

Commonplace

Commonplace is an interactive consultation tool where residents and locals can read about the project and follow links to useful documents with more information about what is being considered for the area. You can leave your comments and read what other people have said about each of the options at:

<https://juniperandgilbeysoptions.commonplace.is>

You can also sign up to receive updates as soon as they are available at <https://juniperandgilbeysoptions.commonplace.is/signup>

Independent Tenant Advisor

In September 2017, Communities First, an Independent Tenant Advisor were appointed, following a decision made by joint panel members of the Juniper Crescent TRA, Gilbeys Yard TRA and One Housing. Communities First provided independent advice and support to residents during the options appraisal process and will continue to do so throughout the next phase of planning consultation. They also support the relationship between residents and One Housing.

Communities First meet with members of the Juniper Crescent and Gilbeys Yard TRAs on a monthly basis. They are currently working to develop a 'Residents Charter', which is an agreement between One Housing and residents on important issues including tenancy rights, rents and service charges and rehousing.

If you would like to get involved, please contact Ian Simpson and Louis Blair of Communities First at gilbey&juniper@communitiesfirst.uk.com or 0300 365 7150.



Tenants and Residents' Association (TRA)

The Gilbeys Yard TRA and Juniper Crescent TRA are groups of local residents who take an active part in improving your local community.

If you would like to attend the next TRA meetings or would like to join the TRA, please contact the project team.

Steering group

The steering group is made up of elected representatives from Juniper Crescent and Gilbeys Yard. Its main role is to oversee the consultation process and make sure it remains resident focused. Over the next few months, the steering group will assist One Housing in making decisions on the next phase of the project, for example, in appointing a design consultant and developer.

Communities First are working with residents on both estates to encourage involvement by the whole community and to ensure the interests of all residents are recognised. If you would like to find out more about what the steering group does, or would like to be more involved, please contact Communities First.

Stock swap

One Housing and Arhag agreed to swap 16 Arhag properties on Juniper Crescent for a similar number elsewhere.

We exchanged tenancies on 16 April 2018. This means the former Arhag residents living in Juniper Crescent are now One Housing residents.

The stock swap allows both associations to deliver better local services to their residents. We would like welcome our new residents to One Housing.

Contact us

We want all residents to be fully involved in the discussions about the future of the area to make sure that we get the best outcomes for everyone. If you would like to discuss the findings of the options appraisal or the options appraisal process, contact

Ashley Dean Knighton
020 7428 5581
aknighton@onehousing.co.uk

Alison White
020 8821 4340
alwhite@onehousing.co.uk

Frequently asked questions (FAQs)

We've prepared some frequently asked questions that we hope will answer many concerns you may have about the options appraisal, future redevelopment and where to go for more information.

The FAQs have been published on our website and on Commonplace. If you would like a hard copy, please contact Ashley or Alison, their details can be found below.

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.

অনুবাদের কারণে, এই নথিটি (কোনো) অন্যান্য ভাষায়, বড় হরফের ছাপায়, ব্রেইল-এ এবং কানে শোনার সংস্করণেও পাওয়া যায়। দয়া করে 0300 123 9966 (০৩০০ ১২৩ ৯৯৬৬) / 020 8821 5300 (০২০ ৮৮২১ ৫৩০০) নম্বরে টেলিফোন করবেন অথবা আপনার স্থানীয় হাউজিং অফিসে যাবেন। [Bengali]

本文件還可以根據請求，提供採用其他語言、大字印刷、盲文和音頻版式的版本。請聯絡0300 123 9966 / 020 8821 5300，或者是訪問你當地的住房辦公室。 [Traditional Chinese]

Waxaa dukumeentigan weliba lagu heli karaa luqado kale, far waaweyn, farta Braille ee dadka indhaha la' iyo nuskhad dhegeysi ah marka la codsado. Fadlan la xiriir lambarka 0300 123 9966 / 020 8821 5300 ama booqo xafiiska guraynta ee xaafaddaada. [Somali]

Tài liệu này cũng có thể có bằng các ngôn ngữ khác, được in cỡ chữ lớn, chữ nổi Braille và định dạng âm thanh nếu có yêu cầu. Xin vui lòng liên hệ 0300 123 9966 / 020 8821 5300 hoặc ghé thăm văn phòng nhà ở tại địa phương của quý vị. [Vietnamese]

Considering Juniper Crescent and Gilbeys Yard



Welcome to the second edition of the Juniper Crescent and Gilbeys Yard newsletter.

