

JANUARY/FEBRUARY 2013

WORKING WITH YOUR ARCHITECTS



As many of you will already know, in November, the council announced BDP as the new architects for Tollgate Gardens. They have already started working with residents on the design proposals for the estate by forming a design group, which meets on a monthly basis. The architect's designs include a sequence of housing terraces wrapped around a new communal garden, with a new community hub building as a focus within the space. Tollgate House will have improvements made to it and will be retained, while other blocks will be rebuilt to a new high standard.

The architects have been holding design drop in meetings bi weekly during the Autumn, and have

reached the stage now where the new floor layouts are completed and the improvement works to Tollgate House have been finalised – including the improvement of the façade facing the Kilburn High Road, providing balconies for some flats on the lower floors and generally improving insulation and the appearance of communal areas. The community hall will be facing Kilburn High Road and will now include, as well as the large hall, some smaller meeting rooms to ensure that for the hall can be used for a wider range of uses, for example health clinics.

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You will not be able to tell from the outside of the new flats which are sale flats and which are rented flats. They will be located around the estate in blocks of sale and rented flats, but we have made sure that the best locations are as evenly distributed as much as we can.

At the Resident Forum on 16th January we showed residents ideas for a new shop on the estate– if you have any comments on this idea, please contact Michele Lawrence on **020 7641 4537**. Residents also said that they wanted the pedestrian entrances to the estate to be only for Tollgate residents and perhaps the vehicular access too and they

reminded us how safety had been a key concern of residents all the way through the master planning process. We are discussing all these points with the architect and City West Homes.

There will be a design drop in on **Thursday 14th February 10 -4 pm** before the next Resident Forum – if you have any concerns about security and would like to see what is proposed or give us new ideas – please call then – or if you have any other design points to make the architects Kathryn and Tony will be there.

The next stage is to start working up the elevations and then submit a planning application – which is likely now to be in March 2013.



My Tollgate Gardens



Shamim Uddin has lived on the Tollgate Gardens estate for roughly 12 years. In this edition of My Tollgate Gardens, he tells us what he likes about living on the estate, and why he is looking forward to the regeneration plans going ahead.

“I come from a large family and most of us are based in the local area. I have stayed here for family support and companionship. I really like the area. It is easy to get around and I work locally and find it easy to travel to and from work at any time of the day or night. I also find the location good for travelling for shopping. The local high street is good but I also use Oxford Street and have recently found that it is very easy to get to Westfield from Tollgate Gardens as it is only a bus ride away.

I find the estate is kept really tidy by the caretaking staff, they really look after the place. They ask me if the level of cleaning is acceptable and they are really thorough in their work.

I think the regeneration will improve the area a lot. I have

attended a couple of meetings and like what I see. I want to stay on the estate but will also keep my options open as to where my family ends up living in the future. The neighbourhood will benefit from the new homes and I am particularly interested in the new community hall which will be useful for cultural and social events. I think my family will be able to use it when it becomes available.”

If you want to share your story like Shamim has, get in touch: call 020 7641 4537 or email mLawrence1@westminster.gov.uk or visit [facebook.com/tollgategardensrenewal](https://www.facebook.com/tollgategardensrenewal)

Ask the councillor

Each issue, a resident is invited to ask Cabinet Member for Housing, Councillor Glanz, a question about the housing renewal plans in their area. This month a Tollgate Gardens resident asks:

Where will I move to?

All residents who have to move temporarily from the estate during construction works will be re-housed in suitable temporary accommodation as close to Tollgate Gardens as possible.

If you live in Godwin or Wingfield House you will have to move temporarily in 2013-2014. A Resident Liaison Officer will meet with you to find out what your needs are, and help you with the moving process.

The council has made a commitment to allow you to come back to the estate if you want to and will find temporary accommodation nearby for you. Each household will be offered one temporary property which will have the same number of bedrooms as your current home. We will make every effort to offer a property which meets your needs and will take into account the location of support networks, employment and schools, and there will be a right of appeal. If you are a social housing tenant whose household is overcrowded we will try to meet your size needs, and under-occupied households will only get what they need. Any disabled adaptations will be re-instated in temporary housing.

If you are a social housing tenant and decide to move away from the estate permanently, we hope to move you locally within Westminster if that is what you want. If it is not possible to give you what you want, we may need to move you a little further away from your ideal location within Westminster.

