

# Bellevue Mansions

## Tpas Independent Tenant and Resident Advice for Bellevue Mansions

### Vote for your Future

This is the latest newsletter from Tpas, your Independent Tenant and Resident Advisor, which we hope will give you an objective view of the Landlord Offer and what it means for you.

On the 29th of September, all eligible residents will be able to vote on Hyde's regeneration proposals for Bellevue Mansions.

Voting will close on the 23rd of October, so you have three weeks to cast your vote.

It's vital that you vote, as the result will be decided by a simple majority.

You are voting "yes" or "no" to whether you support the proposals in the Landlord Offer document you received on the 9th of September. The result of the vote will have a big impact on all residents living in Bellevue Mansions.



### What does a "yes" vote mean?

A "yes" vote means you support the proposals in the Landlord Offer. This means that Bellevue Mansions will be demolished and new homes will be built in its place.

If you are a tenant, you will have the choice to be rehoused in one of these new homes or move off the estate to another property that suits your needs. You will also receive compensation for the loss of your home and compensation for the costs of moving. You will retain all your current rights as a tenant and you will only have to move once.

If you are a leaseholder, you will receive the market value for your property plus compensation for the loss of your home as well as the costs associated with moving. You will also be offered the opportunity to buy one of the new homes being built on the estate.

### What does a "no" vote mean?

A "no" vote means you do not support the proposals. This means that Bellevue Mansions will not be demolished and things will remain as they are with Hyde continuing to provide day-to-day management and maintenance and longer-term improvements.

If you are a tenant, this will mean you will be living in the same property but will probably over time see some quite significant improvement works going on to the structure of the building which may be quite disruptive.

If you are a leaseholder, you will continue to live in your property and Hyde will continue to provide its normal management service to you. Hyde will also be undertaking fairly substantial works to the property over the next few years which means you will be asked to make a financial contribution to the cost of these works over the next 20 years. This may be a significant cost over time.

## Why are Hyde making these proposals and want to demolish Bellevue Mansions?

There are two reasons why Hyde want to demolish Bellevue Mansions:

- The first reason is that Hyde have said that the building is old and needs work done to it to bring it up to more modern standards, particularly in terms of thermal and energy efficiency as well as maintaining its structural integrity. Even if this work is done, it will still not be possible to bring the building up to the best standard. The building itself is structurally sound however so does not need to be demolished on safety grounds. There are also a number of properties that offer poor levels of living space to some residents. However, some properties are also very spacious as well. Given all this, Hyde think it would be much easier and more cost efficient to demolish the building and build new high-quality homes that meet modern standards. However, this solution would be very disruptive to existing residents.
- The second and probably most important reason that Hyde want to build more affordable homes is that there is a large housing shortage in London, and in Lambeth in particular, and if Bellevue mansions is demolished, they could build around 450 new homes on the same land. Hyde are a not-for-profit social housing provider, so they want to try to increase the number of homes available in the area.

So, as you can see, Hyde think it will be difficult to bring the current Bellevue Mansions building up to the highest modern standards without demolition. They also think that demolishing Bellevue Mansions will enable them to provide a large number of high-quality homes for Bellevue Mansions residents as well as providing extra housing in the area. Together these two factors provide the reason why Hyde want to demolish Bellevue Mansions and regenerate the land.

## An overview of the offer and what you need to think about

Talking to residents, we know that many really like the location, appearance, outside space and sense of community of the Bellevue Mansions.

Some people love the space they have in their flats and others think they are far too small (because there is a big difference in flat sizes). Some people struggle with the stairs and/or are unhappy with the overall condition of the building.

So, people really need to think about what a yes vote would mean in terms of their future living conditions i.e. the design of the new buildings and estate, the housing and compensation they receive and the actual regeneration process itself and how disruptive it will be.

These are all things that you need to think about carefully when you look at the proposals in Hyde Landlord Offer document.



## Home and Estate Design

- You will need to look at this section in the offer document yourself but the key features of the new design of properties is to provide high quality energy efficient flats with good space standards and user-friendly layouts.
- Properties designated for existing tenants will be built first and have the highest space standards of all the flats built. They will all have external balconies and there will also be lifts to the flats.
- Externally there is an emphasis on open space and more enclosed private space and some community and commercial facilities.
- So, you need to think about what you think about the size and layout of the new homes, the new layout of the proposed buildings and the shared space it offers. You also need to think about all this in comparison to what you have now at Bellevue Mansions.
- The main detail on this can be found in sections 3, 4 and 5 of the offer document between pages 8 to 17.



## The proposed building works and moving home

The next thing to think about is the construction process and what this will mean for you.

