

# Trinity Court

## Our offer to you

#HACKNEYISBUILDING



Dear resident,

I'm pleased to present our updated proposals to you for the redevelopment of Trinity Court as part of our wider regeneration plan for the De Beauvoir Estate.

We believe these plans will be of huge benefit to De Beauvoir and the local community – providing much-needed new genuinely affordable homes for you and other local people, as well as improvements to community spaces, commercial facilities and public areas.

We've consulted local people throughout this process and our architects have made changes to respond to your feedback. But, as we promised in 2018, we think if we're proposing to demolish your home, it's right that you should have the opportunity to vote in an open and transparent ballot about whether the proposals should go ahead.

This booklet sets out what our plans are, how you would benefit from a new, modern, high-quality Council home with the same rights, guarantees and type of rent you have now – as well as compensation for the disruption of moving. It also sets out the voting process and what will happen if you and your neighbours vote in favour or against the proposals.

We don't build homes to make a profit – we build them to give more families an affordable place to call home. That's why we're building them ourselves, on Council land, with and for local people.

I know that this will be a big decision that will affect you and your family, and you will want to consider these proposals in detail before voting. Council officers will be available to answer any questions you may have, and impartial advice and support is available from your Independent Tenant and Leaseholder Advisors, PPCR.



*Philip Glanville*

**Philip Glanville**

**Mayor of Hackney**

# Contents

Introduction	4
What's happening on the De Beauvoir Estate	6
Your voice	7
Timeline	10
Your new home	13
Council tenant offer	18
Resident homeowner offer	19
The De Beauvoir Estate ballot	21

# Introduction

## The Residents' Ballot

In 2018, we made a promise that we would only ever proceed with proposals to demolish any home that we own and manage if we had the support of the people living there. A residents' ballot is the simplest and most transparent way for everyone to understand the level of support for our proposal to redevelop Trinity Court.

This booklet is your offer, explaining our promise to you.

If there is a 'yes' vote we will go ahead with building modern, high quality homes for you, and you will get our guaranteed offer in this booklet.

### **This booklet covers:**

- Our proposals for Trinity Court and the wider De Beauvoir Estate
- How our plans would affect you, your family and your community
- Our promise to you
- The ballot process and how to vote

**To be eligible to vote, you must live in Trinity Court on the De Beauvoir Estate, and you must be one of the following:**

- a Council tenant named as a tenant on a tenancy agreement;
- a resident homeowner (leaseholder or freeholder) who has been living in the property as your only or principal home for at least one year; or
- a resident over the age of 16 whose principal home is in Trinity Court and has been on Hackney Council's housing register for at least one year (i.e. since May 2020).



*Aerial photo of the existing De Beauvoir Estate*



# Our promise to you

## **We will:**

- Offer all Trinity Court residents a new home on the estate
- Keep the community together
- Increase the number of Council homes for social rent on the De Beauvoir Estate
- Offer financial compensation for you and pay your reasonable moving costs
- Support you to move to your new home
- Guarantee parking permits for current permit holders
- Work with you to minimise all disruption



*An artist's impression of the proposals for Downham Road West, viewed from Southgate Road*

# What's happening on the De Beauvoir Estate?

Over the past few years, we have shared plans with you showing what the De Beauvoir Estate could look like in the future. Your feedback throughout this time has helped us to develop our designs.

We are planning to build around 308 new homes in two phases across the De Beauvoir Estate. Trinity Court, which includes the only homes we are proposing to replace as part of these plans, is in Phase 2 of these proposals.

At least half (50 %) of new homes will be for social rent or shared ownership (30 % social rent and 20 % shared ownership).



*View across Lanresse Court podium towards Rozel Court*

**Across the Phase 1 and Phase 2 sites, our plans include:**



New one, two and three bedroom homes



Retail and commercial spaces for existing and new businesses



Improved streets and routes through the estate



More trees and landscaping in public spaces



Modern, energy efficient homes



Private outdoor space for each new home



More outdoor seating



A new garden square



New play facilities across the estate

# Your voice

## Keeping the community together

We are proposing to include Trinity Court in our wider plans for the De Beauvoir Estate. Our Keeping Communities Together policy means that local residents directly impacted by our plans will have priority for the new homes that we build.

## How will this affect you?

We are already planning to build new homes on the De Beauvoir Estate within Phase 1 and a planning application was submitted in April 2021. This means that if there is a 'yes' vote in this ballot, you would be able to move into a new home in either Phase 1 or Phase 2 (subject to planning permission). We expect to start work on the Phase 1 new homes in Spring 2023.

