

## The ballot

### Who is in charge of the ballot?

We have appointed Electoral Reform Services (ERS) as an independent body to organise and run the ballot. ERS has been managing ballots for organisations including the NHS, trade unions and other local authorities since 1988. The organisation evolved out of the Electoral Reform Society, which has an interest in promoting electoral good practice. This will be a closed ballot and ERS will not tell Ealing Council or anyone else how residents have voted.

If you would like to speak to Electoral Reform Services about the ballot, please call **020 8889 9203** or email [customerservices@electoralreform.co.uk](mailto:customerservices@electoralreform.co.uk).

### How do I vote?

By 19 November 2018 you will receive a voting pack containing a voting paper and a pre-paid reply envelope from ERS with instructions on how you can vote. You can either return the ballot paper using the prepaid envelope provided or vote online.

**HIGH LANE**  
ESTATE REGENERATION PROJECT

### What is the question?

'Are you in favour of the proposal for the regeneration of the High Lane Estate?'

You can vote either YES or NO.

### What does the question mean?

Regeneration of the High Lane estate means the whole estate will be demolished and rebuilt on a phased basis, with tenants and resident leaseholders having the opportunity to return or stay on the estate. The estate design will be developed from the drawings shown in this booklet.

### When can I vote and when is the last day to vote?

You can vote as soon as you receive your ballot paper. There will be a 21 day voting period, so all votes must be received by Electoral Reform Services by 5pm on 10 December 2018.

### When will I find out the result of the ballot?

By 14 December 2018 we will send a letter to all residents on the estate to confirm the result.



*Inside one of the new courtyards*

## Making sure residents continue to be involved in this process

Since 2013, council officers and estate residents have been working together to establish how we could make the estate a better place to live. We've held walkabouts and public meetings, sent you surveys and newsletters and helped to form a Residents Steering Group. The consensus view was that residents want the estate to be comprehensively redeveloped.

In April 2017 we appointed Rydon Construction to work with us and residents to produce a design for the new estate, and then demolish the existing homes and build the new ones. Since then we have hosted an exhibition, workshops and meetings, where you could come and see the plans in person and tell us your thoughts. We also ran a survey to help us understand our resident's needs and preferences on taking up a home on the new estate.

We are committed to continuing to consult with you openly and transparently. The Residents Steering Group will continue to meet monthly, we'll send you regular newsletters, and design workshops will offer you the opportunity to help develop the plans for the new estate.

### If you would like to speak to a representative of Ealing Council, please call:

**Peter Gaffikin**, Housing Regeneration Manager  
020 8825 9274

**Amar Sokhi**, Housing Regeneration Officer  
020 8825 9791



## Ealing Council's proposal



## Design of the new estate



*The view down Hanway Road to High Lane*

**Included in this booklet are drawings showing the design concept that will be used to develop a final proposal. You may have already attended one of the design workshops we hosted earlier this year, where you could have your say on the proposals for the estate. The estate design will continue to develop and there will be more design workshops, but for the purposes of this consultation we are using the designs shown in this booklet.**

The design shows a new through road that will link Highland Avenue with High Lane. On the northern side of the road there will be a series of three and four bed houses and some small blocks of flats. On the southern side there will be four courtyard blocks and two single blocks of flats.

There will also be a new community centre, a local shop, a small park and new play facilities for younger children across the estate. We will also contribute to the funding of a full sized Multi Use Games Area (MUGA) next to Mayfield School, which will be open to the whole community.

### When will this work happen?

The estate will be redeveloped in three phases:

- **Phase 1** – Colne, Dee and Humber Courts (demolished and rebuilt 2020 – 2022)
- **Phase 2** – Irwell, Stour, Tees and Thames Courts (demolished and rebuilt 2022 – 2024)
- **Phase 3** – Tweed and Tyne Courts (demolished and rebuilt 2024 – 2026)

### How many new homes will there be?

There will be a mix of tenures:

- **137 social rent** for existing council tenants who want to stay
- **72 London Affordable Rent** for new council tenants
- **10 shared equity** for existing leaseholders who want to stay
- **242 private sale** for new home owners to the estate

Using information from the survey we did a few years ago, we have been able to calculate how many homes we will need to rehouse the current tenants who want to stay.

## The latest estate layout designs



*The estate plan within a wider context*



*Proposed layout*

## How this affects you

### I'm a council tenant. Can I return to or stay on the new estate?

Yes - a new home will be available for all tenants that want to stay. You may not be able to move into a new home straight away as there may not be a property of the size you need available at that time. If that is the case, you will have to move out and then return at a later date. The rents for the new, low running cost, energy efficient homes will go up, but only by £20 per week. They will still be excellent value for money; for example, a two bed flat will cost about a third of what you would expect to pay for a private rented home in the local area. If you receive housing benefit, it will still cover your rent.

Tenants who live in one of the Phase 1 blocks have already been granted decant status and have registered on LOCATA (our choice based letting system). Some tenants have already moved away and have claimed a home loss payment and they have been able to register an interest in returning to the estate when a suitable new home is ready.

### As a council tenant, is there any compensation for losing my home?

Yes. You will receive a statutory home loss payment of £6,300, and we will also pay for removals, disconnections/reconnections and any other reasonable expenses that you incur.

### What is on offer for leaseholders?

Resident leaseholders will receive market value plus a 10% statutory home loss payment when they sell to the council. We will pay your surveyors and

solicitors fees and other reasonable expenses associated with selling, moving and buying another home.

We are also offering resident leaseholders the opportunity to stay on the estate with a new home on a shared equity basis. This is where the leaseholder moves the equity they have in their existing home into the new home. We will own the remaining equity in the new home. The leaseholder does not pay rent on our share of the equity.

If your home is in Phase 1 and you want to choose the shared equity option, you will have to move out while the new Phase 1 homes are being built. You will move to private rented accommodation for about two years, with a guarantee that you will pay no more than your existing housing costs - we will pay the difference.

### Can I stay on the estate if I am a resident in temporary accommodation or a tenant of a private landlord and I have been on the local authority's housing register for at least one year?

No. You will have to move away from the estate. If you are in temporary accommodation owned by Ealing Council, we will provide you with alternative housing. If you are a tenant of another landlord or housing association, they will tell you if they can provide you with an alternative home.

As our regeneration plans at High Lane scheme will increase the amount of affordable housing available in the borough, it will ultimately mean that households on the housing register will stand a better chance of getting a new home.

*The view from High Lane*

