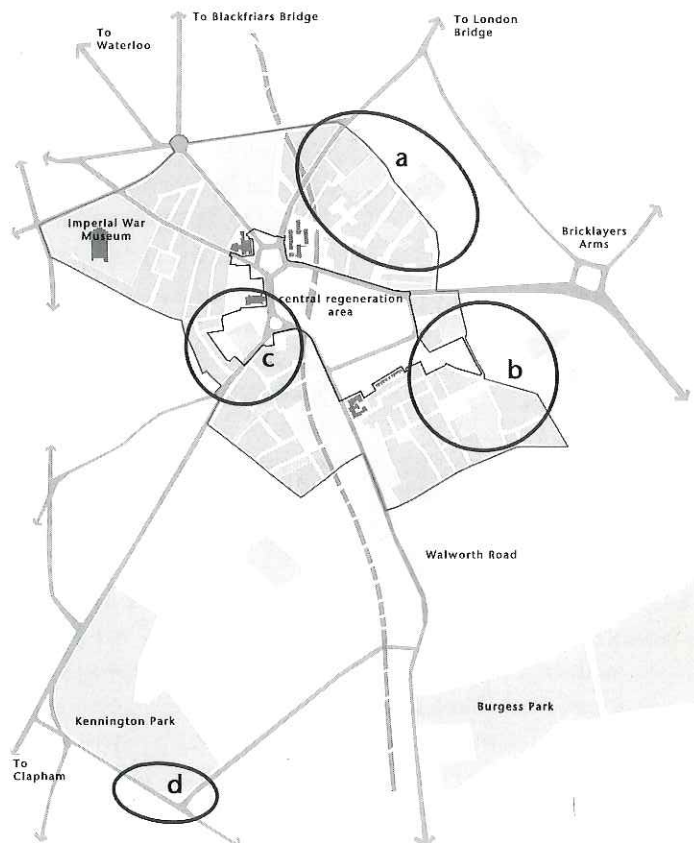
The council is consulting with residents on the Heygate to ensure that our plans match your needs and expectations. We will actively seek your input when selecting RSL partners and will act on your wishes when allocating your new home.

Council officers are holding regular meetings with tenant representatives to explain every stage of the process.

Get in touch

The neighbourhood project office has set up a hotline to answer your questions about the Heygate. The number is 020 7525 4939 or you could e-mail elephantinfo@southwark.gov.uk

The council will make sure that we keep everyone up to date on plans for the Heygate.



Translations

سہک کونسل کے ہاؤسنگ آفس میں ترجمان کا انتظام کیا جا سکتا ہے۔ اگر آپ کو اپنی زبان بولنے والے ترجمان کی ضرورت ہو تو اس خانہ میں نشان لگا کر یہ دو ورگی اپنے نواہی ہاؤسنگ آفس یا کسی بھی کونسل کے ہاؤسنگ آفس میں لے جائیں۔

Urdu ☐ Bengali ☐ Gujarati ☐ Turkish ☐

Southwark konutlar dairesinde tercümanlar bulundurulabilir. Dilinizi bilen birine ihtiyacınız varsa bölgedeki kutuyu işaretleyin ve en yakın konutlar dairesine gönderiniz.

সাধক কাউন্সিলের হাউসিং অফিসে মোতাযীর ব্যবস্থা করা যেতে পারে। আপনার ভাষার কথা বলেন এমন কারো সাহায্যের প্রয়োজন যদি আপনার হয় তাহলে এই বক্সে টিক চিহ্ন দিন এবং এই পুস্তিকাটি নিয়ে আপনার সেবারিং হাউসিং অফিসে যান অথবা কাউন্সিলের অন্য কোন হাউসিং অফিসে যান।

Xafisiyada Guryaha ee Degmada Southwark aya u qaybsan hawlah af-celinta. Hadaad u baahan tahay qof afkaaga yaqaana oo kaa af-celiya, waxaad xariiq ku dhigta sanduuqa ku ag yaala, kadibna waraaqda waxaad la tagta Xafiiska Amuuraha Guryaha ee xaafada, ama xafiisyada kale ee u loo xil saaray amuuraha guryaha.

Có thể sắp xếp có các Thông dịch viên tại các Văn phòng Nhà của Hội đồng quận Southwark. Nếu quý vị cần sự giúp đỡ của một người nói ngôn ngữ của quý vị xin đánh dấu vào ô này và đem tờ giấy này với quý vị đến Văn phòng Nhà của Phường của quý vị hoặc bất cứ Văn phòng Nhà của nào khác của Hội đồng quận.

Southwark 議會房屋辦事處可以安排傳譯員。如你需要一人可以說你的語言去協助你的，請勾畫在這格內並帶同這傳單到你鄰近的房屋辦事處或到任何的議會房屋辦事處。

Interpreters can be arranged at Southwark Council Housing Offices. If you need the help of someone who speaks your language tick this box and take this leaflet with you to your Neighbourhood Housing Office or any other Council Housing Office.