

# HIRO

## Havelock Independent Residents Organisation

ISSUE 1 |

MAY 2008

If you would like a copy of this newsletter in large print, another language, or audio tape please telephone Open Communities 0800 073 1051



HIRO is supported by a national training and advisory consultation service called *Open Communities*. HIRO has also appointed through Open Communities our own financial consultants, *Tribal*.

These organisations are acting as our advisers and have been appointed by Havelock Residents (HIRO) to guide tenants and leaseholders through the process, using community grants made available by the Government.

HIRO is a long established community group and they have been meeting to discuss these ideas with the Council and the Government for almost six months now and are currently undertaking training from the Open Communities to give the members the training and development needs required to become an established organisation.

The HIRO Steering Group will recommend the best tenant led option which they feel best reflects tenants' views, needs and wishes for the future of our homes, and recommend this as the preferred option to the council.

## HIRO SETS OUT PLAN TO MEET GOVERNMENT DECENT HOMES STANDARD

HIRO has obtained Government funding to help it carry out two separate pieces of work.

The first project is to develop a Tenant Management Organisation which can take over the management of the estate and secondly to examine the feasibility of a Tenant Led approach to look at the future options for management and ownership of the estate aimed at regeneration of the estate.

Over the coming months Havelock Independent Residents Organisation (HIRO) will begin to consult you about our plans to develop a Tenant Management Organisation and set out proposals to regenerate the Havelock estate and meet the Governments Decent Homes Standard. We have appointed an independent training company called Open Communities to support HIRO in these projects.

You may have already received some information from Ealing Homes or the Council but this newsletter, created by HIRO (residents of Havelock Estate), will let you know our ideas about improving housing and our community.

We are being supported by the Government and Ealing Council to come up with our own ideas about the future management and ownership of the estate.

**HIRO HAS TOLD THE COUNCIL ON SEVERAL OCCASIONS THAT ACTIVE RESIDENT INVOLVEMENT IS VERY IMPORTANT TO ANY FUTURE PROCESS OF REGENERATION.**

**HIRO AND THE COUNCIL WISH RESIDENTS TO BE PART OF THE DECISION MAKING PROCESS IN ORDER TO DECIDE**



**THE FUTURE OF OUR ESTATE AND OUR OWN FUTURE AND THE COUNCIL IS SUPPORTING US IN OUR AIMS TO DO SO!**

HIRO is still continuing to work to develop a Tenant Management Organisation to look at the different ways that the housing services can be managed (like repairs and allocations) but we also want to inform residents of our own plans for the regeneration of the estate and our plans to attract the money needed in order to carry out the vital improvements to council tenant and leasehold properties on the Havelock estate.

HIRO have formed two Steering Groups to develop both the TMO and the Regeneration proposals. If you would like to join in these meetings please contact HIRO on 0208 571 7274 or e-mail at [hirogroup@btconnect.com](mailto:hirogroup@btconnect.com).

The role of both of the Steering Groups is to ensure that we create a strong and vibrant Tenant Management Organisation and to reach the best possible decision with respect to the future of our homes having regard to the views and concerns of our tenants, leaseholders and others affected by the decision.

To help HIRO find out your views so that tenants and leaseholders make the best decision regarding the future of our estate, HIRO have engaged a training organisation called Open Communities. Their role is to guide and train resident committee members and to find out your views and negotiate on our behalf with the Council. HIRO have been funded by the Housing Corporation for both projects.

Over the next month staff from Open Communities will call on you and ask you your views and opinions about these ideas.



## Regenerating the Havelock Estate!



The Government requires every council that owns its own housing stock to think about whether it can pay for the necessary improvements to make homes decent by 2010, and to maintain them after that. The Government requires all council housing to meet the 'Decent Homes Standard'. This is a minimum standard set by the Government. This is one of the roles of Ealing Homes.

Over the past few years HIRO has talked to the Council about involving the residents on the Havelock estate in the creative decision making of its own plans for the future of the estate and the Council has now agreed. The consultation is part of a **Tenant Led Stock Options Appraisal Feasibility Study** which looks at several different ways to manage and own council housing – all of which are designed to find additional finance for improvements to your homes and the environment.