- Hyde propose to build the first building for existing tenants to move into first so that those who want to remain on the estate will only have to move once.
- It will be about three years before work first starts on this building and there will be a lot of consultation with people on their preferences before it starts.
- It will then take about two years to complete this first building. Whilst there are strict standards about site construction and management, this will mean some disruption for people in Bellevue Mansions.
- Hyde estimate that it will take a further three years to build the rest of the buildings. This again will represent quite a lot of disruption to residents.
- So, if tenants want to remain on the estate, it will be three years before building works start and five years before residents can move into the completed homes. However, they will only have to move once. If tenants want to move off the estate, Hyde will start the rehousing process much sooner. However, there will be a lot of building works going on during this time which will be quite disruptive. There are some strict guidelines in place to manage this and people will be consulted on how the works are managed, but it will represent some inconvenience to you.
- For more details on the proposed timescale for the works and consultation on them please see sections 6 and 7 in the offer document.

## Moving Home and Compensation

The next thing to think about is what Hyde is offering to tenants and leaseholders in terms of moving home and other compensation. There is a more detailed breakdown of this in the next section, but the highlights are set out below:

### For Tenants

- You can move to a newly built home here that is the right size for you or you can move off the estate to another Hyde property in Lambeth or elsewhere.
- You will get £15,000 compensation for having to move as well as having all reasonable moving costs covered.

*As the independent advisor it is worth us noting in these kinds of projects, that tenants are legally entitled to £8,100 compensation for losing their homes. Hyde's offers of £15,000 is higher than this. The offer for tenants is also quite generous in terms of room numbers, etc. Hyde have told us that this offer is designed to recognise the disruption that this development will cause and compensate residents accordingly.*

You can read more about the offer to tenants in chapter 8 of the proposal document on page 20 and in chapter 13 on page 25 to 26.

### For Resident Leaseholders

Resident leaseholders will be offered the full market value for their property plus 10% of its value as compensation alongside costs of moving including legal fees.

However, if they agree to sell their property to Hyde before November 2026, they will be offered 15% of the home's value as compensation.

Leaseholders will be able to buy one of the new build homes on the estate but there may be a gap between when their properties will be demolished and when there will be a property available for them to buy. Hyde will not cover their accommodation costs if there is a gap here but will discuss providing interim accommodation which leaseholders will have to pay for. This will need to be discussed with Hyde.

*As the independent advisor we would say that the offer of 15% compensation is higher than the statutory 10% usually offered. It is of course, tied to selling the property to Hyde relatively early though (i.e. in a years' time) and is designed to incentivise leaseholders to sell quickly. We think it is less likely that new homes to buy on the estate will be ready in time for people to move into them without finding accommodation in the meantime.*

You can read more about the offer to resident leaseholders in Chapter 9 of the proposal document on page 21 and chapter 14 on page 27 and page 28.





## Making a decision

We would advise that you read the proposal document with the points we have made in mind and decide if you wish to vote for or against them.

In our view, you need to consider the proposed new designs for the estate and homes, the rehousing offer and the development process itself and what this will all mean for you. Do you prefer to live in Bellevue Mansions as they are now or do you prefer to see the properties and estate redeveloped, get a new home and receive compensation.

## Do you need to know more? Do you have questions?

Hyde will be running a number of consultation events and drop ins over the next few weeks and Tpas will be at these as well to give you independent advice. We would advise all residents to come along to one or more of these events to talk to the Hyde team or us or both, about any aspect of the proposals and what it will mean for you.

This is a big decision and we think it's important that you are as informed as possible before you make it.

In addition, Hyde will be making door to door calls on the estate and you can call their customer service number **0800 328 2282** and ask to speak to a member of the regeneration team.

We will also be contacting residents to see if they would like to discuss the proposals or have any questions.

We will be putting up more information and answers to frequently asked questions on our website.

You can contact us anytime by just ringing our freephone number and leaving your details. We will ring you back within 24 hours (or on Monday if you call at the weekend).



## Our contact details are:

**Freephone: 0800 731 1619**

**Email: [bellevueresidentadvisor@tpas.org.uk](mailto:bellevueresidentadvisor@tpas.org.uk)**

**Web: <https://www.tpas.org.uk/our-projects/hyde-housing-belle-vue-mansions-itra>**

## How was the Landlord Offer arrived at?

Since our last newsletter there has been a great deal of activity aimed at arriving at a proposal to put to Bellevue Mansions residents.

As you will know there has been a lot of consultation with residents from November 2024 to date on estate designs and offer options. This has seen public events, questionnaires, home visits and focus groups.

The Residents' Steering Group has also been working with Hyde on their proposals to give a resident perspective.

Originally a ballot had been planned for March/April of this year and there was concern from the Residents' Steering Group and residents generally about the fact that proposals had not been finalised and the ballot date was delayed. The concern was about the pace of progress given the sense of uncertainty residents of Bellevue Mansions were feeling about their future.

Following more intense consultations and discussions the final proposals were developed in mid-August 2025.

