

# REGENERATION UPDATE

AT JUNIPER CRESCENT & GILBEYS YARD

DECEMBER 2021

## RESIDENT-LED REGENERATION

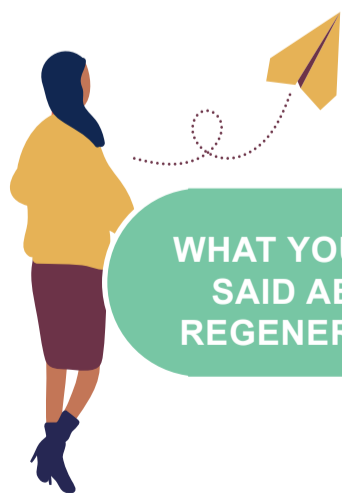
Since July, the regeneration team have been catching up with residents about the regeneration proposals, which were put forward in 2020. The team would like to thank everyone who took the time to speak with us, whether this was over a coffee and cake at the resident hubs, or a quick chat at your doorsteps.

These conversations have helped us gain a much better understanding of residents' thoughts on regeneration and life on the estates. When it comes to Juniper Crescent and Gilbeys Yard, residents will always play an integral role in any regeneration process.

Listening to residents' feedback has helped us to set out a better approach to regeneration through a series of new regeneration commitments. From our conversations with you, we understand that residents view Juniper Crescent & Gilbeys Yard as separate estates regarding regeneration discussions. Therefore, we will be talking to you about any future regeneration proposals separately going forward, ensuring we are addressing the specific priorities and requirements of each estate.

Inside this newsletter, you will find more information about what residents have told us, as well as what we are doing next to work towards a resident-led regeneration. Before considering any future ballot, we want to hear what you think about the new commitments and what these mean to you.

## WHAT'S INSIDE?



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WHAT YOU HAVE SAID ABOUT REGENERATION

What you have told us needs improvement



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NEW RESIDENT-LED REGENERATION COMMITMENTS

From your feedback, we have developed our commitments. We would like to hear what you think!



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TELL US WHAT YOU THINK!

Find out how discussions will take place across the two estates



# REGENERATION DISCUSSIONS

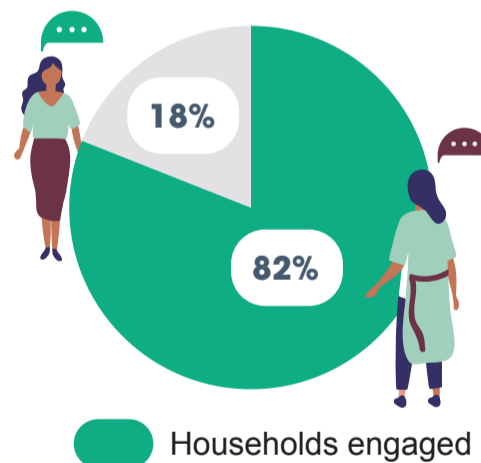
## YOUR INVOLVEMENT



**YOUR FEEDBACK IN NUMBERS**

We spoke to **104** Juniper Crescent households, and to **62** Gilbeys Yard households out of **202** homes!

### TOTAL HOUSEHOLDS ENGAGED



Of 202 homes across both estates, we have engaged with a total of 166 households, where we held 394 conversations with 180 residents through coffee hub visits, feedback forms, and door knocking.

### YOUR MAIN PRIORITIES

Residents felt that there were three main priority areas that would improve regeneration discussions:

#### RELATIONSHIPS

Communications and relationships with the team need to be better. From this, we understand this may have made you feel uncertain about the detail of the offer to residents leading up to the ballot. We will offer more dedicated liaison moving forwards.

