

Stoll – Fulham Development - FAQs

Question	Answer
<p>1. What is being proposed?</p>	<p>The Charity's Trustees propose to redevelop the scheme in Fulham to provide new homes and communal facilities for veterans and to sell the remainder of the site. Following resident consultation commencing shortly, the Board will determine the way ahead informed by input to the consultation.</p> <p>We would have 50-80 new and refurbished homes in Fulham in future. The majority of these would be brand new homes.</p> <p>The proceeds from any sale would enable us to invest in new homes and better services for veterans, here in Fulham in the first instance and at other locations too.</p>
<p>2. Why is Stoll considering reducing the number of homes in Fulham?</p>	<p>The current Fulham site needs significant modernisation and investment potentially costing millions of pounds. Many of the current flats were built over a century ago, don't meet modern standards and require major upgrades in terms of new kitchens, bathrooms, windows, heating systems, etc. The scheme also has a host of other maintenance issues affecting communal areas that need attention.</p> <p>In addition to these maintenance issues, demand from veterans for housing in Fulham has decreased over the years and no longer supports a long-term requirement for the current number of flats. Unfortunately, as a small charity with limited income, it's simply not economically viable for us undertake the scale of works required.</p> <p>The proposed sale of part of the site would enable us to address these difficult challenges, providing a smaller and modern scheme in Fulham and also extending the services we provide to veterans elsewhere.</p> <p>As a charity we are required to act in the best interests of our current and future beneficiaries - our residents. We have an obligation to consider how we can use the Charity's assets to best deliver the Charity's objectives, now and in the future.</p>

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<p>3. When is this all likely to go ahead?</p>	<p>We simply don't yet know this as no decision to proceed has been taken by the Board of Trustees. First of all, we wish to consult with residents and to then consider your feedback.</p> <p>If it is decided by the Trustees to pursue a possible sale, it could then still take a few years to complete any sale of part of the site. In the meantime, we would continue to own and manage the scheme as we do now and to pursue the development of new and refurbished homes.</p>
<p>4. What would any possible sale mean for me and my current home with Stoll?</p>	<p>It is too early to know this for sure as we are only at the very early stages of consulting you. Our Trustees will not make a decision regarding whether to progress with this proposal until consultation has taken place.</p> <p>Thereafter, if it is decided to progress, we would further consult with residents (on, for example, what new homes would be like) and would be in a position to set out what this would mean for individual residents. If it is decided to progress, we would also publish specific commitments and confirm our statutory obligations regarding a range of important issues that affect residents. For example, details of any financial compensation that would be payable and details of our intentions and legal requirements as regards assistance with rehousing.</p>
<p>5. Will I now be offered a move to another Stoll property elsewhere because of this proposal?</p>	<p>No decision has yet been taken about whether the proposal should be progressed and there is absolutely no need or any requirement for any resident to move. We remain committed to providing services to residents here at Fulham as usual.</p> <p>If, entirely for their own reasons, any current resident wishes to move home then we would provide appropriate advice and support, wherever possible. Current residents remain able to apply for a transfer to another Stoll vacancy and any transfer application would be considered in line with our policies and according to the particular circumstances of the resident in question.</p> <p>If, in due course, any development of the site is to be progressed, we would set out what this would mean for individual residents.</p>

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<p>6. Who is going to buy the site?</p>	<p>We simply don't yet know this. If our Trustees decide to progress this proposal, we would expect that part of the site would then need to be officially marketed to potential buyers. It remains to be seen who might then wish to buy such a site. Whilst we would obviously have regard to the amount of money that may be offered by any potentially buyer, this would not be the only factor we would consider in making any future decision about who to sell to.</p>
<p>7. Will current services to residents be affected now or in the near future because of any possible future sale?</p>	<p>No, we are committed to providing the same quality and range of services here in Fulham for the foreseeable future. This means, for example, that the repairs and maintenance service is unaffected, as are the nature of social activities and other services provided to residents.</p>
<p>8. What will happen to the GP surgery if any sale goes ahead?</p>	<p>We know the value that having a GP Surgery on site brings to our community. It is too early to know the detail on this, but we remain determined to support the best possible outcomes for our beneficiaries and this currently includes access for those who want it to the on-site Surgery. Please do let us know your thoughts on this as they will inform how we would approach this down the line.</p>
<p>9. How is Stoll going to consult with me and other residents about this proposal to sell a large part of the site?</p>	<p>From 19th April 2022 we are asking residents for their views on the proposal. This is your opportunity to have your say. The Trustees want to hear your feedback before making a final decision on the best way forward.</p> <p>There are a range of ways for residents to find out more about the proposal and to ask questions, as follows;</p>

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	<p>Consultation meetings:</p> <p>We are holding meetings in the community hall in May and June and residents can choose to book to attend which ever time and day suits them best. These meetings will provide an opportunity for residents to come and find out more and to ask questions. Please book your place at a meeting via Reception. Further details will be provided shortly about such meetings.</p> <p>Feedback forms:</p> <p>Any residents with questions or feedback about the proposal should complete a feedback form and return this to us. Feedback forms will be widely available, including from our Reception and in the Garden Room. Completed feedback forms can be returned to any member of our staff, or handed in to Reception or posted into one of the black consultation boxes dotted around the scheme. The information you give us or questions you may ask will be treated in confidence.</p> <p>Stoll website:</p> <p>There will be information about the proposal on our website, to include an online feedback form for residents.</p> <p>A firm called West Waddy Arcadia (WWA) is helping us to run this first phase of consultation. WWA will help us co-ordinate the feedback from residents. This feedback will be shared with our Trustees for their consideration and will help inform their decision about the best way forward.</p> <p>Assuming the proposal proceeds, we would plan a further phase of consultation, perhaps later this year or in 2023. We would then plan to set out what the sale would mean for individual residents. If it is decided to progress, we would also publish specific commitments and confirm our statutory obligations regarding a range of important issues that affect residents. For example, details of any financial compensation that would be payable and details of our intentions and legal requirements as regards assistance with rehousing.</p>
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<p>10. Can I arrange to speak to someone about this proposal and any specific concerns I have?</p>	<p>Yes of course. In addition to the consultation opportunities outlined above, if you have any specific individual concerns or questions you'd like to raise with a member of staff then we recommend that you speak to your support worker or housing officer.</p> <p>We recognise that this proposal will naturally raise questions and possible concerns for some residents. Please be assured, however, that no final decision has been taken. Furthermore, any future sale, should this go ahead, would likely take two, three or four years to actually complete. In the meantime. We remain committed to providing the same quality and range of services to residents.</p>
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