



Metropolitan

WESTHORPE GARDENS AND MILLS GROVE

LANDLORD OFFER



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Your estate. Your future. Your say.

We began consulting residents about our proposals to **deliver significant improvements** to Westhorpe Gardens and Mills Grove in March 2018.

Since then we have held a number of events, published newsletters, carried out door-knocking and held a wider public exhibition where we have presented our emerging ideas and designs and asked for your input. Following each event our architects have taken your comments on board and we are now setting out in detail how we propose to **provide existing residents with good quality, well managed and well maintained homes** at affordable rents in the future.

You now have the **opportunity to vote** on the future plans that we are proposing which are outlined in this Landlord Offer.

Westhorpe Gardens and Mills Grove today

The 102 homes at the estate were built in the 1970's and are now in **need of significant maintenance and repair**.

We have carried out surveys of the properties and estimate that it would cost in the excess of **£3 million** to bring your homes up to contemporary standards.



Photo of an existing block



Existing stairwell underneath



Existing stairwell



Existing block ceiling



Residents' Ballot

In February 2018 the Mayor of London announced new guidance on estate regeneration projects. The guidance states that a resident ballot should take place on projects of a certain size where Mayoral funding is required to deliver the plans for the site.

On that basis, **we have committed to holding a ballot** with a simple "Yes/No" vote. This will ensure that, all residents who are eligible to vote, will be able to have a say in the future of the estate and the quality of the homes and environment you live on.

The ballot will be entirely anonymous and will ask the question:

"Are you in favour of the proposal for the regeneration of Westhorpe Gardens and Mills Grove Estate?"

What a 'YES' vote means

If a majority of residents living on the estate, vote 'Yes', **we will be able to go ahead with our plans** to revitalise the area you live in, providing you with **new and better quality homes**. It also means we will be able to access Mayoral funding to deliver the commitments we are making here.

What a 'NO' vote means

If the majority of residents vote 'No' **we will not be able to deliver any of the comprehensive improvements on offer**. We will, however, continue to meet our obligations to carry out any repairs or essential maintenance.

The ballot process

Included in this Landlord Offer on page 19 is a guide on the ballot process, including information on who is eligible to vote and contact details of the independent body facilitating the ballot in case you have any further questions.