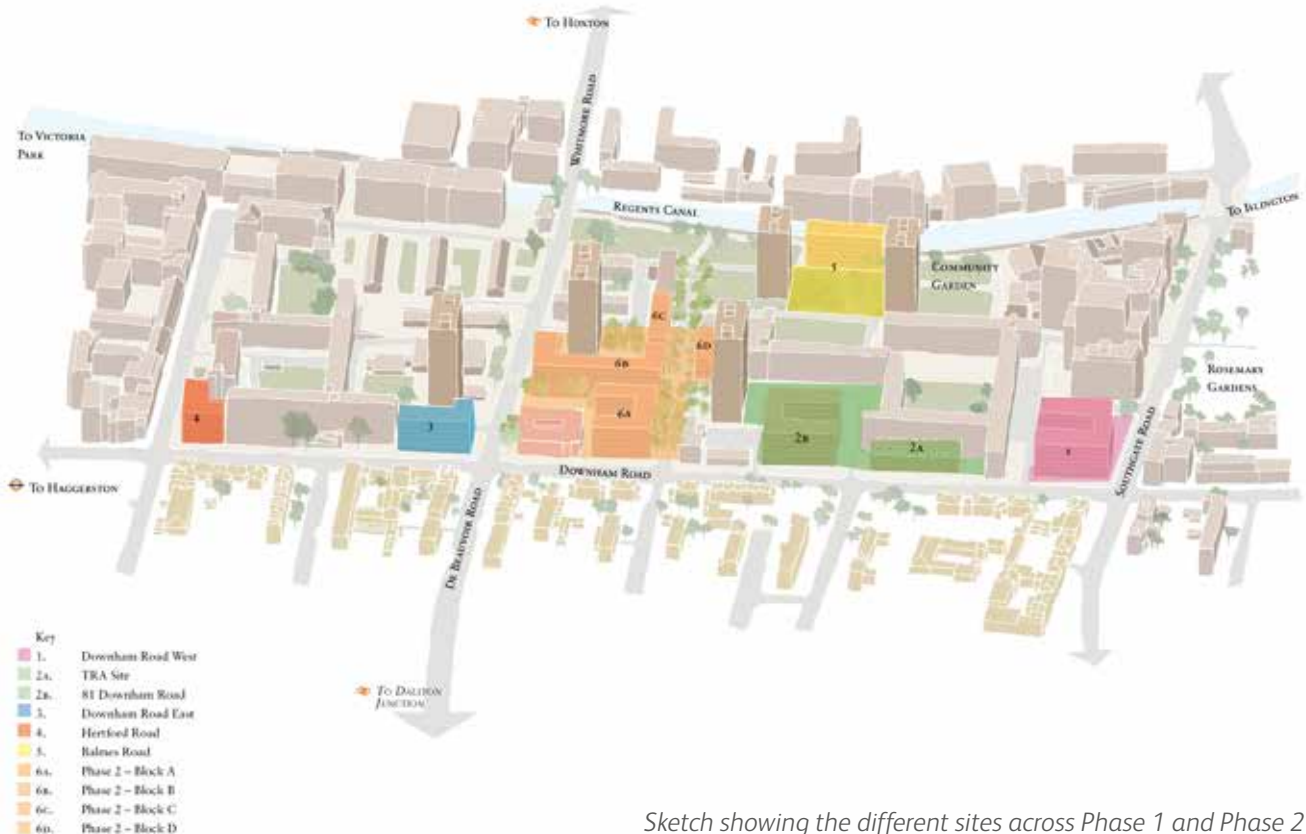
If there is a yes vote, we will submit a planning application that includes the demolition of Trinity Court and the building of new homes in its place. We would then expect to start construction on Phase 2 in 2023 (subject to planning permission). This means that your new home on the De Beauvoir Estate could be ready to move into from 2025. You will be able to move into a new home on either the Phase 2 site (where Trinity Court is located) or the Phase 1 sites.

## The future of the De Beauvoir Estate

Over the last few years, we have had lots of conversations with De Beauvoir residents and encouraged everyone to get involved as we have developed our plans.

Our plans for new homes on the De Beauvoir Estate include approximately 308 new, well-designed homes across six sites:

- the depot located at the corner of Downham Road and Southgate Road
- 81 Downham Road (formerly the temporary site of Hackney New Primary School) and the adjacent ball court and Tenants and Residents Association building
- Balmes Road podium garages
- the depot located at the corner of Downham Road and De Beauvoir Road
- the car parking spaces on the corner of Downham Road and Hertford Road
- Trinity Court, Neighbourhood Housing Office, Housing Depot and current project hub building



Sketch showing the different sites across Phase 1 and Phase 2



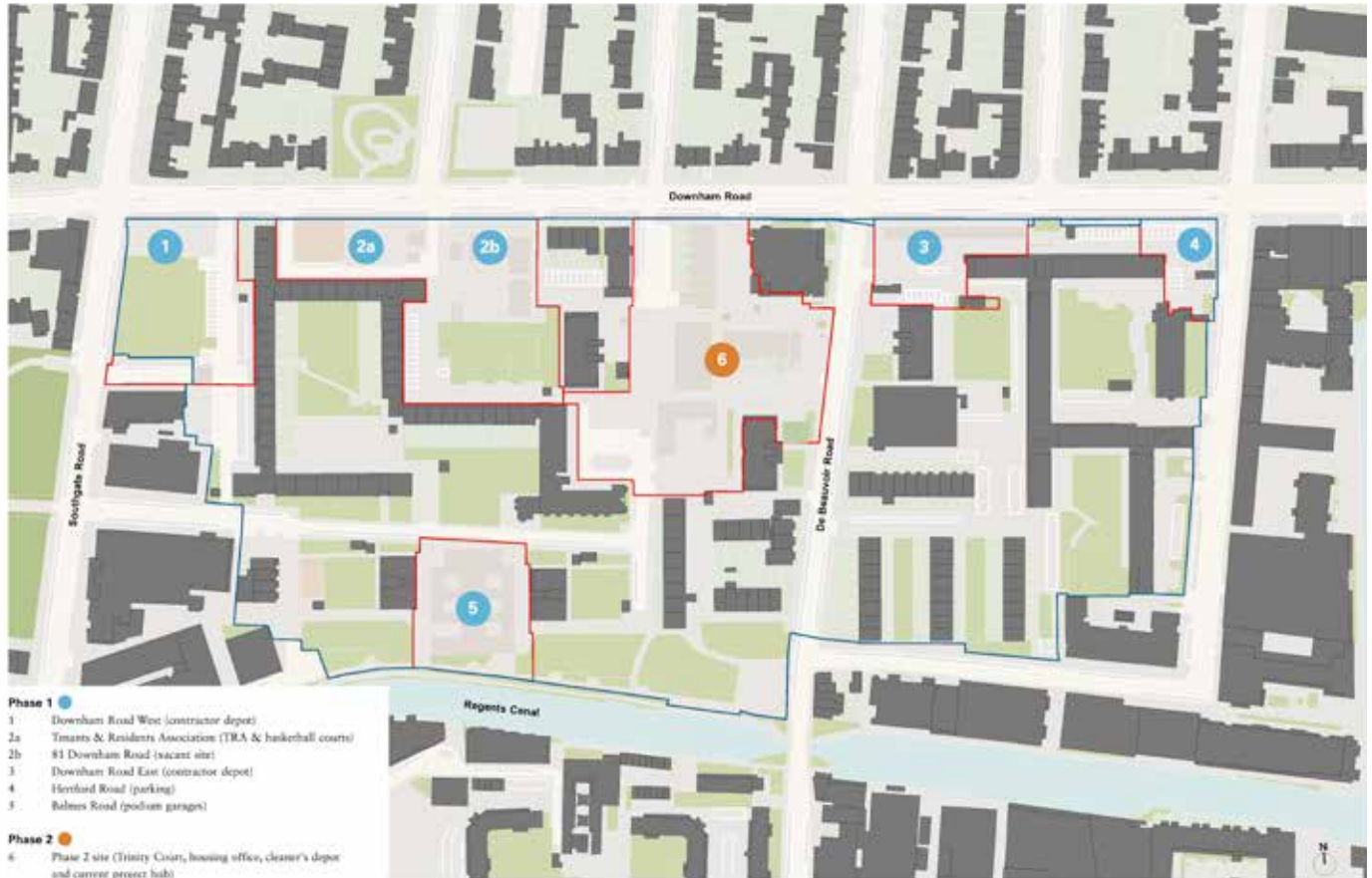
## The difference between Phase 1 and Phase 2

