

Chelsea Chat

Redevelopment of the Sutton Estate: Update

On 19 May 2015, Affinity Sutton and HLM Architects, who are leading on the design of the new Estate, provided a factual briefing on the proposals to Councillors at the Royal Borough of Kensington and Chelsea (RBKC) and other local groups such as the Chelsea Society.

This presentation is required before any planning application can be submitted. We are still on track to submit a planning application this summer and will continue to keep you updated on progress.

In this edition of Chelsea Chat we include some more information on rents that we trust you will find informative. We are also extending our redevelopment surgery hours and Alecia Miller, who many of you already know, will be on hand along with Natalie to help with any queries you have. See the back page for more information.

Communal gardens workshops



Thank you to those who attended our communal gardens and landscaping workshops held on 19 May 2015. It was great to hear your ideas and inspirations for for the new outdoor spaces and gardens that will be five times bigger than currently.

And look out for the video from the workshops on our website and the article in Get West London, which we have put up in the notice boards.

Information on Rents

A number of tenants have asked for information on rents and below is some guidance that we trust you will find useful. All Affinity Sutton tenants will be able to remain on the Estate and retain their security of tenure, which is either assured or secure.

You will have to sign a new tenancy agreement when you move into your new home to reflect the change of address though.

Assured tenants

If you are an assured tenant when you move into your new home you will pay what is called 'target rent'. Target rent is set by Government and is mainly based on manual earnings locally but also takes into account the value of the property including the number of bedrooms.

We have estimated that the average target rent for a new property in Chelsea based on 2014/2015 figures will be:

One bedroom	Two bedrooms	Three bedrooms	Four bedrooms
£137.72	£145.80	£153.91	£162.00

Target rents increase annually in line with the Government's formula of CPI* + 1% every year.

Secure tenants

If you are a secure tenant you may be paying what is called a 'fair rent'. This will have been registered with the Government's Valuation Office Agency (VOA).

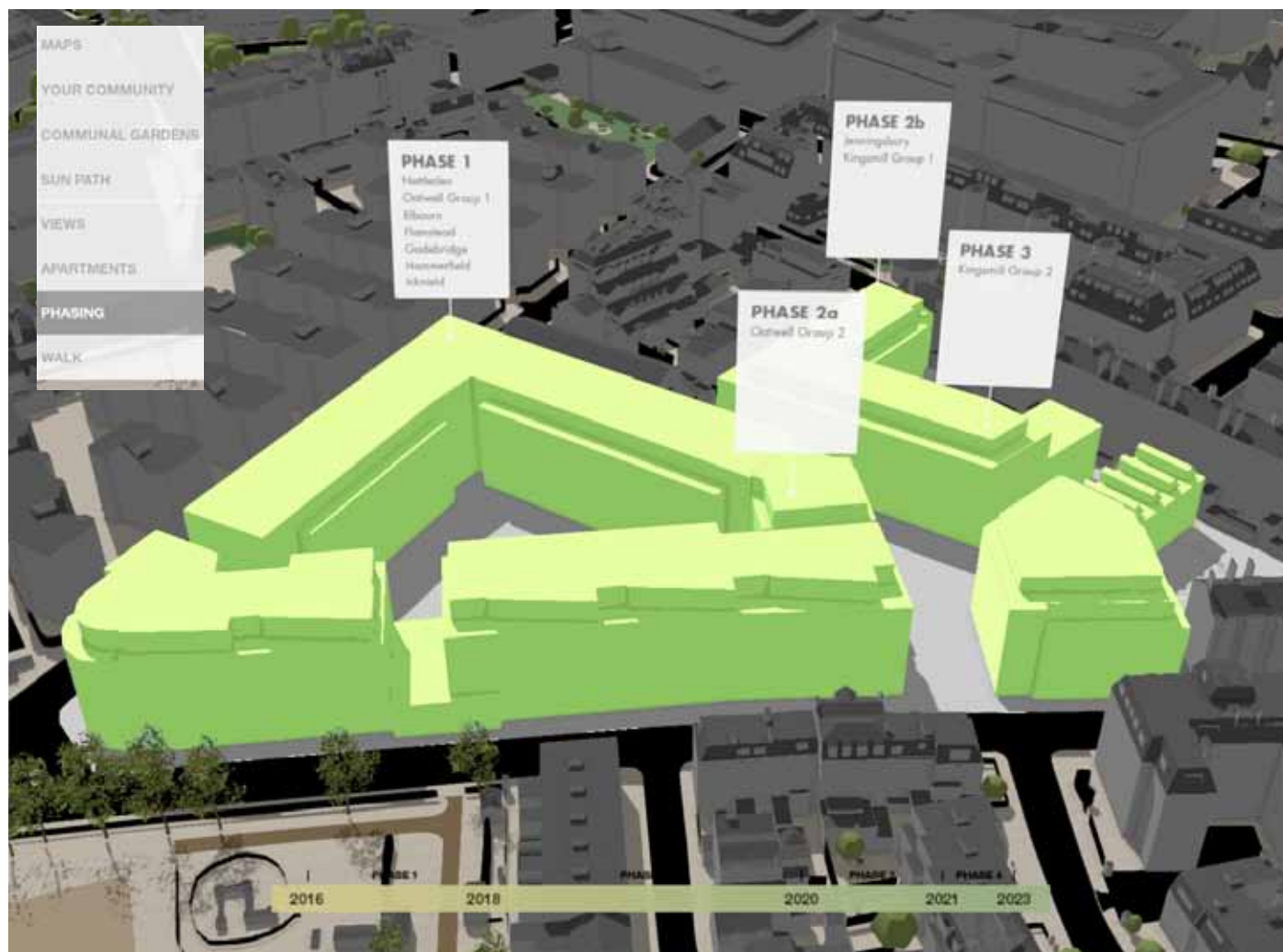
When you move into your new home you will be charged the target rent (see table above). Once you have moved we will apply to the VOA to register your property with you as the tenant. If the VOA register your rent at a lower level we will reduce your rent to the fair rent. If it is registered at a higher amount you will remain on the target rent.