This newsletter provides you with the latest news and information following our options appraisal - find out what happens next and how to get involved.

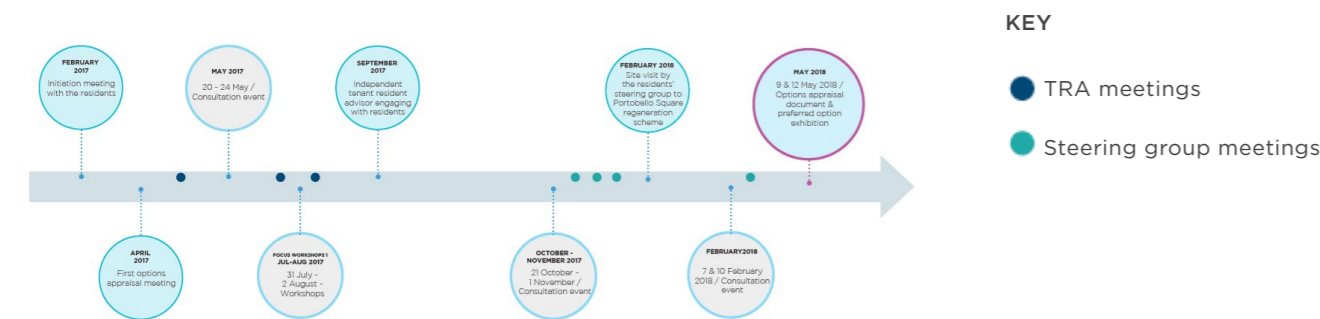


What's happened so far?

In spring 2017, One Housing began working with residents to understand the best way forward for Juniper Crescent and Gilbeys Yard, knowing that the Morrisons site between the two estates was being looked at for possible redevelopment.

A Residents' Steering Group was formed to look closely at any proposals put forward by the project team and ensure they responded to residents' needs. The process undertaken, called an Options Appraisal, is now complete.

The timeline below illustrates all the consultation events that have taken place with the local community and key stakeholders.



Options appraisal results

Each of the six options originally considered (along top of chart) was measured against four variables (down left side) to consider financial, economic, social and planning factors. The following chart provides a summary of the results.

	DO NOTHING	OPTION 2 - ENVIRONMENTAL IMPROVEMENTS	REFURBISHMENT	INFILL NEW HOMES	PARTIAL REDEVELOPMENT	FULL REDEVELOPMENT
OUTPUT						
Financial Output (viable/unviable)	Viable	Viable, though likely to need funding from infill/	Minimum refurbishment viable if funded from infill/ Best practice unviable	Viable	Unviable	Viable
Economic Output (low/medium/high)	Low	Low	Low	Low	Medium	High
Social Output (out of 100)	23	31	37	30	67	92
Risk of implementation (low/medium/high)	n/a	Low	High	High	Medium	Medium
Deliverable	✓	✓	✓	✗	✗	✓

The preferred option

Based on the work carried out in the options appraisal process and the final scoring against objectives, the preferred option is **full redevelopment** (the last column). The 'Do nothing' option remains a viable alternative until we have the result of the resident ballot, expected to take place in spring or summer 2019.

Full redevelopment is the preferred option because it:

- scores highest against the social objectives
- delivers the most new affordable homes
- provides a high number of employment and training opportunities
- is financially viable
- is deliverable within a reasonable risk profile
- was well supported by residents at consultation events.

Other options have been discounted due to:

- the option being financially unviable
- lower performance against social objectives (eg environment and accessibility)
- limited job or employment opportunities
- not implementable due to funding or planning risk.

