



TEVIOT ESTATE HOUSING DECANT FAQs

SUMMER 2022

POPLAR **HARCA**



INTRODUCTION

These FAQs provide information for Teviot residents who were living on the estate and eligible to vote in the regeneration ballot in 2019.

If you moved on to the estate after this date, please speak to our Decant Advisors for more advice.

Contents

BACKGROUND	2
NEW HOMES	4
HOUSING WAITING LIST	5
PHASING	6
TENANCY AGREEMENTS & COMPENSATION	7
BIDDING	9
NEW HOMES SPECIFICATION	11
PARKING	12

BACKGROUND



Q Will I have to move?

A Yes. Residents in blocks that are being demolished will have to move out to a new home on the estate, or to homes elsewhere in Tower Hamlets.

Q When will I have to move?

A It's difficult to be certain because planning decisions and building new homes take time, and we can't start to build until everyone has moved out of a block.

Here's our current date estimates:

PHASING TIMELINE

- Phase 1 - Green
Autumn 2023
- Phase 2 - Red
Summer 2027
- Phase 3 - Blue
Summer 2031
- Phase 4 - Yellow
Summer 2035



Q Why do I have to bid for a home?

A All available Council and housing association homes in Tower Hamlets are advertised each week.

Once you are registered on the housing list you can bid for any advertised home that meets your housing needs, and that you are interested in.

If you want to move to a new build on the estate we will make a direct offer to you, but you will still need to register for the housing list so that we have all your household details and needs, and the allocation is properly recorded.

The policy explaining how offer decisions are made is online at poplarharca.co.uk.



NEW HOMES



Q Can I move to a larger or smaller home?

A All eligible residents will be moved to the size of home they need. If you need more bedrooms than you have now, you'll move to a bigger home.

If you are a Poplar HARCA Assured Tenant who needs fewer bedrooms than you now have, you can choose to move to a smaller home or to a home the same size as you now have. You'll also be offered like-for-like in terms of floor level, floor area, amenity space and, if you currently have one, a parking space.

Q If I move to a home with fewer bedrooms, do I get an additional payment?

A Poplar HARCA Assured Tenants are eligible for £500 for each bedroom they give up, plus an additional £1,000 if they give up a 4-bedroom home.

Q Will adult children be rehoused separately?

A Yes, if they have been living continuously with a Poplar HARCA Assured Tenant as their only or principal home since March 2019.

They must register on the housing list and bid for available homes.



HOUSING WAITING LIST



Q I am already on the housing waiting list, will I be rehoused?

A Yes, if you were eligible to vote in the ballot.

The Council manages your housing application and will be adding priority because you live in a block that is being demolished. You should continue to bid for available homes online at thhs.org.uk.

PHASING



Q Can tenants move outside the borough?

A It is unlikely that you will be offered a home outside Tower Hamlets unless there are exceptional circumstances. Talk to our Decant Advisor about this.

Q How long will residents have to move once they have accepted a property?

A If you accept a home from the Council or another landlord, you will usually have to move on the Monday after you accepted the property.

If you accept a Poplar HARCA home, we can offer a little longer.

Q Can I move sooner than the estimated date my block needs to be empty?

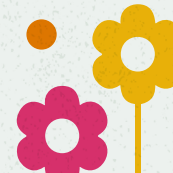
A If you do not want to wait for new build on the estate, once you have registered on the housing list you can bid for any advertised home that meets your housing needs, and that you are interested in.

Q How will households be prioritised for the new homes on the Teviot Estate?

A You will be asked for your preference, but if more than one tenant wants the same home, priority will be decided as set out in the Tower Hamlets Lettings Policy.

Q Who will get first choice on phase one of the new build?

A Priority will be given in the order that blocks need to be empty.



TENANCY AGREEMENTS & COMPENSATION



Q Will my tenancy agreement change?

A If you move to the Council or another housing association, you will sign their tenancy agreement.

If you are a Poplar HARCA Assured Tenant moving to another Poplar HARCA home – including new build – you will be offered another Poplar HARCA Assured Tenancy. If you currently pay social rent, you will be charged social rent. If you choose to move to a larger or smaller home, you will pay more or less social rent depending on size. If you have a protected right-to-buy, you will still have the right-to-buy.

