

Avondale Drive Estate Resident consultation pack

December 2020



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LONDON

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**rubbish gets
thrown out of
windows**

**people trick or
intimidate residents into
letting them into the
block**

**cars are left
parked all over the
place and I'm worried the
emergency services
can't get in**

**my home is
my haven**

**lots of
condensation**

**people loiter in
the stairwells**

I like my neighbours

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**the building is too old
and not in a very good
condition**

Dear resident

We hope that you will be aware by now that the council is looking closely at the future of the Avondale Drive Estate to find ways to provide safe and secure housing for its residents.

This process began in August with a telephone survey and events on the estate to better understand how residents felt about their home and living here. We had a fantastic response to the survey with 73% of all households getting involved.

Thank you to everyone who has contributed so far.

Following this initial consultation, we hosted another resident consultations in October in the car park next to the playground on the estate.

Resident feedback from this event showed clear support for the council to explore how the estate could be if residents vote for regeneration and the existing estate is demolished and rebuilt with new homes.

The council would like to take this opportunity to reassure residents that **NO** decision on the future of Avondale Drive Estate has been made and that any decision will only be made after the resident ballot – more on this later.

This booklet contains our promise to residents, information about the Residents Steering Group and your Independent Tenants and Leaseholders Advisor, what's happening and when, and most importantly, some initial design ideas for consultation.

Please do take the time to look over the information presented here and get involved by completing a feedback form and/or talking with our team.

You can call us on **0800 994 9323**

We look forward to hearing your thoughts.

OUR COMMITMENTS TO RESIDENTS

Our promise to residents living on the estate

If residents vote for regeneration, then at a minimum we commit to:

- A safe and secure new estate through better design
- Modern, well built new homes on the estate
- All council tenants will be offered suitable alternative accommodation and help to move
- A home for secure council tenants on the new estate or if they chose, a home elsewhere in the borough, that meets their housing needs, i.e. the right number of bedrooms for your family
- A fair deal for leaseholders with options to remain living on the estate
- Financial compensation in line with Government requirements

We look forward to working with residents on developing and adding to these commitments through the Residents Charter.

Landlord Offer explained

The Landlord Offer will be the councils commitments and guarantees to residents, along with the plans and designs that tell you what to expect from us through the proposed regeneration

A resident ballot in Spring 2021

Your chance to vote for or against regeneration of the estate

The council will ballot eligible residents on Avondale Drive Estate to make sure they have support from the majority for regeneration.

Residents who will be able to vote at the ballot include:

- Secure council or housing association assured tenants (named on the tenancy) who live on the estate
- Resident leaseholders (named on the lease) who have lived on the estate for a year or more at the time of the Landlord Offer
- Other residents living on the estate who have been on the Council's Housing list for 12 months or more at the point of the Landlord Offer

Leaseholders who do not live on the estate do not get a vote.

