



Current proposal

1. What are Morrisons' and Barratts' plans?

Morrisons and Barratts have received planning approval to redevelop the supermarket site between Juniper Crescent and Gilbeys Yard and the petrol station area on Chalk Farm Road. The new development will create around 570 new homes as well as shops, office space and a new supermarket. Further details can be found at: <https://goo.gl/2ZdZ5W>.

We expect work will start on the supermarket site within the next year. Typically a development of this size would take five to six years to complete.

Options appraisal

2. What do you mean when you say you are 'looking at the future of the estates'?

It means we are currently gathering lots of information about the area, the properties and the people who live in them. We are asking the people who live there what they think about the current estates and what they like and dislike about them. We are also asking Camden Council the same questions.

We are using that information and the opinions we gather from this exercise to help us develop several options for the future of the estate. These range from doing nothing at all through to full redevelopment of the area.

3. So does that mean you're going to demolish and redevelop Gilbeys Yard and Juniper Crescent?

That is one of the options we're considering, but we won't know for certain which option we will be taking forward until the options appraisal process is finished (around May 2018).

That 'preferred option' will then be further developed in consultation with the residents.

4. Why are you doing an options appraisal? Why is redevelopment even being considered?

As a registered social housing provider and a responsible, caring organisation that wants to do all it can to tackle the housing crisis in London, we constantly review our properties and estates to make sure we are using all our resources for the best

social impact. The Gilbeys Yard and Juniper Crescent estates have a relatively low number of people living there given their location and size. We believe there is an opportunity to create more homes in the area and improve the overall environment and that we have a responsibility to explore whether or not that is possible. We are committed to addressing the need for new homes in London as well as to providing the best possible homes for existing residents.

The redevelopment of the Morrisons supermarket site by Barratts suggests that the area is changing whether we like it or not so now seems like a good time to take stock, assess how the plans to replace the supermarket will affect our estates, and work with residents to determine what can or should change.

We are working in partnership with the London Borough of Camden to consider the future of the estates as the Council also feels this is an important part of the borough that does not work as well as it could for everyone's benefit – both existing residents and the wider community.

We are also considering different options in line with the recently adopted Camden Goods Yard Planning Framework.

5. How does an 'options appraisal' work?

An options appraisal is an 'industry standard' process used by housing associations, commercial developers and others as part of scoping out regeneration and development projects. One Housing is working with PRP architects to carry out the options appraisal. As part of the process we are exploring a number of options. These are:

- do nothing
- refurbish the existing properties
- infill development (building extra buildings around the existing blocks)
- partial redevelopment (potentially replacing just some of the existing buildings)
- full scale redevelopment.

The options appraisal compares the pros and cons of each of these options.

Options appraisals are run in a structured way. The first stage is to define the objectives, which could include dealing with any concerns about the existing estate or meeting planning policies such as increasing the amount of affordable homes. The next stage is to identify a wide range of different options to test.

Once options have been identified they are compared against a 'do nothing' or 'business as usual' approach and tested to see how well they meet the various objectives. There is also a review to test if options are deliverable and financially viable. Throughout the process there is consultation with residents to make sure that the objectives and options reflect their needs. This process usually leads to some sort of agreement about which of the options is the best way forward.

One Housing and PRP have held a number of interactive workshops and consultation events over the last few months to engage and involve you in the appraisal process.

Redevelopment

6. If One Housing does decide to redevelop the area, when would construction or demolition start?

We don't have any clear timetable yet as it is simply too early in the process. We are aiming to complete the options appraisal process and select a preferred option for the area by May 2018.

If the preferred option involves demolition or construction, then we would need to apply for planning permission from the council, and if that was granted we would then have to organise construction. All of these stages take time.

If we were to proceed with a construction option, we would estimate that work would begin 'on the ground' some time in 2020.

Existing homes

7. Would I get a new home in the new estate if redevelopment went ahead?

We commit to giving everyone who currently lives at Gilbeys Yard or Juniper Crescent the 'right to return' if there is redevelopment. This means that you would have the guaranteed right to move back into one of the new, redeveloped properties if you want to.

