

# Have your say

Options consultation for Huguenot House  
9 November 2020 – 8 January 2021

[westminster.gov.uk/huguenot-house](https://westminster.gov.uk/huguenot-house)



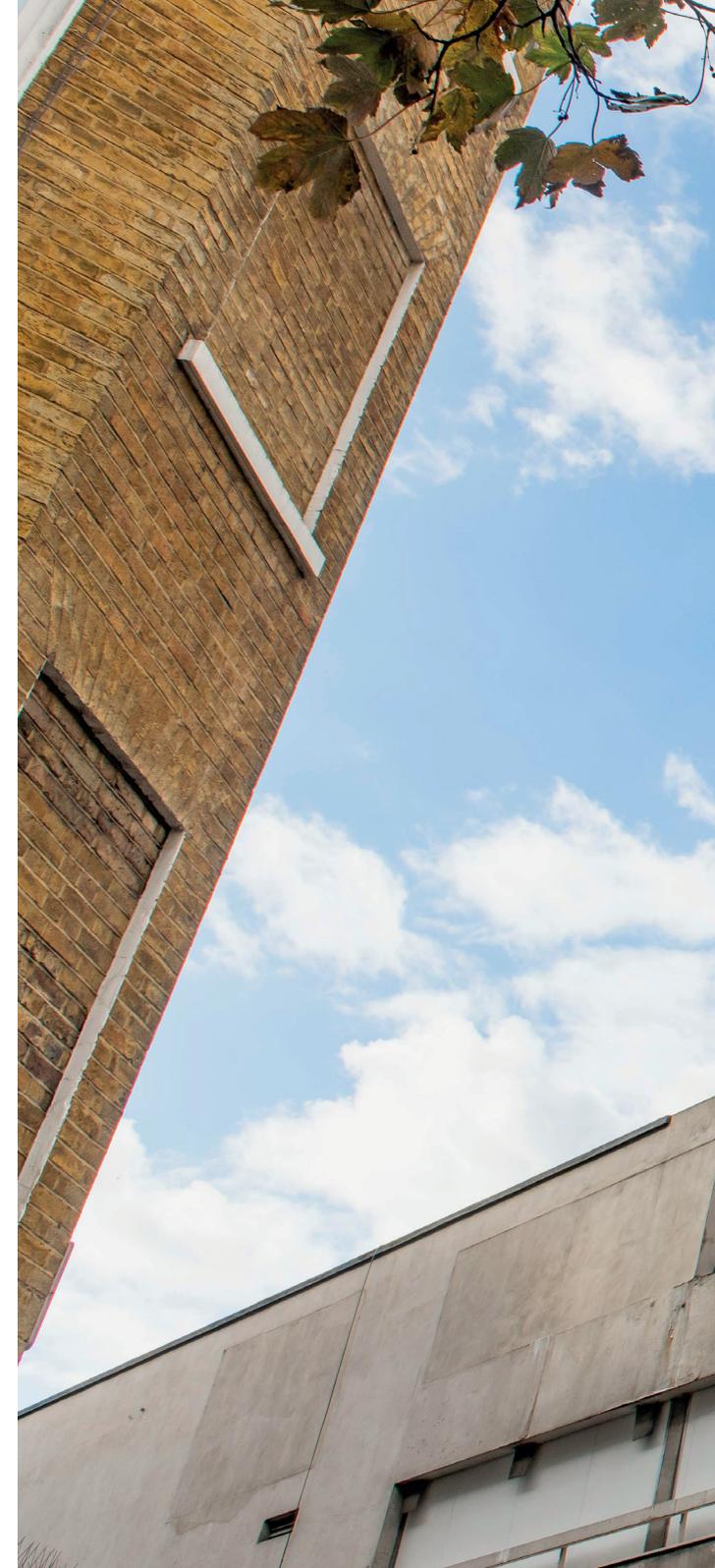
City of Westminster

City  
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All

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This is a Section 105 consultation which seeks views in particular from secure tenants of Huguenot House. Please see more about this on page 7.





# About the consultation

Over the last five years, we have consulted with Huguenot House residents, commercial tenants, and the community on a range of options for the future of Huguenot House. We have now refreshed these options and are presenting them in this booklet for your feedback.

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The refreshed options in this booklet, including a new option, consider feedback, changes to building regulations, and support our efforts to reduce our carbon footprint.

We want to hear from you with your thoughts before we decide a preferred way forward for Huguenot House.

This consultation with you is a continuation of the options consultation we have held to date and is conducted in line with Section 105 of the Housing Act (1985), which requires us to consult with secure tenants (see page 7 for more details).

