

Barnsbury Estate Transformation - **BEST**



Workshop 2

Your Home / Your Business

Thu 31st Oct
10.00-11.30am

Sat 2nd Nov
10.00-11.30am

Thu 7th Nov
10.00-11.30am



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2. Summary of Workshop 1 Resident Feedback
3. Your Homes
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5. Summary of Questions and Key Themes
6. What's Next



Introduction

Barnsbury Estate Transformation - BEST

Resident-led, right from the start.



Resident Workshops

WORKSHOP 1

KICK OFF – INTRODUCTION & OUR COMMITMENTS
OCTOBER 2019

Session 1 – Tuesday 8 October 7pm-8.30pm

Session 2 – Thursday 10 October 10am-12pm

Session 3 – Saturday 12 October 10am-12pm



WORKSHOP 2

Your home or your business: future improvements

Session 1:

Thursday 31 October
10am – 12pm

Session 2:

Saturday 2 November
10am – 12pm

Session 3:

Thursday 7 November
10am – 12pm

WORKSHOP 3

Barnsbury now: outside space and security

Session 1:

Tuesday 19 November
7pm – 8.30pm

Session 2:

Thursday 21 November
10am – 12pm

Session 3:

Saturday 30 November
10am – 12pm

WORKSHOP 4

Your new homes and opportunities for transformation

Session 1:

Thursday 12 December
10am – 12pm

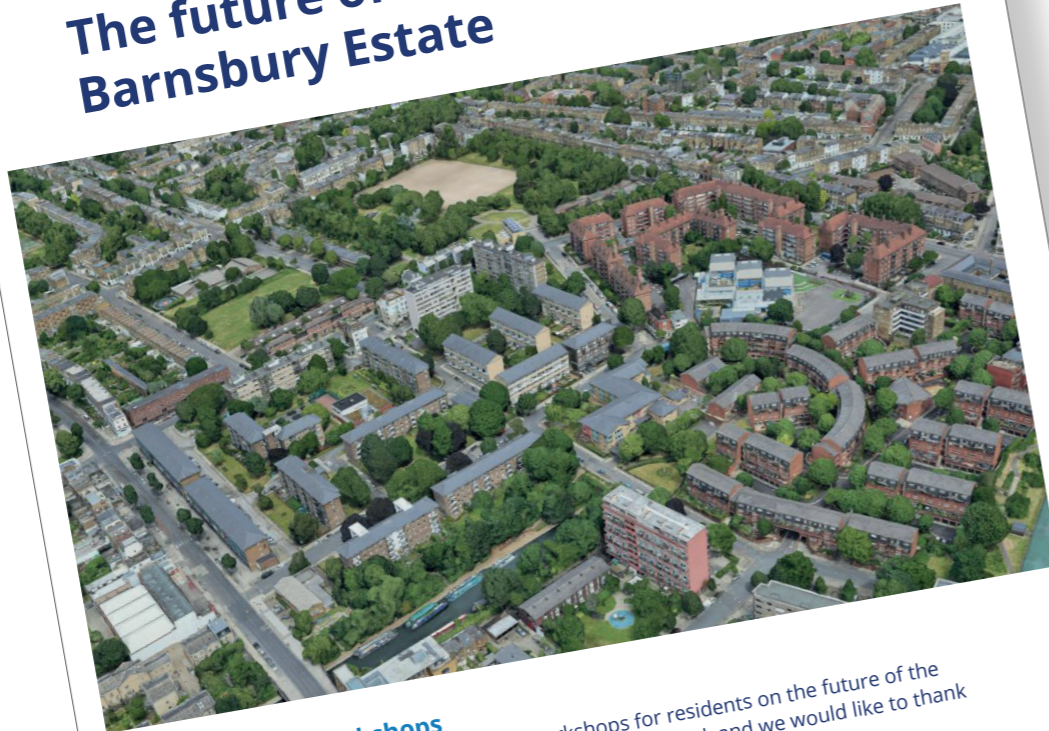
Session 2:

Tuesday 17 December
7pm – 8.30pm

Workshop Flyer



The future of the Barnsbury Estate



Our next workshops

Earlier this month we held our first workshops for residents on the future of the Barnsbury Estate. Each session was very well attended, and we would like to thank everyone who took part.

