



Frequently Asked Questions

December 2019



What is happening at St Raph's?

Brent Council wants to improve the experience of living on St Raphael's estate for everyone, while also increasing the amount of affordable housing for local people.

We are working with local residents, community stakeholders and industry experts to work out the best ways to do this. The process is called masterplanning because we will be developing a high level (master) plan.

What will the masterplans focus on?

We are considering two approaches to improve the experience of living on St Raph's and increase the amount of affordable housing: infill development and redevelopment. A masterplan will be developed for each approach.

With **infill development**, new homes would be built on open spaces and no existing homes would be demolished. Depending on the amount of new homes built, it might be possible for the council to fund some estate improvements but this is likely to be limited. Existing council homes would be maintained as they are now.

With **redevelopment**, all or part of the estate would be redesigned. Some or all of the existing homes and facilities would be demolished in phases over a long period, with new homes, parks and community facilities built.

Because of the housing shortage in the borough, doing nothing is not an option.

How will a decision be made?

The two masterplans developed with you will be put to a public vote, where you will be able to vote yes or no for redevelopment. This vote is currently planned to take place in autumn 2020 but this date might change if we need more time to work with you on the development of the masterplans.

Of those residents and homeowners that vote, if the majority vote 'yes' for the redevelopment option, then this will be taken forward. If the majority vote 'no', then the infill option will be delivered.

Why will there have to be a ballot?

The council would need to apply to the Mayor of London for funding to help deliver the redevelopment. New rules from the Mayor mean that we must show that you support any plans that require demolition, which is why there needs to be a public vote. This means that what happens will be community-led, as the council cannot move ahead with redevelopment unless the majority of residents and homeowners want it.

The Mayor sets who can vote, and the ballot will be managed by an independent body appointed by the council. More information on who can vote will be available at www.brent.gov.uk/straphs soon.



Which parts of St Raph's will be included in the masterplans?

We are recommending that only the area inside the red line below is included within the future masterplans. This means that only residents living within this area would be eligible to vote in the ballot.

The area inside the red line includes the following roads:

- Bentham Walk
- Besant Way
- Hardie Way
- Henderson Close
- Lansbury Close
- Lilburne Walk
- Lovett Way
- Owen Way
- Pitfield Way
- Overton Close
- Rainborough Close
- Tillett Close



Will there still be a ballot if there is clear support for either infill or redevelopment?

Yes. Residents and homeowners will make the decision about whether they want to progress with redevelopment or not at the ballot. If residents vote no to redevelopment at the ballot, then the infill option will be progressed.

Why is there not a refurbishment option?

The term refurbishment means the process of bringing things or keeping things up to an agreed standard. All homes owned by the council are already maintained to an agreed standard. This maintenance will continue regardless of whether the infill or redevelopment approach is delivered.

If the infill approach is progressed following the ballot, the council might be able to fund other estate improvements but this is likely to be limited and would not include improvements to council homes over and above the existing maintenance programme. There would be no council-funded improvements delivered to privately owned homes (including those owned by Housing Associations) as a result of any infill development, and no improvement to leasehold homes beyond that for which the council already has a duty.



Will the council listen to what residents want?

Yes - we are committed to a community led approach to developing the masterplans. This is because only by working with the people who live and work here will we be able to deliver the best plan for the future of the area.

We want you to have you say, which is why a big consultation is currently taking place. Since December 2018 we have held public meetings, drop in sessions, workshops, public exhibitions and a community day. We have provided training and organised two visits to other redevelopment and infill schemes elsewhere in London. We have also been knocking on doors, speaking to as many people as possible. Information has been shared with you through newsletters and leaflets delivered to your door, e-newsletters, social media and posters around the local area.

It is vitally important that you take part in the process, so that your views are included. If you do not take part, and tell us what you think, your views will not be heard.

If you have been unable to access the information provided so far, for any reason, please get in touch with us using the contact details on the back cover of this booklet.



Why has the original timeline been changed?

The timeline has changed for two reasons. Firstly, we wanted to hear a range of views about which areas of the estate should be included in the masterplans. Secondly, we wanted to allow more time to work with you to develop the masterplans.

Co-design for the redevelopment option will now take place in January 2020, with additional co design sessions taking place before the resident ballot in autumn 2020.

How can I have my say?

Upcoming events are published on www.brent.gov.uk/straphs. By visiting the website, you can also sign up to receive email updates, SMS reminders and join our Facebook Group. We also publish all upcoming events in newsletters, and deliver leaflets to all households the week before with all the details.

If you would prefer not to attend events, you can send your feedback by email to straphs@brent.gov.uk You can also have a chat with our Community Engagement Officer Mohamoud over a cup of tea.

Give him a call on **07776 665 226** to arrange a convenient time. We will also be starting a new drop in service from December 2019 onwards.

