

Westhorpe Gardens & Mills Grove

News update for residents - June 2018 – Issue 2



Metropolitan

Early thoughts for the future of Westhorpe Gardens and Mills Grove

In the first week of May the project team presented our initial thoughts on the plans for the estate.

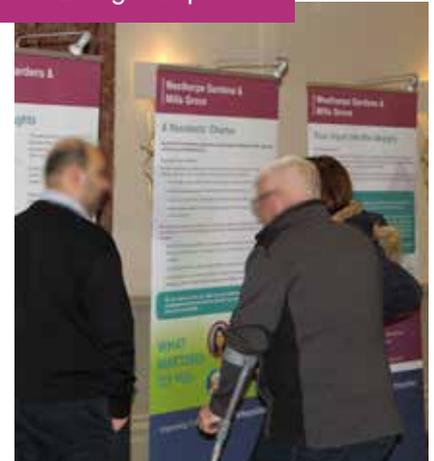
The options on display were informed by the Housing Needs Assessment undertaken earlier this year as well as comments provided during the initial round of consultation at our launch event.

We are very grateful for the time taken by so many of the residents across the estate to engage in the process and the team have had plenty of constructive dialogue and comments for us to consider as we progress the plans for the estate.

The materials that were on display at the first Residents Design drop-in, including the full Options plans, can be found on our website www.metropolitan.org.uk/westhorpe



Photos from Resident Design drop-in



Second Residents Design Drop-in - Thursday 14th June 2018 - 3 - 7pm

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

WE NEED YOUR FEEDBACK

This event provides an opportunity for you to view the updated plans for the estate. 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.

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

Your thoughts on our early design options

Thank you for all who were able to attend the first Resident Design drop-in event in May. Your feedback on the early design options will assist us with developing the plans for the estate.

During the event our project team were on hand to have discussions with those who visited the session to provide feedback on post-it-notes directly on table top plans for either Option A or Option B. We also provided the opportunity to complete a feedback form which asked for feedback on things visitors liked or things that could be improved in the design options.

Below are some images of the post-it-notes on the plans following the event and a breakdown of the key themes for the feedback the project team are considering.



Resident Design Drop-in feedback summary

The project team received a considerable amount of feedback whether verbal, through the post-it-notes or on the feedback forms. Below is a short breakdown of some of the key themes which emerged:

OPTION A VS OPTION B

Option A was the least favourite option because:

- The buildings were too close to each other
- Less open space
- Heights were too

Option B was preferred because:

- There was better space between buildings
- Heights of buildings were more consistent across the estate

COMMUNAL SPACES & TREE RETENTION

Green space is important to existing residents. Our plans should:

- Ensure maintaining the existing trees on site
- Introduce communal seating areas
- Create better and more use-able public spaces

BUILDING HEIGHTS

The heights of buildings are important. Our plans should:

- Carefully consider building heights within the context of the surrounding area

BALCONIES & LIFTS

Balconies - The inclusion of balconies is welcome and these should be generously sized.

Lifts - These would be welcome as they would improve the living environment of those on the top floors.

PARKING

Parking is one of the main issues raised during the consultation. Our plans should:

- Consider how visitor parking is managed on the future estate
- Ensure enough parking is provided
- Consider allocating parking on the future estate

MINIMISING DISRUPTION

Everything should be done during the construction and build out phase to:

- Limit disruption of the building works
- Minimise any disruption from moving or temporary relocating

Residents' Charter – What you need to know



As 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.

As part of the consultation on the regeneration of the estate, Metropolitan are asking for feedback on what reasonable commitments residents would like to see included within the Residents' Charter. To do this, an initial question was asked on the feedback form presented at the Resident Design drop-in alongside some answers to guide input.

Below are a some of the points raised through the feedback from residents on the things people would like to see included within the Residents' Charter:

Above are a some of the points provided as indicative issues we should consider as part of the Residents' Charter.

Our commitments

Having considered the feedback provided at the resident design drop-in in May, Metropolitan have begun to think about the commitments to be included in the Residents' Charter. Below are Eight key commitments being considered. A more detailed booklet outlining each principle will be produced and made available to every resident on the estate.

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 new 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

WE STILL WANT YOUR INPUT – A FURTHER OPPORTUNITY FOR YOU TO PROVIDE COMMENT ON THE RESIDENTS CHARTER WILL BE MADE AVAILABLE AT THE SECOND RESIDENT DESIGN DROP-IN

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

You are invited to attend the second of our Resident design drop-in events to discuss the potential future of Westthorpe Gardens and Mills Grove. Following the first session at the beginning of May, the architects Pozzoni have considered the feedback provided on the two design options for the site and have further developed the plans.

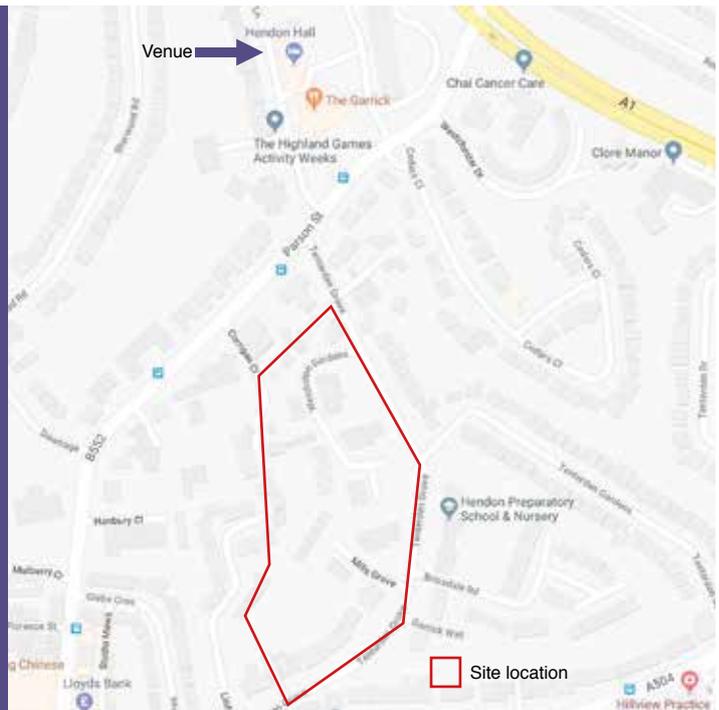
The second resident design drop-in provides an opportunity for you to view how we are progressing with our thoughts for the estate and for you to comment on the updated proposals.

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

Thursday
14th June 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 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 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