

Westhorpe Gardens & Mills Grove

News update for residents – July 2018 – Issue 3



Metropolitan

Your feedback is helping shape the future of the estate

In June we held a second Resident Design Drop-in session where we presented the updated plans for the future of Westhorpe Gardens and Mills Grove.

The plans on display during the session had been developed through consideration of the feedback provided on the two design options presented in May.

Please see further information included within this newsletter to view the plan which was presented and how we have taken on board comments from residents.

The materials that were on display at the previous Residents Design drop-ins in May and June, can be found on our website www.metropolitan.org.uk/westhorpe



Residents' Ballot – You get the final say

In February 2018 the Mayor of London announced guidance on estate regeneration projects of a certain size to be expected to undertake a ballot of residents should Mayoral funding be required to deliver the plans for the site. Whilst the details of the Mayor's announcement is yet to be finalised, Metropolitan recognise the importance of ensuring our residents are given a say on the final plans for the estate.

On that basis, we will be undertaking a simple "Yes/No" ballot of our Residents to understand their views of the commitments being made as part of the Residents Charter and whether you support the plans for the future of the estate.

We will communicate more details on how you are able to get involved in the ballot over the coming weeks.



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

Please come along to speak to members of the team about the proposed design and give your input on how you would like to see the estate in the future.

Our updated designs and your input so far

Thank you for all who were able to attend the second Resident Design drop-in event. Your feedback on the design options have assisted our team in developing the plans for the estate.

During the event our project team were on hand to have discussions with those who visited the session and to provide feedback on post-it-notes placed directly on table top plans on the updated designs. For ease of reference the plan presented has been included to the right. Also included with the plan are the comment boxes outlining the feedback we received (in blue) and how the design team have responded so far to the comments.

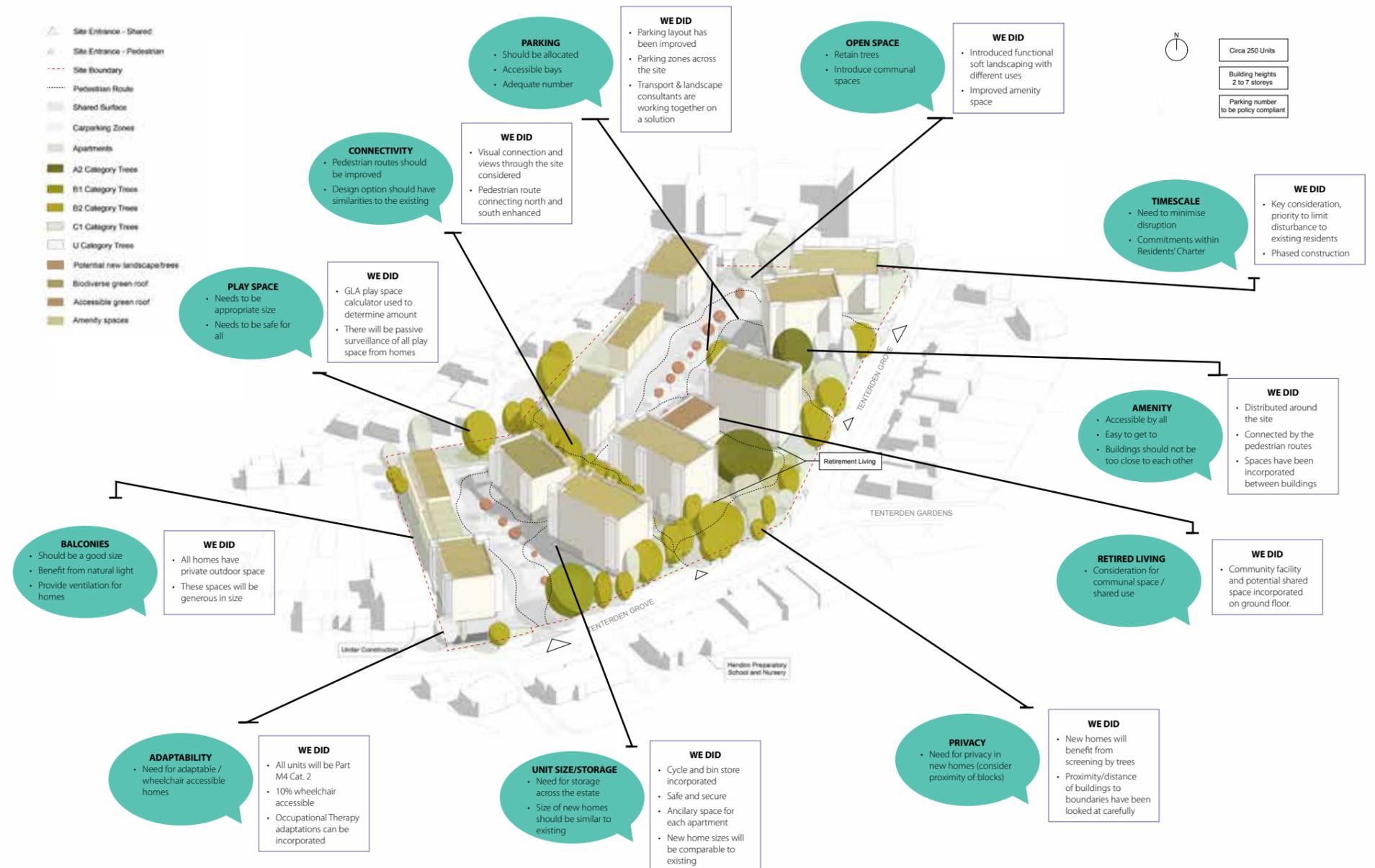
Residents' Charter – We are taking on board your comments