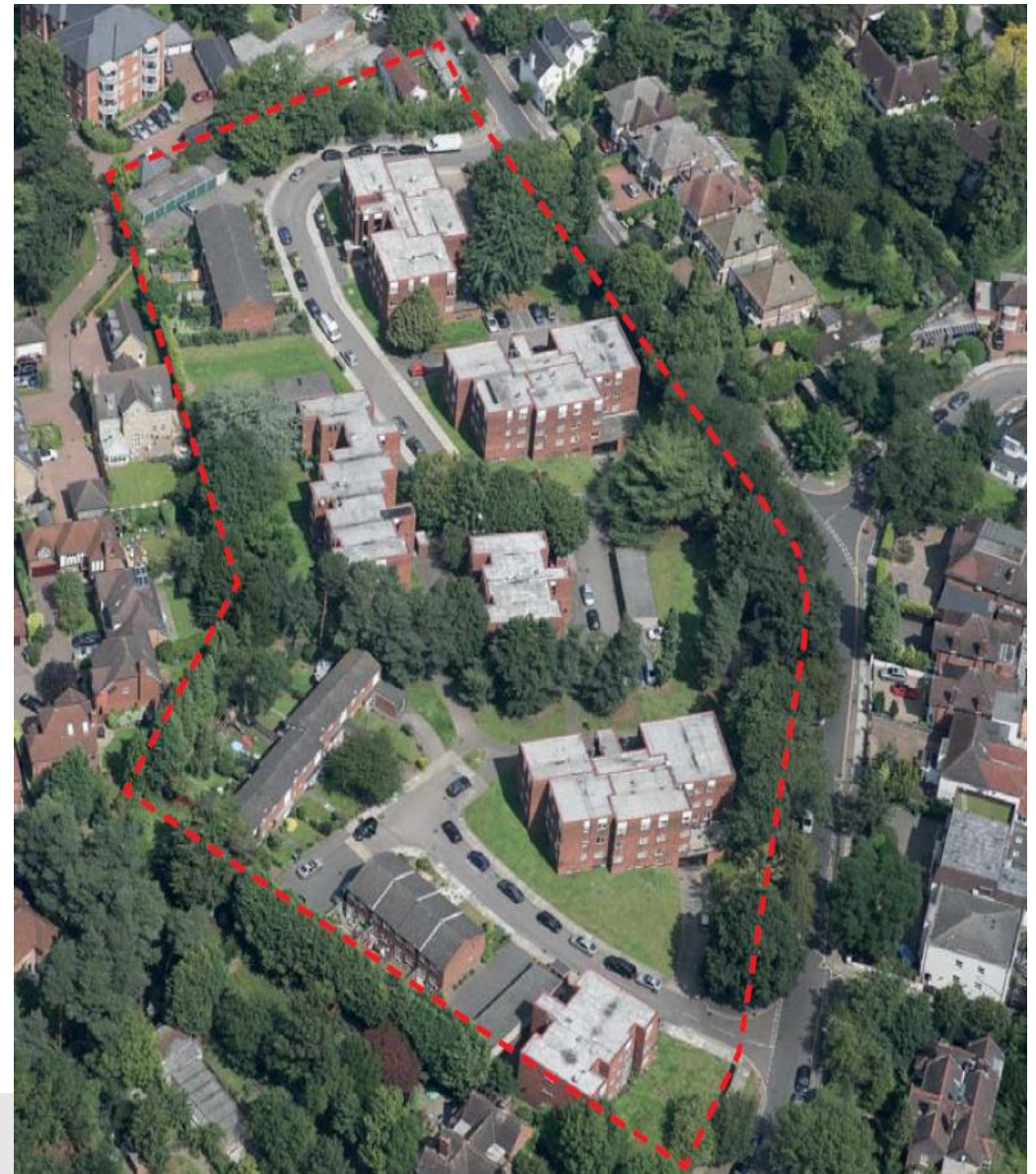
Where we are today

There are currently **102 homes** in Westhorpe Gardens and Mills Grove, comprising a **mix of flats and houses**.

The homes were built in the 1970's and the estate now **requires significant investment**.

Breakdown of number of properties currently on the estate*
(excluding Westhorpe Cottage which is empty)

Type	No. Bedrooms	Total
Flat	Studio	8
Flat	1 bed	19
Flat	2 bed	60
House	3 bed	9
House	4 bed	5
Total		101



Aerial red line plan of Westhorpe Gardens & Mills Grove estate



Design process

We have encouraged everyone living at Westthorpe Gardens and Mills Grove to get involved throughout the process so that you can **influence the design and shape the plans**. We have done this by holding regular meetings and publishing **resident newsletters and updates**.

At the **launch event** in March 2018 we introduced the rationale, benefits and potential for redeveloping the estate. It also provided us with an opportunity to meet residents and for you to talk to our team and ask questions.

Before we presented our initial thoughts at the first **Design Drop-in** event in June 2018 we first talked to residents to get a clearer picture of what your circumstances and housing needs are. This is an essential part of the design process which ensures the homes we provide suit residents' housing needs.

Further design drop-in events were held during the summer and culminated in a wider **public exhibition** in August where we presented the designs, answered questions and **encouraged further feedback**.



