

FREQUENTLY ASKED QUESTIONS

FOR ABERFELDY WEST RESIDENTS ABOUT POTENTIAL REGENERATION

YOUR COMMUNITY

Q

Will the regeneration ensure that the strong sense of community is retained?

A

This is a priority, residents have told us that Aberfeldy is a strong community and that residents want to stay together.

Retaining and building a strong sense of community is central to Poplar HARCA's ethos, and will be central to regeneration proposals.

Q

What provision will there be for young people/adults?

A

We will have a much larger community centre and an additional health and community facility (WellOne) which will allow us to provide a wider range of services for the local community. It will include wellbeing activities, services for young people and free adult learning courses. We will also provide employment and training services to help people into work and apprenticeship opportunities. The community centre programme will change over time to meet local priorities and we will make sure that we involve you in helping us make these choices.



YOUR COMMUNITY

Q

Where are you going to move the community centre to?

A

A new community centre, double the size of the existing facility, is currently under construction as part of phase 3 of the current planning consent. It is located at the western end of the development, to the south of Blair Street. The centre is due for completion in 2023. The new centre will open before the existing centre is demolished.

Q

Can I remain on Aberfeldy West if the regeneration goes ahead?

A

Yes if you are a Poplar HARCA tenant, or a household who has been registered on the housing list for at least a year when the landlord offer goes out.

Q

Is there a commitment that new homes built will be prioritised for existing residents?

A

Yes. Poplar HARCA tenants and households registered on the housing list for a year when the landlord offer goes out will be re-housed directly into new homes on the estate. Resident leaseholders can buy a new home on the estate outright, or with help from Poplar HARCA.



YOUR COMMUNITY

Q

Will I have option to remain in the borough or move out of the borough?

A

Poplar HARCA tenants who want to move away from the Aberfeldy Estate will be able to bid for homes anywhere in Tower Hamlets. We don't own homes outside Tower Hamlets so would only be able to support you contacting landlords in other areas, but cannot promise you will be offered somewhere outside Tower Hamlets.

Households registered on the housing list for a year when the landlord offer goes out who want to move away from the Aberfeldy Estate will be able to bid for homes anywhere in Tower Hamlets

Leaseholders can move wherever they want to buy a new home, but Poplar HARCA would not be able to support them to buy a more expensive property.

Q

Will there be opportunities for family members to stay in the local area near parents/children?

A

Households on the housing register for at least a year will be offered a home on Aberfeldy if they want to stay local.

Q

Can children (young adults) who reside in a household be offered a new property, even if they are not on the waiting list?

A

This will depend on their housing needs, their current circumstances and them registering with the Council on the list. We cannot promise to house anyone who has not been registered on the housing list for at least a year on the estate, or in a social/affordable rent home. However, there may be opportunities for them to move to another Poplar HARCA property.



YOUR HOME

Q Do I have a choice in terms of the property I get offered?

A Yes. You can refuse and accept an alternative Poplar HARCA property. You can also choose your neighbours, if you all agree and you want to keep your immediate community together.

Q How will homes be allocated? i.e ground floor, gardens etc.

A You will be offered like-for-like in terms of floor level and outdoor space. If you now live in a house, you will be offered a house.

If there are more houses or ground floor flats available, they will be offered first to households with a medical need for them. After that, we will use the same priority scheme as set out in the lettings policy.

Q What support will be provided for older and/or vulnerable residents with the move?

A We have a dedicated team who will support in any way that is needed, including arranging the move, settling in, changing utility companies etc.

Q Will all residents' (tenants and leaseholders) get help with moving?

A There is financial help available, and we can support any household that needs advice. We will arrange for the moving company to move you into your new home. You will receive a home loss payment plus reasonable costs such as removals, TV, broadband and telephone reconnection, and replacing white goods if they cannot be accommodated in the new kitchen.



YOUR HOME

Q

Will the new properties have separate kitchen and living space? Can existing residents choose?

A

There will be a variety of different home designs for existing residents to choose between, with family homes having both open plan and separate kitchen options.

Q

Will rooms be bigger in the new properties?

A

All new homes will be designed and built to either meet or exceed modern design standards, including room size and storage. Room sizes are generally bigger in modern standards than those in the existing properties.

Q

Can residents' be part of the design of properties?

A

Residents will be invited to give us their views on the design of the new homes as part of the Planning for Real consultation, before the ballot. These views will feed into the detailed design and planning phase, if regeneration goes ahead and there will be more opportunities for residents to contribute to the design as part of the development process.

Q

When will residents' see the plans and designs of homes?

A

The detailed design of individual homes will happen after the ballot, if residents vote for the regeneration.



YOUR HOME

Q Will the new homes be electric only?

A Probably. It is likely that electric powered heating and hot water provision for the new homes will be provided from an on-site energy centre. It is unlikely the new homes will be provided with individual gas supplies.

Q Will we get the cables laid to provide a number of broadband services?

A Yes. Easy to connect, fast broadband connectivity will be available to every new home.

Q Will new homes be built better than current ones? i.e. What materials will be used? Will sound insulation improve?

A The new homes will be built to meet or exceed current building regulation standards which includes improved heat and sound travel provisions. The way in which the homes are built and the choice of external materials will be developed as part of the development plan design process, in consultation with residents.



YOUR HOME

Q

Will new homes be disability friendly and adapted accordingly?

A

Yes. All homes will meet current building regulations in terms of accessibility. Blocks of flats will have lifts and new houses will have a downstairs toilet.

A minimum of 10% of all new homes will be designed to be wheelchair adaptable.

All existing residents who have specific adaptations to their current homes or have been assessed to need particular facilities will be offered a new home that meets these requirements.

YOUR STREETS

Q

What's going to happen with parking and will the new homes be car free?

A

Parking provision will be driven by resident need and Tower Hamlets' planning policy. If you currently have the right to park, you will keep this right.

To reduce the need for parking and promote more sustainable forms of travel, improvements to cycling and walking routes, and access to public transport will be a key part of the design. Consideration will also be given to initiatives such as car clubs and electric charging points, to provide an alternative to individual car use and promote health and well-being.



YOUR STREETS

Q Can we have driveways for cars?

A The provision of driveways for houses will be considered as part of the design process.

Q Will secured bike and pram shed storage be provided?

A There will be secure bike storage for each new home. We will review the current use of the existing pram sheds to establish the need for these in the new development plan.

Q What will new security measures be like?

A The development plan will focus on improving security by creating active, clear routes, overlooking of streets and public space through careful planning of every home, new external lighting, signage and ways through public spaces.

Q Will there be safe play areas for children?

A Yes. This could include play streets, 'play on the way' routes and play areas in public and shared communal space.

