

FAQs on the future of Huguenot House

1. Why are plans to redevelop or refurbish Huguenot House being considered by Westminster City Council?

The Huguenot House building is ageing and many elements of the building are no longer fit for purpose. Plans to redevelop or comprehensively refurbish the building would:

- Preserve and enhance the local community
- Ensure that all homes meet modern space standards as well as being energy-efficient
- Deliver new landscaping and create improved public space for residents to enjoy
- Create new local employment and training opportunities
- Provide modern leisure and commercial facilities

2. Do you have a preference regarding the plans for Huguenot House – refurbishment, partial or full redevelopment?

Options for the future of Huguenot House have been under consideration since 2017 and, in March 2021, the City Council decided its preferred option was to redevelop or comprehensively refurbish the building. This followed extensive consultation with residents and key local stakeholders.

As part of the City Council's consideration of all possible options for the future of Huguenot House, we have now started the process of looking for a delivery partner to work alongside us.

We are looking for a delivery partner with significant experience of delivering well-designed buildings with high-quality homes and facilities. The partner will be asked by the City Council to consider all options (refurbishment, partial or full redevelopment) for the future of Huguenot House and to re-provide affordable homes while delivering best value to the people of Westminster.

3. What is WCC's main objective in seeking a development partner for Huguenot House?

We are seeking a delivery partner with significant experience of delivering well-designed buildings, with high quality homes and facilities in similar central London locations. We are also looking for a partner who will involve the local community in the design development and work collaboratively with residents and stakeholders on the proposals.

The final decision on the chosen option will be based on what achieves best value for Westminster and what will deliver the required improvements to residents' properties and support the wider community.

4. How will you involve residents of Huguenot House in the process?

Residents have been consulted since 2017 on options for Huguenot House and Westminster City Council will continue to engage and discuss options as the plans progress. This will include a thorough and detailed public consultation as part of the design development phase once a developer is selected and ahead of submitting a planning application.

5. Will residents be able to remain in their homes during the redevelopment / refurbishment?

Whether the council decides to pursue refurbishment or redevelopment, it is likely that residents will need to move out to ensure health and safety requirements are met. The health and welfare of our residents is our top priority as a council. Our rehousing policy has several options for residents, which vary depending on whether you are a private tenant, secure tenant, resident leaseholder or non-resident leaseholder.

6. If residents do need to move out during the redevelopment, how long will this be for and where will they likely be rehoused?

Whether Huguenot House is refurbished or redeveloped, residents and commercial occupiers will not be able to stay in the building during construction. This could be a health and safety risk, and the safety of residents is our top priority. The duration of works is not yet confirmed but we will update all residents with this information once it is available closer to the time.

Our rehousing policy contains several options for residents, which vary depending on whether you are a private tenant, secure tenant, resident leaseholder or non-resident leaseholder. Please get in touch with us or speak with Rob, your independent resident adviser from Source Partnership, to discuss your specific circumstances, or see the rehousing policy (available on the Huguenot House website) for more detail.

7. Will everyone (tenants and owners) have the right to return?

All resident leaseholders and secure tenants have the right to return to homes within the new building. This is alongside a range of financial and advisory support on offer for both resident leaseholders and secure tenants. If you are a non-resident leaseholder or a tenant in a privately owned property, other support is available to you (more information in the question below). We are speaking to all residents and leaseholders about their individual properties and will discuss their options with them. More detail can be found in our rehousing policy on our website or you can contact us for a copy.

8. What are the options for non-resident leaseholders / private tenants?

The only option for non-resident leaseholders is to sell your property to the council and receive the statutory financial compensation. We are speaking to all residents and leaseholders about their individual properties and the support available to them. Please see Westminster City Council's rehousing policy on the Huguenot House for more detail.

9. When will this happen?

Westminster City Council is currently looking for a partner to deliver the plans alongside us. We hope to select that partner by the end of 2024. In 2025, design development will begin and we anticipate that a planning application could be submitted following public consultation in the summer or early autumn.

10. Why is WCC carrying out maintenance works via United Living when redevelopment or more comprehensive refurbishment has already been agreed?

The health and safety of residents is the City Council's top priority. The works to the windows and other essential maintenance works need to be completed now to make sure the building is compliant with health and safety standards, even if we then need to redevelop the building in the future. Regardless of the outcome, Westminster City Council will look to reuse materials from Huguenot House in the redevelopment where possible.

Contact us

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