**Phase 1** includes the following sites:

- the depot located at the corner of Downham Road and Southgate Road and part of the adjacent land
- 81 Downham Road (formerly the temporary site of Hackney New Primary School) and the adjacent ball court and Tenants and Residents Association building
- Balmes Road podium garages
- the depot located at the corner of Downham Road and De Beauvoir Road
- the car parking spaces on the corner of Downham Road and Hertford Road

**Phase 2** includes these spaces:

- Trinity Court
- Neighbourhood Housing Office
- Housing Services depot
- Current project hub
- The joinery and upholstery business spaces



A plan showing the Phase 1 sites (in blue) and the Phase 2 site (in orange)



Across the Phase 1 and Phase 2 sites, half (50 %) of the new homes we deliver will be for social rent and shared ownership (30 % social rent and 20 % shared ownership) with the remaining homes for outright sale to help pay for them. If we are able to, we will increase the number of social rent and shared ownership homes.

#### Proposed number of homes in Phase 1 and Phase 2:

	Number of Homes	Percentage of Homes
<b>Social Rented</b>	92	30 %
<b>Shared Ownership</b>	62	20 %
<b>Outright Sale</b>	154	50 %
<b>Total</b>	<b>308</b>	<b>100 %</b>

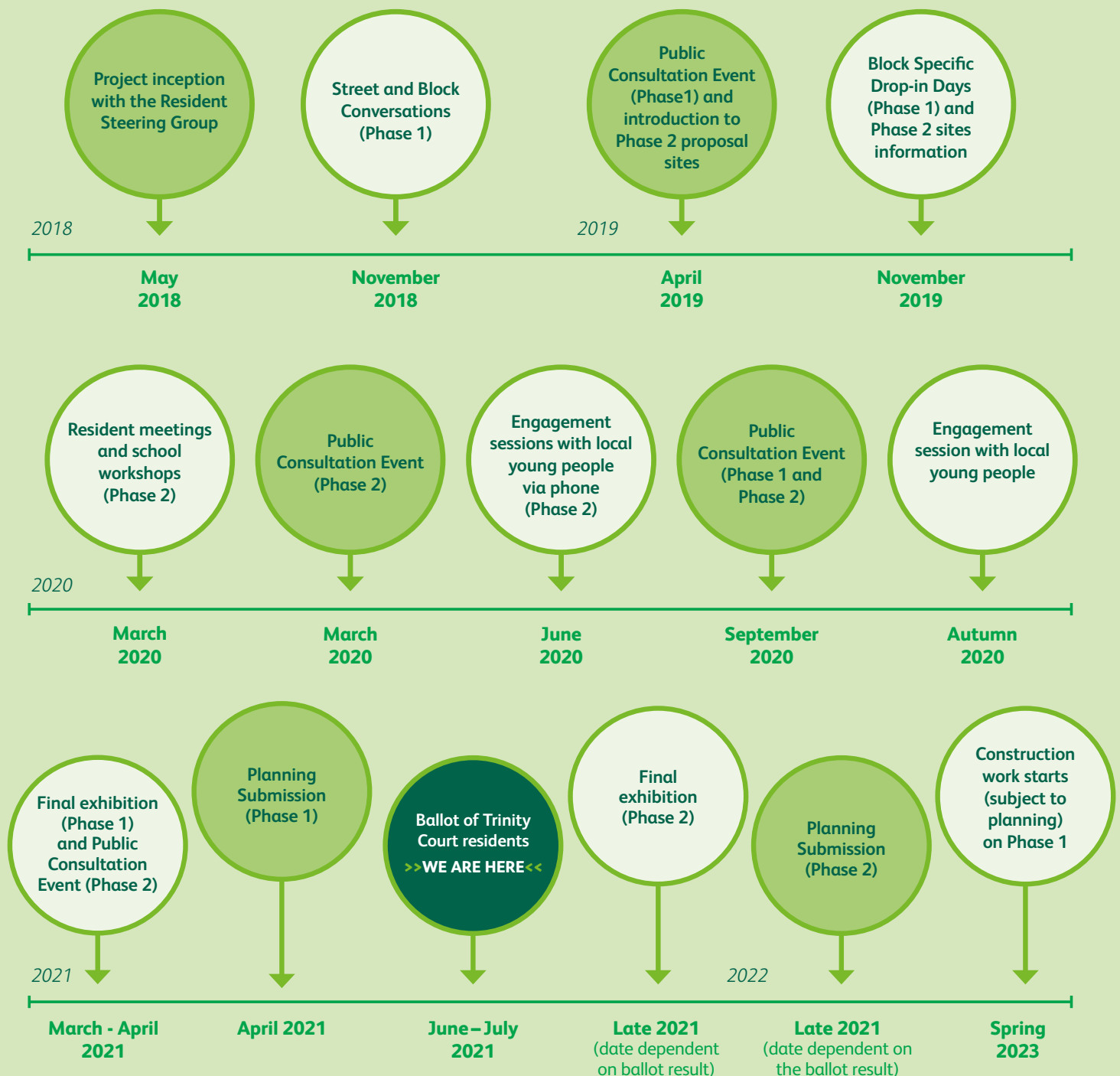
If there is a 'yes' vote and the development goes ahead, you will be able to move into one of the homes in Phase 1 or Phase 2, depending on what you prefer. This is dependent on Phase 1 and Phase 2 both receiving planning permission.