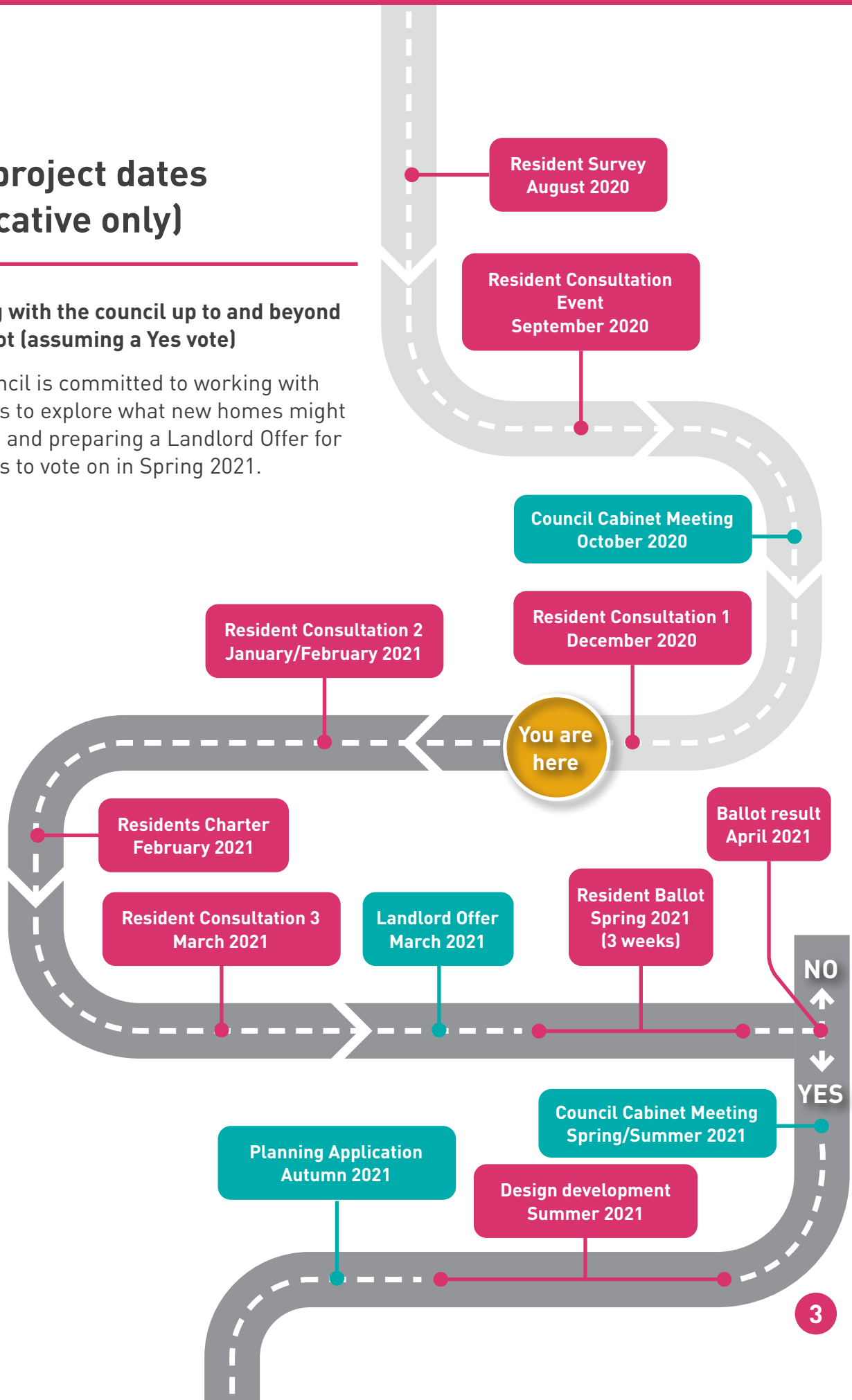
If the majority of residents vote Yes for regeneration at the ballot then the council will work to secure planning approval to allow the regeneration to begin.

WHAT'S HAPPENING AND WHEN

Key project dates (indicative only)

Working with the council up to and beyond the ballot (assuming a Yes vote)

The council is committed to working with residents to explore what new homes might look like and preparing a Landlord Offer for residents to vote on in Spring 2021.



WORKING WITH RESIDENTS

The council is committed to making sure residents have the:

- Opportunity to be involved as much as they want to be in the future of Avondale Drive Estate; and
- The support they need to make an informed decision at the Resident Ballot.

Avondale Drive Estate Resident Steering Group

Working to help shape the estate consultation and Resident Charter

A group of residents have expressed an interest in being more involved with the project as part of a Resident Steering Group (RSG) for the regeneration.

The RSG will meet regularly to help steer and inform the wider estate design consultation and act as a sounding board for the Council and project team.

The first meeting of the RSG took place on Thursday 19th November and their first action has been to appoint the Independent Tenants and Leaseholders Advisor (ITLA).

We look forward to continuing to work with the RSG.

The Independent Tenant and Leaseholder Advisor

Helping residents make the right decision for them and their families

As part of the consultation process, the council has ensured residents have access to an Independent Tenants and Leaseholders Advisor (ITLA) .

This person will provide independent advice to residents about the regeneration process and what it means for them and their family.

The ITLA will:

- help you to fully gauge the impact of the proposals for your home and family;
- ask questions to the Council on your behalf; and
- be available to ALL residents.