Please note that Westminster City Council reserves the right to proceed with any or none of these options. Whilst we greatly value your feedback and want to work with the community to find the best way forward for Huguenot House, our decision will take account of a number of factors in addition to the feedback received during the consultation.

After an option is selected, we will continue to work with you as we develop the plans and consult with you further on details.

We expect a decision to be taken on which option to progress early in 2021, once all feedback has been considered.

More information can be found on our website:  
[westminster.gov.uk/huguenot-house](https://westminster.gov.uk/huguenot-house)

## Options we have previously consulted on

Presented in 2017/18

We are including these as this exercise is a continuation of the previous consultation and all options are still proposed.

These options are refreshed to reflect new building regulations and our latest affordable housing and other policies. The original six options, and how we assessed them in 2017/18, can be seen on our website.

All options are still proposed and feedback from the previous consultation together with any new feedback will be taken into account before a final decision is made.

We welcome feedback on both the original six options (details can be found on our website) and the refreshed options presented here.

## A new option

Presented here for the first time

Based on new market research and the changing social and economic context since 2018, we have prepared a further redevelopment option for your consideration.

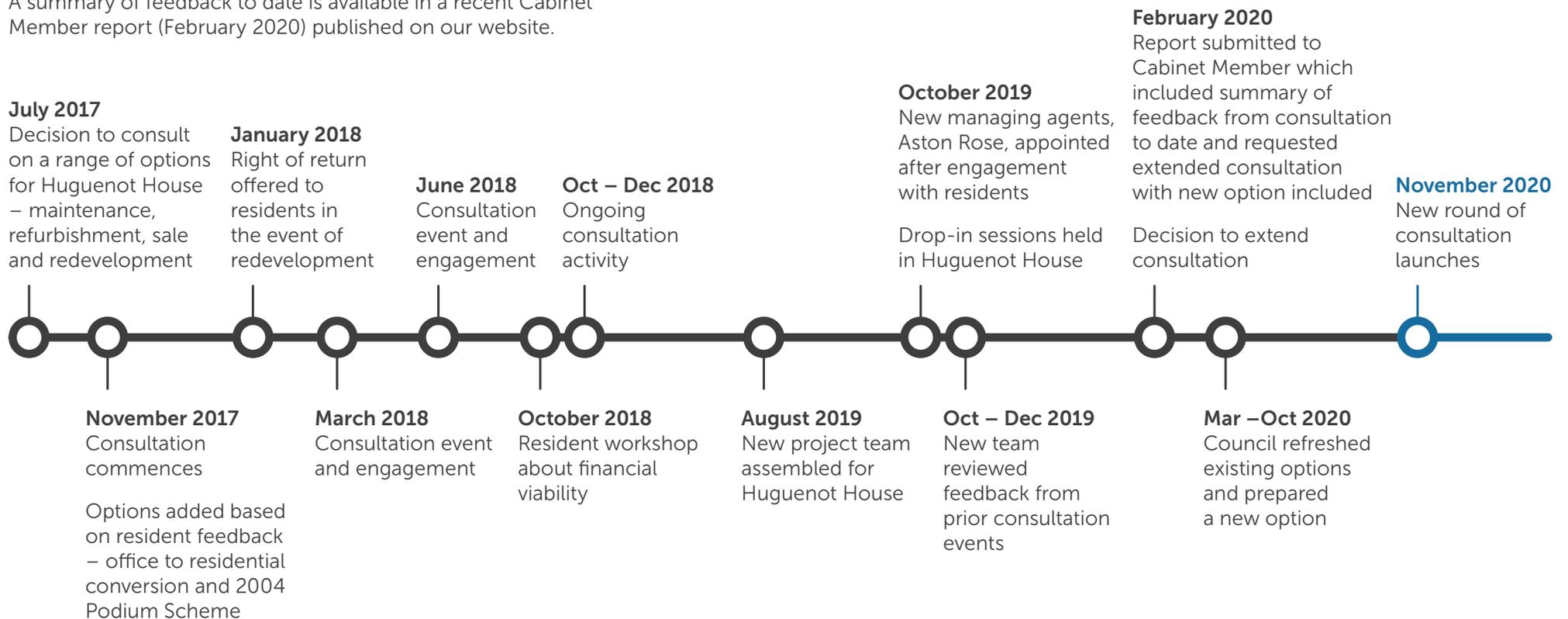
# Consultation activity to date

For the past two years, we've been reviewing your feedback and re-assessing the options in light of the community's valuable input and the changing regulatory and economic context. We have also refreshed our *City for All* strategy during this time, which has informed this work.

Below is a timeline which summarises our consultation with residents since 2017, when we first came out to the community with a range of options for Huguenot House.

