

The ballot

In accordance with guidance from the Greater London Authority we will be holding a ballot so that you can vote either in favour of our proposals to regenerate Juniper Crescent and Gilbeys Yard (with a ‘yes’ vote) or against our proposals (with a ‘no’ vote).

The vote is anonymous and there is no minimum turnout needed which means the result will be based on a simple majority – in other words whichever vote (yes or no) receives the highest number of votes will decide if the scheme goes ahead or not.

Who will run the ballot?

We have employed Civica Election Services (CES) formerly Electoral Reform Services (ERS), an impartial and independent organisation, to manage the registration and ballot process in line with Greater London Authority guidance. CES has been managing ballots for organisations (including the NHS, Trade Unions and Local Authorities) since 1988. They will be responsible for:

- processing registrations
- securely posting the ballot papers to eligible residents
- receiving and counting the votes
- verifying that all votes have been cast legitimately
- issuing the result

What question will be on the ballot paper?

The question is: “Are you in favour of the proposal for the regeneration of Juniper Crescent and Gilbeys Yard?”

How do I cast my vote?

Information on how to vote will be explained clearly on your ballot paper, which you will receive by post from CES. You will be able to vote using one of the following methods:

- Post the completed ballot paper back to CES in the pre-paid envelope provided. Please ensure you post your ballot paper with enough time to be received by CES before the deadline.
- Vote online at www.CESvotes.com/JCGY Using the security codes listed on your ballot paper.

Ballot papers will be sent by first class post to all eligible residents on 8 June 2020 .

You can cast your vote as soon as the ballot paper arrives. The ballot will close at **5pm on 6 July 2020.**

This will be a secret ballot which means that CES will not tell anyone else how individual residents have voted.

One Housing will hand deliver the results the day after (7 July 2020) the results have been provided.

Residents will be informed by CES of the result on 10 July 2020 by post.

For more information on the ballot process or if you have lost/spoiled your ballot paper, please contact CES at Support@cesvotes.com or 020 8889 9203.

**This is your chance
to have your say**

What a **YES** vote means

If the majority of residents voting in the resident ballot vote **YES**, we will be able to go ahead with our plans to regenerate Juniper Crescent and Gilbeys Yard. This landlord offer document clearly sets out our commitments to our residents, should you vote in favour of redevelopment.

Our commitments to you:

We will build brand new homes for residents who wish to return to a new home suited for your housing need that meets or exceeds the current minimum space standards. All properties will have private amenity space. There will be shared outside spaces for everyone to enjoy and areas where children can play safely. The new neighbourhood will be designed to reduce antisocial behaviour and create a hub for a strong and sustainable community.

VOTE YES



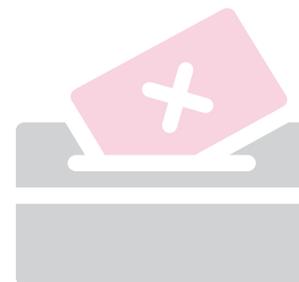
What a **NO** vote means

If the majority of residents who vote in the ballot vote **NO**, One Housing will need to review this outcome and consider the future of the estates. If the vote is a 'No' there is no guarantee that the estates will be considered for regeneration in the future.

We will continue to:

- Carry out repairs to your home and the estate as they are reported
- Carry out essential maintenance

VOTE NO



We hope you and your families are keeping well during this difficult time. We have been reviewing practices and considerations following the coronavirus pandemic, as part of your Landlord Offer we wanted to include this supplementary information.

One Housing will continue to review further guidelines as it is published by the Government and Public Health England. We will continue to adapt to the guidance provided both now and in future, ensuring we apply the advice to how we engage with you, how it affects you moving home and the developing design proposals.



Wellbeing

At One Housing our resident's health and wellbeing is very important to us. We have been working with our partners to create a training platform so that residents can find support that meets their needs, this includes:

Signposting residents towards support groups (Age UK, Mind, local Camden charities, Crisis, Womens Aid, National DVA helpline)

Providing additional support from our Regeneration project team

Sharing links to the Hapitvate Hub for online wellbeing sessions

Offering online content through Facebook and Zoom

Commissioning a wellbeing programme called 'Transform & Achieve' which offers one to one coaching



Activities at Arlington available to residents

In response to Covid-19 and current circumstances our team at Arlington have been working with Haptivate who offer free wellbeing sessions every Friday on their Facebook page that residents are welcome to access at :

<https://www.facebook.com/watch/haptivate/3058709937494446/>

There will be two more live sessions on the 15th and 22nd May. With the previously recorded sessions available on the page for anyone who missed the live sessions.

Our usual face to face resident training courses have stopped in accordance to Government advice. We have been working with training organisations to create online courses which will launch in June and be available to all residents. Information will be available on our website and sent to those on our employment and training database, to be added to the database please let us know.



Government guidelines & ongoing guidance post covid-19

Ongoing Government guidelines since 10 May 2020 are to stay alert. The advice remains to:

- Stay at home as much as possible
- Work from home if you can
- Limit contact with other people
- Keep your distance if you go out (2 metres apart where possible)
- Wash your hands regularly
- Self-isolate if you or anyone in your household has symptoms of the virus

Updated guidance from Wednesday 13 May 2020 are shared below:

- Spend time outdoors – for example sitting and enjoying the fresh air, picnicking, or sunbathing
- Meet one other person from a different household outdoors - following social distancing guidelines
- Exercise outdoors as often as you wish - following social distancing guidelines
- Use outdoor sports courts or facilities, such as a tennis or basketball court, or golf course – with members of your household, or one other person while staying 2 metres apart

For more information on Government guidelines, please visit:

<https://www.gov.uk/coronavirus>

As lockdown measures become relaxed, and as guidance is provided for businesses like One Housing, the organisations and companies we work with, we will adapt our working practices. We will work in line with current Government guidance to manage concerns about, voting in the ballot, moving home and when we will be able to meet with you and hold resident events again. We will continue to keep you updated and speak with you over the phone, Skype, Zoom or Whatsapp, and continue to share information on our website, Commonplace and by digital media. We hope to see you again soon, we remain committed to hearing your thoughts about the regeneration proposals for Juniper Crescent and Gilbeys Yard and ensuring your health and safety.

Contact us

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Visit:

Commonplace at: <https://junipercrescentandgilbeysyard.commonplace.is/>

Vimeo at: <https://vimeo.com/415478069/dab92d01ef>

The One Housing Website at: <https://www.onehousing.co.uk/>

If you need this document in a different format (e.g. braille or large print) or in a different language, please let us know so we can arrange this for you.