Anyone else who moves to a Poplar HARCA home will normally be offered an Assured Shorthold Tenancy. The social rent for new homes will be based on the size of the new home. A larger home has a higher charge than a smaller home.

Q Will I get financial help to move?

A The law sets out eligibility for statutory compensation when someone must move. There's advice about this online at england.shelter.org.uk.

The Home Loss payment increases each year – it is currently £7,100. Each household is also entitled to moving costs.

If you are eligible for rehousing, but not for the statutory payment, you'll receive £1,000 to help with the cost of moving.

In addition to Home Loss, you are entitled to help with the cost of moving. These are set out in the offer document, speak with Abdul and Jasmine if you have any questions. However, Each household is entitled only to one Home Loss payment.

Jasmine - 07930 377303 / jasmine.miah@poplarharca.co.uk

Abdul - 07734 346125 / Mujahid.Abdul-Majeed@poplarharca.co.uk

Q What if I owe rent arrears?

A Money owed to Poplar HARCA when you move will be deducted from the home loss payment.

Q Will I have to pay for a removal company?

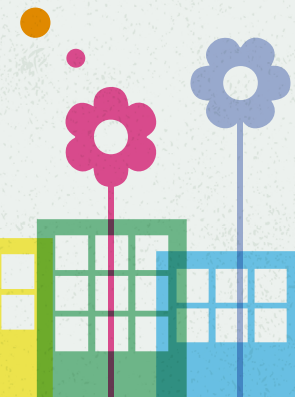
A No. We will arrange the removal company, and the disconnection and reconnection of cookers, washing machines and dishwashers.

If you move twice Poplar HARCA will pay the removal and moving costs for both moves.

We will help take apart and put back together large items of furniture

Q As new build homes do not have a gas supply, will you pay to replace gas cookers?

A Yes. You will be entitled to the reasonable cost of a new electric cooker. But don't buy a new cooker before checking how much we will contribute.



BIDDING



Q How do I bid to move if I don't want to wait or new build on the estate?

A You must be registered on the housing list, and you bid every week online at thhs.org.uk

Q How can I move quickly?

A We can't tell you when you will be offered a property as this will depend on which homes you bid for and how many others also bid for them whose applications have a higher priority than yours.

Bid only for homes that you would move to.

Read the advert carefully. Check tenancy type, rent, location, floor level, if there's a right to buy or parking.

You'll only be offered a ground floor property you bid for if a recommendation has been made because of a health need.

Q How are households prioritised and allocated in Tower Hamlets?

A This is set out in the Tower Hamlets Lettings Policy which is online at poplarharca.co.uk

Q How do I get advice about moving? Or if I change my mind or my circumstances change?

A Talk to our Decant Advisors, Jasmine and Abdul.

Jasmine - 07930 377303 / jasmine.miah@poplarharca.co.uk

Abdul - 07734 346125 / Mujahid.Abdul-Majeed@poplarharca.co.uk

NEW HOMES



Q Can I select the specification?

A You will be able to choose from a selection of flooring and decoration for your bathrooms, and kitchens.

3 Bedroom homes and larger typically have separate kitchen and living spaces for families. We will have some 2 bedroom homes that will be able to accommodate either an open plan or separate kitchen and living space by adding a further partition wall.

Q Will homes be designed to prevent mould, pests, and damp?

A Yes. New homes are designed to current high standards and will comply with Building Regulations for damp proofing and ventilation

Q Will homes have appropriate amenities such as water pressure and ventilation?

A Yes. New homes, including in taller blocks, will have centrally pumped water. Modern mechanical ventilation systems with heat recovery will circulate fresh air.



PARKING

P

Q Can I keep my on-street parking permit if I move elsewhere in Tower Hamlets?

A Check the Council's eligibility criteria online at towerhamlets.gov.uk at the time you are moving.

If you are bidding for homes also carefully check the advert for any specific parking rules as some estates are car free.

A household that holds an estate parking permit continuously from the date the landlord offer to moving to new build is guaranteed a permit on the estate. If you move twice, then we can't promise parking will be available where you move to while waiting to return to the new homes. This is because we may not be the landlord, or there may be no availability on the estate you move to.

Q Can I keep my estate parking permit if I move to a new build home on the estate?

A Yes, if you have paid for a permit continuously between March 2019 and the date you move.

