

2020 A YEAR IN REFLECTION

AT JUNIPER CRESCENT AND GILBEYS YARD

JUNE 2021

WE ARE EXCITED TO RECONNECT WITH YOU

We hope you are well! We are looking forward to this summer to reconnect with you. This newsletter gives an update on the last year and how we would like to begin re-engaging with the community.

Through the recent residents survey, we heard that almost half of you said you would have liked more one-to-one conversations with the engagement team.

We are delighted that we now have the opportunity to sit down, reconnect and have conversations with residents face-to-face!

We want to hear how you have been since the ballot, share what we've learned and listen to how your priorities and aspirations for your home, estate and neighbourhood may have changed over the past year.

What kind of things would you like to see this summer to celebrate being back together?

WE'VE RECEIVED
GREAT FEEDBACK
AND USEFUL
COMMENTS ABOUT
THE REGENERATION
PLANS!

READ
MORE
INSIDE



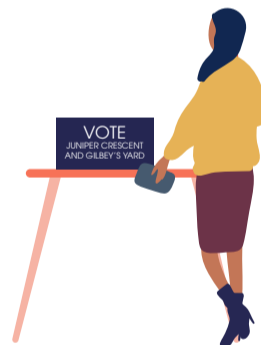
REFLECTING ON THE 2020 BALLOT

There were lots of positives, residents loved the proposals for green spaces, better facilities, and over 50% of residents liked the new homes.

Since 2017, we have been engaging with residents of Juniper Crescent and Gilbeys Yard estates to explore the opportunity to provide better and new homes, community facilities and open green spaces.

The proposals for this were put to a ballot vote in June 2020, so that residents could have their say on the proposals for redevelopment. It has now been a year since residents voted on the proposals and we last met face to face.

As well as the positive feedback on the proposals, residents said that there wasn't quite enough information about a number of aspects and important details, and almost half of residents said they would have liked more face-to-face conversations with the team about these issues.



RESIDENT BALLOT OUTCOME AND FEEDBACK

Between October 2020 and February 2021 we reached out to residents for feedback on the ballot and Landlord Offer.

See pages 2&3 for details on the ballot outcome and resident feedback.



POP-UPS & COFFEE HUBS

Through the recent survey, we heard that residents would have liked more face-to-face engagement. Over the summer we will be holding pop-ups on both estates and are creating a space for residents to drop in and catch up.

See page 4 for details on the pop-ups and coffee hubs.



LET'S CATCH UP OVER THE SUMMER!

PICKING UP WHERE WE LEFT OFF IN 2020

since the Resident's Ballot



THE JUNE 2020 BALLOT

The Ballot for the regeneration of Gilbey's Yard and Juniper Crescent took place in June 2020. During the ballot period, 159 residents (79.5%) cast their vote and had their say. The result of the ballot was not in favour of regeneration proposals.

THANK YOU FOR TAKING THE TIME TO SHARE YOUR FEEDBACK!

159 RESIDENTS

79.5%

VOTED IN THE BALLOT

91 RESIDENTS

57.2%

VOTED TO REJECT THE REGENERATION PROPOSALS

WE REACHED OUT TO RESIDENTS VIA TELEPHONE CALLS, EMAILS AND SURVEYS

880 WRITTEN COMMENTS RECEIVED

2200+ QUESTIONS ANSWERED

110 RESIDENTS

COMPLETED A SURVEY TO GIVE THEIR FEEDBACK ON THE BALLOT

RESIDENT STEERING GROUP MEETINGS HELD

WE'RE HERE TO HELP

If you would like to read the full report of the resident survey, get in touch using the contact information provided.

WE WANT TO REFLECT ON WHAT YOU'VE SAID

by getting to know you better

WHAT YOU'VE SAID

The resident survey has given us a really good idea of why residents did not feel they could vote in favour of the regeneration.

There were lots of positive things that residents have told us they really liked and enjoyed being part of. Below are some of the best bits and some of the things residents would have liked to have seen done better.

BEST BITS

87%

Of you were satisfied and understood your tenancy rights would remain the same as they currently are.

68%

Of you liked the design and layout of the new development.

50%

Of you felt the new development would have provided a better living situation for you / and your family.

51%

Of you felt that your ideas for the new development had been taken into consideration.