CONSULTATION PROCESS – RESIDENTS AND WIDER PUBLIC

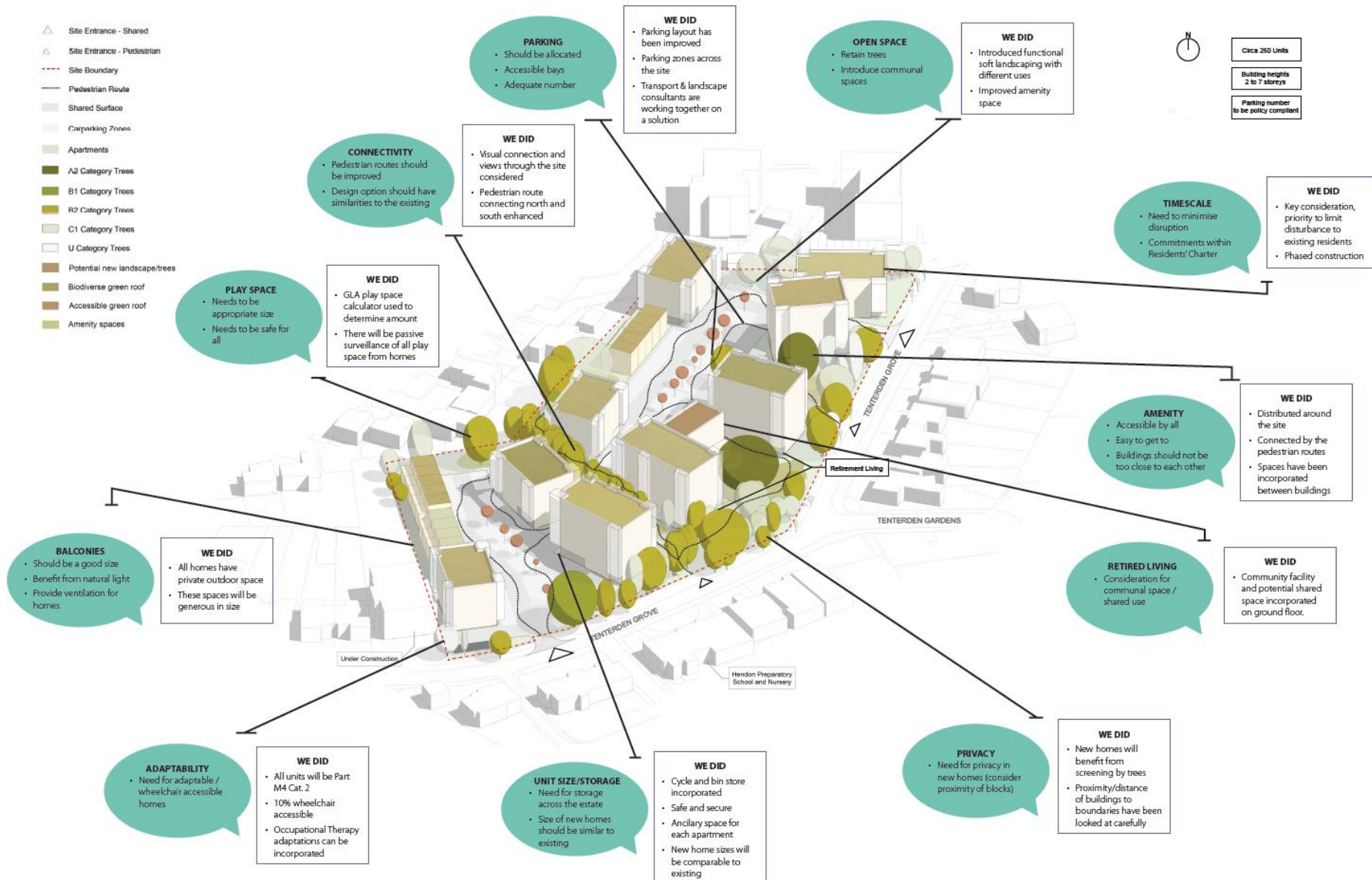
Timeline of resident and public engagement





How your feedback helped shape our designs

Following the first design drop-in event residents' comments were incorporated into the updated plans which were unveiled in June. This collaborative approach has enabled us to respond to feedback, shape the design of the future estate and the commitments made within the Residents' Charter.





Final designs

As well as consulting with residents and the wider public, we have also been working closely with Barnet Council and the Greater London Assembly (GLA) and their comments have fed into the design process.

Having liaised widely with residents and other key stakeholders the plans are now ready for submission and what you see here is what we are asking you to consider when you vote in the Residents' Ballot.

The plans for the future of the estate will deliver:

-  Circa 250 new homes
-  New homes in buildings between 3 and 7 storeys in height
-  Circa 170 parking spaces (to be managed by Metropolitan)
-  Lifts in all blocks of flats
-  Every home to have a balcony or outdoor amenity
-  New play spaces and formal public open space





Landscape plan



Key

Existing:			Tree		Concrete feature paving to building entrances and private terraces		Future soft landscape area
	Trees to be retained		Shrub and perennial planting		Retaining elements to accommodate level changes		Future hard landscape area e.g. plaza with seating/social space
	Trees to be removed		Grass - Short mown and long meadow grass areas		Play area with safety surfacing		
	Biodiverse green roof (not accessible)		Concrete sett paved parking courtyards		Playable space		
	Green roof (accessible)		Informal hard surfaced gravel paths		Approximate Finished Floor Level (Ground floor level of buildings)		

NOTE: All photos included on this plan are indicative only



Your new homes

Our proposal to regenerate Westhorpe Gardens and Mills Grove presents an opportunity not only to **deliver better quality homes for existing residents** but to also provide **additional housing** that is so desperately needed within the borough.

The project team have been working hard to ensure a **sensitive approach is taken** to deliver the new homes. The following pages provide a breakdown of the type of homes we are proposing as well as details of the proposed internal layouts.

Westhorpe Gardens & Mills Grove estate plans

Total proposed units: circa 251 new homes

This breaks down as:

Breakdown of number of new homes on future estate

Type	No. Bedrooms	Total
Flat	1 bed	72
Flat	2 bed	81
Flat	3 bed	5
House	3 bed	10
House	4 bed	5
Retirement Living	Mixed	78
Total		251

Parking

The plans provide parking zones across the estate which will be managed by Metropolitan.