These incorporated a lot of the feedback already received in terms of design and rehousing. The biggest change though was that tenants would only need to move once. Previously the plans had been based on people having to move to temporary accommodation whilst Bellevue Mansions was demolished and then move back into new homes once they were completed.

Whilst this would have meant the entire project would be constructed more quickly, it was felt that offering tenants the chance to only move once was less disruptive. The other key changes were increases in home loss compensation levels for tenants and resident leaseholders and more flexible rules around number of bedrooms allowed.



At this point we would just like to thank the Resident Steering Group. This was made up of a mixture of tenants and leaseholders with mixed views on the proposals. Despite their personal views, the steering group looked at all the suggestions made by Hyde and gave them detailed feedback. In our view this helped produce a better offer document for residents. To be clear, the steering group were not asked to agree or endorse the offer document, but they did objectively feedback on it throughout.

In the next section as promised, is more detail on the landlord offer for tenants, resident and non- resident leaseholders.

### **Detail on Bellevue Mansions Landlord Offer**

All tenants and leaseholders will have received the Landlord Offer, which was hand delivered by Hyde staff to residents on 9<sup>th</sup> September. This is an important document that explains what it means for you if the ballot results in a yes or no vote. If you haven't received the Landlord Offer, please contact the Hyde Regeneration Team as soon as possible at: [regenerationteam@hyde-housing.co.uk](mailto:regenerationteam@hyde-housing.co.uk)

The offer document shows what Bellevue Mansions will look like if the regeneration goes ahead, with illustrations of the landscaped areas, street layouts, shops and businesses, the new nursery and examples of the internal layout of the flats that will be built. It also explains what will happen if residents vote "no" to the regeneration such as fewer homes for families being built.

**It is important that you take time to read the offer so that you can vote with full knowledge of what voting yes or no means for you and your family. Some of you will already know how you will vote but if you are undecided, please take time to read the offer so that you can vote with a full understanding of what voting yes or no means for you and your family.**

### **The Landlord Offer for Tenants**

This applies to Hyde tenants who are named on their tenancy agreement and currently live at Bellevue Mansions. Hyde will offer the following;

- The right to a home on the new estate and you will only need to move once or you can move away to another Hyde home in Lambeth or other areas where they have homes. Hyde will not limit the number of offers that they make you if you want to transfer away from Bellevue Mansions. The new home will be the right size for you and your family.
- Hyde will keep your rent at the same level as now and your rent will increase yearly with inflation.
- Service charges will be capped at current levels with inflation only increases annually for five years.
- Hyde will make payment for Home Loss of £15,000. The current statutory Home Loss payment for tenants is £8,100. Hyde will also cover the costs of you moving home.
- If you want to downsize to a smaller home than the one you currently occupy, Hyde will pay you £5,000 in addition to the compensation outlined above.
- You will keep any home ownership rights such as the Right-to-Buy as well as any rights you have to pass on your tenancy (succession).
- If you have adult children living with you at Bellevue Mansions who are on Lambeth's Housing Register, Hyde will offer them a new home on the estate at social rent levels.
- If you need any adaptations to make living in your home more comfortable, Hyde will arrange this for your new home.
- The first section to be completed on the regenerated estate will be for tenants who want to stay and therefore will only have to move once.
- If you choose to move to a new home on the estate and you have an existing parking permit, you will be allowed to keep this.
- New homes with two or more bedrooms will have at least two bathrooms and all homes will also exceed national space standards by at least 10%.



### The Landlord Offer to Resident Homeowners

If you are a leaseholder at Bellevue Mansions and you have been living in your home there (and it is your only home) since 9<sup>th</sup> September 2024, Hyde will offer you:

- To buy your home at market value plus an additional 10% compensation. If you sell your home to Hyde before 31<sup>st</sup> October 2026, they will increase the compensation to 15%.
- Hyde will pay for a valuation of your home by an independent qualified surveyor.
- Hyde will pay stamp duty for your new home to the value of your current home.
- If you want to buy a new home on the new development, Hyde can arrange this through open market or shared ownership routes.
- If you have paid major works service charges since November 2023, Hyde will reimburse these costs to you.
- If you have adult children living with you in your home at Bellevue Mansions and they are on Lambeth Council's housing register, Hyde will offer them a new home on the regenerated estate at a social rent level.
- Hyde will arrange for you to speak to an independent financial advisor if you feel you need this.

In the next section as promised, is more detail on the landlord offer for tenants, resident and non- resident leaseholders.



### The Landlord Offer to non-Resident Leaseholders

This part of the offer is for leaseholders who own a home at Bellevue Mansions but don't live there. To be eligible for Hyde's offer, you must be named on the title deeds for your home.

- Hyde will buy your home from you at full market value plus an additional 7.5%.
- Hyde will also pay for the valuation of your home by an independent qualified surveyor.
- Hyde will also pay reasonable legal and professional costs relating to Hyde buying your home.

