

Considering Juniper Crescent and Gilbeys Yard



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

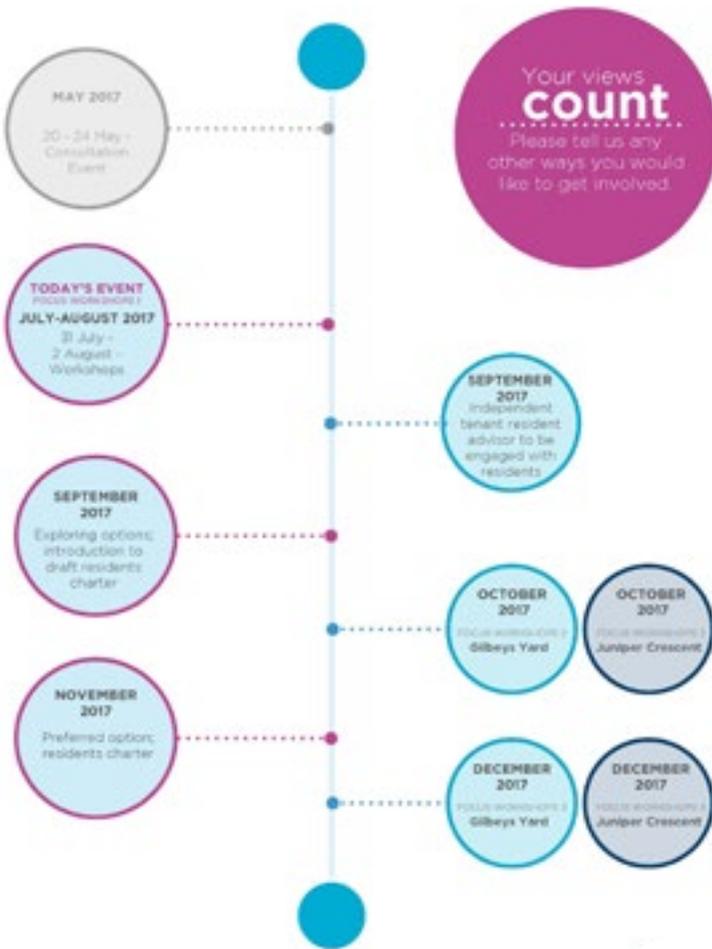
This newsletter will provide you with updates and guidance on the next stages of our options appraisal.

Your estates' future

One Housing is currently working with residents to complete an 'option appraisal' that will determine the future of Juniper Crescent and Gilbeys Yard. As part of this process One Housing will develop a number of options for the future of the two estates before one option is chosen to be taken forward. These options will range from doing nothing at all, to the full regeneration of the estates, with a variety of options in-between.

Our residents' views and opinions will be collected over a few months and will be used to develop the range of options and to inform the preferred option. We believe this could be an opportunity to provide better homes, improve facilities and public areas for our existing residents while also providing more homes for people in need.

As you many know, Morrisons and Barratt London have for some time been working on proposals to redevelop the supermarket site and petrol station on Chalk Farm Road. Their planning application has been informed by Camden Council's overarching vision for Camden outlined in the 'Camden Goods Yard' planning framework, which can be found on Camden Council's website. The work One Housing is currently doing has been influenced by Morrisons and Barratt's proposal but is independent of it.



Timeline of key resident events

Options appraisal and workshops

We're now half-way through the options appraisal for Gilbeys Yard and Juniper Crescent, which started in April. This means we're gathering a lot of information about the area and the buildings and talking to those who live there about their experiences and wishes. You may have noticed representatives from companies walking around the estates as part of their surveying studies, this will inform part of the option appraisal process. There are six possible options that are being considered and with your feedback you will help us narrow down these options.

To help us get your views and preferences, we've organised a number of consultation events (see diagram on the left). Your input is important and will make a difference; we want to hear what matters to you, your wants, needs and considerations. Don't miss this opportunity to have your say on where you live.

Next steps

From August through October, we will be preparing and testing the options while consulting with you. This will help us understand the differences between the options and ensure that any preferred option will be achievable and provide the best for you, the local area and future residents. The options appraisal will consider financial, economic, social and planning factors.

The next step will be to narrow the six options down to two or three preferred options, these will then be presented at focus workshops in October. We hope you can attend any upcoming events to help us in this process.

As well as these workshops, we will use a range of consultation methods to get your views. For example, you will have more opportunities to view the consultation materials and give feedback through voluntary one-to-ones in your own home or over the phone.

Frequently asked questions (FAQs)

This document collects many frequently asked questions that have been raised at our meetings with Juniper Crescent and Gilbeys Yard residents together with our responses, and can be found on our website. If you would like a printed copy, please contact the project team. We will make every effort to keep the FAQs up-to-date.

If you have any ideas about how we can reach more residents in a way that suits them, we welcome this feedback and our contact details can be found on the back page.

Have your say on Commonplace

In July, we launched an interactive consultation tool, Commonplace, where residents can leave comments on certain areas of their estates about what they like, don't like and where they think there's room for improvement.

The site is now live, visit <http://bit.ly/Commonplace1> to view the map and leave your comments - big or small. You can also find useful links to pages and documents about the project on there.



Please encourage your family and neighbours to visit Commonplace and have their say at <http://bit.ly/Commonplace1>

Tenancy audits

In July, our project team visited over 100 residents across the two estates to conduct tenancy audits. These audits ensure that we have the most up-to-date information on your household, which is important to ensure we are able to communicate with you effectively and take your needs into account when developing options.

To date, 84% of the audits have been completed and we will be contacting the remaining residents in September to ensure our records are up-to-date.

If you haven't taken part in the audit, please call the project team, who will arrange a home visit for you. Tenancy audits are essential for fire safety purposes and for our records. Thank you to everyone who completed the audit.



Join the conversation



Thank you to everyone who attended our workshops on Monday 31 July and Wednesday 2 August at the Pirate Castle - it was very nice to meet you all. Your participation and comments were very useful and these will be incorporated in our options appraisal.

For those who couldn't attend the workshops, there will be many more opportunities to engage with us and provide your ideas and opinions about the future of Gilbeys Yard and Juniper Crescent.

Tenant 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.

Independent tenant advisor

We have been working closely with both TRAs to appoint an independent tenant advisor. The independent tenant advisor will be an advisor to both residents and One Housing throughout the consultation process, advising us both and supporting residents with decisions that need to be made as well as supporting the relationship between the residents and One Housing.

We are working with members of both TRAs to review applicants and interview candidates, a local councillor will also be invited join the interview panel.

We hope to have the independent tenant advisor in place by the end of September before the next consultation event.



Contact us

Have your say! We want all residents to be fully involved in discussions about the future of the area to make sure that we get the best outcomes for everyone.

Your ideas and opinions are valuable and help us to understand what is important about your home and neighbourhood.

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Translation

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