



What you need to know about
The Residents' Ballot

For Stakeholders

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 have the opportunity to 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 number 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. Eligible residents within Sites A, B and C will be able to vote in person, by telephone, 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 Landlord Offer?

The Landlord Offer is the council's commitments to the residents. This is the commitments that residents will vote on. The Landlord Offer sets out the designs for the new homes and neighbourhood, the rehusing options, and the compensation and support residents will receive. Eligible residents will receive the Landlord Offer at least two weeks before the ballot starts.

Who is Civica Election Services?

Civica Election Services is a company independent from the council 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 site 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.

The guidance clearly states that non-resident tenants, leaseholders and freeholders including business do not have a vote.

Why will Kennet House residents vote?

The ballot covers the homes that are included in the boundary of Sites 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 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.

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 affordable 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.

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 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.

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 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