

YOUR HOME

Your Future, Your Say



**Our plans to
safeguard
your homes
for the future**



SEE INSIDE FOR DETAILS [»](#)

Safe for the future

We are determined to safeguard our social housing and leasehold properties for current and future generations

Summer is finally here. And the housing team will be out and about, attending events and meetings, talking to you about our proposals to keep our homes and estates safe for the next generation and to answer any questions you have.

We think transferring the ownership of our homes to a new independent, resident-led, Community Gateway, housing organisation is the best option for tenants and leaseholders and we want to share our vision of the future with you.

In the new organisation your rights as a council tenant or leaseholder would be protected, and you would not need to move home. Transferring tenants would also still be able to use the Right to Buy scheme.

The new housing organisation would:

- Protect your home and estate in the future
- Provide to more money to invest in maintaining and improving your homes.
- Be resident-led and more accountable to you.
- Build more much needed affordable homes in the future.

The team will be knocking on doors in your area soon.

I hope you get a chance to speak to one them to help us shape our plans for the future so we get them right.

I also hope to see as many of you as possible at the Residents' Conference on 18 June. Please do register if you would like to attend.



Clr Lisa Homan
H&F Cabinet Member for Housing



PROTECTING HOMES & ESTATES...

More money to maintain and improve homes and estates.

A direct say in decisions that affect your homes and estates, with residents in the lead.

Rents and service charges kept at affordable levels.

Your key rights protected.

You would not have to move home.

Much needed new affordable homes would be built.





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You've told us...

Over the past 18 months, residents have told us and our recent Residents' Commission that:

- Protecting your homes and estates is important to you.
- We need to continue to invest in our homes and estates.
- We need to keep rents and service charges affordable.
- We need to improve the housing service.
- We badly need more affordable homes in the borough.

Have your say

We have been visiting residents over the last few weeks to talk about our transfer plans, and will continue to do so over the summer.

We will be asking you what information you need to be able to make an informed decision when the time comes to vote.

Everyone involved will be carrying ID and will be working on our behalf.

If you have any concerns please call the independent tenant and leaseholder advisors (TPAS) on 0800 731 1619.

What's the plan?

We believe the best way to deliver these priorities is transfer.

But our plan is to transfer our homes to a new organisation led by residents. It would be dedicated to Hammersmith & Fulham.

You will receive lots of information about the proposal from us in the

coming months. And we want to find out what you think about the plans.

Any transfer of homes would need government approval to go ahead (please turn the page for more details).



▲ **TENANTS** Why transfer?

Protecting our homes and securing new investment

The way we are currently funded does not provide us with the money to keep maintaining and improving homes.

We believe the best way we can secure the necessary investment and protect our homes and estates is by creating a new housing organisation.

That's because the resident-led housing organisation would not be subject to the same government borrowing restrictions that the council is.

It would be able to borrow money for at least the next 30 years and beyond, and repay the loans from future rent payments.

So if transfer goes ahead, the

organisation would have access to the money to spend on:

- maintaining and improving homes, such as replacing kitchens, bathrooms, heating systems when needed, not when they can be afforded
- improving the housing service, including the quality of repairs
- building new affordable homes.

As things stand, if we don't transfer our homes we would not have the money needed going forward.

Funding talks with government underway

Discussions are under way with government about our plans for a transfer of homes. We need them to support our proposals and agree to tackle our historic housing debt as they have done in every other housing transfer that's taken place in the country previously.

We believe that the government and the council have a duty to give residents more control of their homes and neighbourhoods, as well as safeguard council homes and estates in the future.



▲ LEASEHOLDERS Why transfer?

Get more of a say in how your homes are managed



We believe leaseholders will also benefit from a transfer of ownership. Here's how:

- More say in how blocks, estates and service improvements are managed.
- Influence how your freeholder is governed.
- All service charges would continue to be set in line with government rules.
- You would not have to move home.
- There will be no changes in the terms of your lease.
- Continued investment in your blocks or estates, protecting the value of your home.

We want the new resident-led housing organisation to be more accountable to leaseholders on key issues such as major works.

