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Dear

Sheerwater Regeneration and your views on the proposed changes to your tenancy.

Under Section 105 of the Housing Act 1985, and as a secure tenant of Woking Borough Council, we have a duty to inform and consult with you on any changes that are likely to substantially affect your housing arrangements.

The Council has already previously consulted under S105, in considering the responses to that consultation, the Council indicated that it would consult further on the proposed tenancies, and this is that consultation.

As part of the regeneration the new rented properties will be delivered by Thamesway; it will be Thamesway not the Council who will be offering a different type of tenancy to the existing Secure Tenants taking up residency in one of the new homes within the Sheerwater Regeneration area. For these tenants the Right to Buy will be replaced by a scheme to help those tenants buy a home in the future.

We would like to provide you with the opportunity to give us your views on these proposed changes and have asked The Halo Works Ltd, an independent market research agency, to conduct this consultation on our behalf. Your views are very important and really matter so please take a few minutes to read our proposals before completing the survey. Any joint tenant in a household will receive a separate questionnaire to be completed.

Please complete and return the survey as soon as possible using the enclosed freepost envelope. All completed surveys must be received no later than **5pm on Friday 19 January 2018**. If you have any further questions about the consultation, please contact our Sheerwater Tenant Team on **01483 743870**, who will be happy to help you.

Thank you for your help

Yours sincerely,

Peter Bryant
Head of Democratic & Legal Services
Woking Borough Council

Sheerwater Secure Tenant Consultation

Proposed tenancy type

The new rented properties within the Sheerwater Regeneration area will be delivered by Thamesway, and for this reason it will be Thamesway granting the new tenancies for the new properties, not the Council. Existing secure Council Tenants rehoused within the regeneration area will therefore be granted an 'Assured Shorthold Tenancy' by Thamesway in place of their existing 'Secure Tenancy'. The Assured Shorthold Tenancy will be similar to the Flexible Tenancies that have been granted to any new Woking Borough Council tenants over the last few years, although the Council is considering a longer minimum period for the new tenancies in the Sheerwater Regeneration area.

The main difference between a Secure Tenancy and an Assured Shorthold Tenancy is that instead of a lifetime tenancy, the tenancy granted will be for a fixed term, and that the Right to Buy will be replaced by a scheme to assist the tenant in buying a future home.

Q1. Do you understand how your tenancy is going to change?

Yes No Don't know

₁

₂

₃

Proposed tenancy length

Currently, new tenants in Woking are already being offered Flexible Tenancies for a fixed period of seven years. From next year the government will require all new council tenancies to be granted for a fixed term of between 2 to 10 years. With this in mind, the Council is considering the length of the Assured Shorthold Tenancies to be offered to the tenants within the Sheerwater Regeneration area. The tenancy will be reviewed at the end of the fixed term. If the tenant's circumstances have not changed significantly over the course of that period, the tenant has complied with the terms of the tenancy agreement, and is still eligible for social housing, the tenancy will be renewed for another fixed term.

Q2. Do you think this fixed term should be five, seven or ten years?

Five Years Seven Years Ten Years Don't Know

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₂

₃

₄

Proposed rent levels

It is proposed that the rent levels would be similar to those set at Kingsmoor Park, a recent new build scheme facilitated by the Council; their rents can be seen in the table below:

NB. The figures below exclude service charges where they apply.

	Kingsmoor Park (Weekly Rents) April 2017/18
1 bed flat	£113.18
2 bed flat	£129.37
2 bed house	£138.47
3 bed house	£159.48
4 bed house	£167.86

Q3. Do you consider these rent levels fair and reasonable for a new property in Woking?

Yes No Don't know

₁

₂

₃

Proposed rent Increases

The annual increase in rental level would be increased by Consumer Price Index (CPI) plus 1% as it is in Kingsmoor Park.

Q4. Do you consider these rent increases fair and reasonable for a new property in Woking?

Yes	No	Don't know
<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃

Proposed Earn your Deposit Scheme (EDS)

Thameswey is unable to offer the Right to Buy, and a new scheme is being considered which is called 'Earn your Deposit Scheme' (EDS) for former secure Council tenants who take a new tenancy within the Sheerwater Regeneration area. With this scheme, the tenant would be given an amount of money, towards their deposit to help them buy a home. This home could be in Woking or elsewhere.

The amount payable to the tenant would be based on:

- the length of their tenancy
- the type of accommodation they occupy
- the increase in the value of the property during their tenancy, to a capped upper limit.

The scheme would only be offered to tenants who have always complied with the terms of their tenancy agreement. As the scheme applies to anyone wishing to buy a home in the private sector, there would be no reduction to the existing local affordable housing available.

Q5. Do you think this is a good idea?

	Yes	No	Don't know
For you and your household	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃
For others tenants within the Sheerwater Regeneration area	<input type="checkbox"/> ₁	<input type="checkbox"/> ₂	<input type="checkbox"/> ₃

Proposed management of the new rented properties

Properties in the Sheerwater Regeneration area will be owned by Thameswey Housing Limited.

Q6. Do you have any views about the future management of the properties?

Other comments

Q7. Please use the space below to add any other comments you wish to make. Add supplementary sheets if necessary, numbering the pages clearly.

Please complete the information below:

Tenant Name:

Your full address:

.....Email :.....

Contact Telephone Number:

Signature:..... Date:

Please return your completed questionnaire in the pre-paid envelope provided before 19 January 2018. NO STAMP IS REQUIRED

Thank you for your help.

Please note: This is not an opportunity to comment on the merits of, or the detail of the regeneration project. Only responses from those secure tenants invited as recipients for this consultation will be accepted.