

Ham Close



- ▶ Ham Close, Ham, Richmond. An estate of 192 homes acquired as part of original stock transfer from London Borough of Richmond upon Thames in July 2000
- ▶ Poor quality construction, combined with 'liveability' issues – larger family homes on upper floors with no lifts, accessibility problems for people in wheelchairs which was identified by the Council as priority in their 'uplift' programme
- ▶ To replace with 452 new homes, with approx. 50% affordable (includes replacement of existing affordable and new affordable homes), two new community facilities and public realm



- ▶ Experienced development partner in contract – Hill. The first phase commenced early 2024 and is due to complete in Summer 2026.
- ▶ Hill are taking construction and market risk. RHP will simply acquire the new affordable homes from them at a pre-agreed price.
- ▶ Financial metrics performing well, with land receipt at c.£17.3m and affordable housing cost at c.£35.3m.
- ▶ RHP will retain the freehold of the estate retaining maintenance and management of all the homes (except freehold houses).
- ▶ Overall an 8-year build programme, which is currently on track.