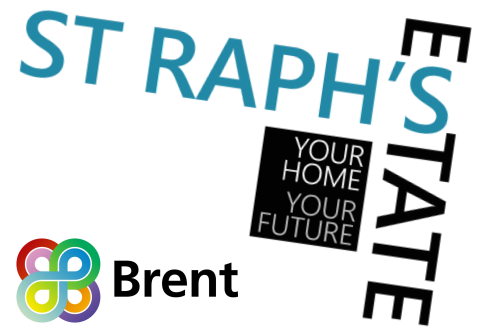


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NEWSLETTER



INFILL PLUS FOR FUTURE ST RAPHAEL'S

The infill masterplan, which has been co-designed with the local community, is set to be delivered for St Raphael's Estate.

The redevelopment option is not currently affordable, so there **will no longer be a ballot**. However, we will start working with you straight away to make sure the infill masterplan delivers as much as it can for as many people as possible.

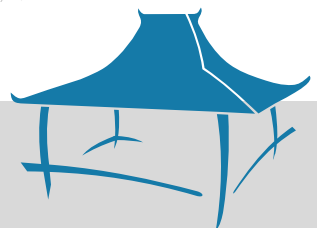
The infill masterplan will provide much needed affordable council homes. All the new homes built will be owned by the council, for rent to existing and new tenants. You will not be asked to move and your home will not be demolished. As soon as the new homes are built, residents living in unsuitable homes on the estate will be able to apply for and move into a new home that is right for them.

We also want to make significant improvements to the estate benefitting the whole community. We are calling this **Infill Plus**. We need your input to confirm what changes you want to see on the estate, so please get involved and have your say!

This newsletter will show you what some of the estate improvements **could** look like and what is coming up...



COME ALONG TO A POP-UP ENGAGEMENT SESSION



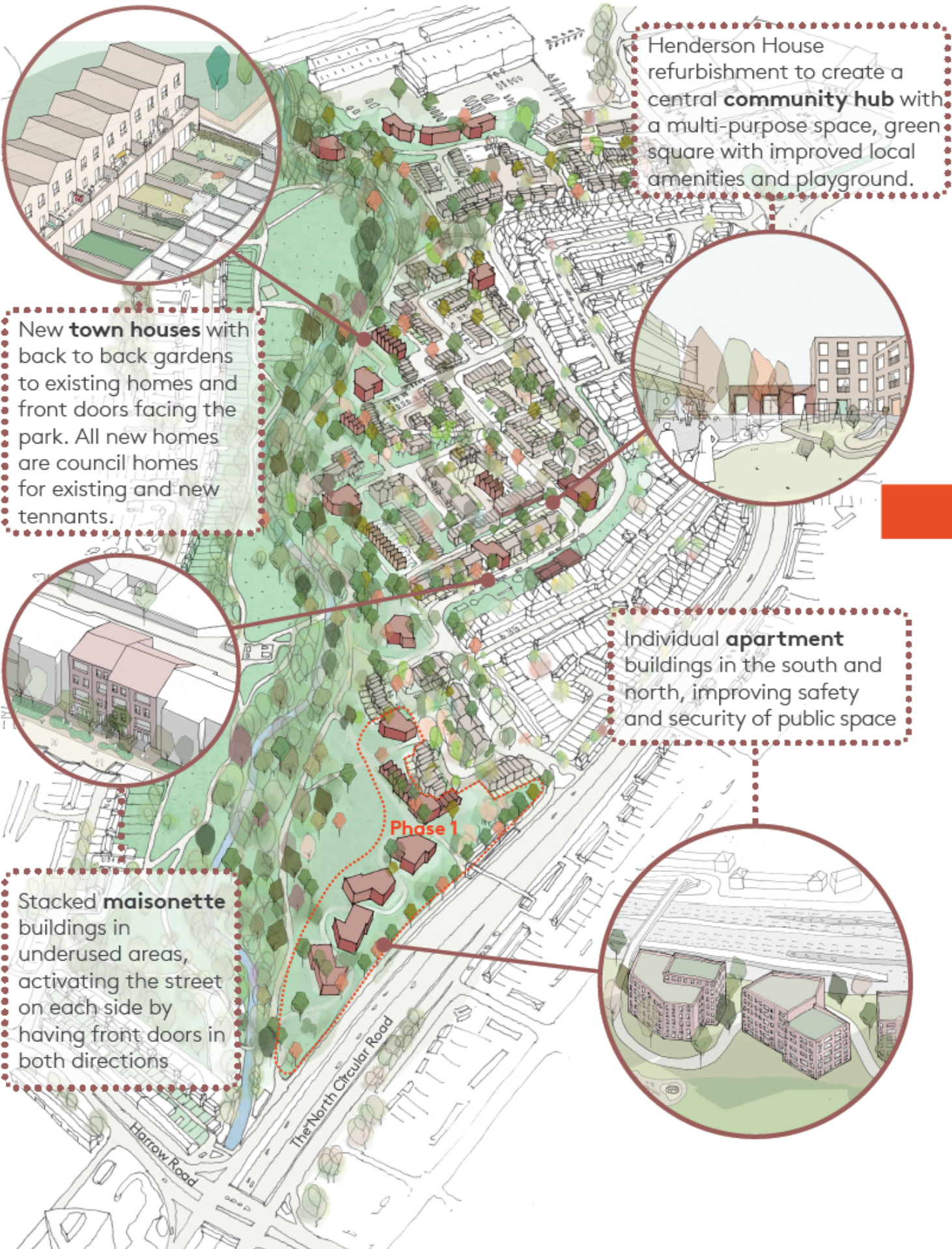
Meet Cllr Butt (Leader of Brent Council), Carolyn Downs (Chief Executive) and the Project Team on the estate on **Monday 23 August from 3-7pm** if you have any questions. They will be at:

- The bridge to Monks Park
- Outside Henderson House
- The Living Room, next to 65-80 Besant Way

As well as answering your questions, they are also keen to find out your priorities for the estate as part of the Infill Plus masterplan. Please drop by anytime!

Infill Masterplan

The Infill Masterplan which was developed with residents includes new homes built on some of the open spaces and in between buildings on St Raphael's Estate. As we progress with the detailed design, some of locations for new homes might change, but we will only do this in consultation with you.



Henderson House refurbishment to create a central **community hub** with a multi-purpose space, green square with improved local amenities and playground.

New **town houses** with back to back gardens to existing homes and front doors facing the park. All new homes are council homes for existing and new tenants.

Individual **apartment** buildings in the south and north, improving safety and security of public space

Stacked **maisonette** buildings in underused areas, activating the street on each side by having front doors in both directions

Phase 1

Harrow Road

The North Circular Road

Potential Improvements

The below improvements are what **could** be possible. We will work with you to find out what is most important to you and your neighbours. We will then deliver your priorities alongside the new homes over the next five years.

Green Space and Playspace



Allotments and Small Edible Plots



Nature Play



Adult Exercise



Remove Vegetation and Increase Biodiversity Along the River



Outdoor Spaces for all Ages



Playspace for Young Children



Playspace for Older Children and Teens



Space for Nature



Space for Sport



Park Improvements and Lawns on East of River Restored

Streets and Safety



Improved Bin Stores and Recycling



New Permeable Pavements and Paths



New and Improved Street Lighting



Traffic Calming and New Road Surfaces



Improved Overlooking and Security

Transport and Connections



Better Travel Connections



Safe Cycleways



Improved Bus Connections



Bridge connections



Road connection to Monks Park

Community Facilities



Purpose Built Community Space



Pop Up Community Space



New Locations for Local shops



Workspace for Local Residents to Use



Opportunities for Employment and Learning New Skills

QUESTIONS AND ANSWERS

Will any homes still be demolished?

No. With infill development, new homes would be built on open spaces and no existing homes would be demolished. Nobody would have to move from their current home.

Could existing residents get the first choice of the new homes?

If your home is overcrowded, or if you need special housing because of a medical or extra care need, you will be able to apply for and move into a new home that is right for you.

If you are a council tenant and have more bedrooms than you need, you might be able to move into a smaller new home.

When will work start?

We will be working closely with residents over the coming months to design the Infill Plus scheme. The first part of this, Phase 1, has already started. We hope to submit a planning application in Spring 2022, start building the new homes in Spring 2023 and complete construction in Spring 2026.

Will rents go up as a result of the significant estate improvements?

No. Existing tenants will not be affected and estate leaseholders will not have to contribute towards the cost of estate wide improvements identified and delivered through Infill Plus.

GET INVOLVED

Come along to a pop-up engagement session

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Co-design workshop: landscape and play

The first co-design workshop, part of the first phase of development in the south of the estate, is taking place in **September** and will focus on landscape and play. We will share more details shortly!

Want to get involved in looking at designs in more detail?

Join the St Raphael's Community Design Review Group! The group will work closely with the council, the Design Team and St Raphael's Voice to shape a brighter future for the estate.

To express your interest or to find out more, call Keith, your Community Engagement Officer, on **07776 665226** or email straphs@brent.gov.uk

Get in touch before 5pm on Wednesday 25 August 2021



PHASE 1 KICKS OFF!

Thank you to everyone who came along to the exhibition in July to meet the team who will be working with you to design new homes in the south of the estate. It was great meeting so many of you and hearing your ideas!

Weren't able to attend? Visit tinyurl.com/straphs to watch a video from the event!