

CUSTOM HOUSE RESIDENTS VOTE ‘YES’!

YOUR CUSTOM HOUSE ISSUE 6 WINTER 2023

Thank you to all who took part and voted in the Phase One area Custom House resident ballot.

We are delighted to confirm that residents voted ‘yes’ in support of the Council’s regeneration proposals.

The ‘yes’ vote is a testament to the success of the people-powered co-production process that has led to the development of an exciting masterplan benefitting the community.

The masterplan will transform Freemasons Road and the surrounding neighbourhood to deliver 364 genuinely affordable homes that local people can afford, new shops and community facilities. It will also provide much needed work and apprenticeship opportunities for local people.

There is still a lot of work that we need to do before anyone’s new home is ready to be moved in to and we will continue to involve and support everyone affected throughout the regeneration process.

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, we will work hard 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.
- 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.

The 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.



Post ballot – next steps

Now that residents have given the go ahead for the regeneration of Custom House we're rapidly moving towards submitting the outline planning application.

This application reflects the principles we included in the landlord offer which residents voted on. We are just finalising the documentation now, with a target submission date of 20 February.

We will provide updated information in the Regeneration Hub after the submission has been made, outlining how you can respond formally.

Whilst we are waiting for the planning application to be determined (it usually takes 3-4 months before it is heard at planning committee), we will start work on appointing a building contractor to work with us on the construction of brand new homes at 64-80 Coolfin Road and 37-75 Ethel Road.

In the meantime, work will soon begin on the kickstart sites at 20-22 Freemasons Road and Vandome Close, 24-38 Freemasons Road (the former New Gog pub site), where we will be building 150 genuinely affordable homes.

We will also be publishing a schedule of activities taking place at the Regeneration Hub.

For more information about what happens next please visit www.customhousee16.com or pop into the Regeneration Hub (open 10am-4pm Monday, Tuesday and 2pm-6pm Thursday).

William Paton Garden and the Old Midwifery

The building contractor Hill has now started work at William Paton Garden and the Old Midwifery. They will be inviting you to a 'meet the contractor' event, giving you the opportunity to find out all you need to know about what they are doing. There will be a period of design and planning work before construction formally starts.

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

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