If you were to move into one of the Phase 1 sites, it may be possible to only move once from your current home, into your new home. However, we understand that you may prefer to remain on the Phase 2 site, closer to where you currently live. If you would like to remain on the Phase 2 site, you will need to move twice - the first time away from the Phase 2 site so that building work can take place, and the second time back to the Phase 2 site, into your new home.



*An artist's impression of the proposal for the Balmes Road site*

# De Beauvoir Estate Phase 1 and Phase 2 timeline



## How you have shaped our proposals

This table explains how the feedback that we have received about our plans for both Phase 1 and Phase 2 has shaped the proposals.

What you have told us	How your feedback has been incorporated
People felt that there should not be additional parking on the north side of Benyon Road.	We have taken this feedback on board and the additional parking has been removed, and provided nearby instead.
Residents were keen to relocate the multi-use games areas (MUGA) either in front of Fermain Court or next to the Crib. Young people tended not to use the existing ball courts, as they are felt to be unclean and unsafe.	We are not able to replace both MUGAs but we are proposing to relocate one of the MUGAs to the front of Fermain Court. We will also improve the MUGA, providing a wider range of activities in a space that feels clean and safe.
Some people were concerned that the Balmes Road proposals will overshadow the Grow Your Own area, and that the garden may be damaged during construction.	In response to this feedback we developed the designs of the Balmes Road site, making the building lower to help reduce overshadowing. We have also moved it away from the garden area and the builders will erect protection for the garden during construction.
Some people were worried that the closed doughnut-shaped block (at the corner of Downham Road and Southgate Road) would make the new building feel closed-off from the rest of the estate.	The doughnut-shaped block has been redesigned to a u-shaped block, with views in and out from the central courtyard at higher levels, improving the visual connection to the rest of the estate.
We have heard that the public spaces on the Phase 2 site could feel more welcoming, safer and greener.	We will make improvements to the space outside the Rose Lipman building to make it greener and more inviting. We will also include better lighting with good sight lines and overlooking from shops and homes. We have also added more benches and planting.
Young people we spoke with said that the space outside the Rose Lipman building is inclusive and relaxing because it is used by both adults and young people.	We have incorporated a variety of new benches into the design which are comfortable for all ages. Some will be good for one or two friends to have a conversation, others for small groups of people to gather and hang out.
It would be useful to have clearer routes, including from De Beauvoir Road to the playground and St Brelades Court.	We have added clear routes from the Phase 2 site towards the wooden playground near St Brelades Court. We want people of all ages to feel safe in these areas. We also aim to make a better entrance into the estate and a safe pedestrian route towards Clifford Road.
Residents also asked us to incorporate more materials that encourage biodiversity, such as bird boxes and wildlife gardens.	We also want to make the estate greener and more biodiverse. The designs include green roofs, sustainable landscape design and our tree planting programme.

### How you can continue to shape the plans

If there is a 'yes' vote, we will keep on working with the local community, by continuing to meet with Trinity Court residents, our Resident Steering Group (RSG) and through further resident engagement.

The RSG is a group of residents that regularly meet with local ward councillors and Council officers to input and feedback on the design proposals. The group ensures that the perspective of existing residents is considered throughout, and members work with the architects to give advice from residents' viewpoint.

Our Independent Tenant and Leaseholder Adviser (ITLA), PPCR, also attend the RSG meetings to provide independent and impartial advice to residents, to ensure that they can play an informed role in the regeneration of the estate.

If you would like to join our Residents Steering Group, please do get in touch with James Mollosos, using the details at the back of this booklet. It would be great to have Trinity Court residents involved in the group!



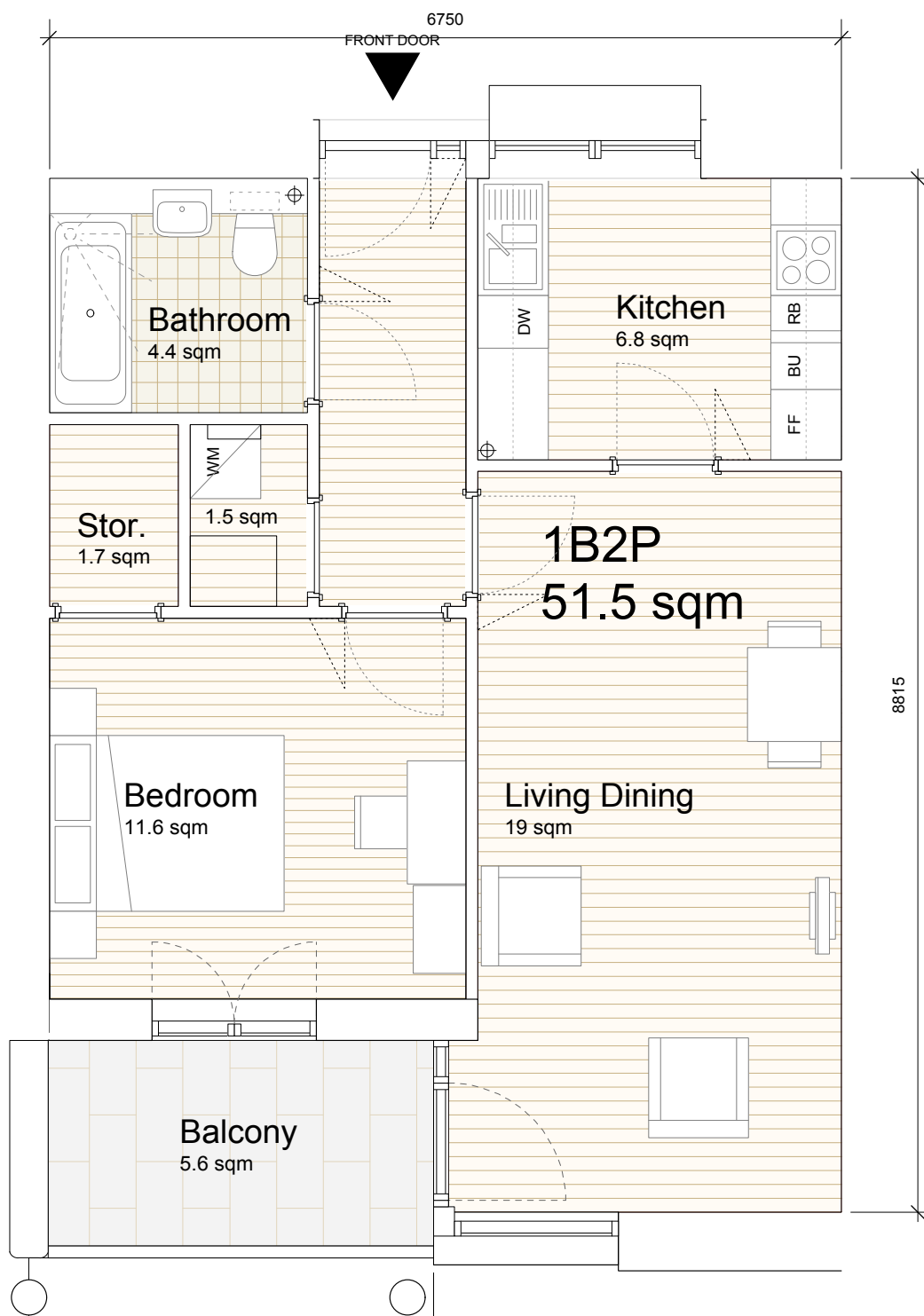
*An image taken at our September 2020 public consultation event*