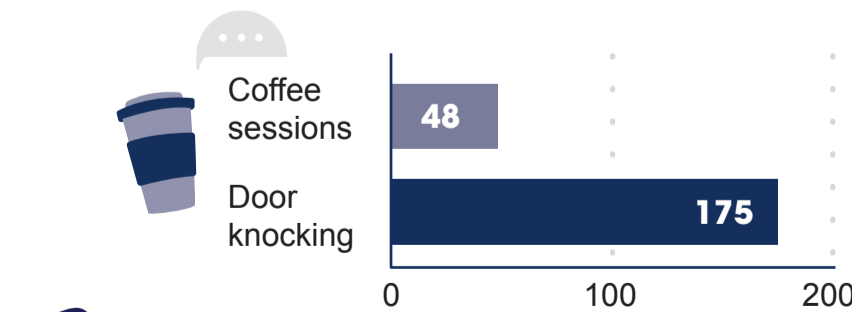
#### OFFER & SCHEME BENEFITS

You told us the offer document was unclear and didn't explain things such as temporary moves, permanent moves, parking, and the costs related to your new home. As a result, it was difficult to understand how your household could benefit from the offer. Any future offer will be much clearer.

#### DESIGN

You told us that while there were aspects of the design that you liked, there were elements that you weren't quite sure about, such as home and garden layouts. We want to work with you to improve these designs

### NUMBER OF RESIDENTS WE'VE SPOKEN TO



**WE'RE HERE TO HELP**  
Get in touch with the team or come down to the resident hubs if you would like to learn more!

# NEW REGENERATION COMMITMENTS

We'd love to hear what you think about the commitments. Visit our hubs during open hours to chat with our friendly team!



## YOU HAVE TOLD US...

## AND WE WILL...

- On-site Engagement**  
You would have liked more one-to-one meetings with the team
- Separate Estates**  
Juniper Crescent and Gilbeys Yard have their own identity and needs, so they should be viewed separately.
- Maintaining your Community**  
You wanted to maintain the sense of community and stay close to friends.
- Sense of Community**  
You would like to build on the sense of community

- NEW COMMITMENTS**
- On-site Engagement**  
Have familiar faces at the hubs throughout the process, who will be happy to chat, listen and answer any questions you may have.
  - Separate Estates**  
Consider the estates separately and talking to you about your aspirations for the future of your homes and neighbourhood.
  - Maintaining your Community**  
Ensure any residents who wish to remain close to their neighbours can do so in any new development.
  - Sense of Community**  
Provide a £1 million community fund to be shared across both estates, where residents can shape and decide how it should be spent, should regeneration go ahead.

- Parking**  
You had some concerns about being able to park on the new estate.
- Affordability**  
You held some concerns around costs.
- Affordable Housing**  
You would have liked to see more social and affordable housing.
- Moving**  
You had some concerns about relocating if you had to be moved temporarily.

- NEW COMMITMENTS**
- Parking**  
Provide at least one space in the new development if you currently have a parking space. Additional spaces will also be provided for essential vehicles.
  - Affordability**  
Ensure a table of costs are made available to you before a ballot
  - Affordable Housing**  
Ensure that half of the people living on the new scheme will be on social or intermediate tenancies.
  - Moving**  
Offer you different moving options, such as the choice to move once, to move temporarily close to home, or to move permanently away from the estate.

- Gardens**  
Some people living in houses were not happy with the plans.
- Home Sizes**  
You weren't happy about the size of the new homes.
- Accessibility**  
Some of you felt that your housing and access needs changed through lockdown.

- NEW COMMITMENTS**
- Gardens**  
Provide a garden to all houses that currently have one in any new development.
  - Home Sizes**  
Ensure that all homes will be the same size or bigger.
  - Accessibility**  
Ensure the whole estate and every home will be accessible for all.

In addition to these new commitments, we will also maintain all the commitments from the previous landlord offer!



# TWO DIFFERENT ESTATES

## TWO SEPARATE CONVERSATIONS



### JUNIPER CRESCENT

We would like to hear what you think about the new commitments

Juniper Crescent have told us that you would like to continue to explore regeneration opportunities and the future regeneration of the estate. With this in mind, we want to hear what you think about the new regeneration so that we can improve designs with you in 2022.

#### 2021

Our continued desire is that every resident has the opportunity to shape the future of Juniper Crescent through their ideas and shared feedback. What you say is important, and so we warmly invite you to **share your thoughts, big or small!**

There are many ways to get involved. See how you can **join the conversation**. We look forward to discuss the new commitments and regeneration proposals with you!