We are currently proposing a total of **circa 170 car parking spaces**





Proposed floorplans

The following floorplans are indicative of the new homes being proposed on the future estate. The new homes will be built to meet the London Plan guidance on minimum space standards which will mean that all the new homes for existing residents will be comparable or larger than the current properties.

One Bedroom Flat (2-person)



1 Bed Unit (2 Person)
Total Internal Area = 51.1 sqm



1 Bed Unit (2 Person) - Wheelchair Accessible
Total Internal Area = 59.2 sqm

1-Bedroom

2-Person

Features:

- Private amenity (terrace)
- 1 double bedroom
- Kitchen / dining / living
- Storage
- Bathroom
- Hallway



Two Bedroom Flat (3-person)



2 Bed Unit (3 Person)
Total Internal Area = 63.2 sqm



2 Bed Unit (3 Person) - Wheelchair Accessible
Total Internal Area = 81.9 sqm

2-Bedroom

3-Person

Features:

Private amenity (terrace)

1 double bedroom

1 single bedroom

Kitchen / dining / living

Storage

Bathroom

Hallway



Two Bedroom Flat (4-person)



2 Bed Unit (4 Person)
Total Internal Area = 73.0 sqm



2 Bed Unit (4 Person) - Wheelchair Accessible
Total Internal Area = 81.9 sqm

2-Bedroom

4-Person

Features:

Private amenity (terrace)

2 double bedroom

Kitchen / dining / living

Storage

2 Bathrooms (wheelchair accessible flat only)

Hallway



Three Bedroom Flat (5-person)



3 Bed Unit (5 Person)
Total Internal Area = 86.0 sqm

3-Bedroom

5-Person

Features:

Private amenity (terrace)

1 double bedroom

1 single bedroom

1 two person bedroom

Kitchen / dining / living

Storage

1 Bathroom

1 ensuite

Hallway



Three Bedroom House (5-person)



Ground Floor

First Floor

Second Floor

3-Bedroom

5-Person

Features:

Private amenity (terrace)

1 double bedroom

1 single bedroom

1 two person bedroom

Kitchen / dining / living

Storage

3 Bathrooms

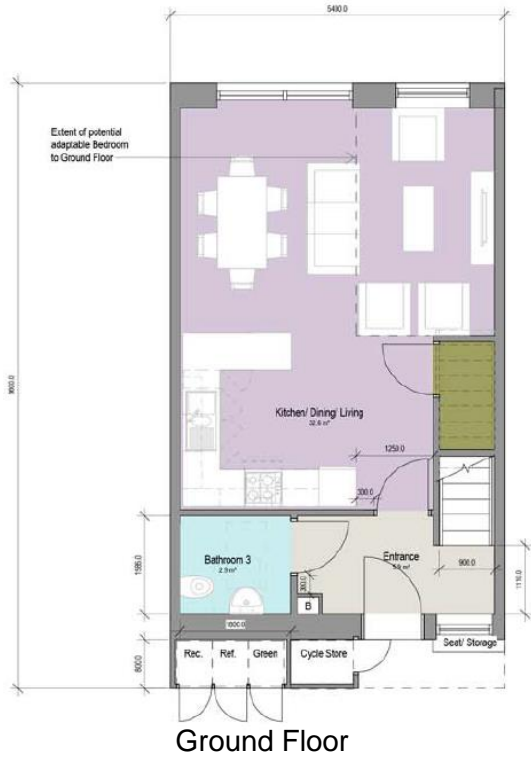
Hallway & staircase

House Type 1 - 3 Bedroom (5 Person)