The ITLA for the estate was selected by interview by representatives from the Resident Steering Group and is PPCR Associates. The team includes:

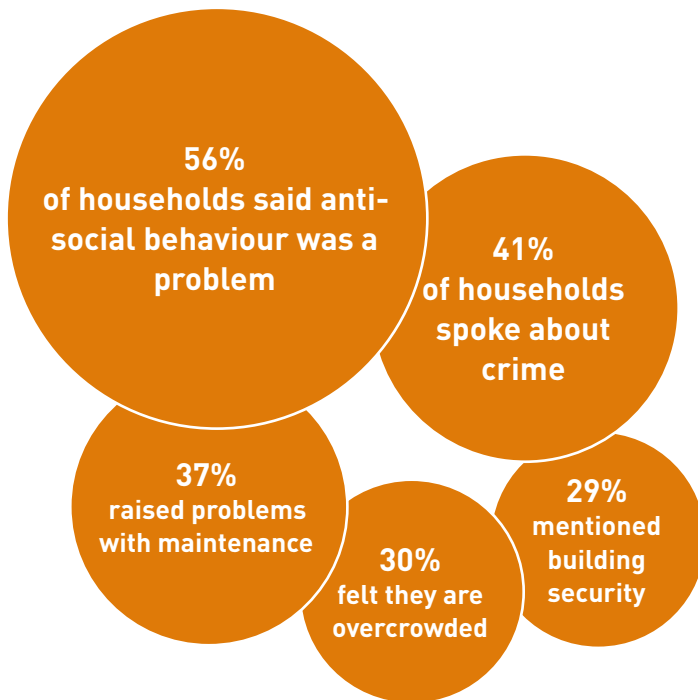
- Abraham Nomafo
- Christina Byrne
- Lurline Cumberbatch
- Janet Edwards

You can contact them free of charge on

0800 317066

or email them at info@ppcr.org.uk

LISTENING TO RESIDENTS



What residents have told us so far about the estate

105 out of 144 households (73%) on the estate took part in the resident survey we did over the summer.

The survey findings showed that whilst most residents like their homes and enjoy living on the estate, there are significant problems that directly impact on their quality of life - see above.

We hosted another consultation event in October to consider how the problems residents had identified might be solved through changes to the existing estate. We also showed how these problems would be solved through building new homes.

38 households attended and the majority of residents support the idea of exploring the option of redevelopment, subject to there being a ballot on the final proposals.

The design process

When starting to design new estates, architects will first start thinking about where streets should go before thinking about the detailed design of new homes.

This first design consultation is at the start of the design process and is considering:

- The location of new streets and buildings;
- The look and feel of the streets; and
- Open spaces and shared gardens.

Future consultations will include topics such as the height of new buildings, the design and quality of modern homes, car parking, security, etc.

Telling us what you think

It is really important that we hear from as many residents as possible about what they think would work if the regeneration of the estate happens.

Once you have read this booklet, please visit our feedback form at

www.hillingdon.gov.uk/avondale-estate

or simply point the camera on your phone at the image to the right and you will be directed to the page.



If you can't get online then please telephone us on 0800 994 9323 and we will complete it with you.

ACTIVE STREETS

Landscaped pedestrian priority streets



The regeneration provides the opportunity to change the layout of the estate and how it feels as a neighbourhood.

The new homes will be arranged so those on the ground floor have front doors onto the street.

Windows and balconies will provide further overlooking to surrounding streets and spaces, helping to make the neighbourhood feel safer.

Street designs will avoid hidden corners and include good street lighting to make them safe and secure with fewer opportunities for crime or nuisance such as fly-tipping.

The potential for a new pedestrian entrance to Hitherbroom Park that will be overlooked by the new homes.

Car parking will be provided beneath the new buildings in well-managed and secure car parks with convenient access to the homes above.

Design Approach

- Direct and convenient pedestrian connections
- No hidden spaces or dead ends
- Front doors directly on the street
- Excellent overlooking from surrounding homes
- Step-free routes to make it easier for people with buggies or mobility issues

Private front gardens and balconies



Front doors on the street



Tell us what you think

Visit us at

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The drawing on this page begins to show how buildings (light purple shading) are located.