This current engagement is a continuation of our previous consultation activity and all your feedback to date will be considered along with any new feedback before we make a decision.

A summary of feedback to date is available in a recent Cabinet Member report (February 2020) published on our website.





# Our consultation approach

## The consultation runs 9 November 2020 – 8 January 2021

We want to know how you think the options in this booklet will meet the needs of all Huguenot House residents, leaseholders, commercial tenants and the wider community, before we decide a preferred way forward.

To ensure we reach as many people as possible, we have changed the way we are consulting. We will now run a number of online events and have provided several ways for you to get in touch and give your feedback, which you can read about on page 8.

### Keeping your community safe

Due to the latest Government COVID-19 guidance, we cannot meet with you in person.

However, we are offering to meet anyone who wants to speak to our team via Microsoft Teams, Zoom or on the phone.

During these meetings, we can provide you with more information, discuss your personal circumstances, answer your questions or note down any concerns or questions you'd like us to take away to investigate further.

We have set aside time during the consultation to meet with you and will be as flexible as possible to fit around your schedule, including being available on some evenings and Saturdays if this is more convenient for you.

### No internet access?

If you are a resident of Huguenot House and would like to participate in one of these webinars but do not have access to a mobile, tablet or laptop, please get in touch.

We are offering to loan an internet-enabled tablet to any resident who needs one to take part in this consultation.

### Section 105: consultation with secure tenants

Section 105 of the Housing Act (1985) requires us to consult specifically with tenants who rent a property from the council (secure tenants) where development or housing management proposals include new programmes of maintenance, improvement, demolition or a change in the landlord's practice or policy, that is likely to affect secure tenants.

As part of this consultation, we are providing all secure tenants in the building with an opportunity to give feedback on our proposals by Friday 8 January 2021.

If you are a secure tenant and would like to provide feedback on these proposals, please get in touch with us via any of the methods suggested in this booklet.

After Friday 8 January 2021, we will consider all responses before coming back to the community.

In addition to our secure tenants, we are also delighted to hear comments from a wide range of other people, including our other residents, local organisations and businesses, and members of the wider community.

Please note that the council reserves the right to proceed with any or none of these options. Whilst we greatly value your feedback and want to work with the community to find the best way forward for Huguenot House, our decision will take account of a number of factors in addition to the feedback received during the consultation.

# Get in touch

There are several ways for you to find out more, ask questions and have your say. These include opportunities to engage online, over the phone, and by email or post.

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## Webinars

We will also be holding three webinars to provide more details on the refreshed options and the new option, and provide you with an opportunity to ask questions. These will be held via Zoom.

- 🕒 **Thursday 19 November 2020**, 1 – 2pm
- 🕒 **Wednesday 25 November 2020**, 6 – 7pm
- 🕒 **Tuesday 1 December 2020**, 10 – 11am

You can book by emailing [huguenothouse@westminster.gov.uk](mailto:huguenothouse@westminster.gov.uk), or calling **020 7641 1502**.

These sessions will be recorded and hosted on the website, so if you are unable to attend you can watch at another time.

## Go to our website

Visit [westminster.gov.uk/huguenot-house](https://westminster.gov.uk/huguenot-house) for more information on these options and our consultation to date.

Here you will be able to download documents including:

- ▶ Previous consultation materials from 2017/18
- ▶ A report summarising the consultation to date
- ▶ Full assessment and marking of each option

There is also an online feedback form which you can use to tell us what you think about the options presented here.

## Call Us

Phone us on **020 7641 1502** during normal working hours (9am – 5pm, Monday to Friday).

## Write to us

A feedback form is enclosed with this booklet and can be returned via post to:

**Huguenot House Consultation**  
**17th Floor, City Hall**  
**64 Victoria Street**  
**London**  
**SW1E 6QP**

You can also email us at [huguenothouse@westminster.gov.uk](mailto:huguenothouse@westminster.gov.uk)

# Priorities for you and the city

Through consultation to date you told us that you wanted us to consider a wide range of options when deciding the future of Huguenot House.

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You also asked that we include the impact on the existing community within the building as one of our key priorities, which we have done. Based on your feedback, we have included both the option to retain and extend the building (the 2004 podium scheme) and to convert the offices into new homes.

This booklet gives you an overview of a broader range of options and the changes we have made to our assessment priorities to take account of our *City for All* strategy, new building regulations, and changes to the social and economic context since 2018.

In addition to refreshing our original priorities, we have also added an important new one. We will now assess how each option contributes to our aim to become a carbon-neutral city by 2040. In 2018, we declared a climate emergency and, acknowledging that we need to act fast to protect our environment, all our projects must put sustainability at their heart.