## Your new home

Over the next couple of pages you can see some floor plans which show how the different sized homes would be laid out. We have also recently held events about the plans for the Phase 1 and Phase 2 sites, and you can see more details of the proposals for both phases on our website [hackney.gov.uk/de-beauvoir-estate](https://hackney.gov.uk/de-beauvoir-estate).

### Example 1 bedroom home

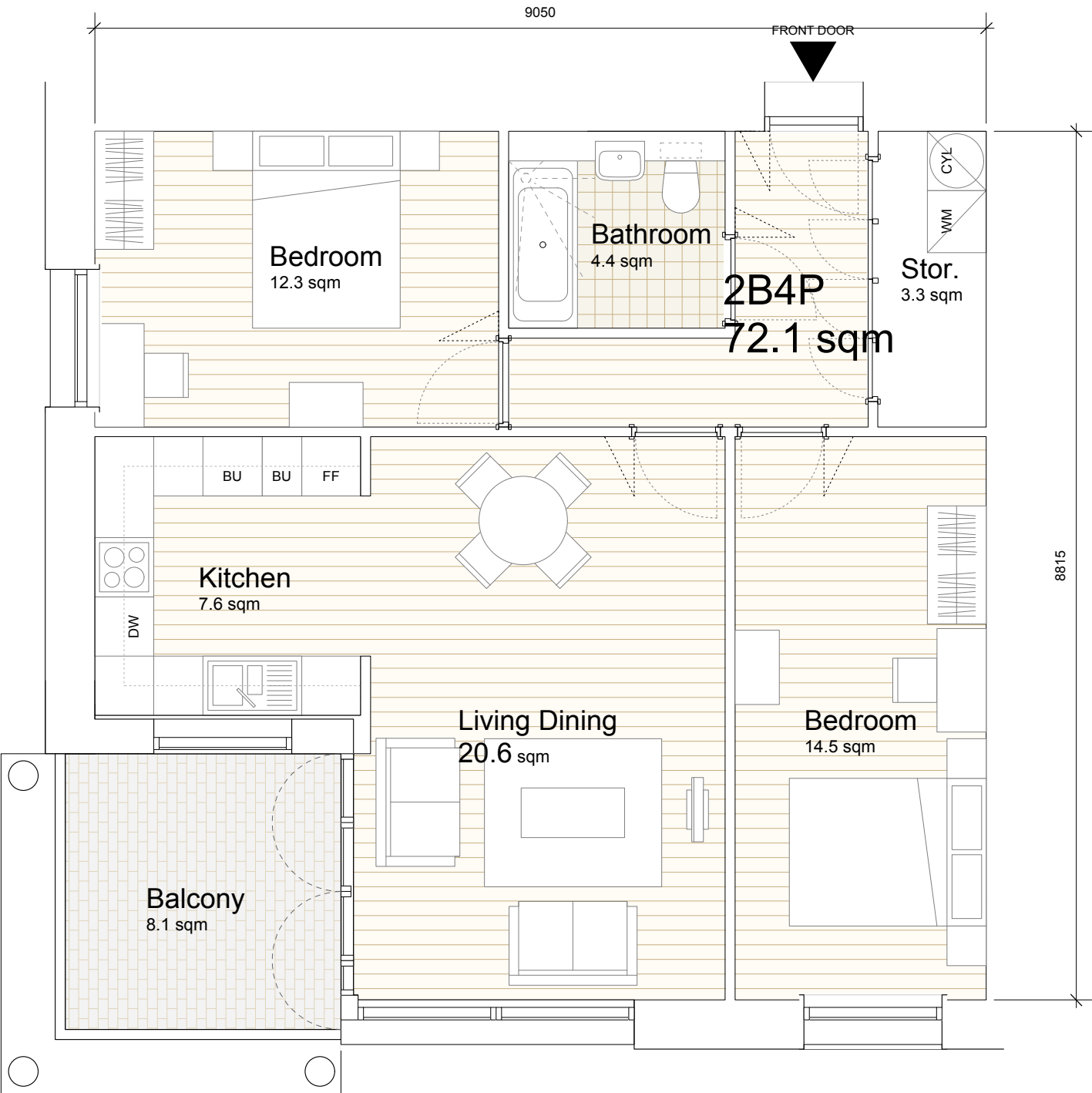


#### KEY

DW = DISHWASHER FIXING POINT  
WM = WASHING MACHINE  
RB = RUBBISH BIN

BU = BASE UNIT  
FF = FRIDGE FREEZER

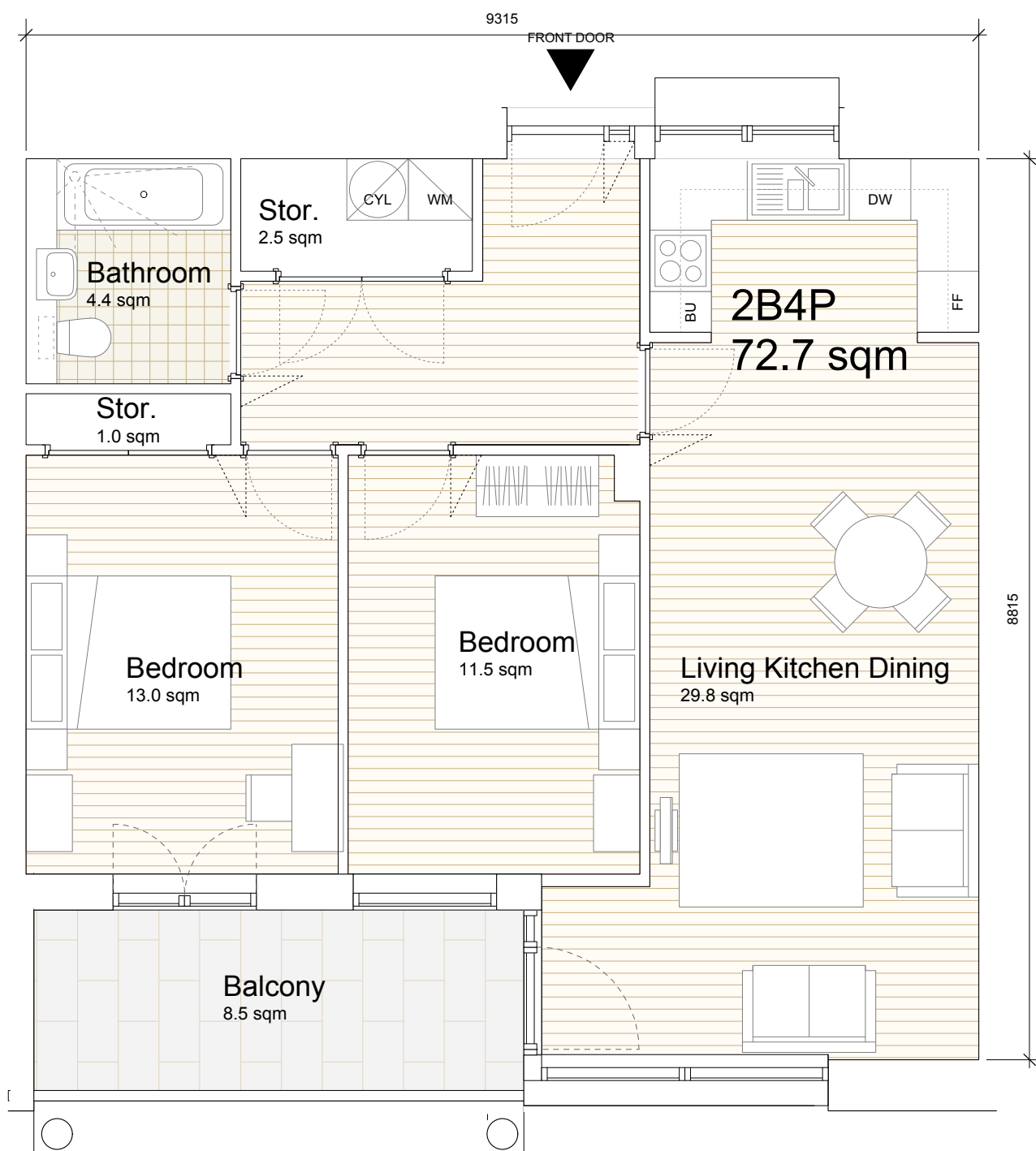
# Example 2 bedroom home type A



**KEY**

DW = DISHWASHER FIXING POINT	BU = BASE UNIT
WM = WASHING MACHINE	FF = FRIDGE FREEZER
RB = RUBBISH BIN	CYL = HOT WATER CYLINDER