So if you are a leaseholder, we will be seeking your views on shaping the new organisation as we develop our plans, so please look out for our next newsletter!

Q&As

Q What would happen to the council's staff who currently run the housing and repairs service?

A Housing and repairs staff would move to the new organisation on protected terms and would continue to deliver the service on a day-to-day basis.

Q How would the new resident-led housing organisation access more funding?

A The organisation would borrow the money for repairs and improvements to your homes. The loan will be repaid over time from rents.

Q Would rents stay affordable?

A Yes. Like the council does now, the new resident-led housing organisation would be committed to keeping rents affordable and would be subject to government rent rules limiting increases as the council is now.

Q Would I still get housing benefit?

A Yes. You would still be entitled to claim housing benefit.

Q What would happen to my rights?

A Residents would have peace of mind that their key rights are protected, such as Right to Buy and succession.

'A golden opportunity' for residents to get involved in the running of their homes

Fulham tenant Andrew Cullen believes transfer offers residents a 'golden opportunity' to get involved in the running of their homes.

But Andrew, 48, of Holmead Road, didn't always feel the same about the transfer proposals – he admits to feeling worried when he first heard about the plans.

He said: "I was concerned when I first heard that a housing association was involved as I prefer having the council as my landlord. However, I started reading about the transfer and attended a visit to see how it has worked elsewhere and then realised this was something different.

"We would transfer to a resident-led organisation and this would give residents a role in deciding how our homes and estates are run. It is a golden opportunity to get involved in the running of our homes."

He said he believed transfer would give residents "certainty" about how their homes are run and financed, rather than worrying about what will happen to them with every new political decision.

The mature student added: "I'm sure I'm not alone when worrying about such a big change. That is the reason I'd

opportunity' ts, says nant



H&F Council staff knocking on doors to speak to residents about the transfer

urge all residents to all look at the facts, read the newsletters and attend the meetings.

“Transfer will be the most important decision we will make about our homes. In fact, this is the most important decision residents in the borough have faced for a generation.”

Will rents go up because of the transfer?



No. Your rents and charges would be set at affordable levels – not at private sector prices.

The resident-led housing organisation would be subject to government policy limiting rent increases.

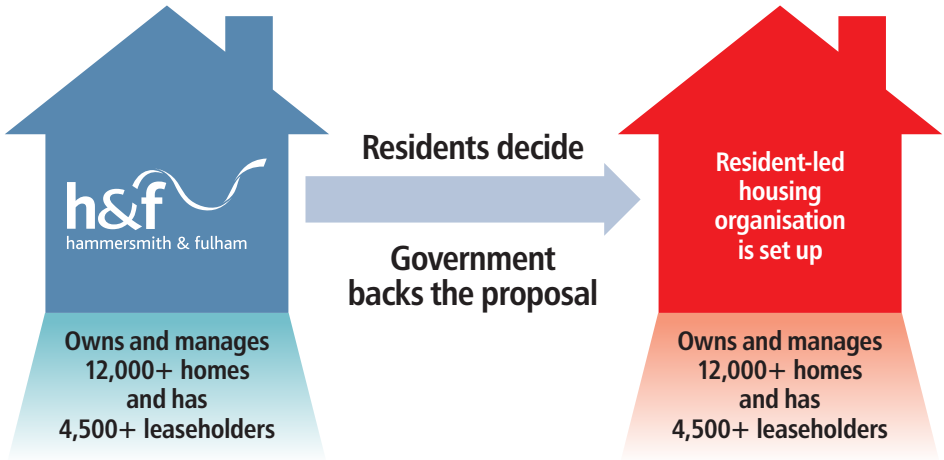
So, regardless of whether the houses remain owned by the council or transferred to the housing organisation, rents would remain affordable.

Phone call for your views

We want to hear from you! You may receive a call in the next few weeks from our independent tenant and leaseholder advisors, TPAS, or The Campaign Company asking about the council's transfer proposal.

They are working on our behalf. But if you have any concerns you can contact TPAS on 0800 731 1619.

➤ **TRANSFER** The key facts



What would the new resident-led housing organisation look like and how would it work?