8. If you redevelop and I get a new home, would it be 'like for like'?

'Like for like' is a term that has no official definition, and 'like for like' can mean different things to different people.

Some residents who want 'like for like' mean that they want a property with the same number of bedrooms; others may want properties with identical outdoor space or a similar view; while others may want a property that is literally in the same location as their current home.

A definition of 'like for like' is something that we would have to agree with the existing residents over the coming months.

As a minimum, we would seek to re-provide residents with homes that meet their current housing needs and all new homes would meet the latest government guidance on size standards. We are certainly not trying to 'short change' people. Land for affordable homes in London is very precious and we simply want to work with residents to make sure we get the best deal for current and future residents in the area and make space for extra homes if possible.

9. What if I am overcrowded? If you redevelop would I be able to get a bigger home?

We would aim to ensure that any new homes meet the housing needs of each household. That does mean that we will be looking to provide larger properties for those families that are overcrowded. One of the opportunities that comes with redevelopment is a chance to provide a better match between the kinds of properties built and the size of the households that are already living there.

Before any changes to your living arrangements, we would carry out a housing assessment to check the size and make-up of your household. You may already have completed a tenancy audit where you were asked to provide documents and information such as birth certificates, welfare and benefit letters and medical information to confirm identity and provide proof of address. This is not intended to be intrusive; it is simply to allow us to understand what the total housing need across the existing estates is so that we can consider how to better provide the right kind of homes for people's needs.

10. If am overcrowded and you redevelop the area, could other adults that are part of my household get their own separate property; my adult son or daughter for example?

This is something that has occasionally been offered on other (non-One Housing) redevelopment projects, but there are usually quite strict guidelines on who would qualify, as all social housing is regulated (ie it is usually not our decision who gets allocated an affordable home). Camden Council has the right to decide who gets allocated a home on the estates.

We are certainly willing to look into whether or not this would be possible.

11. Could I lose my car parking space if you redevelop, refurbish etc?

It is too early to say, but the London Borough of Camden encourages the development of car free housing schemes, so any car parking provision would have to be approved by the local authority. If enough residents required a parking space this is something we could discuss further with Camden Council.

There will be a provision for disabled parking bays in any redevelopment as that is a legal requirement.

Tenancy and rent

12. Will my rent go up as the result of any of this?

No. If the options appraisal leads us to 'do nothing' your rent would not change. Even if we do take up one of the options (such as refurbishment or redevelopment), as long as you continue to live in a home with the same number of bedrooms as you currently have, your rent would remain the same, subject to an annual review (as it already is).

If you chose to move to a larger or smaller home then your rent could go up or down relative to the size of your new home, but would be calculated on the same basis it is now (ie if you currently pay rent in line with social renting levels, that will continue).

What could change is your service charge, which is a fee that you pay on top of your rent for communal services. We would obviously work to keep service charges as low as possible.

13. Could my tenancy change?

We are committed to keeping everyone on the same tenancy arrangement they currently have.

14. Before I can decide whether I support redevelopment I would like to see some existing One Housing development schemes and newly built properties. Is that possible?

If you would like to see this, we can arrange for you to visit some of our recent developments to see for yourself what a new property or estate might look like and to get an idea of the quality of our new developments.

Moving home

15. If you do demolish and redevelop, would I have to move?

If we do demolish your existing property you would have to move. This move could be permanent or temporary, depending on what you want and individual circumstances. You may hear this moving and relocation process referred to as 'decanting,' which is a widespread term used by people who work in housing.

As mentioned earlier, if you are decanted you will be offered a 'right to return' to a property built as part of the new development.

16. Where would I move to (be decanted to) during the development? Will it be in the same area? What if there are no vacant properties in Camden?

There are a few options. Firstly, it may be possible to build a number of properties around the existing estates before any homes are demolished. In that case, we could build a block before any demolition and then use that block to house residents who need to be decanted.

We also own and manage a lot of properties within Camden, so we have some flexibility and options when it comes to a temporary or indeed permanent move within the borough. It may also be possible that Camden Council would agree to rehouse One Housing tenants in properties they own, in exchange for properties on the newly developed site.