# Assessing the options

Using our *City for All* strategy as a starting point and considering your feedback earlier in the consultation, we have developed the following priorities to measure each option against.

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## Quality homes that meet modern standards

- ▶ Does the option deliver good quality, well designed and safe homes that meets modern standards?



## Opportunity and employment

- ▶ Does the option provide new employment opportunities in the local area in the short and long term?



## Environmental sustainability

- ▶ Does the option achieve high environmental standards, increasing energy efficiency and contribute to the council's target to make Westminster a carbon-neutral borough by 2040?



## Preserve and enhance the local community

- ▶ Does the option benefit the existing community?
- ▶ Will it allow residents, other local community members and businesses to continue to enjoy their local area for years to come?
- ▶ Does the option also allow room for the local community to grow?



## Financial viability

- ▶ Does the option achieve value-for-money?
- ▶ Will it be viable to deliver and maintain?
- ▶ Is it a good investment of public money?

# What's changed

Since our last consultation events in 2017/2018, there have been some changes to building regulations, planning regulations and affordable housing policies. Below you can see how we have updated the options in line with this changing context.

	Option as presented in 2017/18	Refreshed Option (2020/21)
Maintenance	<ul style="list-style-type: none"> <li>▶ Short term maintenance plan presented only</li> </ul>	<ul style="list-style-type: none"> <li>▶ 30 year plan for maintenance costed and presented</li> </ul>
Refurbishment	<ul style="list-style-type: none"> <li>▶ Unclear if residents will need to move during works</li> </ul>	<ul style="list-style-type: none"> <li>▶ Residents will have to move during the works</li> </ul>
Sale of the building	<ul style="list-style-type: none"> <li>▶ No change to this option</li> </ul>	
Convert offices to new homes	<ul style="list-style-type: none"> <li>▶ Only one affordable home</li> <li>▶ Residents could remain in their homes</li> <li>▶ Leaseholders will not be recharged for the works</li> </ul>	<ul style="list-style-type: none"> <li>▶ 50% of any new housing will be affordable for social or intermediate rent</li> <li>▶ Residents can't remain in their homes during the works</li> <li>▶ Leaseholders will incur costs for the maintenance works only</li> </ul>
Retain and Extend (2004 Podium Scheme)	<ul style="list-style-type: none"> <li>▶ No affordable homes</li> <li>▶ Residents will likely have to move for the duration of the works</li> <li>▶ Leaseholders will not be recharged for the works</li> </ul>	<ul style="list-style-type: none"> <li>▶ 50% of any housing will be affordable for social or intermediate rent</li> <li>▶ Residents will have to move during the works</li> <li>▶ Leaseholders will incur costs for the maintenance works only</li> </ul>
Redevelopment (4A*)	<ul style="list-style-type: none"> <li>▶ 13 affordable homes</li> </ul>	<ul style="list-style-type: none"> <li>▶ 50% of any housing will be affordable for social or intermediate rent</li> </ul>
Redevelopment (new)	<ul style="list-style-type: none"> <li>▶ This option is new and was not presented previously</li> </ul>	

To view options from the last consultation events, please visit: [westminster.gov.uk/huguenot-house](https://westminster.gov.uk/huguenot-house)  
 If you do not have access to the website, we will be happy to post you this information upon request.



## Option: Maintenance

This would be a 30-year maintenance plan to keep the building up to standard.

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In the short-term, this would mean repairing the windows, rendering, roof and façade. We would also replace one lift and the water tank.

In the longer term, this would mean replacing the windows, heating, electrical, fire alarm systems and second lift.

### **How would leaseholders be affected?**

Leaseholders could remain in their homes for the duration of the works.

Leaseholder costs for this option are estimated at between £25,000 and £45,000, depending on the terms of your lease. This is an estimate and more detail will be provided should this option be selected.

### **How would secure tenants be affected?**

Tenants can remain in their home.



### Quality homes that meet modern standards

- ✓ No change to tenancies or leases for residents
- ✓ The building would be improved to meet current health and safety standards
- ✗ No new homes
- ✗ The inside of existing homes would not be improved



### Opportunity and employment

- ✗ No new jobs or apprenticeships for local people
- ✗ No creation of new job opportunities over the longer term



### Environmental sustainability

- ✓ By keeping the building, we would avoid the carbon emissions associated with demolition
- ✓ Repairs and improvements to the roof may make very minor improvements to energy efficiency
- ✗ No significant improvement in energy and carbon efficiency of the building
- ✗ No new green spaces (e.g. green rooftops or living walls)



### Preserve and enhance the local community

- ✓ Residents could remain in their homes during the works
- ✓ The short term disruption to residents will be less than other proposed options, for example, exterior scaffolding and noise
- ✗ No improvements to local area, public realm or commercial facilities (e.g. the cinema) to make them better for the community



### Financial viability

- ✗ Leaseholders would be charged an estimated £25,000 – £45,000 depending on the terms of their lease\*
- ✗ Does not improve the performance of the commercial spaces (e.g. parking and office spaces, parking, offices) which are not of a good, modern standard
- ✗ The building would cost more to maintain and run over time
- ✗ Does not address the underuse of the car park



\*Under the terms of your lease, leaseholders are only charged for maintenance works and would not be charged for any improvement works. This is why these costs are the same across the various options.