We received a lot of useful feedback about the way that you would like to be involved as well as your aspirations for the estate and the quality of life that it can offer in the future. On the back page of this flyer, we have confirmed the dates of the next three workshops, which will run until Christmas and continue to be hosted at the Barnsbury Community Centre, 12 Jays Street, Barnsbury Estate, N1 0FE.

You only need to attend one session per workshop and each event will begin with a short presentation, before breaking up into smaller groups for discussion.

If you cannot make any of these sessions, we will be publishing all of the materials presented on the consultation website www.betterbarnsbury.org.uk.

Workshops

We would like to use the next three workshops to develop our understanding of the estate, and its environment as a place to live.

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All workshops will take place at:

The Barnsbury Community Centre, 12 Jays Street, Barnsbury Estate, N1 0FE

Contact Us


If you would like to get in touch or have any questions about the consultation, you can:

 **Email** best@newlon.org.uk,

 **Call** 0800 3077 659

 **Write to us** at Barnsbury Estate Transformation (BEST) Office, 1A Adrian House, Jays Street N1 0TY

For maintenance enquiries or issues, you can contact the Estate Office team by:

 **Email** barnsbury@newlon.org.uk

 **Call** 020 7833 2525

If you have an emergency, out-of-hours repair request, please call Newlon's main enquiry number **020 7613 8080**.

Source Partnership

Source Partnership have been appointed by a residents' panel to act as Independent Advisors for residents of the Estate. They can be contacted on **Freephone 0800 616 328** or at info@sourcepartnership.com.

Summary of Workshop 1 Resident Feedback

What We Asked You

Your involvement: How can we best involve you and other residents?

- Strong support for regular workshops at a variety of times
- Information available online
- Online engagement
- Posters
- Involve Young People
- Estate walkabouts
- Home visits



What We Asked You

Your aspirations for your home and the estate

Maintenance

- Raised most frequently
- Heating, insulation, condensation, damp and mould
- Commitment to carry out maintenance works to a high level
- Maintenance team have already got started on all your urgent requests

Home

- Second most frequent comment
- Improvements to kitchens, bathrooms and boilers
- Piping
- Storage
- Some want increase in size and improvement in layout
- Use high quality materials and fittings in future



What We Asked You

Your aspirations for your home and the estate

Outside Space

- Appreciate the existing green spaces
- But want more and better access
- More outdoor greening and trees
- Improved drainage
- Better play spaces
- Better facilities for 13 to 20-year-olds

Security

- Better security measures
- CCTV and better external security
- Better facilities for young people also have a part to play