### Designs

Hyde's Landlord Offer has a number of illustrations of the layout of new homes on the new development. These show what the flats and maisonettes (flats on two floors) would look like subject to final design and planning agreement. The designs show room layouts as well as open spaces and important features such as insulation for warmth and sound transmission, storage and the availability of natural light. Please take time to study these images and compare them with your current home.



## Ballot timeline

The ballot opens on **Monday 29<sup>th</sup> September** and closes on **Thursday 23<sup>rd</sup> October**. It's very important that you vote so that your views are known and not leave it to others to decide on your future.

The question is a simple "yes" or "no" to the following:

***"Are you in favour of the proposals for the regeneration of Bellevue Mansion?"***

If the ballot results in a "yes" vote, the regeneration will go ahead and the timeframe to have the project completed is 2033, so will last approximately eight years from Autumn 2025.

If residents vote "no", the current homes at Bellevue Mansions will remain and Hyde will continue to manage and maintain them.

If you are unsure about any aspect of the offer and need to speak to someone, the Hyde Regeneration Team can be contacted via: [regenerationteam@hyde-housing.co.uk](mailto:regenerationteam@hyde-housing.co.uk)

Alternatively, Tpas, as your Independent Tenant and Resident Advisors will be happy to talk to you:

[Bellevueresidentadvisor@tpas.org.uk](mailto:Bellevueresidentadvisor@tpas.org.uk)



## Who Can Vote in the Ballot?

The criteria for eligibility for voting is set by the Mayor of London and the Greater London Authority and these rules will be applied to the ballot for Bellevue Mansions.

To have a vote, the following must apply:

- You must be over 16 years old
- You are a social tenant and named on the tenancy agreement on or before the 9<sup>th</sup> September 2025
- If you are a resident leaseholder, you must have been living in your home there as your only or principal home for 12 months before 9<sup>th</sup> September 2025 **and** you must be named on the lease of your property.
- Any resident whose main home is at Bellevue Mansions **and** was registered on Lambeth Council's housing register for 12 months before 9<sup>th</sup> September 2025.
- Private tenants living at Bellevue Mansions who have been on Lambeth Housing Register for 12 months before 9<sup>th</sup> September 2025.
- Homeless households in temporary accommodation at Bellevue Mansions and who have been on Lambeth Housing Register for 12 months before 9<sup>th</sup> September 2025.
- Household members (not tenants) who have been on Lambeth Housing Register for 12 months before 9<sup>th</sup> September 2025.

The ballot on whether the regeneration of Bellevue Mansions goes ahead will be run by an independent company called Civica Election Services (Civica). They have already sent out letters to residents to ensure that they have an accurate record of who lives in your home and therefore who is eligible to vote. Their role is to send out ballot papers to residents and to count votes once they are returned. Once the ballot closes, they will then count them and then publish the result.

Civica will send your ballot paper to you by post on **Friday 26<sup>th</sup> September** and you must have voted by **Thursday 23<sup>rd</sup> October** when the ballot closes. To make it easier, there are three ways to vote; by post, online or by phone. Civica will write to all eligible voters on **Thursday 30<sup>th</sup> October** letting them know the result of the ballot.

We know that problems sometimes happen with postal delivery and if you haven't received your ballot pack by **Tuesday 30<sup>th</sup> September**, please contact Civica on **0208 889 9203** or [support@cesvotes.com](mailto:support@cesvotes.com) and they will be able to help you.





We hope our newsletter has been useful to you in understanding what Hyde are proposing and if you are in favour or against this.

We would urge everyone to attend some of the events or drop-in sessions being run by the Hyde team. These will be happening right up until the end of the ballot. We will also be at these as well if you want to get our view or just talk to somebody independent about the proposals, how they will affect you and any issues you are concerned about.

These events will all be advertised and there will also be additional information circulated to all residents in relation to frequently asked questions by residents. We would ask you to keep an eye out for leaflets coming through the door or emails being sent to you. We will also be contacting residents to see if they have any questions about the proposals and will be updating our website with questions people have asked us.

The most important thing for us is that people vote in the upcoming ballot as it will have a major effect on the future of Bellevue Mansions and every vote will be important.

We also want everyone to feel that they have enough information on the proposals to make an informed decision when they vote. So please get in touch with us or Hyde if you want to know more.

## Your Independent Advisors



**Dave Smethurst**



**Matthew Wicks**

You can get in touch with us in the following ways:

**Freephone:**

**0800 731 1619**

**Email:**

**[bellevueresidentadvisor@tpas.org.uk](mailto:bellevueresidentadvisor@tpas.org.uk)**

**Web:**

**<https://www.tpas.org.uk/our-projects/hyde-housing-belle-vue-mansions-itra>**