## Option: Refurbishment

Refurbishment would mean maintaining the building, but also making more significant improvements over a shorter period.

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The refurbishment would include:

- ▶ Replace both lifts
- ▶ A new roof
- ▶ New windows and façade
- ▶ New heating, water, electrical and fire alarm systems
- ▶ Decorating shared spaces, such as painting and new carpets

Leaseholders would also be able to opt-in for new kitchens and bathrooms.

### **How would leaseholders be affected?**

Leaseholders would have to move out while works take place.

Leaseholder costs for this option are estimated at between £25,000 and £45,000, depending on the terms of your lease. This is an estimate and more detail will be provided should this option be selected.

### **How would secure tenants be affected?**

Tenants would also have to move out for the works.



## Quality homes that meet modern standards

- ✓ No change to tenancies or leases for residents
- ✓ The building would be improved for residents, including new lifts and windows
- ✓ New bathrooms and kitchens for tenants, leaseholders could opt-in for these as well at a cost
- ✗ No new homes
- ✗ No improvement to the size or quality of existing homes



## Opportunity and employment

- ✓ Some new job opportunities and apprenticeships for local people during the works
- ✓ The offices would be refurbished to a higher standard which would make them more attractive for businesses to rent, bringing more economic activity to the area
- ✗ No increase in the number of offices or the commercial floorspace



## Environmental sustainability

- ✓ By keeping the building, we would avoid the carbon emissions associated with demolition
- ✓ Refurbishment works would make minor improvements to energy efficiency
- ✓ New kitchens and bathrooms would reduce water usage
- ✗ Improvements to the energy efficiency of the building are limited if the old building is kept
- ✗ No new green spaces (e.g. green rooftops or living walls)



## Preserve and enhance the local community

- ✓ Secure tenants would be supported to find temporary housing during the works after a Housing Needs Assessment
- ✓ All residents could return to their home
- ✗ All residents would need to move out while works were going on
- ✗ No improvements to the local area or public realm



## Financial viability

- ✓ Financially viable for the council to deliver
- ✗ Leaseholders would be charged an estimated £25,000 – £45,000 depending on the terms of their lease\*
- ✗ Would cost a lot of public money without improving the performance of commercial spaces (cinema, parking, offices) or providing new homes
- ✗ Does not address the underuse of the car park and suitability of other commercial spaces

\*Under the terms of your lease, leaseholders are only charged for maintenance works and would not be charged for any improvement works. This is why these costs are the same across the various options.





# Option: Sale of the building

This option is to sell the building.

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In order to continue providing value-for-money for all Westminster residents, our priority is to retain and optimise revenue from council owned property.

If we sold the building, we would not be able to control what the new owner would do, so we can't assess the impact on residents in the long-term.

## **How would leaseholders be affected?**

No immediate impact but we cannot know what the new building owner would choose to do with the building in the long term.

## **How would secure tenants be affected?**

No immediate impact but we cannot know what the new building owner would choose to do with the building in the long term.



## Quality homes that meet modern standards

🚫 Unknown



## Preserve and enhance the local community

🚫 Unknown



## Opportunity and employment

🚫 Unknown



## Financial viability

- ✓ Financially viable
- ✗ No control over the intentions of the new purchaser
- ✗ Contrary to council policy, our priority to retain and optimise assets
- ✗ Unlikely to generate lots of interest due to the current property market and cost of improving the building



## Environmental sustainability

🚫 Unknown





## Option: Convert offices to homes

This option is to redevelop partially by converting the offices to new homes.

This option would mean the offices will be converted into 10 new homes. By undertaking this option, current Building Regulations requirements would need to be met for the whole building, such as fire safety standards. Therefore the building would also be updated in a similar way as the Refurbishment option, while converting the offices.

### How would leaseholders be affected?

Leaseholders would have to move out while works take place. Leaseholder costs for this option are estimated at between £25,000 and £45,000, depending on the terms of your lease. This is an estimate and more detail will be provided should this option be selected.

### How would secure tenants be affected?

Tenants would also have to move out for the works.



