



# Let's talk about the future of Westfield

Thank you for joining us. Whether you've been involved from the beginning or you're hearing about this for the first time, you're in the right place.

We're at the early stages of exploring how we can improve homes, public spaces and community wellbeing in the Westfield area of Harwell. Today is about listening, answering questions, and understanding what matters most to you as we progress redevelopment options.

### At this event you can:



Chat with the team



See the ideas being explored



Share your thoughts, concerns and aspirations




Find out how your feedback will shape the next steps



Further information is available on our consultation website:

[www.sng.org.uk/westfield-harwell](http://www.sng.org.uk/westfield-harwell)



## YOUR VIEWS ARE ESSENTIAL

They will shape all future redevelopment proposals.





This early engagement stage includes everyone connected to the area – residents, homeowners, garage renters and garage owners.



# What we've heard so far

Since October 2025, we've had conversations with many of you, heard from the local community at two events, and collected online feedback. We've also carried out technical surveys to understand the condition of the homes and surrounding area.

### YOU TOLD US:

-  You value the strong sense of community and local connections
-  Homes need to be warmer, easier to maintain and more energy efficient
-  Better public spaces, safer routes, and places for children and families to spend time together are important
-  You want honest information and plenty of time to understand what redevelopment might mean for you

This feedback is shaping our early ideas and how we engage with you at every stage.






**TELL US:**  
What feels right? What's missing? What matters most to you?



### OUR IDEAS FOR REDEVELOPMENT

These are first thoughts, shaped by your feedback so far. They are not final plans, and we want your views.

Ideas include:

-  New, energy efficient homes that meet modern standards
-  Better, greener public spaces
-  Safer, more accessible walking routes
-  More biodiversity and community spaces
-  Designs inspired by the character of Harwell, shaped with residents



# Why redevelopment is being explored

SNG owns a number of homes in the Westfield area of Harwell. Many are older and increasingly difficult to maintain, and they don't meet modern construction and energy standards. We're exploring ways to:

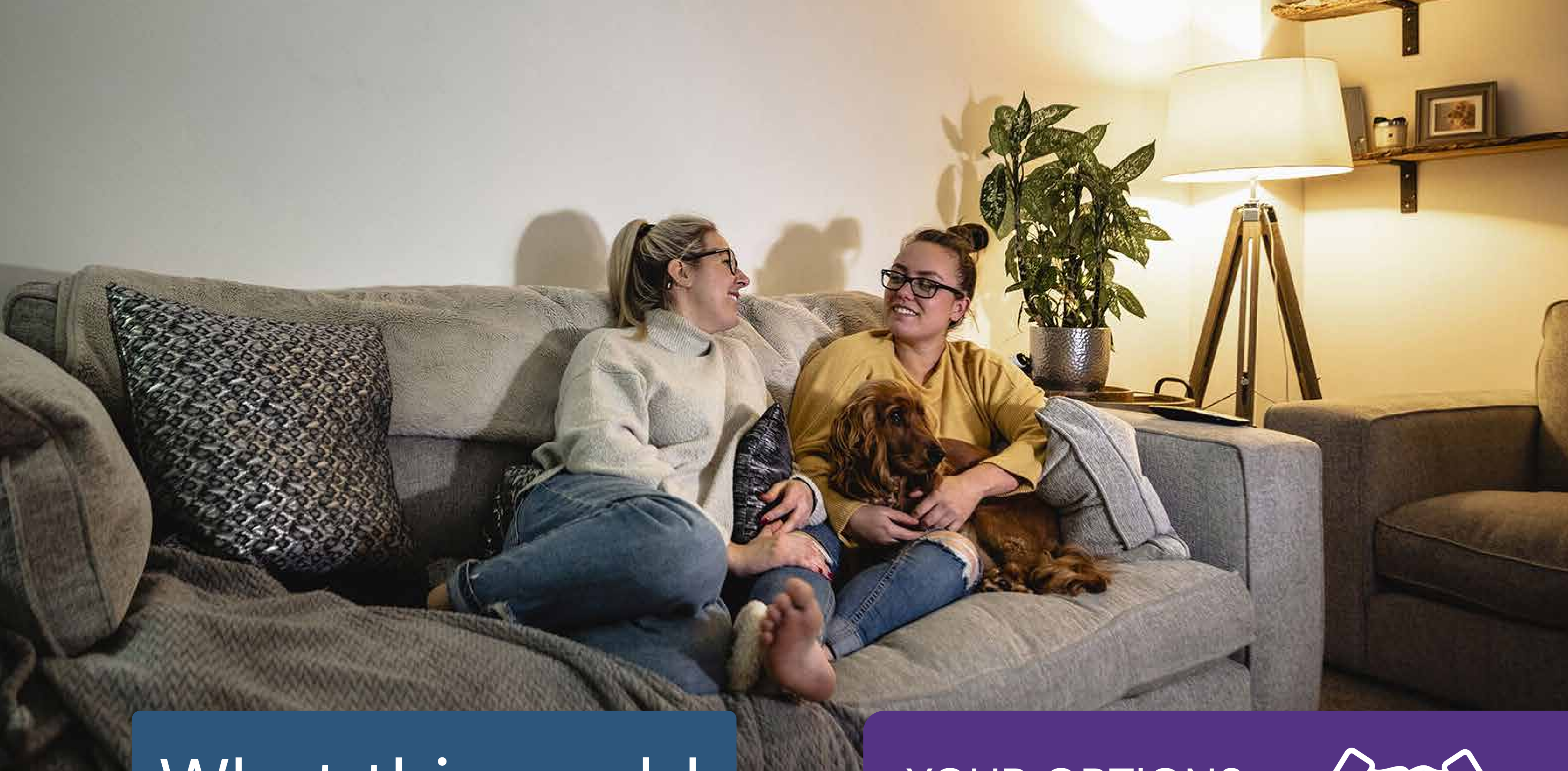
-  Improve housing quality
-  Reduce energy bills
-  Enhance the wider neighbourhood
-  Create better, greener, safer spaces
-  Support long term community wellbeing