If the transfer goes ahead, the new organisation would be:

- Dedicated to H&F tenants and leaseholders and be based in the borough.
- Resident-led and accountable to all residents.
- Registered with and regulated by the Government (through the Homes and Communities Agency).
- Run on a 'not for profit' basis.

The new organisation would own our 12,000+ homes and be the freeholder for our 4,500+ leasehold homes. As a resident, you can become a member and play a key role in shaping what it does.

It would be your organisation, and fully accountable to you and every other resident.

And remember, you will get a vote before the transfer can go ahead, and you'll receive lots more information from us before then.

Introducing our three new shadow board members: Who are they?



**Lorna
Wynter**
Resident



**Shirley
Culpit**
Resident



**Mathias
Kulubya**
Resident

A great deal of preparation is needed before a transfer can take place.

One of the key tasks is setting up the new resident-led housing organisation so it's ready to take over management responsibility if transfer goes ahead.

The new organisation will be led by the Shadow Board.

Three residents have now been appointed to this shadow board.

Once fully recruited, the board will have 11 members, consisting of six residents,

up to two of which will be leaseholders, and five independent people chosen for their skills and knowledge.

The resident board members have gone through a strict appointment process, including applications and interviews.

They are all be volunteers and will not get paid except for out-of-pocket expenses.

Watch out for future newsletters – we will introduce the rest of the board once they are appointed.



Tom Hopkins can provide free independent advice on the housing transfer

Want some independent advice?

Want to know more?

If you would like to speak an independent tenant and leaseholder advisor from TPAS about the council's plans, please call **FREEPHONE 0800 731 1619** or email **lbhfita@tpas.org.uk**

We want as many people as possible to be involved in shaping these plans.

Contact our resident involvement team on **020 8753 6652** or email us at **yourhome@lbhf.gov.uk**

If you would like a translation of one of our documents, please ask an English speaker to contact TPAS on freephone 0800 731 1619.

على رقم TPAS إذا رغبت الحصول على ترجمة إحدى وثائقنا، يرجى الطلب من متحدث باللغة الإنكليزية الاتصال بـ الهاتف المجاني 0800 731 1619

Jeżeli potrzebują Państwo tłumaczenia któregoś z naszych dokumentów, prosimy osobę mówiącą po angielsku o kontakt z TPAS pod bezpłatnym numerem telefonu 0800 731 1619.

Haddii sad rabto in Laguu tarjumo mid ka mida waraaqahayaga, raglan ka dalbo inuu qof ingiriisida ku hadlaa uu TPAS ka soo waco khadka lacag la'aanta ah ee ah 0800 731 1619.

Si quiere una traducción de alguno de nuestros documentos, por favor pidale a una persona que hable inglés que contacte TPAS al número de telefono gratis 0800 731 1619.



Update your details for a chance to win!

WIN £50 VOUCHERS

We want to make sure our details about you and your home are up-to-date, so you will be able to have your say about transfer. Please send your name, address, telephone number and email address to: **Lbhfita@tpas.org.uk** Your details will then be entered in a draw for a chance to win £50 worth of shop vouchers.

Residents' Conference 2016

Your chance to find out more about the future of your housing:

Repairs, caretaking, housing management etc...

There will be –

- Keynote speakers
- Question and answer session
- Workshops
- Information stalls
- Representatives from council services to answer your questions

Plus –

- Complimentary refreshments and a light lunch provided
- Free prize draw

Building on the Blueprint for better services and better communities!



YOUR RESIDENTS' CONFERENCE

Saturday 18 June 2016,
Novotel London West,

1 Shortlands, London W6 8DR
9.15am - 5pm

The most convenient way to access the conference venue is via the stairs and slope on Hammersmith Road.

To book your place go to www.eventbrite.co.uk and SEARCH for Residents Conference or drop into your local area housing office.

For more information contact the Resident Involvement Team on 020 8753 6652 or email Getinvolved@lbhf.gov.uk

Our Homes Our Future

YOUR RESIDENTS' CONFERENCE

Saturday 18 June 2016
9:15am - 5:00pm

IT'S FREE!



A Conference for h&f Council Tenants and Leaseholders

For Us by Us