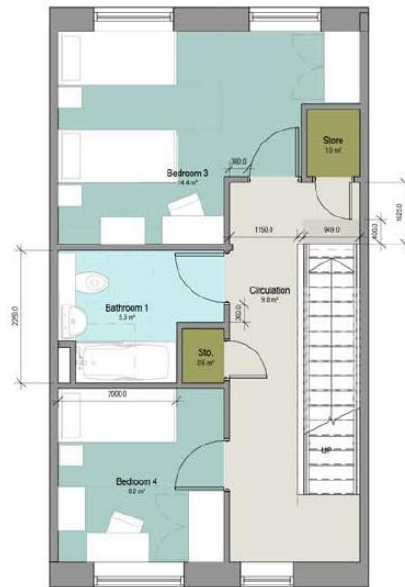
Total Internal Area = 108.7 sqm



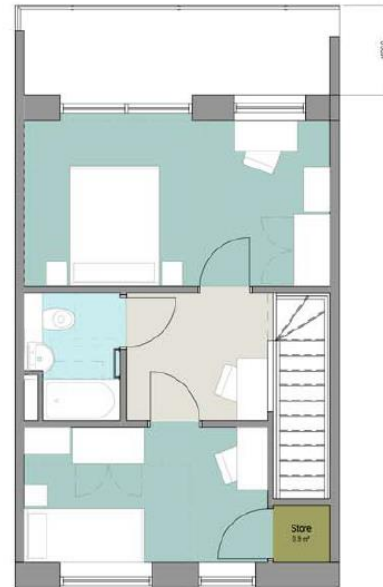
Four Bedroom House (6-person)



Ground Floor



First Floor



Second Floor

House Type 2 - 4 Bedroom (6 Person)

Total Internal Area = 124.8 sqm

4-Bedroom

6-Person

Features:

Private amenity (terrace)

1 double bedroom

2 single bedroom

2 two person bedroom

Kitchen / dining / living

Storage

3 Bathrooms

Hallway & staircase



Our commitments – Residents' Charter

As part of the consultation process, we have been working with residents to produce a Residents' Charter. This is an important document, which outlines all of the commitments we are making to residents who currently live on the estate.

A full, detailed Residents' Charter has been published but the commitments included for residents have been broken down below in brief for ease of reference:

- 1) You will be **consulted** on proposals for the new scheme
- 2) We will endeavour to **minimise disruption** to you through implementing a phased re-development and limited decant process
- 3) You will be **compensated** for the loss of your home and disturbance cost of your move
- 4) You will be offered a **brand-new home in the new scheme on a like for like basis** unless you are overcrowded or are under-occupying your home by two bedrooms or more
- 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



Next steps

Delivering your new homes

Further work is to be undertaken with Barnet Council and the GLA on the plans prior to us submitting a planning application.

If the ballot is successful and a majority of residents vote in favour of regenerating the estate, we aim to submit the plans to Barnet Council by November 2018.

If planning approval is granted, we would then anticipate starting work towards the end of 2019.

Further resident involvement

We have a strong track record of engaging with residents and this would continue throughout the planning process and beyond. We have committed to ensuring residents have their say and appointed an independent Tenant Advisor as part of the consultation process.

The Advisor will continue to be available if you have any questions regarding the Landlord Offer or the resident ballot.





Voting process

As explained earlier in this document, we are following guidance from the Mayor of London and are holding a ballot so that you can anonymously vote either in favour of (with a 'Yes' vote), or against (with a 'No' vote), our plans to regenerate the estate. The question being asked for the ballot will be "Are you in favour of the proposal for the regeneration of the Westhorpe Gardens and Mills Grove Estate?"

AM I ELIGIBLE TO VOTE?

The ballot taking place will be undertaken to include all those who live on the estate aged 16 or over as long as you fall into the following criteria:

- 1) Social tenants (including those with secure, assured, flexible or introductory tenancies) named as a tenant on a tenancy agreement dated on or before the date the landlord offer is published.
- 2) Any resident whose principle home is on the estate and who has been on the council housing register for at least one year prior to the publication of this landlord offer.

To be able to cast a vote you will be provided with 'security codes' that will be on your ballot paper.

HOW DO I MAKE SURE I WILL GET A VOTE IF I AM ELIGIBLE?

The ballot is being administered by an independent body called Electoral Reform Services (ERS). Metropolitan have provided the details of all of the tenants living on the estate we believe to be eligible to vote and have registered their details with us. These residents should automatically receive their voting pack.

If you feel you are eligible or other members of your household are eligible to vote, but did not receive a voting pack you can contact ERS: 0208 8889 9203 or email customerservices@electoralreform.co.uk – quoting the name of the estate.

HOW DO I CAST MY VOTE?

The primary way in which residents will be encouraged to cast their vote will be by returning their voter card by pre-paid return post.

Alternatively, you will be able to cast your vote by text, online or by phone using the 'security codes' to do so.

Information on how to vote will be clearly listed on your ballot paper which you will be receiving in the post from ERS.

BY WHEN DO I NEED TO HAVE VOTED?

The Resident Ballot period will begin two weeks after the Landlord Offer is published and sent to residents. The ballot period will last 21 days including weekends.

On that basis the start of the ballot period will be the 15th October 2018. We are asking that all votes are returned to the Electoral Reform Service by 5pm on **5th November**. Any votes received after this time/date will not be counted.

The results of the ballot will be announced on **12th November**.