

Westhorpe Gardens & Mills Grove

News update for residents – April 2018 – Issue 1



Metropolitan

Consultation launched for Westhorpe Gardens and Mills Grove

Last month saw the launch of a programme of consultation to discuss the regeneration of Westhorpe Gardens and Mills Grove.

The materials that were on display at this event can be found on our website www.metropolitan.org.uk/westhorpe

Having discussed with you the priorities for the future of the estate, you would have been contacted by Housing Services to complete your Housing Needs Assessment.



Photo of the entrance to Westhorpe Gardens

Next consultation event Residents design drop-in

Tuesday 1st May - 3pm-7pm
Pembroke Suite
Hendon Hall
Ashley Lane
London
NW4 1HF

Following the successful launch event in March, Metropolitan have used your comments to prepare initial designs.

Please come along to speak to members of the team about the proposed designs!



Resident newsletters

We'll be keeping you fully updated on progress and letting you know how you can get involved and have your say in a regular newsletter, and at other consultation events that we'll be holding. The next event will be taking place from 3-7pm at Hendon Hall on Tuesday, 1 May.

Contact us on westhorpe.millsgrove@mpc.email if you have any questions or need more information

Launch event a success! Thank you to all those who took part...

Thank you to all who were able to attend the launch event hosted in Hendon Hall in March. We spoke to 60 attendees representing 47 properties across the estate and your feedback will assist us with formulating our designs for the estate.



Photos of resident launch event in March



Your feedback

During the event our project team were able to hand out comment cards to all of those who visited the session to either be completed on the day or to be sent back via a freepost envelope. The comment card asked one simple question:

“What are your thoughts on living at Westhorpe Gardens and Mills Grove?”

We asked respondents to break down their answers into two categories. The key themes which have emerged from the feedback were:

Things you currently like

- **Your existing neighbours** - There is a good sense of community within the estate and we will work hard to ensure that continues.
- **Green space across the estate** - We will implement a design strategy to ensure that residents have ample green space to enjoy.
- **The quiet environment** - It was clear that the quiet nature of the estate is an important feature to the residents. Any plans for the site would need to consider how we ensure a peaceful environment is retained for the future estate.
- **The wider area around the estate** - Many of you are happy with your area and we will ensure that current residents have the option to return or remain on the estate.

Things that could be improved

- **Cleanliness & Maintenance of the estate** - The redevelopment of the estate will provide modern high quality homes for every resident. Metropolitan are committed to ensuring that repairs and maintenance are carried out and details of how to report any issues can be found on the back of this newsletter.
- **Parking provision** - It is clear that parking within the estate is important to you. We will ensure that parking is provided at an appropriate level for the redevelopment.
- **Play spaces** - Whilst many of you commented that you were happy with the green space and trees in the area, it was suggested that play space would improve the estate for both younger residents and parents. We will ensure that play space is provided within the design proposals.

Housing Needs Assessment

Members of the Housing Services Team have completed the Housing Needs Assessment with residents to assess your priorities for the redevelopment.

Your views will feed directly into the designs for Westthorpe Gardens and Mills Grove and below is an overview of the comments we received.

18% of properties across the estate are experiencing overcrowding issues. Metropolitan are considering how best to address these issues and the possibility of making an offer to these residents of a larger property size where available in the future estate to meet housing need.

20% of properties across the estate are under occupied. In order to ensure the best use of the site and where requested by those under occupying their property by more than one bedroom, Metropolitan will consider making an offer of a property of one bedroom more than your housing need if you are able to afford it. More detail on how this may work in practice will be provided at a later stage.

14% of properties across the estate have had improvements undertaken. Where improvements have been made with evidence of approval from Metropolitan then there may be grounds for compensation to be paid. Further guidance on the details of how this compensation can be claimed and what proof might be required will be provided at a later stage.

45% of the existing residents expressed an interest in options for shared ownership in the new estate. Metropolitan are considering the potential mix of the homes across the future estate with the inclusion of shared ownership where appropriate. More details of how you can register further interest in these shared ownership properties will be provided at the appropriate stage in the process.

24% of the existing residents expressed an interest in over 55s accommodation. As part of the Council's aspirations for Westthorpe Gardens and Mills Grove, Metropolitan will be required to include provision for over 55s accommodation within the plans. It is important to note that residents over 55 currently living on the estate will not be required to move into this type of accommodation unless they have expressed an interest in doing so.