**As part of this, we are considering redevelopment as an option and would like to hear your views on this.**

## WHY WE'RE TALKING WITH YOU NOW



Decisions involving homes and land can take time, and we want to ensure people are supported early as we progress redevelopment options. Starting conversations now means you have time, choice and reassurance, can explore options early, understand your rights and the support available, and plan your next steps with tailored guidance.



## What this could mean for you

We know that talking about the future of your home can feel unsettling. That's why we are being clear and open from the start.

We're exploring redevelopment options, which means that some residents may need to move permanently so new homes can be built. Nothing has been decided yet — and today we want to talk about the possibilities, your needs and what support you would require.

If moving becomes part of the process, we would work with you personally, listen to what matters to you, explain everything clearly and support you throughout.

Nobody is being asked to leave immediately. We are providing early opportunities, not instructions, so you and others living here have time to think, plan and make informed decisions.

**Most importantly, for SNG customers with a home in the proposed redevelopment area – you would have the right to return to a new home.**

## YOUR OPTIONS AND SUPPORT



If redevelopment becomes an option, every resident will receive tailored support whether you're an SNG customer, homeowner or leaseholder, including:

- One-to-one meetings to listen to your needs and understand what feels right for you
- Clear information on your housing options and the compensation available
- Support throughout any move or potential sale
- Your opportunity to be involved in the co-design process
- A dedicated contact team
- Regular updates by letter, online and in person

**Nothing would happen without clear conversations, and you'd be the first to know.**



# Information for SNG customers – Proposed Redevelopment Offer

Supporting you through proposed changes to your home and community

## STARTING THE CONVERSATION

Decisions involving homes and the local area can take a long time, so we're starting conversations early to make sure everyone who rents an SNG home (our customers), are supported and have the time they need to plan ahead, prepare and consider their options.

As we continue exploring redevelopment options, we'll be talking with SNG customers about what the future could mean for

them, including the possibility of needing to move from their homes. We are offering early options, so you have choice, time and support, including the right to return to the new Westfield community if redevelopment goes ahead.

