

Dear Juniper Crescent Resident,

Since we last wrote to you, the team has been meeting with residents to discuss their housing needs to help understand how we can best support residents to move temporarily or permanently while the new homes are built.

Before any new homes can be built, all residents in **Phase 1 (Nos 45 to 120 Juniper Crescent)** must be rehoused successfully by October 2025. This averages to 2 to 3 households moving a month.

Over the last eight weeks, we have met with over 50 households and completed registration forms in line with One Housing allocations policy. We have also registered over 20 residents who are interested in the adult child offer. We would encourage all households to come and meet with us at the engagement hub so we can explain the process and to register.

Adult children

A number of residents who have opted for the adult child offer have stated their interest in finding out further about the costs involved in maintaining a tenancy and any welfare entitlements.

Communities First, your Independent Tenant Liaison Advisors, will be running drop-in sessions for adult children. We want to make sure that renting a home is an affordable option for you so we do strongly recommend all adult children attend a session with Communities First. Please get in touch with the regeneration team for further details.

The bidding process

For those who are registered, you can view properties on Home Connections.

- Please read the advertisement carefully before bidding on a property. In some cases, the regeneration team may have further information about the property.
- Check you are happy with the location, floor level, whether there is a lift, number of bedrooms and size of the property.
- If you have a disability, please note any comments in the advertisement regarding access, such as entrance steps or whether the property has a lift.
- You can bid for more than one property, but you will only offered one property at a time.

Shortlisting

Last month, One Housing updated its local letting plan following the successful Juniper Crescent ballot in December 2022 so households going through regeneration can be awarded the highest priority.

- Band 1 status has been given to Phase 1 households (Nos 45 to 120 Juniper Crescent)
- Band 2 status has been given to Phase 2 households (Nos 1 to 44 Juniper Crescent)

If more than one household expresses an interest in a property, priority will be given by:

- Medical need
- Permanent move (not returning to Juniper Crescent)
- Overcrowding
- Time held on an One Housing tenancy.

If more than one adult child expresses an interest in a property, priority will be given by:

- Overcrowding
- Ability to afford to live independently
- Remaining household to move permanently (not requested a double decant)

Viewings

We will shortlist up to two households to view each property. If you are shortlisted, then we will contact you by phone or email to arrange a viewing.

- Viewings are at short notice, so it is very important that we have your correct contact details. If your contact details have changed please contact the Regeneration Team.
- Properties are advertised when we receive notice, so may have people living in it so please do not approach the property until invited to view.
- There may still be works being done to the property to make it ready for letting when you attend a viewing.
- Although there is no penalty for turning down a property after viewing it, please consider it very carefully before refusing. If you change your mind later it may be too late, as the property will have been offered to someone else who wanted it.

Introducing J.A. Steel and Son Ltd

We have appointed a removals company called J.A. Steel and Son. Established in 1899, J.A. Steel and Son has moved thousands of customers locally and nationally. All operatives are fully trained, CRB checked, and they operate a full in-house quality standard system in accordance with industry guidelines. J.A. Steel and Son will be writing to you closer to your move.

Skip days

Some residents have said that we should hire skips to help save residents making trips to local recycling centres. Later this month, we will trial two skips for 5 days and will look at whether this can be done once a month.

Live-In Guardians

In order to secure some of the void properties at Juniper Crescent that are in Phase 2 (Numbers 1 to 44), we have had Live-In Guardians for the last few months. All guardians have been through a vetting process, including a CRB check, to ensure they are trustworthy and respectful to neighbours. As our temporary rehousing programme for Juniper Crescent progresses, guardians will be moving to Phase 1 (Numbers 45-120) properties. Hopefully, this will result in minimal disruption. Should you have any problems please contact the team.

Further Engagement and Planning

By the beginning of May, we will be hosting our first event in relation to the Juniper Crescent masterplan, which will include an outline of our engagement and planning programme and how you can get further involved.

Additionally, we will be setting up working groups to help develop a parking management strategy, the management of a new community hub and the terms of reference for a new Juniper Crescent Estate Board. Should you be interested in joining a working group please email Junipercrescent@onehousing.co.uk.

Engagement Hub

The team will be available on Tuesday, Wednesday and Thursday between 10am and 4pm. Should you wish to meet with the team outside of these hours, please contact us on 079666 43082 or Junipercrescent@onehousing.co.uk to arrange a personal conversation.

Yours faithfully,



Raj Mandair
Regeneration Manager
One Housing