The dark purple arrows show how doors and windows will overlook surrounding streets and spaces to help them feel safer

The spaces between buildings (shaded pale yellow) will be landscaped, pedestrian priority streets.

Front doors and windows onto the streets between homes

Potential new pedestrian link to the park

New street aligned with Gade Close

Front doors and windows onto Avondale Road

New street aligned with junction

Subject to planning approval

SECURE SHARED ENTRANCES AND FACILITIES

Front doors onto the street



Front doors to ground floor homes and shared communal entrances to the homes on upper floors will line the streets and make them feel safe.

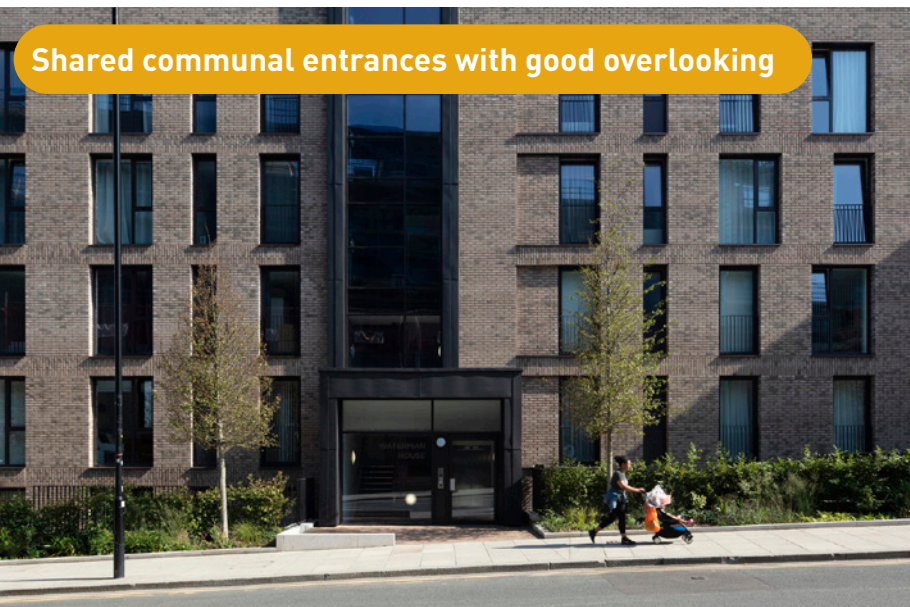
The communal entrance spaces will be generous and full light and airy, and have direct access to car and cycle parking, and bin stores.

Bin stores will include recycling points and areas for large/bulk items to be collected.

Entrance doors will be secure with good visibility into the lobby and offer glimpses to the shared resident courtyard.

The arrangement of the new homes means there will be fewer homes per communal entrance than in the current estate, making them more secure and easier to manage.

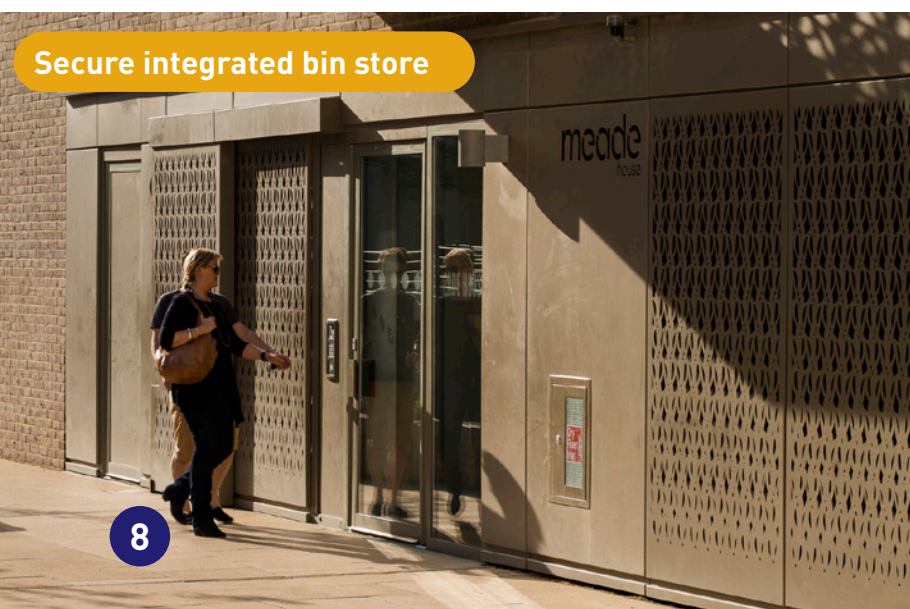
Shared communal entrances with good overlooking



