

WE ARE VOTING

WE ARE NEWHAM

CUSTOM HOUSE PHASE ONE AREA

Custom House Phase One regeneration area includes: 64-80 Coolfin Road, Ethel Road, 82-178 Leslie Road, Normandy Terrace (Freemasons Road) and 1-25A Throckmorton Road.

Regeneration proposals

- The landlord offer commits to the development of 600-700 new homes – of which 50% are genuinely affordable.
- 39% of the affordable housing we build will be three bedroom family-sized homes.
- Almost all residents will be offered a direct move from their existing home to their new home, helping to keep the community together.
- Businesses have the option to stay in Custom House and lease a newly built commercial unit. This is codified in the Shopkeepers' Charter.

Housing offer: key points

- Secure tenants will remain secure and pay their existing council rent.
- Temporary tenants will receive a secure tenancy for life and pay London Affordable Rent, which is genuinely affordable and lower than the London Housing Allowance.
- Homeowners will be paid a home loss payment. We will also pay the costs of moving, including Stamp Duty. We have developed a range of part ownership options to allow homeowners to remain within the Custom House area.
- Private residents will be supported by the Council to find new accommodation and we will pay reasonable removal and storage costs.



How to vote

The ballot is scheduled to take place between Wednesday 23 October and Monday 19 December.

To make sure you have sufficient information to make an informed decision and that you are registered to vote the following will be posted to all residents who are eligible to vote.

The key dates relating to the ballot are:

Registration letter posted by Civica Election Services – Friday 14 October

Landlord offer published and posted by the Council – Monday 7 November

Voting pack issued and posted by Civica Election Services – Tuesday 22 November

Registration letter

It will name residents that the Council believe are eligible to vote. The letter will be sent by Civica Electoral Services and contain instructions as to how you can add the names of additional members of your household if you believe that they are eligible to vote as well.



Landlord offer document

This document includes the regeneration proposals as well as the Council's housing offer, which provides detail on what residents are entitled to as part of the regeneration.

Voting pack

The voting pack will contain voting papers and a pre-paid reply envelope from Civica Election Services (CES), with instructions on how residents can vote. Residents will also be able to vote online or by phone.

Who is eligible to vote

Eligibility to vote is set by the Greater London Authority.

To vote in the ballot, you must be aged 16 or over and meet one of the following criteria:

- Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published.
- Relocated social tenants (who otherwise meet the eligibility criteria) with a right to return to a new home in the Custom House Phase One area.
- Resident homeowners who have been living in their properties as their only or principal home for at least one year prior to the date the landlord offer is published and are named on the lease or freehold title for their property.
- Any other resident whose principal home is on the Custom House Phase One area and who has been on the Council's housing register for at least one year prior to the date the landlord offer is published, irrespective of their current tenure.

Key contacts

If you have any general questions regarding the regeneration proposals and the housing offer please contact the Custom House Regeneration Team or your Independent tenants' and residents' advisors:

The Regeneration Team

Dami Segun

Resident Involvement Lead

Yemi Adigun

Resident Involvement Manager

Tel: **020 3373 3906**

Email: regeneration@newham.gov.uk

Independent tenants' and residents' advisors

Howard Mendick

Community Partnerships Manager

NewmanFrancis Ltd

Tel: **0800 644 6040** or **020 8536 1436**

Email: customhouse@newmanfrancis.org

If you have not received the documents listed above within a few days of the dates given above and you believe you are eligible to vote, please contact.

Civica Election Services

Tel: **020 8889 9203**

Email: support@cesvotes.com