

APPENDIX 1

REPORT

Brent Cross Cricklewood Regeneration Scheme – Whitefield Estate Ground 10A consultation with secure tenants

The Council undertook Ground 10A consultation with the residents on the Whitefield Estate in July/August 2018. Letters were sent to 123 secure tenants who were living on the estate and whose homes are proposed for demolition within the Brent Cross Cricklewood Regeneration Scheme. The letter explained the Ground 10A consultation process and provided information about the development partners (Hammerson & Aberdeen Standard Life Investments, Argent Related and London & Quadrant Housing Trust). The letter also outlined the proposals for re-housing these residents within the regeneration scheme. Secure tenants were given the opportunity to submit comments about the proposals within a period of 29 days and stamp addressed envelopes were supplied.

The Council held a series of Ground 10A drop in surgeries at the Hendon Leisure Centre on the following dates:

- Monday 9 July 2018 from 1:30pm to 7:00pm
- Saturday 14 July 2018 from 2:00pm to 6:30pm
- Monday 16 July 2018 from 2:00pm to 7:00pm
- Monday 23 July 2018 from 10:00am to 1:00pm

These surgeries provided secure tenants with a chance to ask questions about the consultation process and on how the scheme proposals would affect them individually. Follow up letters were also sent to the secure tenants to remind them about the consultation and for them to submit their comments. The Resident Independent Advisor also continued to hold their surgeries for residents during this consultation period.

Here is a summary of questions and comments raised by residents at the surgeries:

- I would like to be re-housed on the higher floors away from families with children.
- I would prefer to be re-housed on the lower floors due to my limited mobility.
- I am pleased that the new flats have balconies, as this will make a difference.
- The balcony will provide us with extra storage and additional outside space.
- The designs of the new homes are nice but will the rooms be smaller than the ones we have now.
- Will I keep my 'Right to Buy' under the new tenancy? What about succession rights, will the terms remain the same.
- Not keen on a new tenancy from a Housing Association, I want to remain a Council Tenant.
- I like the location of Plot 12, it is not too far from the towers and much nearer to the park.
- Will there be parking on the triangle sites (Plot 53 and 54)?
- I will need help moving as I'm elderly, so it is good that the Council/L&Q will provide help with this.

Here a summary of our responses to residents at the surgeries:

- Secure tenants will be allocated a property with the same number of bedrooms as their existing property unless the household is overcrowded, in this case, a larger property offered which meets their housing needs. Secure tenants will not be forced to downsize. There will be no reduction to the overall floorspace of properties in the new development.
- All properties will be allocated in accordance with the Whitefield Estate Local Lettings Plan and these plans will be developed in consultation with the Whitefield Estate Residents Steering Group. There will be a Local Lettings Plan for both Brent Cross North and Brent Cross South. Medical and housing need will take priority in the allocation over a preference for a property.
- If you have a 'Secure Tenancy' you will retain your 'Right to Buy' and succession rights under the new tenancy with London and Quadrant (L&Q).
- Council Tenants cannot remain with the Council, as the new properties will be built by the Hammerson and L&Q in Brent Cross North and by Argent Related in Brent Cross South and these new homes will be managed by L&Q.
- Parking provision will be provided on Plots 53 and 54.

By the end of the consultation period, written comments were received from 5 secure tenants. All respondents were generally in support of the regeneration proposals and some made specific reference to their own individual needs. A summary of the responses is shown in the table below, though for reasons of confidentiality, they are not attributed to addresses.

1	More space in each room would make it easier for elderly people Balconies or open spaces outside More storage space will make it easier to store wheelchairs, walking sticks etc Car park available to tenants Easy method for moving furniture to new house Security (security CCTV cameras) due to previous disturbances which have occurred in current residence. Flat should only be accessed by tenants through security keys. Compensation for those who have paid for improvements to their home.
2	Feel that the regeneration is much needed as there are families who are overcrowded in the flats. The only negative thing is that the regeneration is a long way off.
3	I am in support of the regeneration and I would expect my flat to be on the ground floor due to my circumstances.
4	The replacement flat should be of equal size and facilities as my current flat and on the same floor. I believe that this regeneration is needed in this area and will be for the best of our community.
5	The replacement property should be bigger than my existing home. More storage for bikes etc is required.

In conclusion, we are satisfied that the consultation revealed that there was no substantive reason not to apply to the Secretary of State for approval to the use of the Ground 10A ground for possession of the properties on Whitefield Estate.

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