What We Asked You

Your aspirations for your home and the estate

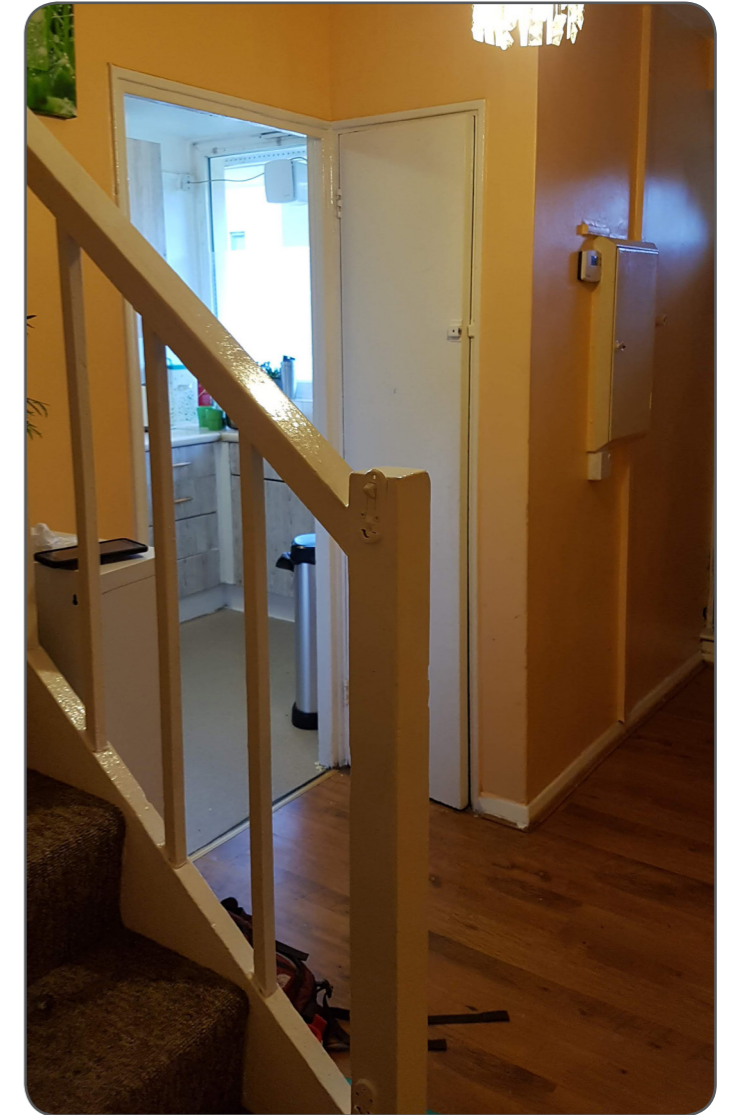
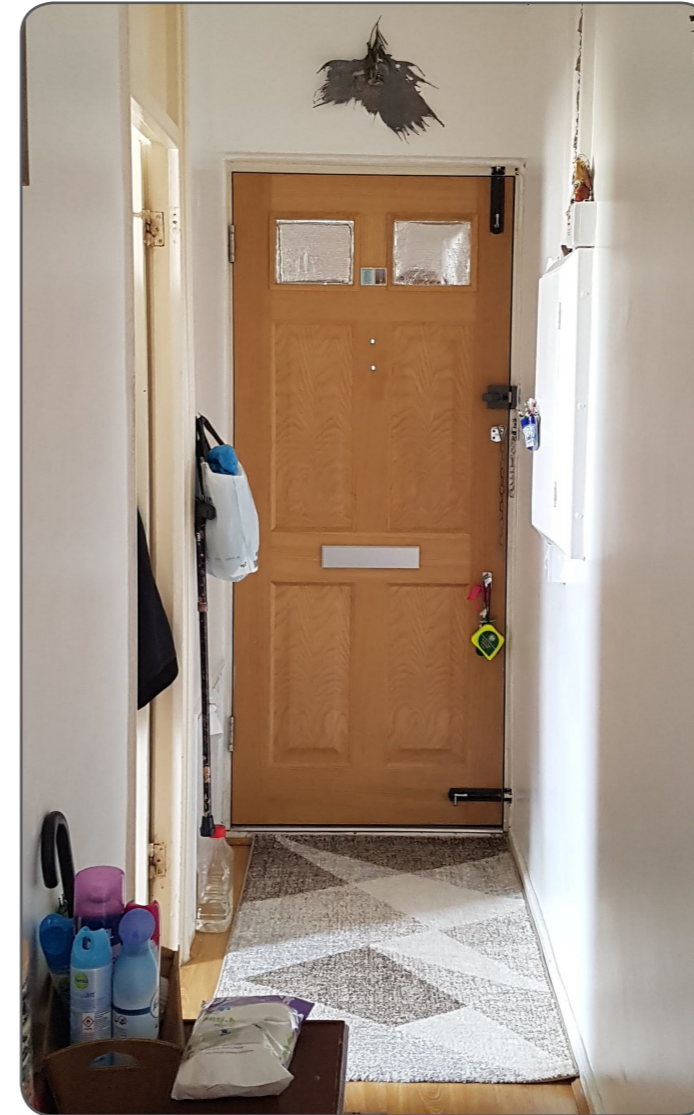
Other Comments

- Remain on the estate
- Instil a sense of pride in the estate and the homes on it
- Resolve over-crowding
- More attractive and better buildings
- Better trust in Newlon