## Example 2 bedroom home type B

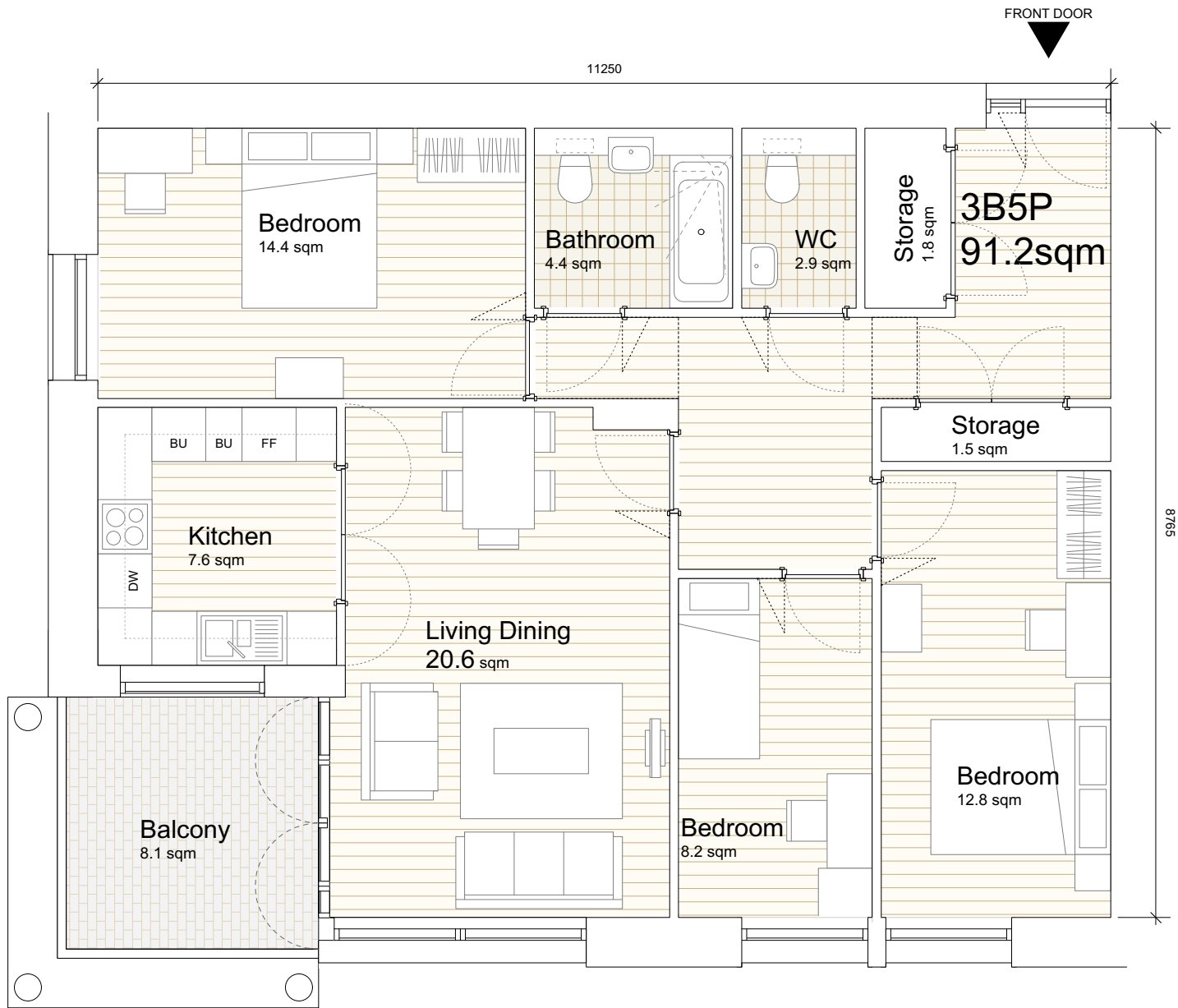


### KEY

DW = DISHWASHER FIXING POINT  
WM = WASHING MACHINE  
RB = RUBBISH BIN

BU = BASE UNIT  
FF = FRIDGE FREEZER  
CYL = HOT WATER CYLINDER

# Example 3 bedroom home



**KEY**

DW = DISHWASHER FIXING POINT	BU = BASE UNIT FF = FRIDGE FREEZER
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**The new homes being built on the De Beauvoir Estate will have:**

- **Modern finish** - new homes will be modern and finished to a high quality
- **Space** - all rooms are generously sized and meet the 2016 London Plan space standards
- **Outdoor space** - all new homes will have either a balcony or terrace
- **Storage** - the new homes are designed with built in storage
- **Efficient** - more energy efficient than existing homes



*Images showing recently completed social rented homes developed by Hackney Council. The new homes at De Beauvoir would be designed to the same specification.*



## Council tenant offer

You have a right to a new home in either Phase 1 or Phase 2 of the new homes at De Beauvoir. Your tenancy rights won't change. The Council will remain your landlord and you will remain a secure tenant. You will receive financial compensation and help with moving.

### Compensation

You are entitled to a £6,500 home loss payment for moving if you have lived in your home for 12 months or more when you move out. If you are a joint tenant, you will receive one shared payment. These home loss payments are set by the government and reviewed annually, so the amount may have increased by the time you move.

### Decant process

If you do have to move temporarily (because your new home is not ready for you) we will provide a temporary home for you in Hackney, as near to De Beauvoir as possible. We expect that if we did need to provide you with a temporary home for a short period, this would be on the De Beauvoir Estate.

### Moving costs

The Council will pay your reasonable moving costs and full details are included on the next page of this booklet.

### A home that meets your needs

Your new home will meet your housing needs, including any disability or mobility needs that you have. Everyone will be fairly assessed under our Lettings Policy.

If you need more bedrooms than you have now and are assessed as overcrowded, you will be able to move into a new home that is the right size for you. If you are under-occupying, you will be fairly assessed under our Lettings Policy and offered a home that is the right size for you and your family.

### Help to move

You will be given all the help and support you need with moving - this will include financial assistance as well as support and advice from your dedicated officer.

### Parking

If you have a vehicle and a parking permit, and you remain living on the estate, you will be allocated a parking space as part of the new development.

### Pets

If you currently have a pet, they can move with you to your new home on the estate.

### Staying with your neighbours

You have told us how much you value your neighbours and friends at Trinity Court. If you wish, you will have the option to remain as close as possible when you move to your new homes.