The initial thoughts for the Residents' Charter were first presented at the Residents Design drop-in in May. A Residents' Charter is a document which will be adopted for the estate which outlines, in a fair and transparent way, the commitments made to all residents who will be affected by the programme of redevelopment across Westhorpe Gardens and Mills Grove.

A further update to the commitments being considered by Metropolitan were presented at the second Resident Design drop-in in June with further feedback requested. A Draft Residents' Charter has now been produced and will be available to read during the session on the 25th July.

The commitments included will be:

- 1) You will be **consulted** on proposals for the new scheme
- 2) You will be **compensated** for the loss of your home and disturbance cost of your move
- 3) We will endeavour to **minimise disruption** to you through implementing a phased re-development and limited decant process
- 4) You will have a brand new home in the new scheme which **meets your current housing needs**
- 5) You will be given the **same tenancy** as you were on before you moved
- 6) Your **rent will be the same** unless your home is smaller or larger than your current home
- 7) All homes will be insulated to building regulations ensuring people can **save on fuel bills**
- 8) If you do not wish to stay on the scheme we can **support you** in securing a permanent move elsewhere. Any offer of accommodation will be made from our existing properties when they become available to let
- 9) You may be able to **claim for qualifying improvements** that you made on or after 1 April 1994 if you have proof of our written consent. All claims will be subject to our improvements policy and our building surveyor carrying out an inspection to assess the value of the work.



Westhorpe Gardens and Mills Grove - Invitation to our final resident design drop-in event

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

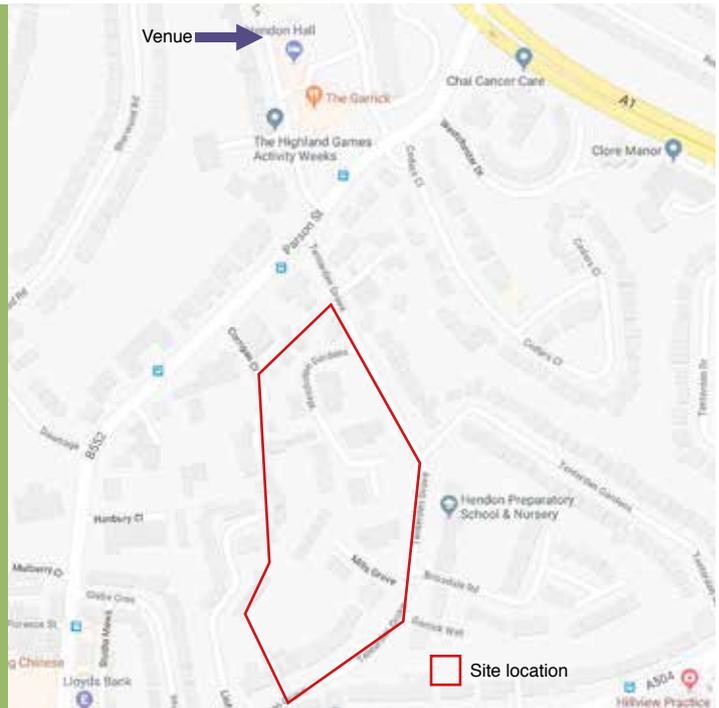
We hope that you are able to attend to view the proposals and discuss them with members of the project team, including members of staff who will be able to provide more information on shared ownership and retirement living units.

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

Wednesday
25th July 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 **westhorpe.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 Advice

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 have now appointed an independent advisor for you to contact. Should you wish to take up this service please contact Robert Webb and Zaeda Gul at PEP, your independent advisors:

- **Call:** 07412 334555 or 033 3301 0690
- **Email:** zaedagul@hotmail.co.uk and robert.w@pep.org.uk

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