Your Home

Your Homes: Entrance and Circulation



RESIDENT COMMENTS: HOME VISITS

- Entrance to home not welcoming
- Front gardens for ground floor maisonettes are well used.
- Entrances and hallways are too narrow
- Unnecessary boxing of pipes and wires in hallways and landings
- Lack of storage for coats, shoes, prams, general household items
- The balcony door of some homes is raised high making access difficult.
- Communal access controls are broken on some blocks
- Communal deck access balcony railings missing

Your Homes: Kitchen, Dining and Living Space



RESIDENT COMMENTS: HOME VISITS

Living Area

- Living rooms are too small - size should reflect number of people
- Living rooms are a good shape - square
- Not enough space for a dining table - Can't eat as a family
- Better lighting needed
- Study space for children needed
- Studio homes offered more flexibility for living and dining furniture

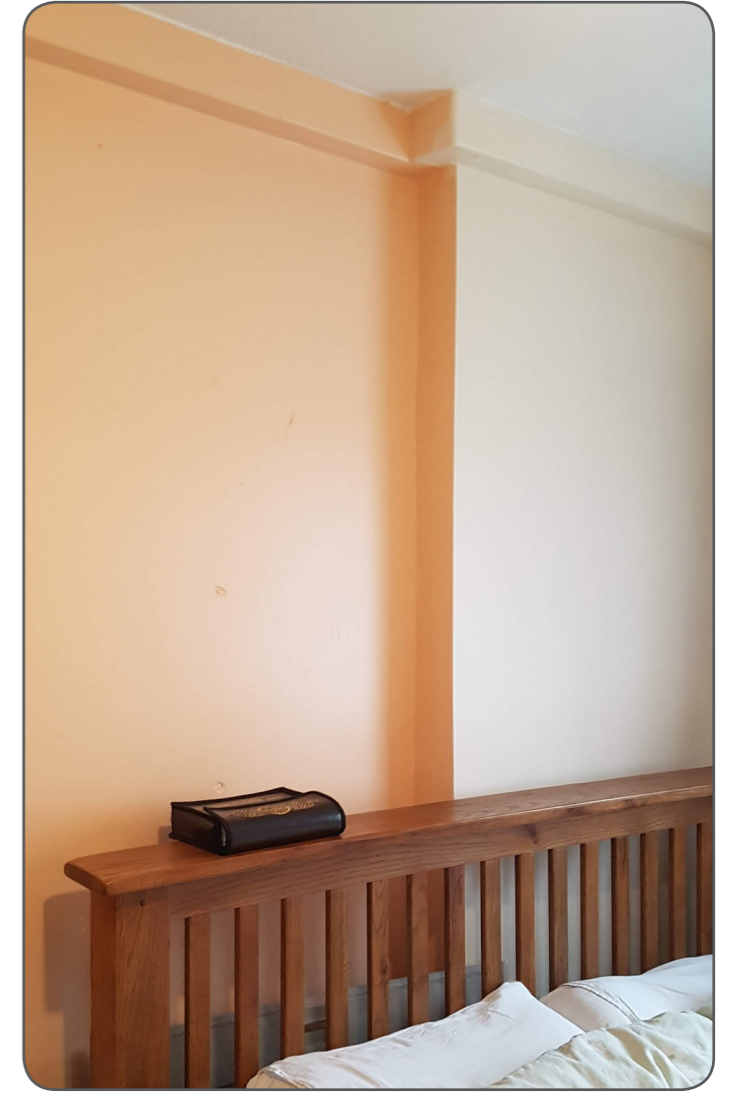
Kitchen

- Impractical kitchen layouts
- Not enough counter top
- Kitchen are too small
- Kitchen is at the end of life - needs to be replaced/modernised
- Like location of sink under window
- Lack of storage
- Unusual boxing out - Impacts kitchen layout
- Underside of stair case impacts usable space

Dining

- Size of living and kitchen spaces in some homes isn't big enough to fit a family sized dining table.
- The main dining area for some homes is underneath the stair in the kitchen.
- Dining tables in living rooms makes space difficult to furnish.