## Quality homes that meet modern standards

- ✓ All existing homes would remain with no change to tenancies or leases for residents
- ✓ 10 new homes, with 50% of new housing being affordable for social or intermediate rent
- ✓ New bathrooms and kitchens for tenants, leaseholders could opt-in for these as well at a cost
- ✗ No improvement to the size or quality of existing homes
- ✗ The new homes could not fully comply with modern standards. For example they could not be fully adaptable for residents with disabilities, big enough or provide private outside space such as balconies
- ✗ This is not policy compliant, as offices are a protected land use



## Opportunity and employment

- ✓ Some new jobs and apprenticeships for local people during the works
- ✗ By removing the office space, businesses would have to move



## Environmental sustainability

- ✓ By keeping the building, we would avoid the carbon emissions associated with demolition
- ✓ Refurbishment works will make minor improvements to energy efficiency
- ✓ New kitchens and bathrooms would reduce water usage
- ✗ Improvements to the energy efficiency of the building are limited if the old building is kept
- ✗ No new green spaces (e.g. rooftops or living walls)



## Preserve and enhance the local community

- ✓ Secure tenants would be supported to find temporary housing during the works after a Housing Needs Assessment and could return when they are finished
- ✓ More residential floor space and new homes
- ✗ All residents would need to move while works were going on
- ✗ No improvements to the local area or public



## Financial viability

- ✓ Financially viable for the council to deliver
- ✗ Leaseholders would be charged an estimated £25,000 – £45,000 depending on the terms of their lease\*
- ✗ Does not address the underuse of the car park and suitability of other commercial spaces

\*Under the terms of your lease, leaseholders are only charged for maintenance works and would not be charged for any improvement works. This is why these costs are the same across the various options.





## Option: Retain and Extend (2004 Podium Scheme)

This option was first proposed in 2004 and involves the redevelopment of part of the building.

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This option would replace the podium and car park with 14 new homes. The option was initially put forward in 2004 by the council and later withdrawn. During the earlier stage of consultation, some residents requested that we reconsider this option.

When applying to redevelop in this way, certain planning conditions are applied to the whole building. This means that we need to bring the entire building in line with current regulations such as fire safety standards. Therefore, the building would also be updated in the same way as put forward in the Refurbishment Option.

### How would leaseholders be affected?

Leaseholders would have to move out while works take place. Leaseholder costs for this option are estimated at between £25,000 and £45,000, depending on the terms of your lease. This is an estimate and more detail will be provided should this option be selected.

### How would secure tenants be affected?

Tenants would also have to move out for the works.



## Quality homes that meet modern standards

- ✓ All existing homes would remain with no change to tenancies or leases for residents
- ✓ 14 new homes, 50% of new housing being affordable for social or intermediate rent
- ✓ The current building would be improved for residents, including new lifts and windows
- ✓ New bathrooms and kitchens for tenants, leaseholders could opt-in for these as well at a cost
- ✗ No improvement to the size or quality of existing homes
- ✗ The new homes could not fully comply with modern standards. For example they could not be fully adaptable for residents with disabilities, big enough or provide private outside space such as balconies



## Opportunity and employment

- ✓ Some new construction jobs and apprenticeships for local people during the works
- ✗ Only limited improvements to the commercial space



## Environmental sustainability

- ✓ The refurbishment works will make some improvements to energy efficiency
- ✓ New kitchens and bathrooms would reduce water usage
- ✗ Substantial structural and some demolition work is necessary which means more carbon emissions during the works
- ✗ No new green spaces (e.g. green rooftops or living walls)
- ✗ Improvements to the energy efficiency of the existing building are limited



## Preserve and enhance the local community

- ✓ Secure tenants would be supported to find temporary housing during the works after a Housing Needs Assessment and could return when they are finished
- ✓ Would deliver new homes, bringing new people into the community
- ✗ Residents would not be able to stay in their homes during the works



## Financial viability

- ✓ Financially viable for the council to deliver
- ✓ Underused parking reduced and space better used
- ✗ Leaseholders would be charged an estimated £25,000 – £45,000 depending on the terms of their lease\*
- ✗ No improvement to the offices which do not meet modern standards
- ✗ Does not address the underuse of the car park

\*Under the terms of your lease, leaseholders are only charged for maintenance works and would not be charged for any improvement works. This is why these costs are the same across the various options.





Indicative image showing option to redevelop (4A\*)

## Option: Redevelopment (4A\*)

This redevelopment option has been updated from when we presented it in 2017/2018, to current meet building regulations and policy.

This would deliver:

- ▶ Around 50 homes
- ▶ A cinema
- ▶ 75 parking spaces
- ▶ Four shops

### How would leaseholders be affected?

All resident leaseholders would need to move, with the option to return if they wish. No charges for the works will be incurred.