#### 2022

If residents feel positive about the new commitments, we will start working on improving designs with you, such as:

- New homes
- Buildings, facilities & amenities
- Money matters
- Green spaces
- Community Spirit: Vision for a changing neighbourhood

If together we feel that these conversations have been positive, we would like to progress towards a new ballot in 2022!



### Tell us what you think of the new commitments!



We would love to talk to you about the commitments & what this means to you! The team will be available to discuss these and any other topics you'd like to talk about over coffee! To book your time, please scan here or email us.



SCAN ME

[junipercrescent@onehousing.co.uk](mailto:junipercrescent@onehousing.co.uk)



You can also find us at the hub on Wednesdays 10:30 am to 3pm starting on 1st December!

### Staying informed

We want to keep you updated every step of the way. Stay tuned for the next newsletter early 2022!



### JUNIPER CRESCENT

We would like to hear what you think about the new commitments





# TWO DIFFERENT ESTATES

## TWO SEPARATE CONVERSATIONS



Let's continue to listen to what matters to you

From our conversations on Gilbeys Yard, residents have current priorities relating to the estate that they feel are more important than regeneration at this time. Therefore, over the coming months we will continue to work with you through our regular hub drop-ins on some of the issues you have highlighted as being important. We also welcome you to continue conversations and share your thoughts on regeneration at the hub.

### 2021

We will continue to be present in our regular portacabin drop-ins. **Come by our drop-in hub** to chat about our commitments, your aspirations, and more!

We would also like to invite you to discuss the following topics with us and hear what you have to say:

- Maintenance and Management
- Juniper Crescent engagement and designs
- St. George / Morrisons development



Our goal is to continue to learn about your key priorities and aspirations for Gilbeys Yard!

## We want to hear your aspirations for Gilbeys Yard!

Find your Support team members available at the Gilbeys Yard portacabins!



Visit us at the hub on **Thursdays 10:30 am to 3pm, starting on 2nd December!**

 [gilbeysyard@onehousing.co.uk](mailto:gilbeysyard@onehousing.co.uk)

## Staying informed

We want to keep you updated every step of the way. Stay tuned for the next newsletter early 2022!



Let's continue to listen to what matters to you



# CONTACT US

AND MEET THE PEOPLE INVOLVED!

## THE TEAM

Meet the team who will be on the ground to discuss all matters relating to your needs, estate management, and the neighbouring development. You can get in touch with them over the phone, email, or at the hubs. If you have any questions, want to know more, or if you simply want to stay informed, they will be happy to help.



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One Housing  
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One Housing  
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**Briony Rogers**  
Project Manager  
One Housing



**Amy Murphy**  
Engagement Coordinator  
Soundings

## DISCUSSIONS AT JUNIPER CRESCENT

Additionally, Briony & Amy will be supporting the team and be available over the coming months to discuss the key commitments and future plans for Juniper Crescent.



**2022 NEWSLETTER**  
We will share updates and feedback in our next newsletter early 2022!

### GILBEYS YARD HUB HOURS

Visits us at the portacabins on **Thursdays 10:30 am to 3pm**

Starting on 2 Dec 2021

[gilbeysyard@onehousing.co.uk](mailto:gilbeysyard@onehousing.co.uk)

### JUNIPER CRESCENT HUB HOURS

Visits us at the portacabins on **Wednesdays 10:30 am to 3pm**

Starting on 1 Dec 2021

[junipercrescent@onehousing.co.uk](mailto:junipercrescent@onehousing.co.uk)

## THE TEAMS INVOLVED

As you know, One Housing have been working with you and the surrounding businesses on developing a vision for both Juniper Crescent and Gilbeys Yard since 2017. We are passionate about creating places that are comfortable and safe for everyone to live in and enjoy!

To do this we are supported by a team of specialists who are equally committed in developing the vision with you!

### 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 a development partner.

### Soundings

Independent resident and community engagement consultants

### Communities First

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

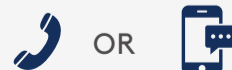
Would you like this invitation translated?

অনুবাদ করা?    번역?    மொழிபெயர்ப்பா?

ترجمة؟    অনুবাদ?

¿Traducción?    Tarjumaad?

Werger?    Tradução?



OR  
079666 43082

