

# The Future of Hayes Town Centre Estate

A sketch looking along Austin Road towards Silverdale Road



## Help us shape the design of a new Hayes Town Centre Estate

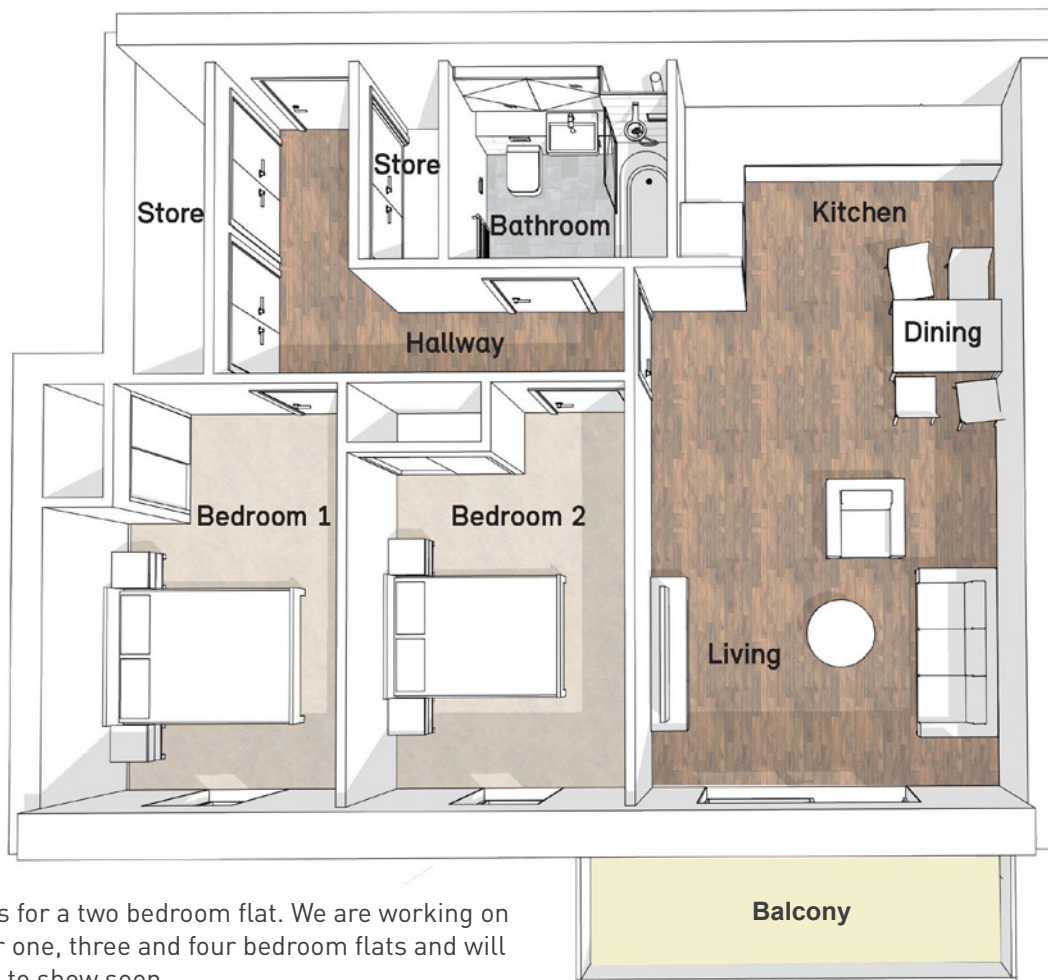
We are hosting online drop-in sessions for residents to meet the architects and learn more about the emerging design proposals for the estate - see page 3 for how to get involved.

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. We are 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.

If the redevelopment goes ahead every new home will:

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



A sketch looking along Crown Close towards Pump Lane

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
- A new community facility

## Meet the Architects

We are hosting Zoom drop-in sessions for residents to meet the architects.

Join us anytime between

- **4pm and 7pm on Wednesday  
17<sup>th</sup> March**
- **4pm and 7pm on Thursday  
18<sup>th</sup> March**

Call or WhatsApp us for a link on

**07881 897 306**

Or point the camera on your phone at the QR code on the right.

Please note that you might need to wait to enter the event if all the team are with residents.



# Important information



A sketch of the community space at the junction of Austin Road and Silverdale Road

## 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.

## Independent advice

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

Rob 07961 532 761

Christine 07764 421 981

## 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/hayes-tc-estate](http://www.hillingdon.gov.uk/hayes-tc-estate)**

**Please call us if you need help understanding this newsletter**