



What you need to know about
The Residents' Ballot

September 2022



City of Westminster



Why are the council holding a ballot?

The council made a commitment that all regeneration must be supported by the local residents it aims to help. Carrying out a resident ballot will ensure that the residents who live in sites A, B and C can decide the future of their homes.

We are also committed to accessing more funding to supplement the Council's own funding resources. A 'yes' vote will give us the chance to bid for funding to further increase the numbers of affordable homes in the development.

When will the ballot take place?

The ballot is expected to take place over three weeks in early December 2022. Civica Election Services will send you a ballot paper by first class post. You will be able to vote in person, by telephone, post, text or online. Eligible residents will vote on a simple 'yes' or 'no' question on the future regeneration for Sites A, B and C.

What is the Landlords Offer?

The Landlord Offer is the council's commitments to the residents living in sites A, B and C.

The Landlord Offer sets out:

- The designs of the new homes and neighbourhood;
- Your rehousing options;
- What compensation you will receive;
- What support you will receive in helping you to move; and
- How you will continued to be involved.

You will get more information on the proposals in the Landlord Offer before the ballot starts. The Landlord Offer will be published to every eligible voter at least two weeks before the ballot starts.

Who is Civica Election Services?

Civica Election Services is a company independent from the council. This is a requirement of the Greater London Authority's guidance and they have over 100 years' experience in running ballots for the public and private sectors.

Who can vote?

The Greater London Authority guidance states who can and cannot vote. Eligible voters are residents who have lived in Sites A, B and C for 12 months prior to the Landlord offer being published. This includes:

- council and assured tenants named on the tenancy agreement
- resident leaseholders named on the lease
- any person registered on the housing register including temporary accommodation residents.

Non-resident tenants, leaseholders and freeholders including business do not have a vote.

Civica Election Services will confirm who is eligible to vote and will send out the ballot papers.

How many people are required to vote?

There is no minimum turnout required. The outcome of the ballot will be how the majority of residents vote.

Do Kennet House's residents have a vote?

The ballot covers the homes that are included in site A, B and C, including Kennet House. However, it is important to highlight that Kennet House is not being demolished in the proposals. Greater London Authority guidance states that the ballot should include homes that are not being demolished, which are located within the boundary of the estate.

How will I register to vote?

Civica Election Services will write to all the households in Sites A, B and C informing who can vote. If this correct, you do not need to do anything. If you think the information is incorrect, Civica will support you on providing evidence of your eligibility.

What happens if residents vote YES?

The regeneration will continue with the proposed redevelopment of Site A and further consultation and engagement on Sites B and C and the Church Street Market.

A 'yes' vote in the ballot will enable the council to increase the number of new social rented homes through additional funding from the Greater London Authority. All new homes will be built to modern standards and there will be extensive improvements to the public realm and the Church Street Market for the benefit of the community.

Whats happens if residents vote No?

In the event of a 'no' vote, the council will be required to review the current options of renewal for Sites A, B and C. It will not affect the other projects being carried out in the wider Church Street area.

Will translation be available?

The Landlord Offer will be available in Arabic and Bengali. Civica Election Services will send out translated copies of the registration letter and the ballot paper along with an English version to residents who have requested translations.

Other documents will be translated on request and we will provide translators at events and 121s when required. We encourage residents to get in touch if they know of neighbours who are unable to get involved due to a language barrier or any other barrier.

Are documents available in other formats?

All documents will be available on the website. Pages can be zoomed in up to 400% without the text spilling off the screen, or listen to by using a screen reader. Large printed hard copies will also be available on request.



Contact the team

Call us for free on **020 7641 2968**

Email churchstreet@westminster.gov.uk

Visit us at the **Church Street Regeneration Base,**
99 Church Street NW8 8EP
Monday-Friday 9am-4:30pm