49%

Of you told us that more face-to-face and one-to-one interactions with the team would have helped with questions you may have had, especially during the voting period.

49%

Of you felt unsure or dissatisfied with the information presented on service charges for new homes in the new development.

30%

Of you have said that you would have liked more consultation events to speak with the Regeneration team.

44%

Of you told us that you were unsure or dissatisfied with the size of the proposed gardens or balcony.

AREAS FOR IMPROVEMENT

DEAR RESIDENTS, YOU WILL ALWAYS BE AT THE HEART OF ANY CHANGE ON GILBEY'S YARD AND JUNIPER CRESCENT

As we move forward with the engagement process, we would like to take a step back from the design and architecture process to carry out a period of reflection, focusing on what we can learn from your experiences over the past year, which is our key priority as we re-engage with residents.

To carry out this reflective engagement, we have organised a series of coffee catch ups that will take place over the months of July and August 2021, during which we would like to focus on building a relationship with you.

When it comes to Juniper Crescent and Gilbey's Yard, residents will always be integral to any decision making.

One Housing and Countryside are dedicated to providing great homes and places for residents and future generations to live both in the immediate and long-term future. We would still like to look at regeneration going forward but not without answering the questions you may feel were not answered previously and to provide all residents with clarity.

Kind regards,

your team at Juniper Crescent and Gilbey's Yard

LET'S CATCH UP!

Join us at the pop-ups and coffee hubs over the summer to tell us what you think should happen next and what we can do to make 2021 a great year for community spirit on the estate.

MEET THE TEAM AT THE UPCOMING EVENTS

AT JUNIPER CRESCENT AND GILBEYS YARD

let's get talking

WHAT'S NEXT:

MEMBERS OF THE TEAM WILL BE AT EVERY EVENT TO SPEAK TO AND ANSWER QUESTIONS



POP-UPS: Meet the team and get quick facts

Look out for the team on Gilbeys Yard & Juniper Crescent across June and July where we will be holding 'pop-up' events on the estates. These will be an opportunity for you to stop by and speak to the team, ask questions and share your ideas about how to boost community spirit.

We will be holding a **competition** to find out what residents are 'looking forward to most this summer', and give prizes to the **best answers!**



RESIDENTS COFFEE HUBS READY SOON!

We are excited to announce that we will be creating two welcoming community coffee hubs at both estates and will be ready for residents soon! Updates will be made to the existing Gilbeys Yard portacabin and a new space being put in place on Juniper Crescent.

The Juniper Crescent portacabin will be located next to the roundabout on unused land. The existing trees and shrubbery will be transplanted to a new location, so you will see us out and about in the coming days preparing the space. We will engage with any households affected directly before installation begins.

Based on feedback we received from residents we decided to create a comfortable space for residents to drop in for a coffee and have sit down one-to-one conversations with the team.

We look forward welcoming residents in the coming months!

THE TEAMS INVOLVED

Since 2017, One Housing has been working with residents, businesses and other local people to develop a vision for Juniper Crescent and Gilbey's Yard, in accordance with the Camden Supplementary Planning Guidance. In 2018 Countryside was appointed to work in partnership with One Housing as the development partner. They are supported by a team of specialists who are committed to developing and delivering the vision with the community.

One Housing

Working in partnership with Countryside they are responsible for managing the estates.

Countryside

Working in partnership with One Housing they were chosen by One Housing and a select panel from the RSG as developer.

Soundings

Independent resident and community engagement consultants

PRP

The architects carrying out the detailed and masterplan design

Communities First

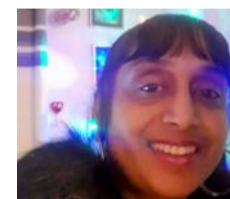
Independent Tenant Advisor (ITA), selected by the TRAs to help mediate discussions between residents and One Housing

KEEP IN TOUCH

Our engagement team will be available over the phone, email, at events or to help you get in touch with other team members - if you have any questions, want to know more, or if you simply want to stay informed.



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Soundings

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WOULD YOU LIKE THIS INVITATION TRANSLATED?

മൊഴിയിലേയ്ക്കു മാറ്റം? ترجمة؟ অনুবাদ ?

অনুবাদ করা ? 번역? Tarjumaad? Tradução?

¿Traducción? Werger? or 079666 43082