Residents decanted in this way may be able to remain in their 'decant' property permanently if they want to, choosing to give up their 'right to return'. This may not be possible for everyone (it would depend on how many people wanted to take up this option) and so would have to be discussed on a case-by-case basis.

17. My home is wheelchair adapted to my needs, has a garden and a car parking space; will the new property offer me the same?

We will work with every household individually to meet your requirements. As we don't currently have any plans, we can only commit to providing like for like in terms of bedroom numbers at this time. As part of the process over the next few months we want to find out what is important to you if you were to move into a newly built home, and we will do all that we can to meet your wishes.

If you have a disability, we will of course ensure that any new home is adapted to your needs or potentially even built to order.

18. What if I would like to move away regardless of any possible development, before any construction work starts?

You are welcome to apply for a transfer at any time, or register with the local authority to join their housing register. You can also register to mutually exchange your property. Housing options advice is available on our website and we have an affordable lettings team that could advise you.

At this stage we cannot offer you any additional priority to move away from the area, but once we know what we plan to do in the area (and if that includes redevelopment) we may be able to offer you additional priority to move permanently away.

Independent advice for residents

19. Can residents get independent advice about all of this?

Yes of course. There are organisations (such as the Citizens Advice Bureaux) that can give independent advice. We would encourage you to tell us what kind of independent help you want as part of the consultation process and we will do our best to help you.

20. Will someone separate from One Housing be brought in to give suggestions and help with communication about the project?

Yes. In September, an Independent Tenant Advisor (ITA) was selected to help with discussions between residents and One Housing. The ITA was chosen by representatives of the Gilbeys Yard and Juniper Crescent Tenant Residents Associations (TRAs) on behalf of the residents alongside representatives from One Housing.

The ITA are working with the two TRAs and One Housing to create a 'resident charter'. This will put in writing the commitments One Housing would make to residents regarding their homes and tenancies if redevelopment goes forward.

Sharing my views

21. Is there somewhere I can voice my concerns or share my opinions about my home and the options being considered?

You can tell us what you like or don't like about your estate, share what's most important to you about your home and see what your neighbours have to say by visiting the Commonplace website. Your ideas and opinions are valuable and help us to understand what is important about your home, neighbourhood, and the options being considered.

Please visit: <https://juniperandgilbeysoptions.commonplace.is/> to share your views.

You can also speak to a member of your TRA on your estate to express your views or hear the latest updates. The TRAs are there to speak on behalf of the residents on each estate when communicating with One Housing, so please be sure to express your views to them. If you do not know who the members of your TRA are, please speak with your neighbours or get in touch with a member of the Project Coordination team.

The Project Coordination team consists of two Project Coordinators available to take any questions or comments you may have about the future of the estate. The team consists of:

- Ashley Knighton, 0207 428 5581 aknighton@onehousing.co.uk
- Alison White, 020 8821 4340, alwhite@onehousing.co.uk

22. What happens to my feedback? How is it used to ensure the options being considered reflect my needs?

The ideas and opinions you give us at events, workshops, on Commonplace and during one-to-one visits with the project team are used to make sure that the objectives and options reflect your needs.

Comments may be used anonymously at future events and/or in publications, as an example of our residents' concerns and priorities.

If you have a question you think your neighbours may have as well, let us know.

Hearing the latest updates

23. How can I get the latest updates about the options being discussed?

There are a number of ways you can stay up-to-date with the latest information being shared including:

In-person

- You can speak to a member of your TRA
- Connect with a member of the Project Coordinator team. The team can arrange to meet with you in person (at home or the Chalk Farm office), over the phone, or by text and email.

Online

- You can access full documentation including information presented at consultation events at juniperandgilbeysoptions.commonplace.is
- Or One Housing's dedicated Juniper Crescent and Gilbeys Yard web page at: <http://www.onehousing.co.uk/juniper-crescent-gilbeys-yard>

Live event

- Attend the next resident consultation event where you will be among the first to view the latest details and have your say. Look out for further details of upcoming events - flyers and posters will be distributed the next each event.

In print

- Please contact a member of the Project Coordination team if you would prefer a printed copy of any information to be delivered to your door.