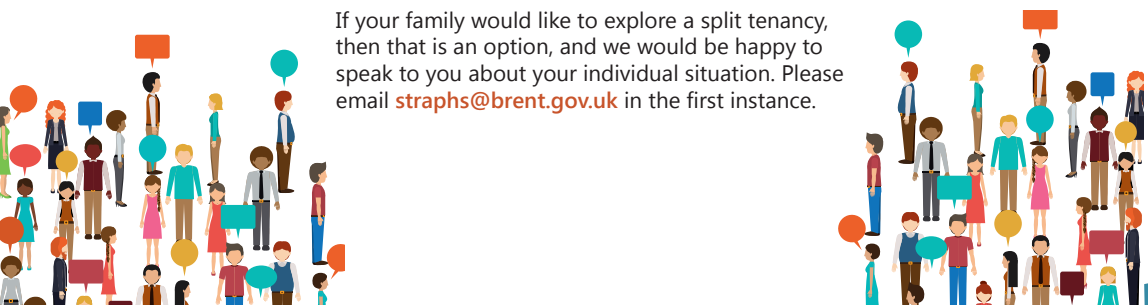
What size would my new home be?

All new homes would be built to current national space standards, which are larger than the space standards the existing properties on the estate were built to.

For council tenants, the exact size of your new home would be dependent on your specific housing needs. New council homes in Brent have won several major industry awards in recent years, reflecting our commitment to providing the highest quality, affordable council housing.

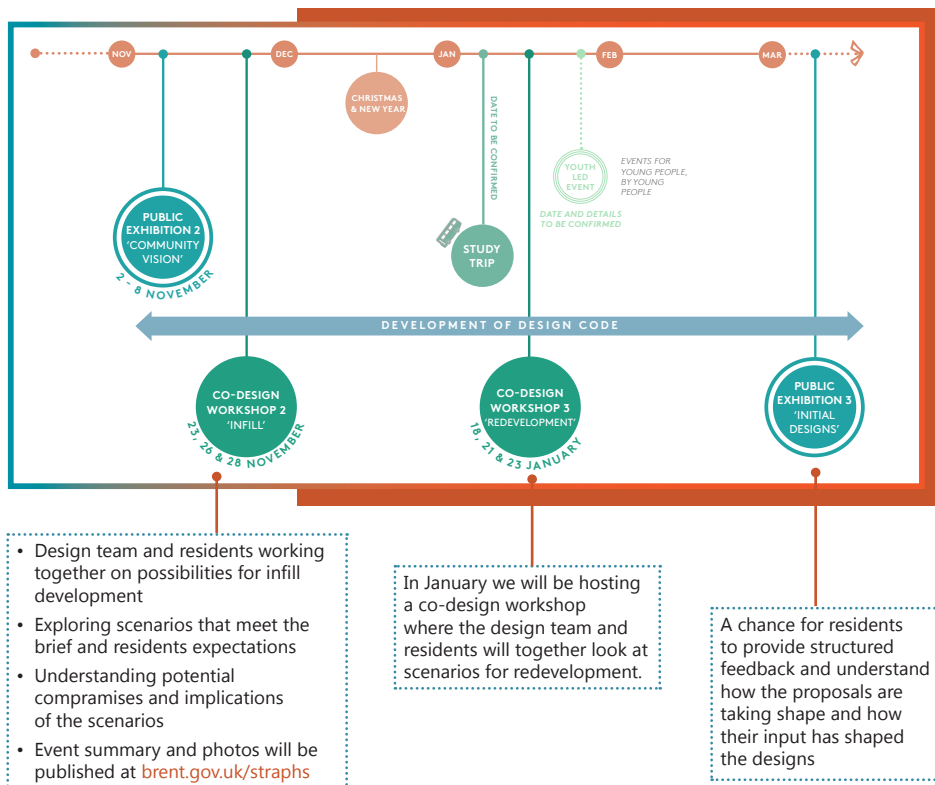
Would adult children be rehoused with their parents?

If your family would like to explore a split tenancy, then that is an option, and we would be happy to speak to you about your individual situation. Please email straphs@brent.gov.uk in the first instance.



UPCOMING EVENTS

After every community event, workshop and exhibition we will collect and analyse the feedback to consider how we can incorporate your thoughts into the development of design proposals. We hope to see you at future events!



Next events: Co-Design workshops 3 – Redevelopment

- Saturday 18 January, 12:30-2pm, St Patrick's RC Church
- Saturday 18 January, 3-4:30pm, St Patrick's RC Church
- Tuesday 21 January, 12:30-2pm, Henderson House
- Tuesday 21 January, 7-8:30pm, Henderson House
- Thursday 23 January, 7:30-9pm, St Raphael's Children's Centre

To secure your place, we recommend booking ahead:

- Visit redevelopmentworkshop.eventbrite.co.uk
- Ring 07776 665 226
- Email straphs@brent.gov.uk



ST RAPH'S STATE

YOUR
HOME
YOUR
FUTURE



Contact us

More frequently asked questions are published on our website, or you can get in touch with us direct.

Visit: **brent.gov.uk/straphs**

Email: **straphs@brent.gov.uk**

Sign up for SMS alerts by texting **STRAPHS**, followed by your name, to **60002**

Community Engagement Officer:
Mohamoud Ibrahim - **07776 665 226**