Your Homes: Bedrooms



RESIDENT COMMENTS: HOME VISITS

- Bedrooms are too small; not enough space for furniture
- Some bedrooms are unusually shaped
- Built-in storage is difficult to access and not very usable. Also makes rooms difficult to furnish
- Overcrowding in some homes means multiple beds in rooms.
 - Limited floor space
 - Cramped conditions
 - No space for furniture
 - Unable to open windows
- Nowhere for children to study - no desk space.
- Unusual pipework and boxing making it difficult to furnish rooms

Your Homes: Bathrooms



RESIDENT COMMENTS: HOME VISITS

- Bathrooms are too small
- Some separate WC have no sinks - basic hygiene concern
- Boxing behind bath prevents shower attachment being installed
- Unusual boxing impacting bathroom layout
- Lots of exposed pipework
- Balcony in front of bathroom - lack of privacy
- Lack of bathroom storage
- Fixtures and fittings are in a general state of disrepair

Your Homes: Storage



RESIDENT COMMENTS: HOME VISITS

- Not enough storage
- Storage provided is not very usable
- Storage for large general household items is needed
- Storage compromising size and layout of single room in 3 bed maisonette
- Balcony's being used for storage - bikes, Hoovers, luggage, furniture
- Furniture in small bedrooms preventing access to built-in storage
- No built in bathroom storage
- Studio homes have a lot of furniture

Your Homes: Private Outdoor Space



RESIDENT COMMENTS: HOME VISITS

- Balcony's are too small
- Currently being used for storage of large household items
- Would like an outside space to grow plants
- Chicken wire used on balconies- unsightly and not a nice place to be
- Bedroom sizes impacts ability to use second balcony because of furniture.
- Lots of external wiring across balcony
- Would like an outdoor space to relax in
- Resident with a garden really enjoys using this space in the summer

Your Homes: Materials and Finishes



RESIDENT COMMENTS: HOME VISITS

- General Maintenance and/or Poor workmanship
 - Exposed pipework impacted rooms
 - Boxing out impacted usable area in rooms
 - Damaged or broken bathroom fittings
 - Removal of old boiler and radiators
 - External finishes on balcony's
 - Mismatched and broken kitchen units
- Number and location of plug sockets
- Glazing above doors - waking people up and drafty

