

Lesnes Estate : Frequently asked questions

For all residents, January 2020

Why are you undertaking the ballot?

In 2016 Lesnes Estate residents told us what they thought about living in South Thamesmead and what they'd like to see changed or improved in the area. Based on their feedback, we shared plans with them about how it could look in the future.

To make sure the community supports our proposal we are holding a residents' ballot. In 2018, the Mayor of London introduced a new policy that gives residents the opportunity to vote on proposed changes to their area. A ballot is the simplest way for everyone to understand the level of support for our proposal to redevelop Lesnes Estate.

Who will be eligible to vote?

To be eligible to vote in the ballot you must live in Lesnes Estate at one of the following addresses:

- Clewer House
- Hibernia House
- Maplin House
- Duxford House
- Wyfold House
- Radley House
- 1 – 103 Hinksey Path
- 1 – 91 Wolvercote Road
- 1 – 114 Lensbury Way

AND

you must be one of the following:

- *a social tenant named as a tenant on a tenancy agreement;*
- *a resident homeowner (leaseholder or freeholder) named on the title who has been living in the property as their only or principal home for at least one year; or*
- *a resident over the age of 16 whose principal home is on the estate and has been on the London Borough of Bexley's housing register for at least one year.*

Why do you want to rebuild the Lesnes neighbourhood?

Residents told us that things need to change, such as the way some of the homes are designed (some suffer from damp and mould issues). Many residents also felt that the alleyways, poor lighting and overall layout of the estate makes them feel unsafe.

When we looked at how we could fix all the problems it was clear that the best way to do this is through regeneration.

I am an assured, social and secure tenant, what will happen to me?

If you are an existing Peabody resident on either an assured or secure tenancy you'll be offered a new home in South Thamesmead. Your tenancy rights won't change. You'll receive compensation and help with moving. Full details are outlined in 'Your Offer' booklet.

I am a resident homeowner, what will happen to me?

If you are an existing homeowner and you live in your home (it's your main residence) you will be able to buy one of the new homes we're building in South Thamesmead. We'll provide you with additional support to make sure that your new home is still affordable for you.

Alternatively, you may choose to buy a new home elsewhere. Full details are outlined in 'Your Offer' booklet.

I am a non-resident homeowner, what will happen to me?

We will offer to buy your investment property for market value (assessed by an independent RICS surveyor) and you'll also receive a 7.5% payment in addition. We will pay all reasonable costs associated with the sale and the purchase of a replacement investment property such as legal fees and stamp duty (up to the value of the initial investment property). You will have the opportunity to speak to an independent mortgage advisor and/or independent resident advisor at no cost to you. Full details are outlined in 'Your Offer' booklet.

Where will I move?

We're building new, high-quality, energy efficient homes in South Thamesmead. If there is a majority 'yes' vote, and you are eligible, you will have the opportunity to move into a new home that meets your needs.

Can we see the floor plans for the 1, 2 & 3 bed units?

Please visit www.lesnes.org.uk. If you don't have internet access please call 0800 368 8967 and we can arrange to post plans to you.

What consultation have you undertaken with residents?

Since 2016 residents have been telling us what they like about living on Lesnes Estate and what they thought could be improved. Through consultation sessions, a fun day, door knocking, phone calls and a survey, individual households have told us about their needs in detail.

If you haven't been able to make our events and have any questions, please contact our team on: **Call: 0800 368 8967, Email: Thamesmead.Regen@Peabody.org.uk**

How can I get advice?

You can get in touch with your Independent Resident Advisors, Communities First:

Contact Ian Simpson or Louis Blair on: **0300 365 7150** or **SouthThamesmead@CommunitiesFirst.uk.com**

CommunitiesFirst.uk.com

Or if you have any questions about the ballot process, please get in touch with CES:

Call: **020 8889 9203 (weekdays 9am – 5pm)** or email: **customerservices@electoralreform.co.uk**

I live in phase 2 and 3 – can I move earlier?

You might be able to move earlier if there is a home available. We would work with you and let you know closer to the time.

What will you be putting in the place of the current homes on the Lesnes Estate?

The proposals will be developed together with residents through the masterplan process. We are aiming to deliver around 1,300 homes.

When will you develop the plans for Lesnes Estate?

We are continuing to develop our plans and expect that we will be in a position to submit a planning application in spring 2020.