If you are a resident leaseholder, you can move back to the estate after construction work is completed into one of the new build properties. As the new properties for sale will

generally be of a higher value than existing ones, resident leaseholders can buy an equity share in one of them. Their share will be the value of their existing home plus their homeless payment. The council will hold a charge on the new property for the remaining share. You will not pay anything towards this charge and it will only need to be repaid upon sale of the property. When you sell the property you will keep any increase in its value proportionate to your equity share and the council will keep any increase proportionate to their share. If the property value goes down the decrease will be shared in the same way.

Alternatively you could buy another leasehold property that is not being demolished, either in or away from Tollgate Gardens. If you choose to move away from the estate permanently, the council will buy your home. Westminster Community Homes can provide assistance to locate a suitable new home within Westminster.

Financial support to social housing tenants and resident leaseholders for temporary and permanent moves is offered by the council. More detail on this can be obtained from Michele Lawrence, Resident Engagement Officer, on **020 7641 4537** who can also provide advice on the timing of the development.



If you have a question that you would like to ask Councillor Glanz, please get in touch by emailing tollgategardens@westminster.gov.uk or calling 020 7641 4537.

Be a part of Tollgate Gardens News

We welcome articles, letters, information about upcoming events and offer free advertising for local businesses in the community.

If you would like to submit anything for the next edition of Tollgate Gardens News please email rjones@westminster.gov.uk, call 020 7641 5371 or visit westminster.gov.uk/tollgategardensrenewal for more details.

We are on Facebook. Visit [facebook.com/tollgategardensrenewal](https://www.facebook.com/tollgategardensrenewal) and click like for updates.

London Tigers youth project

A party was held on Saturday 12th January 2013 for young people on Tollgate Gardens estate to celebrate the New Year. It was held by London Tigers with the support of City West Homes and funded by Westminster Community Homes.

More than 30 young people attended and it was a great day. The range of entertainments included music, refreshments, crafts, cake decorating, playing pool and face painting, so there was something for everyone.

When asked about the drop in sessions, funded by Westminster Community Homes and led by London Tigers, the young people and their parents were very positive and appreciative of them and want them to continue on Tollgate Gardens into the future. The sessions help allow the young people on the estate and surrounding area to get out of the house and into a safe environment where they can experience new things and meet other young people.

The 'Tigers' youth project drop-in sessions are held on Mondays from 6-8pm. To book a place, please call 020 7245 2352.

Along with the Estate Office, they are looking for ideas for trips that can be organised for the young people, educational or just for fun. If you have any ideas or know of any young people who would enjoy joining in, please contact Jan Nairn jnairn@cwh.org.uk or Rebecca Marshall rmarshall@cwh.org.uk.

What's on

Residents' drop in

10 -4pm Thursday 14th February
Tollgate Community Hall

Residents' Forum meeting

7-9pm Thursday 14th February
Tollgate Community Hall.

Film club!

The Estate Office will be organising a film club from Tollgate Community Hall where the full series of Harry Potter films will be shown over February and March. Why not come along and watch the team grow from young trainees

into fully fledged wizards learning their craft as they go.

Easter fun

There is talk of a treasure hunt that will take place on the estate during the Easter period. If you are interested in this and the party that will inevitably follow, watch this space for dates and times.

If you want to volunteer to help out with any of these events or have ideas for new events please contact Jan or Rebecca on the email addresses above. All contributions are most welcome.

Antisocial behaviour on Tollgate Gardens

As you may already know, steps have been taken to deal with cases of antisocial behaviour on the estate including setting up a General Dispersal Zone. The ASB officer for the north of the borough is Stuart Marshall. He is keen to oversee a reduction in the number of cases on the estate. If you have any incidents you wish to report, please call **101** for police or **0207 540 9895** for CityWest Homes and an officer will attend to assist you.

You've read the newspaper, but have you seen the film?



We have been working with residents from renewal estates to produce a film about the housing renewal plans and how they affect real people. The film captures the thoughts of residents about the plans, and explains how the programme will renew and build homes, encourage jobs, and improve your community. It is available online with English and Arabic subtitles.

Jennie Buckley from Church Street took part in the film and says:

"I think that it's important that people who live in the renewal areas should get involved in the programme. You can get involved. You've got a voice to be heard here."

Visit facebook.com/tollgategardensrenewal or westminster.gov.uk/housingrenewal to view the film online, or pop into the estate office.