Your Homes: Windows/Daylight



RESIDENT COMMENTS: HOME VISITS

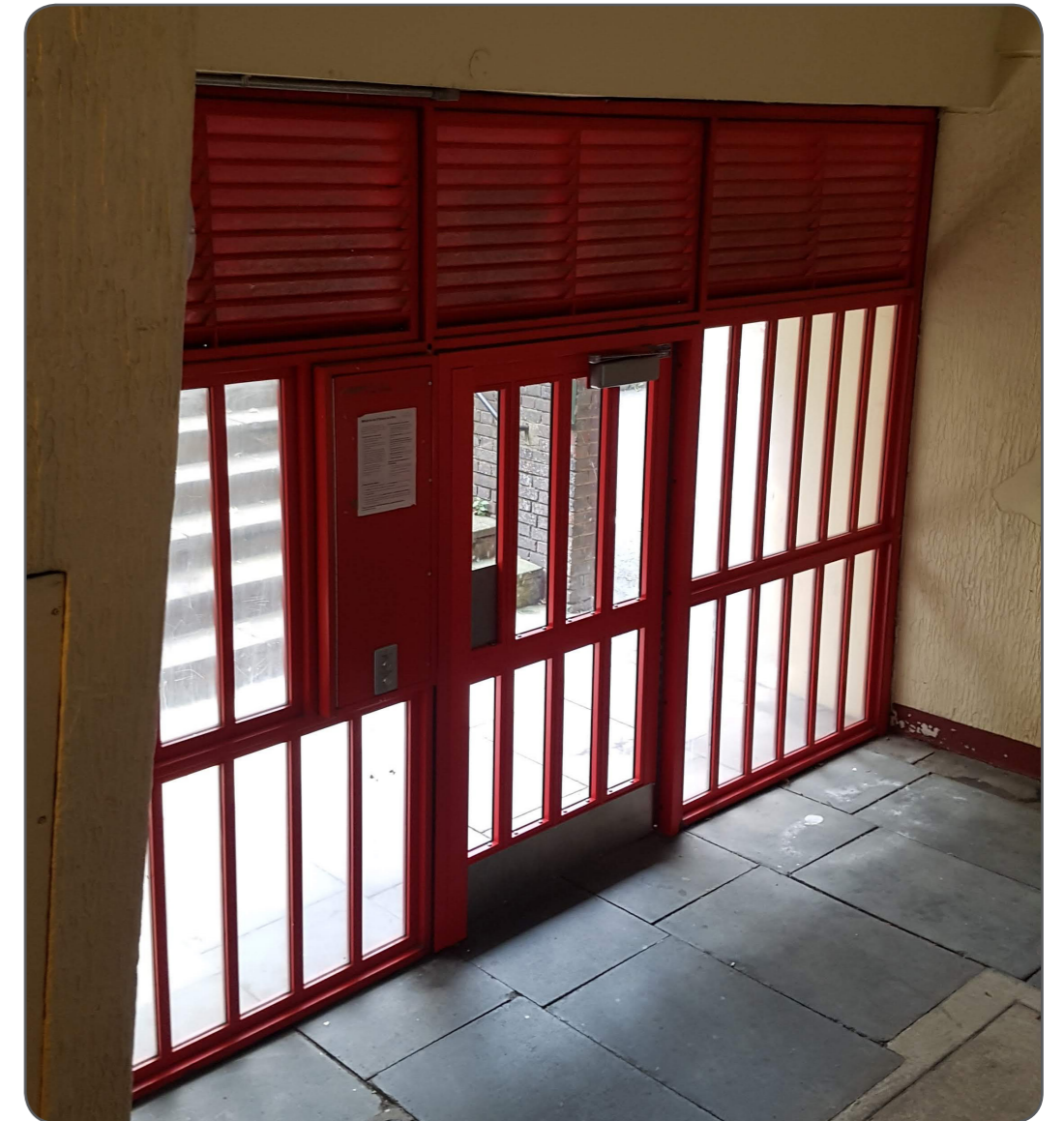
- Lots of light in homes
- Good size windows
- Lots of fresh air in summer
- Condensation is a problem
- Room sizes and furniture make windows difficult to access for some
- Lack of consistency in windows being replaced
- Like windows in bathrooms
- Would like more privacy - kitchen windows looking onto access deck and bathroom window looking onto balcony

Your Homes: Security



RESIDENT COMMENTS: HOME VISITS

- Security is a concern for some - no locks on some windows
- Some homes have no key for Balcony doors
- Better outside lighting needed
- Un-lockable connecting door leading to neighbour balcony
- Balcony door handle broken
- Better security for communal entrances



Your Homes: Home Comfort

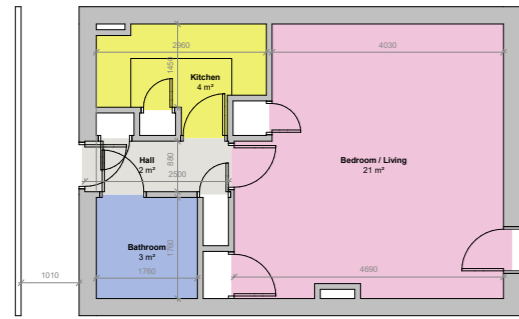


RESIDENT COMMENTS: HOME VISITS

- All homes visited have Gas Combi Boilers and radiators - relatively new (2-3 years old)
- Some residents understood how to operate the heating system whilst others didn't.
- Gas and Electric meters are within the houses
- Some homes had smart meters, some didn't
- Residents said they experienced no summer overheating problems. Good amount of open-able windows.
- Local extract fans in kitchen and bathrooms - better ventilation than old units but can be noisy.
- Lack of plug sockets in rooms - most homes rely on extension cables.
- WiFi is generally good but in certain rooms connection is weak - structural columns may be the cause.
- All homes are fitted with Smoke / Fire Detectors.
- Boxing out of pipework - Smells and noise coming from neighbours homes.
- Some homes have had problems with damp in the past
- Condensation is a problem for some