### How would secure tenants be affected?

Tenants would also have to move. They would be rehoused during the works, with the option to return to Huguenot House once completed if they wish.



## Quality homes that meet modern standards

- ✓ Around 50 homes, with 50% of any housing will be affordable for social or intermediate rent
- ✓ All new homes would meet modern standards, meaning they will be bigger and include private balconies
- ✓ New homes would be designed to be adaptable for residents with disabilities
- ✓ New, modern design would enhance the local built environment



## Opportunity and employment

- ✓ More office space and shops, and a better cinema could attract more businesses and jobs to the area
- ✓ Construction would offer significant employment opportunities and apprenticeships for local people
- ✗ There is not a high demand for shops in the area so it might be difficult to let the retail units



## Environmental sustainability

- ✓ The new building would be more energy efficient, resulting in lower bills for residents and lower carbon emissions
- ✓ Modern bathrooms and plumbing will mean more efficient water usage, reducing both water bills and waste
- ✓ The design includes some green spaces such as terraces
- ✗ The offices may not be significantly more energy efficient due to modern facilities like air conditioning
- ✗ Substantial structural and demolition work is necessary which means more carbon emissions during the works



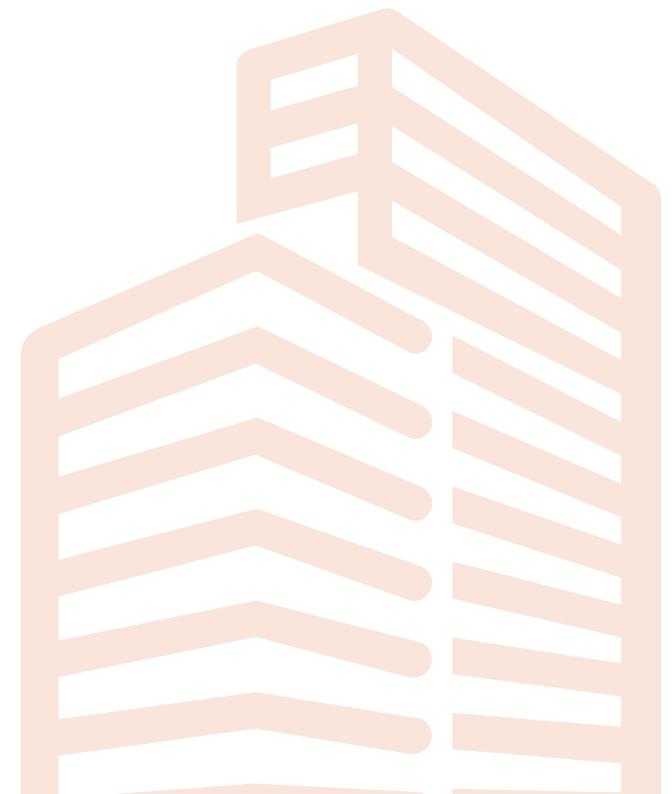
## Preserve and enhance the local community

- ✓ All secure tenants and resident leaseholders offered the opportunity to return to the new Huguenot House should they wish to
- ✓ There would be more homes in the new building, bringing new people into the community
- ✓ More opportunity for local use with modern shops and office space
- ✗ All residents would need to move
- ✗ Construction would take at least two years to complete



## Financial viability

- ✓ Financially viable for the council to deliver
- ✓ No additional costs for leaseholders, and savings on bills likely in the long term
- ✓ Modern offices and cinema would achieve better rental revenue for the council than currently
- ✗ Does not fully address the underuse of the car park





Indicative image showing option to redevelop (new)

## Option: Redevelopment (New)

This redevelopment option would deliver new homes, a cinema, hotel and casino.

Based on new market research and the changing social and economic context since 2018, we have developed a further redevelopment option for your consideration.

This option would deliver:

- ▶ Around 24 homes
- ▶ A hotel and casino
- ▶ A cinema

### How would leaseholders be affected?

All resident leaseholders would need to move, with the option to return if they wish. No charges for the works will be incurred.

### How would secure tenants be affected?

Tenants would also have to move. They would be rehoused during the works, with the option to return to Huguenot House once completed if they wish.