Design Approach

- Shared entrances to flats that are only accessible to those that live there
- Fewer homes accessed from a single shared entrance so it is easier to spot people who should not be there
- Attractive, secure and convenient bin stores with space for oversized/bulk rubbish collection
- Safe cycle and buggy storage
- No hidden or blind corners

Secure integrated bin store



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Generous and light filled communal entrance lobby



Glimpses through to courtyard garden



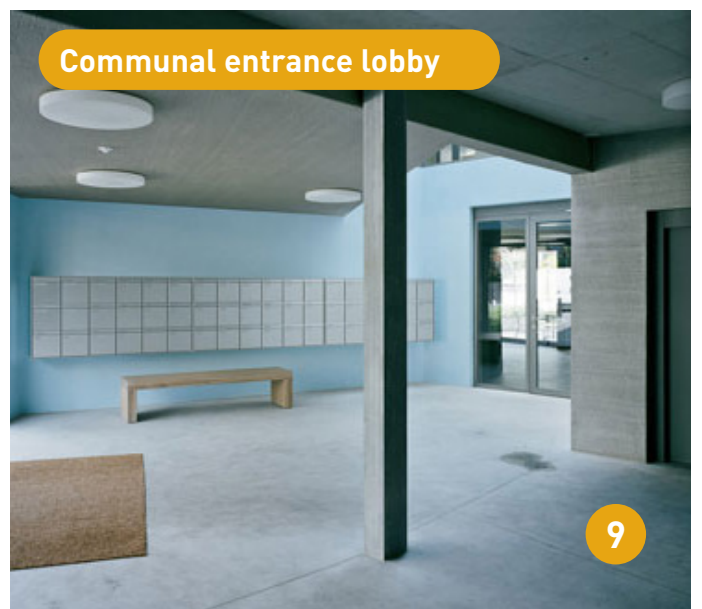
Light filled stairwell



Secure and well-lit cycle store



Communal entrance lobby



OPEN SPACES AND SHARED GARDENS

Children's play facilities in a shared courtyard



New homes will be built around a shared courtyard garden that is only accessible to the surrounding residents.

The courtyards will provide safe places for residents to relax and for young children to play.

They will be landscaped spaces with a variety of places to sit and enjoy the fresh air, plus areas to encourage wildlife.

Tree planting in the streets surrounding the new homes will encourage wildlife and make the estate a more pleasant place to live.

Each home will be provided with its own dedicated private outdoor space either as a garden or a balcony.

Private balconies will be generous in size to make them a useful space for residents to enjoy.

Design Approach

- Resident gardens that are safe, secure, well overlooked and attractive
- Children's play facilities that you can see from your home
- Attractive landscaping to encourage wildlife
- Places for residents to sit outdoors and relax
- A private balcony or garden for every home so that every resident has access to their own outdoor space

Places for residents to garden



Places for residents to sit and relax outdoors



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The drawing on this page begins to show how buildings surround the shared courtyard gardens and where new street trees might be planted.

Safe and secure children's play facilities

Landscaped streets

Bringing greenery into the estate

Potential pedestrian link to the park

New street trees

Attractive and secure shared courtyard garden for residents only

Safe and secure children's play facilities

Attractive and secure shared courtyard garden for residents only

Subject to planning approval

WHAT HAPPENS NEXT

There is still a lot of design development and consultation to be done before the Resident Ballot in Spring 2021.

The next stage will be a second round of consultation on the design proposals the architects are working on. This will be early in the new year.

We will also be continuing to work with your Residents Steering Group (RSG). Do get in touch if you want further information on the RSG.

GET IN TOUCH

We want to hear from as many residents as possible and are available to help you with explaining this booklet.

Please leave your feedback at

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If you are having any difficulties reading this material, please phone us

