

## Further information

Once we and the Resident Steering Group have selected our development partner, work will start on some of the detailed designs for Gilbeys Yard and Juniper Crescent.

To make sure the designs reflect your ideas and needs we hope you'll join us at the design workshops which we'll be organising over the coming months. Your involvement is critical as we're not proposing to simply deliver properties: the buildings we're proposing to deliver will be your homes.

There will be other opportunities as well to get involved, for example when we look to bring in other consultants and contractors, and we'll make sure we let you know when and how you can have your say.

Look out for your next newsletter, which is due to be published in spring 2019, for the latest news and updates on the regeneration project.



## Christmas Pantomime

We've been talking to local residents at Gilbeys Yard and Juniper Crescent to find out what kind of activities and community events you're interested in.

With the festive season almost upon us, we're really pleased to tell you that we're arranging an outing to a local Christmas pantomime!

Please keep an eye out for more details which we'll be announcing soon. Oh no you won't! Oh yes, we will!!



## Got an idea? Let us know!

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## Translation

This document is also available in other languages, larger print and audio format on request. For more information please call our Customer Information Hub on 0300 123 9966 or 020 8821 5300.



# Juniper Crescent and Gilbeys Yard News



A regular newsletter for local residents

Issue 4



*Season's greetings and a happy new year from everyone at One Housing*

## Scheme visits

Keeping you at the heart of improvements we're looking to deliver at Juniper Crescent and Gilbeys Yard has been, and always will be, our key commitment. We aim to achieve this in a variety of ways, including regular newsletters, community engagement events, meetings and scheme visits. These are a great opportunity for us to talk to you about what's important and then take your feedback on board as we develop ideas and plans.

We are keen to show you what a new development looks like and would like to invite you to join us on a scheme visit

to a brand new development in Camley Street, Camden. Although the scheme isn't exactly the same as what we are proposing to deliver at Juniper Crescent and Gilbeys Yard, it will really help you to visualise some of the key elements of what a newly developed neighbourhood with brand new homes looks like. It will also give you an opportunity to take a look inside one of the properties and get a sense of what new homes we build look like, and what kind of fittings and finish we provide.

As soon as the new homes are completed we'll let you know so that you can book your place on the visit.

## News from your independent resident advisors

Communities First has been the independent residents' adviser for Juniper Crescent and Gilbeys Yard for just over a year now. Their role is to provide you with accurate, impartial information and advice on the regeneration plans. Here they have provided an update on what they've been focussing on in recently.

"We have recently been supporting the representatives on the Resident Steering Group as they have negotiated a draft Residents' Charter. The Charter is still being developed and the final version will be in place before the tenant ballot is held. We've been very impressed by the Group's commitment and hard work throughout the process, and over the next few months we'll be working with them as they help to choose a development partner who will draw up more detailed plans for the proposed new homes.

"We are here to support and advise everyone on the estates, not just the Tenants and Residents' Associations and the Resident Steering Group. If you or anyone you know has any questions or concerns, or you've heard a rumour and want to find out if it's true, please do speak to us.

"Our advice is free, confidential, and completely independent and we can talk with you at a time that suits you, including evenings and weekends. Contact Ian Simpson or Louis Blair on gilbeyandjuniper@communitiesfirst.uk.com or call our Freephone number 0300 365 7150."

## Resident Steering Group Update

Here's the latest news from your representatives on the Resident Steering Group.

We have been working hard with Communities First and One Housing over the last few months to draft a Residents' Charter that will include pledges that One Housing will make to residents should the regeneration of the estates go ahead. The Charter is a working document that will continue to be updated as we progress through the different stages of the consultation with the Group.

Below are some examples of the pledges from the draft Residents' Charter:

- There will be no change to rent levels unless moving to different sized property
- Homes with gardens will be prioritised for households that currently have a garden

- One Housing will take reasonable steps to help residents who want a permanent move away from the area, including potential transfers, etc
- Residents will get the legally required home loss and disturbance payments.

Over the next few months the Steering Group will be taking part in training, which will allow us to work alongside One Housing as part of the selection panel to choose a development partner.

To find out more about the Resident Steering Group email the TRA group emails:

Juniper Crescent: juniper.tra@gmail.com

Gilbeys Yard: gilbeysyardtra@gmail.com



## Project update

We have now reached the stage of looking for a joint venture development partner, ahead of the resident ballot and planning application being submitted.

The approach we are taking illustrates the pledge we have made to focus our efforts on developments that deliver improvements and strengthen communities, as well as bring our vision to

"create places for people to call home and support them to live well" to life.

We are looking to appoint a successful development partner with broad expertise and experience of delivering complex projects like this one. It is going to be a joint 50:50 partnership and so whoever is appointed must share our commitment to keep residents at the heart of what we are doing as we will be working jointly to plan, design, fund and deliver the whole regeneration project.

## What's happening next?

Timings aren't set in stone as there are various steps we need to go through. We can, however, give you an idea here in this timeline of when we currently anticipate things to happen.