## Quality homes that meet modern standards

- ✓ Around 24 homes, at least 50% of housing will be affordable for social or intermediate rent
- ✓ All new homes would meet modern standards, meaning they will be bigger and include private balconies
- ✓ New homes would be adaptable for residents with disabilities
- ✓ New, modern design would enhance the local built environment
- ✗ 11 fewer homes than there are currently, although there will be no reduction in the amount of residential floorspace (because the homes will be much bigger than they are now)



## Opportunity and employment

- ✓ Modern office and additional commercial space would bring employment opportunities to the area
- ✓ The inclusion of a more modern cinema, hotel and commercial or leisure uses would bring new jobs and more tourists to spend money in the local economy
- ✓ Construction would offer employment opportunities and apprenticeships for local people



## Environmental sustainability

- ✓ The new building would target some of the highest environmental standards
- ✓ The new building would therefore be significantly more energy-efficient, resulting in lower bills for residents and lower carbon emissions
- ✓ Modern bathrooms and plumbing will mean more efficient water usage, reducing both water bills and waste
- ✓ The new building would include new green spaces, such as planted roof terraces
- ✗ The commercial units may not be significantly more energy efficient due to modern facilities like air conditioning
- ✗ Substantial structural and demolition work is necessary which means more carbon emissions during the works



## Preserve and enhance the local community

- ✓ All secure tenants and resident leaseholders offered the opportunity to return to the new Huguenot House should they wish to
- ✓ The new building would be better used by the wider community with a cinema, hotel and leisure facilities
- ✗ All residents would need to move
- ✗ Construction would take at least three years to complete
- ✗ 11 fewer homes than there are currently



## Financial viability

- ✓ Financially viable for the council to deliver
- ✓ No additional costs for leaseholders, and savings on bills likely in the long term
- ✓ Underused parking removed and space better used
- ✓ Demand is high for hotel and commercial or leisure uses in this area so these would achieve a better rental revenue for the council





# What will happen if you have to move?

Most options would require residents to move, either temporarily or permanently. We know that many residents are worried about having to move. However, we have to consider the possibility of rehousing in the case of many of these options (excluding Maintenance and Sale). We are sharing this information so you can be fully informed and are open to meeting with you individually to discuss your specific housing situation.

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Here we have summarised the kind of support you might expect to receive if a redevelopment option is preferred.

## If you are a secure council tenant, you would have the right to:

- ▶ One move back to Huguenot House
- ▶ A brand new home under the same tenancy terms you have now
- ▶ The right size and type of housing based on your needs
- ▶ The option to move away from Huguenot House if you want to
- ▶ Free advice from a Residents' Independent Advisor
- ▶ Home loss payment which is currently £6,300
- ▶ Arrangement/reimbursement of reasonable costs incurred such as:
  - Redirection of mail
  - Early contract termination fees
  - Removal costs from current home to new home
  - Washing machine, cooker, dishwasher and plumbed fridge disconnection and reconnection
  - Cost of new carpets and curtains to an equivalent standard if existing carpets and curtains cannot be used in new property
- ▶ Extra support for vulnerable residents, for example furniture packing and unpacking and transport to new property

## If you are a private renter

The rehousing options available to you will depend upon your circumstances and the intentions of your landlord.

## If you are on an Assured Shorthold Tenancy

Your rehousing options will be dependent on your specific circumstances. Please contact us to have a one-to-one discussion about your housing needs.

## If you are a resident leaseholder, you would have the right to:

- ▶ Buy one of the brand new homes outright, with an equity loan or on a shared equity basis, and have similar housing costs to now
- ▶ A range of other options for those who want to move away
- ▶ Free, independent advice and support to help you decide on the best option for you and your family
- ▶ Sell your property to the council (by agreement)
- ▶ Home loss payment of 10% of the market value of your home (currently capped at £65,000), which is set by the Government and is subject to change
- ▶ A disturbance payment to cover all reasonable costs including moving, stamp duty and legal fees

Your options are fully explained in our leaflet 'Leaseholders: Your options'. You can get a copy online at [westminster.gov.uk/huguenot-house](https://www.westminster.gov.uk/huguenot-house) or contact us, and we will post one to you.

Please note that any feedback on rehousing will not be taken as acceptance by residents that a particular option involving rehousing is appropriate.

## Get in touch

🏠 [westminster.gov.uk/huguenot-house](https://westminster.gov.uk/huguenot-house)

☎ 020 7641 1502

✉ [huguenothouse@westminster.gov.uk](mailto:huguenothouse@westminster.gov.uk)

Huguenot House Consultation  
17th Floor, City Hall  
64 Victoria Street  
London  
SW1E 6QP

## Information for secure tenants and resident leaseholders is available at:

🏠 [westminster.gov.uk/housing-strategies](https://westminster.gov.uk/housing-strategies)

## Need help?

If you need any extra help so that you can take part in this consultation, please get in touch using the contact details above.

## Request materials by post

Hard copies of any consultation materials can be requested to be sent to your home, free of charge. Call us to request a copy.

