

NEW DESIGNS & OFFER

FOR JUNIPER CRESCENT

Thank you to everyone who has come to our masterplan events and provided feedback. For those who have not had the chance to come and talk to us yet, this flyer summarises some of our commitments to residents which will be upheld, delivered on and included

in the formal landlord offer for the resident ballot.

If you haven't been able to talk to us about your own preferences, there is still time to get in touch.

Speak to us about what the offer and designs could mean for you



HOME SIZES

New homes will be at least the same size, if not larger than current homes, meeting the latest standards for size, layout, sunlight and daylight, storage and fire safety.



GARDENS & BALCONIES

All residents in houses will have gardens or terraces in the new development.



PARKING

Each household who currently has a parking permit will get one permit on the new estate.



AFFORDABLE COSTS

Improved services at an affordable cost through 10 years of subsidy support, and a £25k dedicated annual fund for residents that need additional support.



MOVING

All residents will be supported to move with £7,800 home loss payment, and if you have to move twice, there will be a second £7,800 developer contribution payment.



ADULT CHILDREN

Adult children will be provided with a 1 bed by One Housing in Camden.



NEW HOMES

See your new home design



Spacious, brighter homes

- **Spacious homes:** No new home will be smaller than it is now and all properties will not lose any usable space.
- **Brighter, better insulated homes:** The new designs will optimise natural daylight, and insulation, keeping them warm in the winter and cool in the summer, and improve your sound insulation.
- **Many more key features:** The new homes have been designed to provide more efficient storage, easy, direct access from your kitchen and living room to your garden or larger balcony.
- **Make your new home yours:** We have a number of ways for you to personalise your new home design.



GARDENS & BALCONIES



All residents in houses will have gardens or terraces in the new development

- **Residents in houses** will be offered a new garden or terrace.
- **Residents in ground floor flats with gardens** will have larger amenity space.
- **Residents in flats** will have larger balconies.
- Direct access from your living space to outdoors.
- Views across London and a greener estate.

Speak to us about your new outdoor space

Dear Juniper Crescent residents,
Thank you to those who have come to see and talk to us about the new designs and offer. It has been fantastic speaking to and learning so much from you about your needs and preferences, and we are really grateful for your time helping us to create the best offer for Juniper Crescent residents.



Peter Blake
Head of Regeneration
One Housing

As Directors of One Housing and Countryside we want to thank all residents for their involvement and encourage anyone who has not yet been able to get in touch with the team, to contact us for a meeting.

We want to ensure that the offer made to residents will be delivered on, and that the offer responds to your needs.



Mahbub Khandoker
Development Director
Countryside

Come and speak to us.

Book a 1-to-1 to see and discuss the new designs and updated offer, and what they could mean for you!

Get in touch via email at junipercrescent@onehousing.co.uk or come down to the hub at the times below:

Every Tuesday 12 - 8pm
Every Wednesday 12 - 3pm
Every Thursday 12 - 8pm
Every Saturday 10 - 1pm

See more information, including the latest designs and offer at www.junipercrescent.co.uk

¿Traducción?
Werger?
¿Traducción?
Tarjumaad?

WOULD YOU LIKE THIS INVITATION TRANSLATED?

অনুবাদ করা? **তর্জমা?**

অনুবাদ?
অনুবাদ করা?
তর্জমা?



AFFORDABLE COSTS

Speak to us about your specific costs



PARKING

Speak to us about parking for you



MOVING

Speak to us about your moving process



ADULT CHILDREN

Improved services for an affordable cost

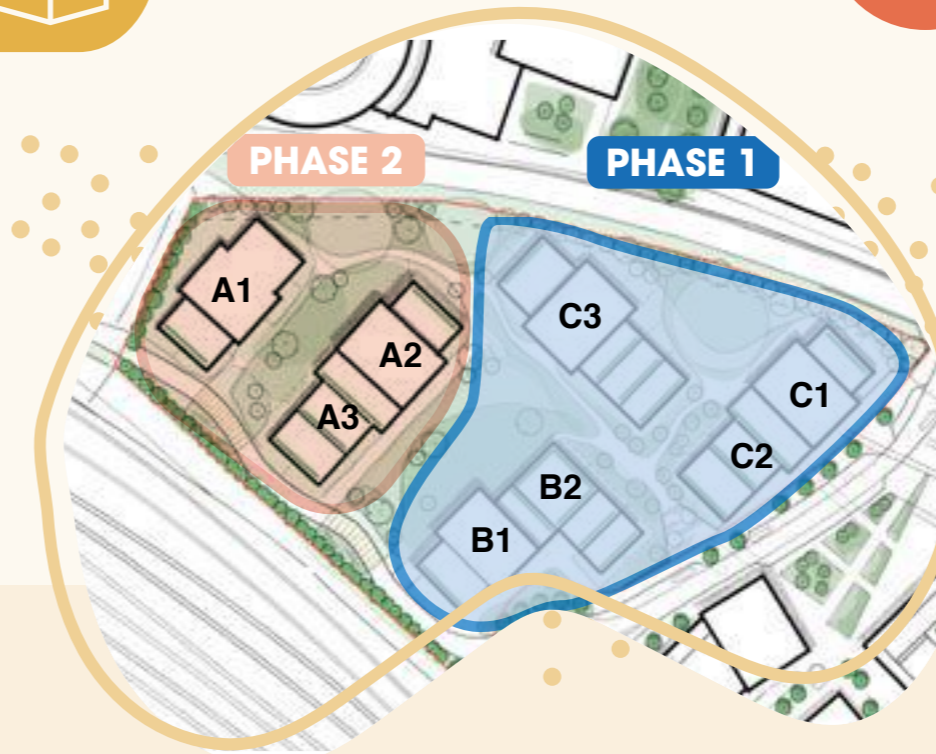
- **10 Years support with your service charge and council tax:** We are committed to keeping your service charge and council tax down and will subsidise any cost increases for 10 years.
- **A dedicated support fund:** We will set aside £25,000 a year for residents who need