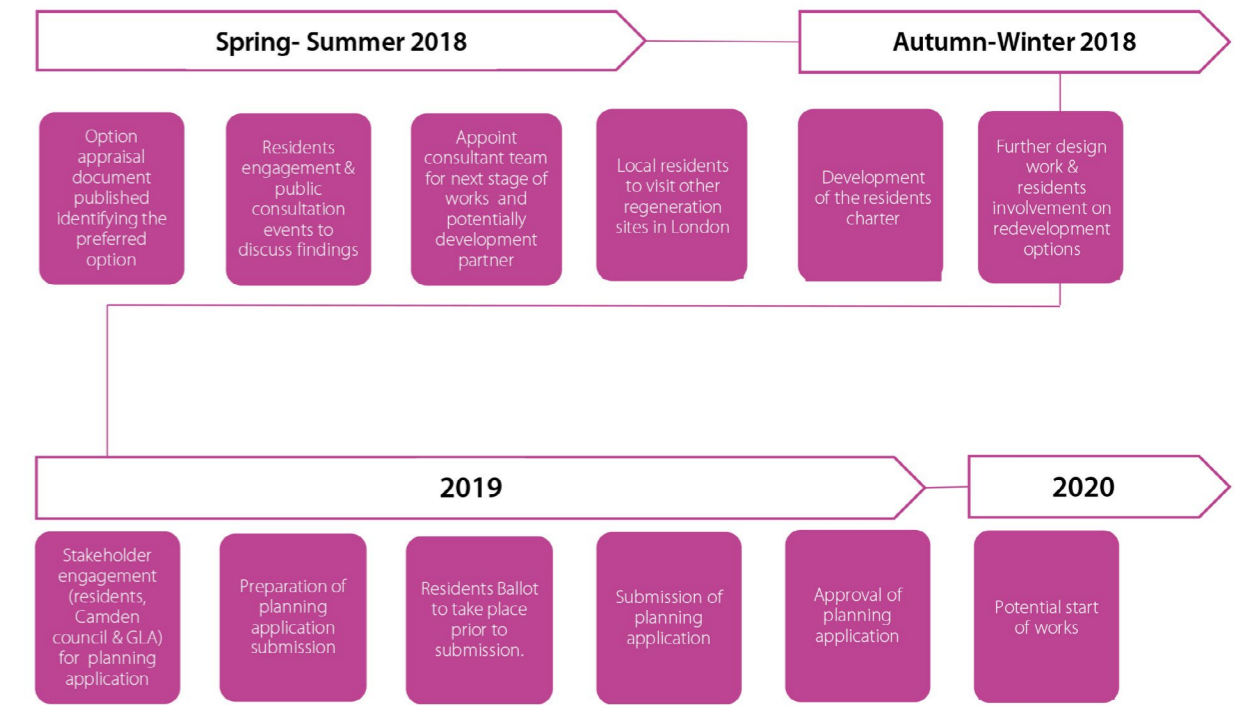
You can read more about the options appraisal process, and how the preferred option was chosen at juniperandgilbeysoptions.commonplace.is.

Next steps

It's important to note that nothing will happen immediately; choosing a preferred option is an important milestone but there is a lot more work to do before any details can be confirmed and works can start.

The next step for One Housing is to start working towards a planning application. As part of this process we will start a planning consultation in the autumn to ensure residents are fully involved in the process.

One Housing will continue to work closely with you to get your views and keep you informed. The following draft timeline (on the right) gives an indication of what is likely to happen next and when.



What's next?

One-to-one visits

The project team will shortly be in touch with you to discuss what regeneration means for you. The letter will suggest a date and time for a one-to-one visit in your own home. During this visit, we will explain what is likely to happen next, find out your thoughts and opinions, and answer any concerns you may have. If you wish to rearrange it, please let us know.

If you prefer to come to our office or chat on the phone, or if you are not a One Housing resident but would like to discuss the project, please let Ashley or Alison know. Our details will be on the letter we send you and are also on the back of this newsletter.

Development visits

In the next few months, we will be organising group visits to a number of regeneration schemes in London. Scheme visits really help people understand how an estate could look and feel during and after regeneration, and gives you the opportunity to ask questions and discuss ideas.

These visits will be offered on a first-come, first-served basis and if they're popular, we will consider holding more. We will publicise these visits on our website and on Commonplace.

Focus groups

Over the summer period we would like to get your feedback on the options appraisal process. We want to know; what went well or not so well? If you didn't get involved, why? And what could we have done differently to involve you in the process.

We will be holding focus groups to learn from you and give you a chance to share your thoughts about the process.

Summer event

Keep an eye out on our website and Commonplace for more information about a summer event for Juniper Crescent and Gilbeys Yard residents.