This may include options like transferring homes to a new, non profit making community led landlord, or by attracting private finance to improve the estate to a higher standard than is being proposed by Ealing Homes.

If you would like a copy of this newsletter in large print, another language, or audio tape please telephone Open Communities 0800 073 1051

## Frequently Asked Questions

### Q Why is the Tenant Led Stock Option Appraisal Feasibility Study happening?

A The Government has advised every local authority in England that it will be required to make sure that every council house is improved to a minimum standard of decency by the year 2010.

Each Council has to find out the condition of its council housing, what improvement works are needed to make all properties decent, what council tenants want in terms of property improvements and housing services and how much money is required to pay for these improvements. HIRO has obtained Council support to take the lead and investigate the ways to meet Decent Homes Standard and regenerate the Havelock Estate.

These plans may lead to a change in the way in which council housing in is owned on our estate.

### Q Has HIRO already made its decision on which option is to be chosen?

A No. HIRO is currently working with its tenants, leaseholders, staff and the Council to make sure that the chosen option is the right one for the long term future of our homes. Your opinion is always welcome.

### Q What will happen to my rent in the future?

A Government rules mean that rents for councils and other social landlords like housing associations have to be similar for similar types of homes. So you will pay almost the same in the future, whichever option is chosen. Your entitlement to housing benefit will not be affected by any of the options.

### Q Who are Open Communities & Tribal?

A Open Communities is an independent tenants training and advisory service chosen by HIRO to assist tenants and leaseholders to make informed decisions about the future of our homes.

You can speak to their staff by dialling the freephone **0800 073 1051** and asking for Lee Page or alternatively you can send a mail to [enquiries@opencommunities.org](mailto:enquiries@opencommunities.org)

Tribal are a national housing consultancy who are employed to carry out a financial appraisal of the options on behalf of HIRO.



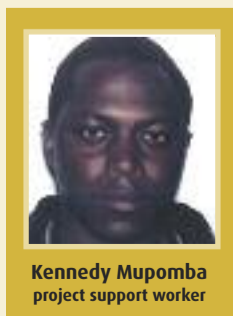
## Introducing the Open Communities Staff

All our staff carry a photo ID card. Ask them to show it to you whenever they visit. If you are in any doubt about anyone please telephone Open Communities on the Freephone number:

# 0800 073 1051



Mick O'Sullivan  
associate consultant



Kennedy Mupomba  
project support worker



Zeeshan Mushtaq  
project support worker



## Having your say!

There was a general meeting held on the estate in January 2008 when over 30 residents were informed of the launch of these projects. We now need to hear more of your views. Over the next few months there will be opportunities to have your say. Our staff will be knocking on your door and inviting you to offer your views and opinions.

If you have any views about the future of the estate contact HIRO or call our advisors at Open Communities on FREEPHONE 0800 073 1051 or visit the Havelock Community Shop 39 Hunt Road, Southall from 10am -1pm.

Once we have analysed the opinions and surveys we will let you know what the community said in further newsletters.



For translation contact:  
 Tercime için temas ediniz.  
 Pour la traduction, entrez en contact svp:  
 Amjirunhuq qan lipedia:  
 LIÊN LẠC KHI CÒ NHU CẦU THÔNG DỊCH:  
 Controkha troogmada:  
 翻译联系:  
 Për një përkthim kontaktojeni:  
 Para la traducción, entre en contacto con por favor:  
 অনুবাদের জন্য যোগাযোগ করুন:  
 ترجمے کے لئے رابطہ:  
 Para a tradução, contate por favor:  
 उत्तरों से सही सहायता करें:  
 Pro překlad se obraťte na:  
 अनुवाद माटे संपर्क करा:  
 अनुवाद के लिये सम्पर्क करें:  
 Для перевода позвоните:  
 Pre preklad sa obráťte na:

For other formats, including Braille, large print, audio tape or computer disc, contact:

**Tom Hopkins**  
[tom.hopkins@opencommunities.org](mailto:tom.hopkins@opencommunities.org)  
0800 073 1051