10% of the homes across the estate require wheelchair accessibility. Any future plans for the estate will include wheelchair accessible flats and Metropolitan will be considering how to re-provide this accommodation.

15% of the homes across the estate have had adaptations made i.e. handrails, accessible baths/showers etc. Metropolitan will be considering the implications of the needs of these existing residents in the future estate and will provide further detail on how these will be accommodated.

8% of the residents asked expressed an interest in supported accommodation. Metropolitan will examine how these residents can best be accommodated and provide further feedback as the plans progress.

Your needs are shaping our designs

With all of the data collected from the Housing Needs Assessment and the points outlined above, the architects working on behalf of Metropolitan have begun to design what the future of Westthorpe Gardens and Mills Grove could look like.

These early thoughts will be presented at our resident design drop-in event. More details on the session are provided on the back page.

Contact us on westthorpe.millsgrove@mpc.email if you have any questions or need more information

Westthorpe Gardens and Mills Grove - Invitation to resident design drop-in event

You are invited to attend a design drop-in event hosted by Metropolitan to discuss the potential future for Westthorpe Gardens and Mills Grove. Following the Housing Needs Assessment, the architects Pozzoni have begun to prepare initial thoughts on the plans for the site and this will be the first opportunity for you to view the proposals. We will also provide the opportunity for you to comment on the plans.

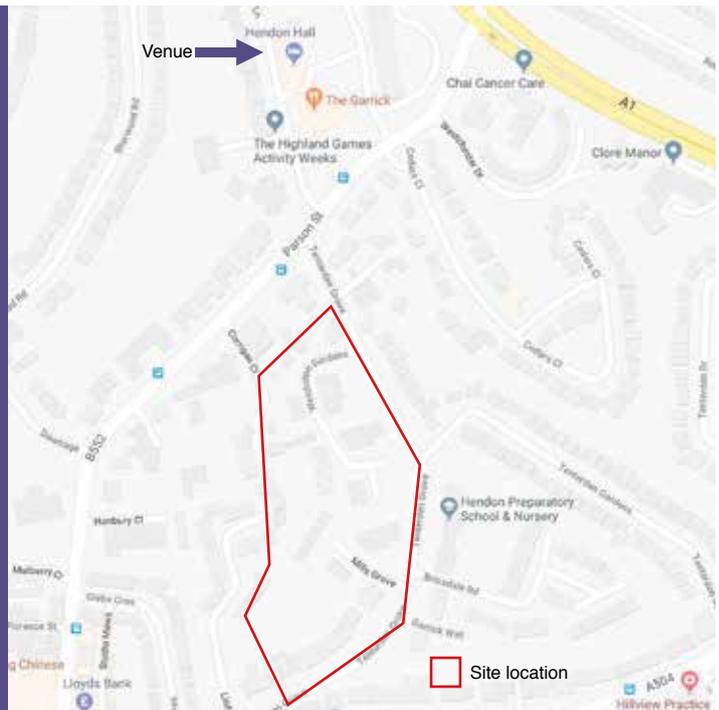
We hope you are able to attend to view the initial concepts and discuss them with members of the project team.

Full details of the event and the venue are included below:

Tuesday
1st May 2018
3.00pm to 7.00pm*

**Pembroke Suite,
Hendon Hall, Ashley Lane,
London, NW4 1HF**

*NOTE: The format of the meeting is informal, please feel free to join us at any time.



Contact us

We would like to see you at the event, however if you are unable to attend and would like more information, please contact the event organisers Meeting Place Communications on **0800 148 8911** or email **westthorpe.millsgrove@mpc.email** to find out more information.

Repair or maintenance enquiries

Whilst the resident engagement on the potential development options for the site is underway, we are still committed to ensuring your living environment is maintained. On that basis, if you have any enquiries please continue to use the following details:

- **Call:** 0203 535 3535
- **Email:** contactus@metropolitan.org.uk

Independent Tenant Advisor

As part of the commitment to ensuring all residents can be as informed as possible on the plans for the estate and are equipped with the knowledge to make the right decisions on your future, Metropolitan are able to arrange an independent advisor for you to contact. Should you wish to take up this service please contact a member of the project team on the details below:

- **Call:** 0800 148 8911
- **Email:** westthorpe.millsgrove@mpc.email

Contact us on westthorpe.millsgrove@mpc.email if you have any questions or need more information