The Customer Offer is a compensation package and is available with immediate effect for all SNG customers whose homes fall within the proposed redevelopment area.

## OUR OFFER FOR SNG CUSTOMERS

We understand that the possibility of moving from your home can feel unsettling. Our commitment is to support you with clarity, fairness and compassion through every step of the process and to make sure you can return to the new community if you wish.

What you will receive if redevelopment goes ahead:

### 1. PERSONALISED SUPPORT

You'll receive a one-to-one rehousing needs assessment: You'll have a dedicated appointment where we will understand your household's needs, listen to your preferences and concerns, discuss your right to return, explore the full range of housing options and agree a personalised plan for any future move.

Ongoing support: your dedicated contact will support you throughout your move, from preparing to leave your current home to settling into your new one.

### 2. YOUR HOUSING OPTIONS

We'll work closely with Vale of White Horse District Council to make sure you understand all available housing options, and you can join the housing register if you wish. We'll support you with this.

Your right to return: If redevelopment proceeds, you will have the option to return to a new home within the redeveloped Westfield community.



# Information for SNG customers – Proposed Redevelopment Offer

## 3. FINANCIAL SUPPORT AND COMPENSATION

**Home Loss Payment £8,100:** A statutory payment recognising the impact of leaving your home. This is a one-off payment per household. You must have lived in the property for at least 12 months. Rent arrears or other outstanding charges may be deducted.

**Disturbance Allowance:** To help with essential moving costs based on the size of your current home:

Home Size	Allowance
1-bedroom	£1,500
2-bedroom	£2,000
3-bedroom	£2,500

Homes larger than three bedrooms will receive an additional £500 per extra bedroom.

**Practical Moving Support:** Help to arrange removals if needed, along with support for any aids and adaptations you need in your new home.

## NEXT STEPS



Many customers have already had their one-to-one conversation. We'll continue follow-up discussions where needed and will contact remaining customers shortly to arrange their appointment. During this meeting, you can ask questions, share concerns and explore early move options.

# Information for Homeowners – Proposed Redevelopment Offer

If you're a homeowner in the proposed redevelopment area, SNG would like to speak with you about your home and the options available to you. Purchasing your home would allow us to deliver more new, high-quality homes for the community. This board outlines what this means for you and the support available if you decide to move. We'll never force you to leave your home if you don't want to.

## BUYING YOUR HOME

As part of the proposals, we'd like to talk with you about buying your home. Our approach is designed to be fair, transparent and supportive. We'll pay market value based on local sales data and comparable transactions.

And if you prefer, you can appoint an independent RICS-accredited valuation of your home using a valuer of your choice. This gives you complete confidence that the value being used is entirely independent. SNG will pay the full cost of the RICS valuation, so there is no cost or administrative burden on you.

On top of market value, we will pay an additional 10% to support your onward move. You'll also receive a Disturbance Payment, typically between £2,000–£4,250 depending on your home size, to cover the cost of moving home, redirecting your mail, replacing fixtures and fittings like carpets and curtains, and disconnecting and reconnecting appliances.

## TIMESCALES

We're still exploring options for the future of the area and no decisions have been made. However, if you would like to discuss the potential sale of your home now, we are in a position to move quickly. If you prefer to wait, that is absolutely fine, you are under no obligation to make a decision at this stage.

## FINANCIAL SUPPORT WE PROVIDE

To support your onward move, we will cover all reasonable costs associated with selling your current home and purchasing your next one. This includes:

- Legal fees for both selling your home and buying another
- Stamp duty on your next purchase up to the value of your existing home
- Mortgage redemption fees
- Support with aids and adaptations in your new home (subject to assessment).

You will also have access to an independent financial advisor panel, or we will fund an advisor of your choice.

## IF YOU'RE A NON-RESIDENT HOMEOWNER

We'll follow the same principles when purchasing homes owned by landlords, with a few key differences: landlords receive 2.5% compensation instead of 10%, and do not receive a Disturbance Payment. We will still cover reasonable fees and stamp duty (ring-fenced for 12 months and up to the value of your current home). Landlords can also use our financial advisor support if they wish.