### Moving elsewhere in the borough

If you do not wish to remain on the De Beauvoir Estate, you can choose to move to a different council home in Hackney instead.

### Tenancy rights

You will have all the same tenancy rights as you have now, including any preserved right to buy.

### Rent

Your rent will be calculated and regulated in the same way it is now. The amount of rent you are charged will depend on the size, type and location of your new home, in accordance with the government formula that determines how social rents are set.

The Council reviews rent levels across all Council homes in advance of each financial year.

## Resident homeowners offer

### Market value and compensation

We will offer to buy your home for its market value, assessed by an independent RICS surveyor.

You will also receive an additional payment equivalent to 10 % of the market value of your current home.

### Financial help to move

You will have access to independent mortgage advisors, financial advisors and resident advisors, at no cost to you.

You will also be entitled to a disturbance payment, which is additional compensation designed to pay for certain costs that you may incur as a result of having to move home. This includes all reasonable costs associated with the sale of your home such as legal costs, removal costs and utility disconnections and reconnections.

### Buying a new home

We hope that you will want to buy a new home on the De Beauvoir Estate and there are a number of different options available to you (each of these are covered in more detail below):

- Leasehold swap
- Buying a new home in the new development:
  - Outright
  - Shared equity
  - Shared ownership
- Open market elsewhere

### Leasehold Swap

We will offer you the option of moving from your home to a new build property on the De Beauvoir Estate. To do this, you would need to have the full value of the new property. If your new home is worth less than the value of your existing property, we would pay you the difference.

### Buying a new home outright on the De Beauvoir Estate

This option is the straightforward purchase of your property for the agreed market value. You would then make your own arrangements to find a suitable new home. You can purchase a new home on the De Beauvoir Estate through our in-house sales team, Hackney Sales ([hackneysales.org](http://hackneysales.org)). This would be an outright sale without any funding from the Council.

### Shared Equity

We can help you buy your new home if the market value of your current property is less than the market value of your new property and you are unable to afford the difference.

To be eligible for this option, you will need to invest the full market value of your existing property into the purchase of your new home to buy a proportion of the equity of your new home (with the same number of bedrooms or smaller). The Council will then own the unpurchased proportion. You can buy the remaining portion at any future point. No rent is charged on the unpurchased proportion.