If you have any queries about your tenancy please contact Natalie Down on
T **0300 100 0303** or Email natalie.down@affinitysutton.com

*CPI is 'consumer price inflation' this is the speed at which the prices of goods and services bought by households rise or fall.

When and where will you be moving?

We will be building the new homes on the Estate in four phases over about seven years. These phases have been designed to minimise disruption to you and to ensure that all Affinity Sutton tenants will be able to move straight into their new home. It has also been designed so that all our tenants will be in their new homes by early 2022. This is all of course subject to Affinity Sutton receiving planning permission.



As you can see from the above and below tenants will move on a block by block basis, this means that if you want to stay close to your current neighbours you can.

- **Phase 1 (2016–2018)**: Blocks A-D will be demolished first and will be the first to be re-built. Tenants from blocks E-I and N will move into the first phase of new homes.
- **Phase 2 (2018–2021)**: Blocks E-I and N will be demolished. Tenants from block O and part of block K will move into the second phase of new homes.
- **Phase 3 (2020-2022)**: Block O and part of block K will be demolished. Tenants from J and the remainder of K will move into the third phase of new homes. All Affinity Sutton tenants will be in their new homes by early 2022.
- **Phase 4 (2022-2023)**: Block J and the remainder of block K will be demolished.

You are invited to our community centre road trips

We have organised two community road trips this summer, where we will be visiting the St Hugh's Community Centre in Penge, South East London.

During the visits, you will have the opportunity to talk with tenants who run the community centre, find out more about what activities take place and how it is run.



The road trips are being held on the following dates:

- Wednesday 17 June
- Saturday 25 July

NEW REDEVELOPMENT SURGERY OPENING HOURS

In addition to our regular Thursday 10am-12pm redevelopment surgeries with Natalie, we will now be holding redevelopment surgeries with Alecia on:

Monday 2pm - 5pm
Wednesday 3.30pm - 6.30pm
Friday 11am - 1pm

These hours will come into effect as of Friday 19 June

You are welcome to come and talk to Alecia at any time during these hours. She will also be organising coffee mornings and afternoon tea!

Notice boards

Please keep an eye on the notice boards as we will continue to use these to provide brief updates or dates for your diary!



Alecia Miller

Email: alecia.miller@affinitysutton.com

Telephone: **0300 1000303**



Natalie Down

Email: natalie.down@affinitysutton.com

Telephone: **0300 1000303**

Key facts about the redevelopment

- 100% of Affinity Sutton tenants will stay on the Estate
- All Affinity Sutton tenants will retain their security of tenure and pay social rents
- The redevelopment will provide 5 x more communal gardens and a brand new purpose built community centre
- Affinity Sutton tenants will receive a £4,900 payment and support to help with your move