# Information for garage owners and landowners – proposed offer

If you're a garage or landowner within the proposed redevelopment area, we'd like to speak with you about purchasing them. Our aim is to ensure the process is fair, transparent, and straightforward, with clear valuations and full support throughout.

Garages and small areas of land within the proposed redevelopment area would allow us to deliver more new, high-quality homes for the community. This board outlines what this could mean for you.

## VALUING YOUR GARAGE OR LAND

To ensure a fair and independent starting point, we'll begin with a RICS-accredited valuation. This provides an evidence-based assessment of the current market value. Our offer will include market value plus a 10% uplift payment.

## WHAT WE'LL PAY FOR

We want to make sure that no owner is left out of pocket as a result of selling land or garages to support the proposed redevelopment. We'll therefore cover your legal fees for the sale, Stamp Duty Land Tax (where applicable), and any reasonable associated costs linked to the transfer of ownership.

## WHY WE ARE SEEKING TO PURCHASE THESE

Acquiring privately owned garages and small parcels of land helps unlock land needed for redevelopment, to improve the layout and design of the new neighbourhood, and support the delivery of new, better-quality homes and community spaces. Purchasing these would give us greater flexibility as we explore different options for how the area could be redeveloped.

## TIMESCALES

We're ready to begin discussions whenever you are, and we'll move at a pace that feels right for you. If waiting is better for your circumstances, we can agree flexible arrangements, including securing an option to purchase now and completing the sale if planning permission is confirmed.

# Information for customers renting an SNG garage



## WHAT THE PROPOSALS MEAN FOR PEOPLE WHO RENT GARAGES FROM US

We're beginning early conversations with everyone who rents garages within the proposed redevelopment area. We want to make sure you feel informed, supported and aware of what this could mean for you if we need to end the rental of your garage space.

We understand that garages are used in different ways, not just for storage or parking, but sometimes for essential mobility equipment. Whatever your situation, we'll work with you to make sure you have the support and suitable alternatives you may need.

### WHY WE'RE TALKING WITH YOU NOW

As redevelopment proposals progress, we need to understand how losing your garage would affect you. Starting these conversations early means:

- You have time to plan
- You can discuss your needs and preferences with us
- We can explore alternative options together
- We can support a smooth transition if you need to move your garage contents

### IF YOU USE YOUR GARAGE FOR A MOBILITY SCOOTER

We know that some SNG customers who live in the proposed redevelopment area use their garage to store mobility scooters. If this applies to you, we will work closely with you to:

- Understand what you need
- Explore suitable alternative storage or charging options
- Make sure any arrangements meet safety requirements
- Make sure you are not left without a workable solution

Please let us know during your one-to-one discussion so we can put the right support in place.

## WHAT HAPPENS NEXT

Over the coming weeks, we will invite all garage customers to a one-to-one conversation where you can ask questions, explain how you use your garage, share any concerns, discuss mobility scooter storage needs and explore the alternative options available to you.

We are committed to approaching these conversations with understanding, respect and practical support.



# How to get involved

There are lots of ways to help shape what happens next:

-  Talk to the team today
-  Share your feedback
-  Join co-design workshops (register your interest with us today)
-  Visit the website for updates: [www.sng.org.uk/westfield-harwell](http://www.sng.org.uk/westfield-harwell)
-  Book a one-to-one with our team

**WHAT HAPPENS NEXT**

Many customers have already had one-to-one conversations with the team. We'll continue follow up discussions where needed and will contact remaining customers shortly to arrange their appointment. During this meeting, you can ask questions, share concerns and explore the options available.

Your insight will guide the next stage — nobody knows the local community better than you.

**Thank you for coming.**



Harwell Community  
Primary School

## PROPOSED REDEVELOPMENT STUDY AREA

We have identified the area marked to the left as an area for potential redevelopment. We want to improve the quality of life for all who live there.

We want to begin conversations about how the area could benefit from investment to improve housing quality and create spaces that reflect the needs and aspirations of the community.