additional support with their bills. Any remaining money after the 10 years will be carried over to further support residents.

- **Find out your new costs:** Speak to a member of the engagement team about specific costs and support for you.

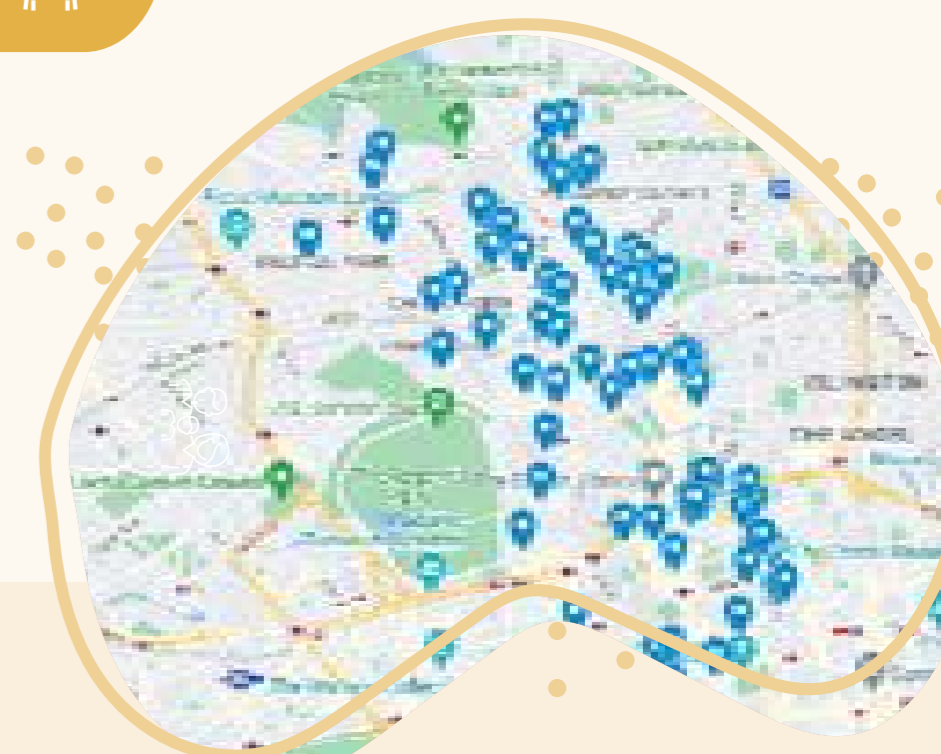
Each household who currently has a parking permit will get one permit on the new estate

- Most parking spaces will be in a **secure basement car park** with CCTV and mechanised safety systems.
- **On street parking** will be provided for those that are in wheelchair adapted homes and need to be closer to their front doors.
- A **management plan** for parking will be developed together with residents.
- There will be **no cost increase** for residents with existing parking permits in the new scheme.



Every resident is being offered a new home on the new estate

- **Support:** A dedicated One Housing officer will help arrange everything from packers, movers and handy people.
- **Statutory Home Loss Payment:** Every household in Phases 1 and 2 will receive £7,800 home loss payment when you leave your current home.
- **Moving costs:** we will cover direct moving costs and other reasonable costs associated with moving home
- **Developers Contribution:** If you have to move off the estate temporarily, you will receive £7,800 upon returning to Juniper Crescent in recognition of the additional disruption to you.
- **Are you in Phase 1?** Speak to a member of the team to find out more about One Housing's properties in Camden and beyond.



Adult children will be offered a 1 bed general needs home by One Housing.

- Any adult children living on the estate with parents can choose to be housed separately as part of the regeneration.
- Eligible adult children will be offered **One Housing Group fixed term starter tenancy in general needs rent home.**
- The adult child **does not** need to currently be on Camden's Housing waiting list.
- The remaining household members will be housed according to their housing need on the new regenerated scheme .

Speak to us about your adult children



NEW 2022 MASTERPLAN