

The Future of Avondale Drive Estate

A sketch looking along Avondale Drive



Welcome to the first Avondale Drive Estate newsletter.

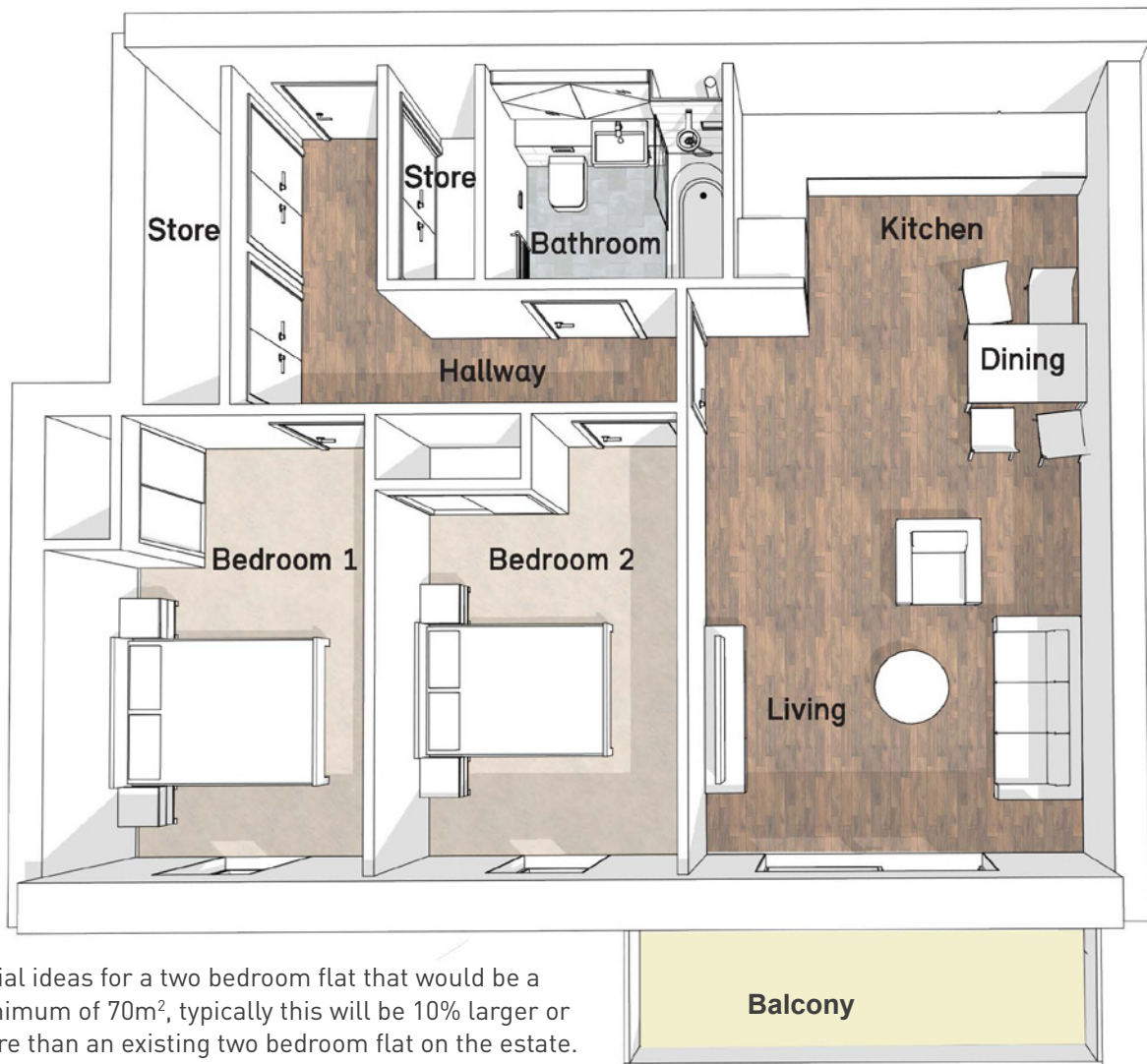
We will be sending newsletters to all residents on the estate to keep you updated on the potential redevelopment of the estate and what it could mean for you and your family.

The **decision to redevelop the estate has not been made** and residents will be able to vote on the plans in a ballot this spring.

Find out more about the design, our offer to you, the resident ballot and how to get in touch with us for more information on the back page of this newsletter.

Please do get in touch.





Initial ideas for a two bedroom flat that would be a minimum of 70m², typically this will be 10% larger or more than an existing two bedroom flat on the estate. We will be working on designs for one, three and four bedroom flats and will have these to show soon.

Working with you on the new designs

In December we sent you a consultation pack showing how a new estate might be laid out. Thank you to everyone who gave us feedback and ideas.

The architects have taken your comments on board and now have sketch designs to show you.

To find out more about the design of the new homes come to our Meet the Architects online event - details on the back page.

Alternatively, watch the presentation the architects gave the Residents Steering Group at

www.hillingdon.gov.uk/avondale-estate

If the redevelopment goes ahead every new home will:

- Have the right number of bedrooms for your need
- Be well designed, energy efficient, built to modern standards and meet or exceed space standards
- Be safe, with fire safety and security as a priority
- Have good sized, well proportioned rooms and generous built-in storage
- Have a private outdoor space; a balcony or terrace
- Be well insulated so it is warm in the winter and cool in the summer
- Have good ventilation so there's no damp or condensation



A sketch looking from Avondale Drive towards Hitherbroom Park

- Have two toilets if you have three or more bedrooms
- Be adapted to meet the accessibility needs of residents, if required.

Looking wider, the estate will be designed to have:

- Secure entrances and stairwells
- Doors and entry systems with good security ratings and CCTV
- Shared outdoor courtyard spaces for residents only
- Excellent overlooking to make it safe for residents
- Well managed car parking and secure cycle storage

Meet the Architects

Help us shape the proposals for your new community.

We will be holding a Zoom drop-in session for residents to meet the architects and project team. Join us anytime between

4pm and 6:30pm
on **Tuesday 16th February**

Call or WhatsApp us for a link on

07881 897 306

Or point the camera on your phone at :-



Important information

Our promise to residents living on the estate

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

- **All council tenants** will be offered suitable alternative accommodation and help to move.
- **Secure council tenants** will be offered a home on the new estate or if they chose, a home elsewhere in the borough, that meets their housing needs. For example, it will have the right number of bedrooms for your family to address overcrowding.

Secure council tenants will also receive a home loss payment of **£6,500** plus help with the cost of moving, such as covering the cost of removal vans and boxes and packaging, disconnecting and reconnecting services like TV, internet and telephone, and redirecting post.

- All **resident leaseholders** will receive the full market price of their home plus 10%, or options to buy a home on the new estate.

Independent advice

For independent advice on what the redevelopment might mean for you, please contact your Independent Tenants and Leaseholders Advisor PPCR on:

Lurline 07877 305029

Janet 020 7407 7452

Voting on the plans

The council will ballot eligible residents on the estate in April 2021 to make sure they have support from the majority for the plans we are developing with you.

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.

You will get a booklet with all of the details of the Landlord Offer and have 5 weeks to consider it and speak to council officers before you have to vote.

Contacting us for more detail

The council are aware that residents will have many questions about the redevelopment and what this means for them and their families.

Please do get in touch with our team on:

0800 994 9323 (Freephone)

07881 897 306 (WhatsApp)

You can also find out more information about the project at:

www.hillingdon.gov.uk/avondale-estate

Please call us if you need help understanding this newsletter