



Juniper Crescent and Gilbeys Yard resident engagement meeting

23rd February 2017

Welcome and introductions

- One Housing – Alan Williams, Group Director of Development
- Purpose of the meeting
 - Understand views on redevelopment of the area
 - Listen to concerns and understand aspirations
 - Comments will be used to inform discussions with Council and others
 - Ongoing conversation

Why are we here

Future redevelopment - Morrisons

- Morrisons and Barratt London are developing plans to redevelop the supermarket and petrol station.
- Planning application expected to be submitted later in 2017
- Expected to include construction of:
 - 600-750 new homes
 - New supermarket and petrol station
 - Commercial retail units
 - Office space

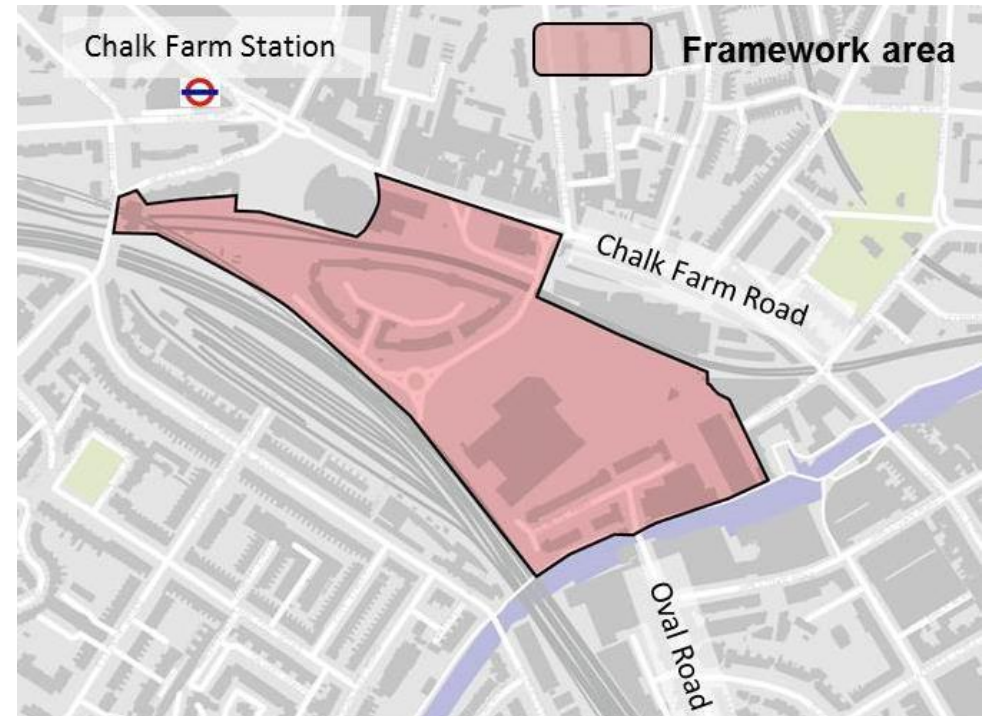
Why are we here

Future options – Gilbeys Yard/Juniper Crescent

- Redevelopment proposals will change the area significantly
- Need to think about challenges and opportunities
- Affect on residents and estates
- We would like to look at a range of options for the future of the area

London Borough of Camden Local Planning Framework

- LBC have started work on a 'Local Planning Framework'
- Includes Juniper Crescent and Gilbeys Yard
- Creates a joined up, strategic approach to deliver the best outcomes for the community and area
- Influences any future development in an area



One Housing

- Own and manage most of the properties on Juniper Crescent and Gilbeys Yard
- Need to think about challenges and opportunities that redevelopment of the area brings
- We are starting to think about wider options for the future of the neighbourhood
- Need to understand resident's concerns and aspirations
- No decision made yet



One Housing

Initial objectives

- Initial objectives for One Housing include –
 - Residents benefit from any redevelopment
 - Better homes for residents
 - Supporting the community
 - Linking better with neighbouring communities
 - Look at ways to provide new homes



Key messages

Potential benefits for residents and the local community

- Opportunity to address estate and tenancy management issues such as:
 - Antisocial Behaviour
 - Overcrowding
- Re-provision of existing homes to a higher standard
- Bring Gilbeys and Juniper together as part of Camden Town Centre
- Improved connectivity – more pedestrian, cycle and vehicle routes
- Relieve sense of isolation

Key Messages

Working with Residents

- Residents to be actively and fully involved
- What do you want to see happen on your estates?
- Our key principles:
 - Openness
 - Transparency
 - Inclusivity
 - Being meaningful

Key messages

Considering options for the future

- Compare a range of options for the future which may include:
 - Do nothing
 - Estate and housing improvement
 - Partial redevelopment
 - Full scale regeneration
- Consider objectives from a range of stakeholders

Key messages

What will happen, when?

- One Housing to consider outcome of residents meeting
- Continue wider discussions with residents and other stakeholders

Next steps

After this meeting

- We are available for informal discussion
- Written comments and questions are welcomed on the form provided
- Keen to reach all residents and hear their views

Next steps

Over the next few weeks

- Resident support and advice
 - Vicky Okoronkwo
 - T: 020 7428 4242
 - E: vokoronkwo@onehousing.co.uk
- Further resident engagement meetings
- One to one meetings with residents on request