

These are some of the residents' concerns about the redevelopment at Montreal Square, and how we aim to address/mitigate them.

Concern	How addressed
Decision to redevelop too rushed	<ul style="list-style-type: none"> <li>Decision delayed from Spring 2018 to Autumn 2018. Board decision to go ahead in principle finally made Jan 2019.</li> <li>Various scheme design options for full and partial redevelopment are currently being considered.</li> </ul>
Impact on community	<ul style="list-style-type: none"> <li>People make a community and all residents can return to the site</li> <li>Current residents will be able to choose where on the site they would like to live where possible</li> <li>CHS Customer Involvement Officer, supported by Montreal Square Project Manager will specifically work on building a new community between current and new residents</li> <li>CHS community grants available to fund events to bring people together</li> </ul>
Impact of new residents	<ul style="list-style-type: none"> <li>CHS Tenancy Support Officer and CHS Housing Officer will manage the transition as new residents move in</li> <li>CHS to consider operating a Local Lettings Policy to encourage a sustainable new community</li> <li>CHS would not normally make an offer of a property to a person who within the two years before their application, has seriously breached the terms of their current or previous tenancy (e.g. nuisance, anti- social behaviour, harassment, illegal use of property)</li> <li>CHS uses starter tenancies to help to manage risk in letting homes to people. A starter tenancy gives a new tenant limited rights for 12 months. Within this period CHS can take enforcement action more quickly than usual, including eviction. This reduces the risk of new tenancies failing as it encourages people to meet their tenancy conditions</li> </ul>
Public open space	<p>To be considered in the formal planning process:</p> <ul style="list-style-type: none"> <li>Proposed design includes the same amount of open green space in the same place as now</li> </ul>
Environmental impact	<p>To be considered in the formal planning process:</p> <ul style="list-style-type: none"> <li>Existing trees to be retained where possible</li> <li>CHS to consider providing bird/bat boxes/hedgehog-friendly fencing/ wildlife friendly planting schemes</li> </ul>
Traffic	<p>To be considered in the formal planning process:</p> <ul style="list-style-type: none"> <li>No through road, so residents only</li> <li>Some increase in traffic is inevitable as we will be more than doubling the number of new affordable homes on the site</li> </ul>
Parking	<p>To be considered in the formal planning process:</p> <ul style="list-style-type: none"> <li>Plans allow for in-curtilage assigned parking spaces</li> </ul>

Density	<p>To be considered in the formal planning process:</p> <ul style="list-style-type: none"> <li>• Generous amount of public green space</li> <li>• National Planning Policy Framework states that ‘planning policies and decisions should promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained’</li> <li>• We believe the proposed density is less than recently approved plans for other developments in the surrounding area and is appropriate for an urban setting</li> </ul>
Disruption/stress	<ul style="list-style-type: none"> <li>• Some disruption and stress is unfortunately inevitable but we aim to minimise this via the support package offered to all current residents</li> </ul>
Anxiety about moving twice	<ul style="list-style-type: none"> <li>• Residents can consider just one permanent move and not return to Montreal Square if they prefer</li> </ul>
Temporary accommodation	<ul style="list-style-type: none"> <li>• CHS will locate suitable temporary accommodation, taking into account residents’ needs and pay any difference in rent if it exceeds current rent</li> <li>• CHS’s project manager to provide a full support package</li> </ul>
Legacy	<ul style="list-style-type: none"> <li>• CHS to work with residents to create a legacy, possibly via history/website/publication/public art</li> </ul>