

UPDATE BULLETIN for residents and retailers directly affected by the South Oxhey Initiative proposals



The aims of the South Oxhey Initiative

The aim of the initiative is to completely redevelop the heart of South Oxhey. This will dramatically enhance the quality of life for everyone in South Oxhey. It will deliver:

- Around 500 new homes for rent and for sale.
- A larger foodstore and other shops, offering more variety for residents and a district centre where people want to shop.
- Attractive, high quality public spaces including better links to Carpenders Park station.

Future housing options for residents inside the redevelopment area

The redevelopment means that all of the existing flats within the central area will be demolished and replaced with new housing. This affects you if you live in Luffenham House, Pennard House or any of the flats above the shops in the precinct area.

Closer to the date of redevelopment, the Council will need to buy the properties that need to be demolished. This will be done as far as possible by agreement with property owners and tenants, but the Council will also ask for Compulsory Purchase powers as a fall-back. Owners and tenants will have a legal right to compensation, depending on their specific circumstances.

All social housing tenants will be offered suitable alternative accommodation either in the new homes or existing housing association property in South Oxhey, along with getting plenty of notice, help with moving and, where applicable, statutory home loss compensation. Further details will be published once a developer is selected. In the meantime most issues are covered by the 'frequently asked questions' (FAQs) on the Council's website. If your query is not covered there please call the Council's call centre on 01923 776 611.



No-one will need to move out for at least two years from now, so tenants should continue to contact Thrive Homes in the usual way about day-to-day housing management matters.

If you own your flat, you will be contacted nearer the time to discuss your rights to compensation. Further details will be published once the developer is selected next year and at that point staff will be available to discuss individual circumstances. In the meantime it is worthwhile reading the FAQs on the Council's website.

Again, you will not need to move out for at least two years from now, so leaseholders should continue to contact Thrive Homes in the usual way about service charge matters etc.

Your feedback on the latest designs

Thanks to everyone who dropped in to share their views on the latest design ideas in the Spring. We recorded more than 340 visitors and 63% of responses were in favour of the overall proposals. We have summarised your feedback below.

Strong support for:

- Additional and new housing
- A larger food store
- Improved public and green spaces
- The overall proposal for redevelopment

Concerns around:

- Parking
- Building heights and density
- Disruption to existing retail
- Affordability
- Detail of relocation arrangements
- Community facilities

You can find out more on the Council's website

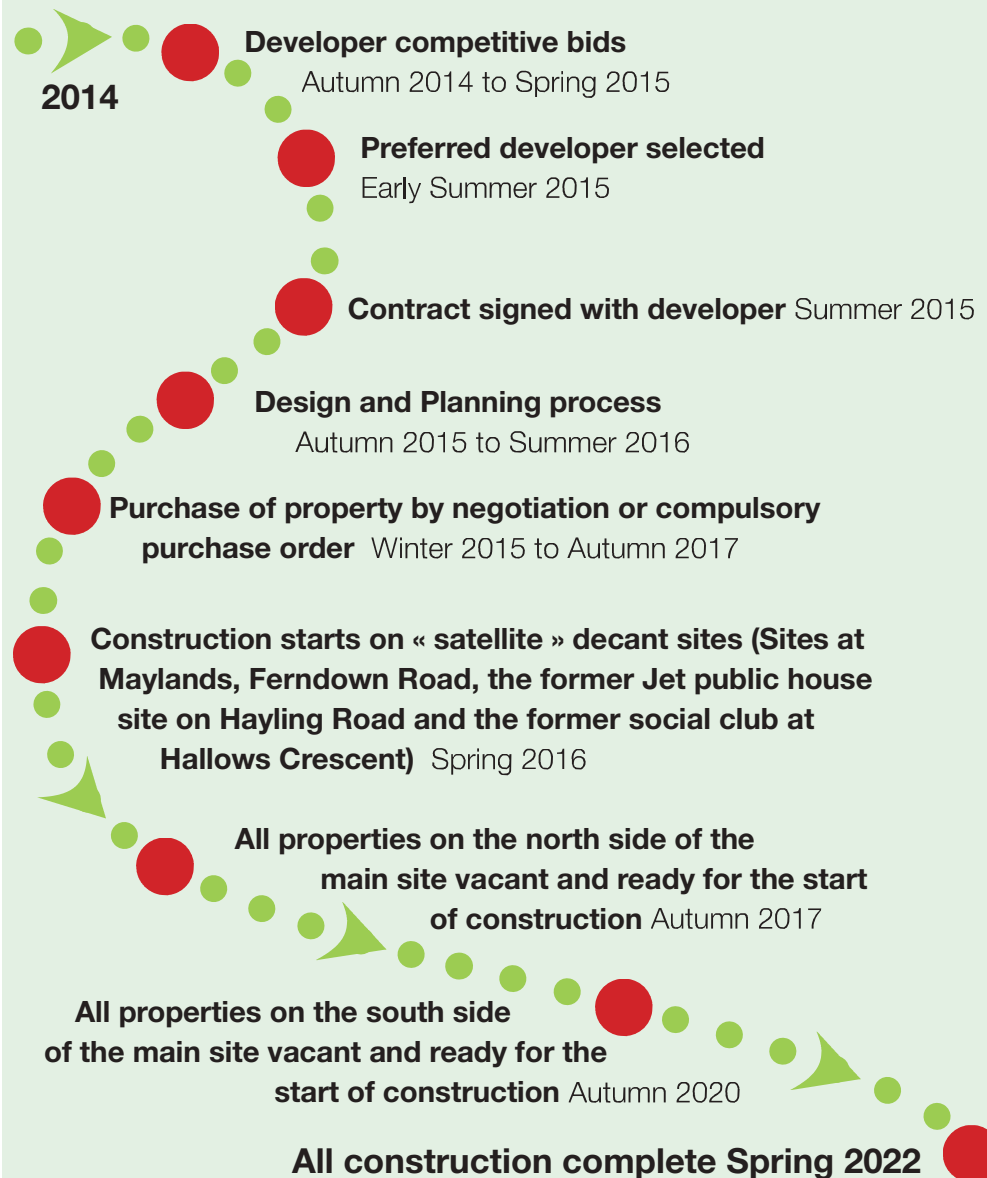
A fair deal for retailers

The Council is working with the representative body for the existing shopkeepers to keep them informed of developments. It is the Council's aim to keep essential shopping facilities open throughout the redevelopment period.

Existing retailers are expected to be offered space within the new development on commercial terms and where applicable will be offered appropriate compensation, in accordance with statutory provisions. More details will be available once a developer partner has been selected and in the meantime retailers should consult the FAQs on the Council's website in the first instance and contact the Council with further queries if necessary on 01923 776 611.

Latest indicative timescales

Timescales on complex schemes such as these are always subject to change and will be dependent on the chosen developer. However, the Council is committed to updating the indicative timeline on a regular basis to give you as much notice as possible so that you can make plans for the future. At the moment we are assuming that the property on the north side of St Andrew's Road will be the first to be redeveloped.



Choosing the right developer

The Council is committed to a big investment in the future of South Oxhey and has done a great deal of work to prepare for redevelopment. However the Council needs to join forces with a suitably experienced developer to manage the building work and complete the new homes and flats.

The good news is that there seems to be a great deal of interest from suitable developers. The Council has launched a competitive process to choose the best offer - one that balances high quality proposals and value for money for the Council. The process of choosing a developer takes time as it has to comply with rules on fairness and transparency, but the Council expects the community's patience to be rewarded with some eye-catching but deliverable proposals.