### Shared ownership

Shared ownership is a part-buy, part-rent scheme under which you buy a proportion of the property and pay rent on the unpurchased proportion, which the Council would continue to own.

If you choose, for whatever reason, not to invest the full market value of your current property (or the maximum that you can afford to), then you will be offered the shared ownership option. After an initial period, you will be able to purchase additional proportions of equity in the property up to 100 %, which is known as staircasing.

### Open market elsewhere

After we have purchased your home, you would be free to buy a property elsewhere.

## Non-resident homeowners

If you are a non-resident homeowner (you own the property but do not live in it) you are entitled to the following.

### Market value

We will offer to buy your investment property for market value as assessed by an independent RICS surveyor.

### Compensation

You will also receive an additional 7.5 % of the property's market value and 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).



*An artist's impression of the proposed east-west walkway through the Phase 2 site*



# Moving to your new home

We know that moving can be disruptive, so we want to make the process as easy as possible for you. We will be here to help and advise every step of the way. This applies whether you want to stay on the estate or move to another home in the borough.

We can also offer additional help and support if you have special needs or a disability. You will have an officer from the Council to support you who will work with you all the way through your move.

We will cover costs of:

- Removals (including packing and unpacking)
- Reconnecting telephone, TV and broadband
- Disconnecting and reconnecting appliances
- Redirecting mail
- Replacing major appliances if they don't fit in your new kitchen

## Removals

You can book your removals by contacting your Decant Officer, who will arrange for a contractor to do your removals free of charge. If you would prefer, you can arrange your own removal and we will arrange payment.

## Telephone

We will reimburse you the cost of the disconnection and reconnection of your telephone landline and any existing extension.

## Satellite dish

Our new builds have a central television system. However, if you decide to move to another estate with older buildings, we will arrange payment for the disconnection and reconnection of your satellite dish.

## Cable TV

We will reimburse you for the disconnection and reconnection of cable television.

## Redirection of your mail

We will reimburse you for the redirection of your mail for three months following your move.

## Kitchen appliances

We will provide white goods such as a new cooker, fridge freezer and washing machine, but we can also arrange disconnection and reconnection of your existing cooker and washing machine or reimburse you for the cost of reconnection.



*Residents recently moved into new homes at King Edward's Road*

# The De Beauvoir Estate ballot

## Hackney's ballot policy

In 2018, we promised that all residents whose homes we are proposing to demolish would get to vote on whether those proposals should go ahead. The principle of balloting residents at Trinity Court was then agreed by the Council's Cabinet in July 2020.

The ballot is a critical part of ensuring that residents are at the heart of our proposals for the De Beauvoir Estate. We think it's right that if we are proposing to demolish your home, you should be able to vote on whether the proposals should go ahead.

## Voting process

Civica Election Services (CES), an independent body, will organise and manage the ballot to make sure it's run fairly. CES is used by hundreds of organisations every year to manage their ballot, election, vote, survey or referendum. This will be an anonymous ballot and CES will not tell us, or anyone else, how you have voted. Voting in the ballot is voluntary, however we encourage everyone to take part and use their vote.

If you have any questions about the ballot or if you are not sure if you are eligible to vote please contact the CES team on:



**020 8889 9203**

**support@cesvotes.com**

You can also contact the CES team if you have any issues with your ballot paper or your pack has not arrived.

## How to vote

In order to be eligible you must be:

- a Council tenant named as a tenant on the tenancy agreement
- a resident homeowner (leaseholder or freeholder) who has been living in the property as your only or principal home for one year, or
- a resident over the age of 16 whose principal home is Trinity Court and has been on the housing register for one year.

Voting packs will be posted out on Wednesday 14 July 2021. You can vote as soon as your pack arrives and by no later than 5pm on Wednesday 11 August 2021. Inside the pack, there will be a ballot paper with this question:

### **Are you in favour of the proposal for the regeneration of Trinity Court?**

You will be asked to answer YES or NO.

There are a number of different ways to vote. These are:

- Pre-paid envelope
- Phone
- Online

Details will be included within the voting pack that will be sent to you by CES.

## Useful information

### What a 'YES' result means

If there is a majority 'yes' vote, you will be able to move into one of the new homes that we are building at De Beauvoir. We will continue to involve you at every step of the planning process.

If there is a majority 'yes' vote, you can move into a new home in one of the Phase 1 sites or in Phase 2.

We will continue to be in touch with you regularly through our newsletter and meetings. We will also make sure that you are given plenty of notice of your move.

### What a 'NO' result means

Should there be a majority 'no' vote, we would need to stop our plans for Phase 2 including redevelopment of Trinity Court and understand the reasons why.

The new homes we are building in Phase 1 would be allocated to new residents. We would continue to maintain the homes at Trinity Court and a new proposal for Phase 2 that excludes Trinity Court would be put together with feedback from residents.

### Key ballot dates

Voting packs will be posted out to eligible voters on Wednesday 14 July 2021. You can vote as soon as your pack arrives.



**Voting closes at 5pm on Wednesday 11 August 2021**

Any votes received outside of this period will not be counted. If you choose to vote by post, you must make sure that your ballot papers have arrived with CES before the deadline.

### Announcing the ballot results

The result will be available seven days after the ballot has closed. CES will write to you to let you know the outcome and we will also update our website:



**[hackney.gov.uk/de-beauvoir-estate](https://hackney.gov.uk/de-beauvoir-estate)**

### Do you have any questions?

We will be keeping you updated with our plans as they progress through our website and newsletter and also through the De Beauvoir Estate Resident Steering Group (RSG). If you would like to join the RSG, please do get in touch using the details below.

If you have any questions or concerns please talk to us:



James Mollosos - Project Manager  
**[James.mollosos@hackney.gov.uk](mailto:James.mollosos@hackney.gov.uk)**  
**07483 909146**

### Support and advice

PPCR are your Independent Tenant and Leaseholder Advisor (ITLA) and they can also help you with any questions.

If you have any questions, please contact



Abraham Nomafo  
**[ANomafo@ppcr.org.uk](mailto:ANomafo@ppcr.org.uk)**  
**07508 108116, 020 7407 7452**  
or by freephone **0800 317066**



*An artist's impression of the proposals for the Balmes Road site, viewed from the canal*