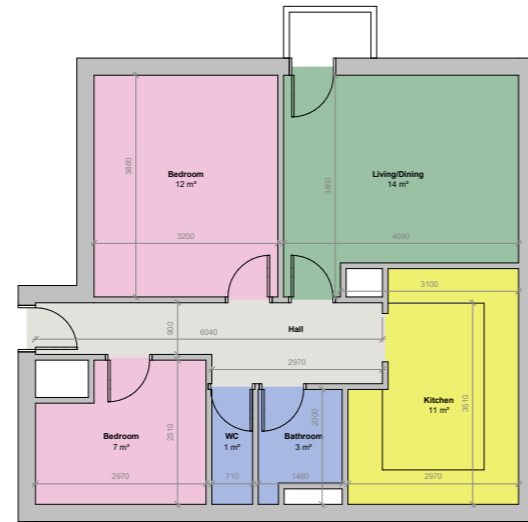
Measuring Your Homes

HOME VISIT: Studio Flat



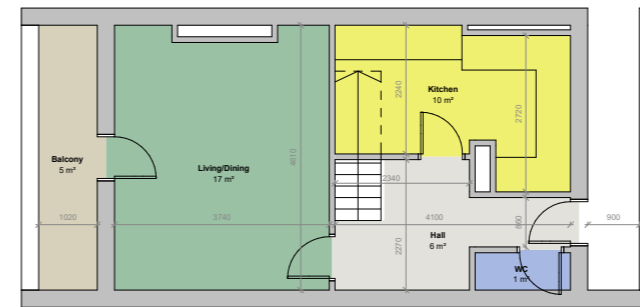
Ground Floor

HOME VISIT: 2 Bedroom Flat

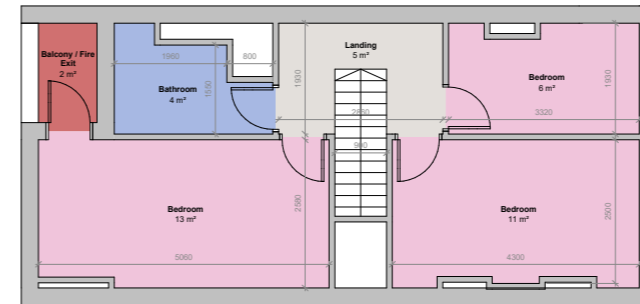


Ground Floor

HOME VISIT: 3 Bedroom Maisonette

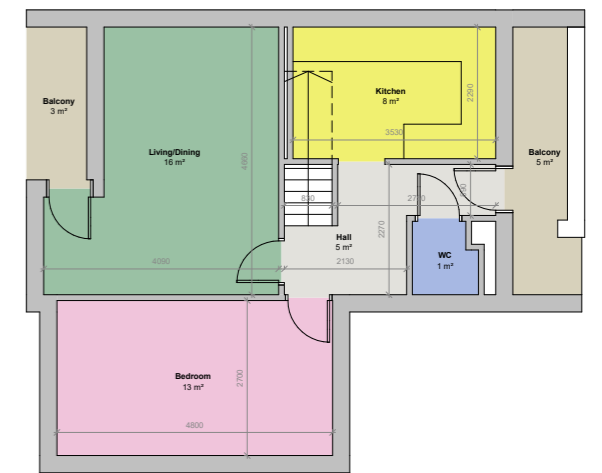


Ground Floor

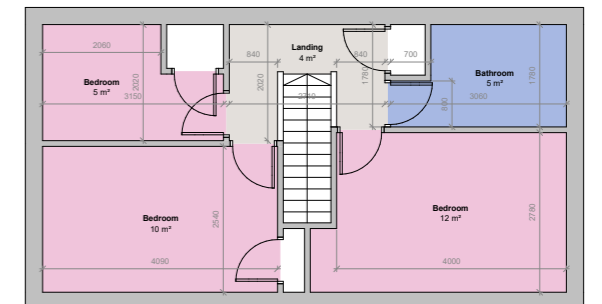


First Floor

HOME VISIT: 4 Bedroom Maisonette



Ground Floor

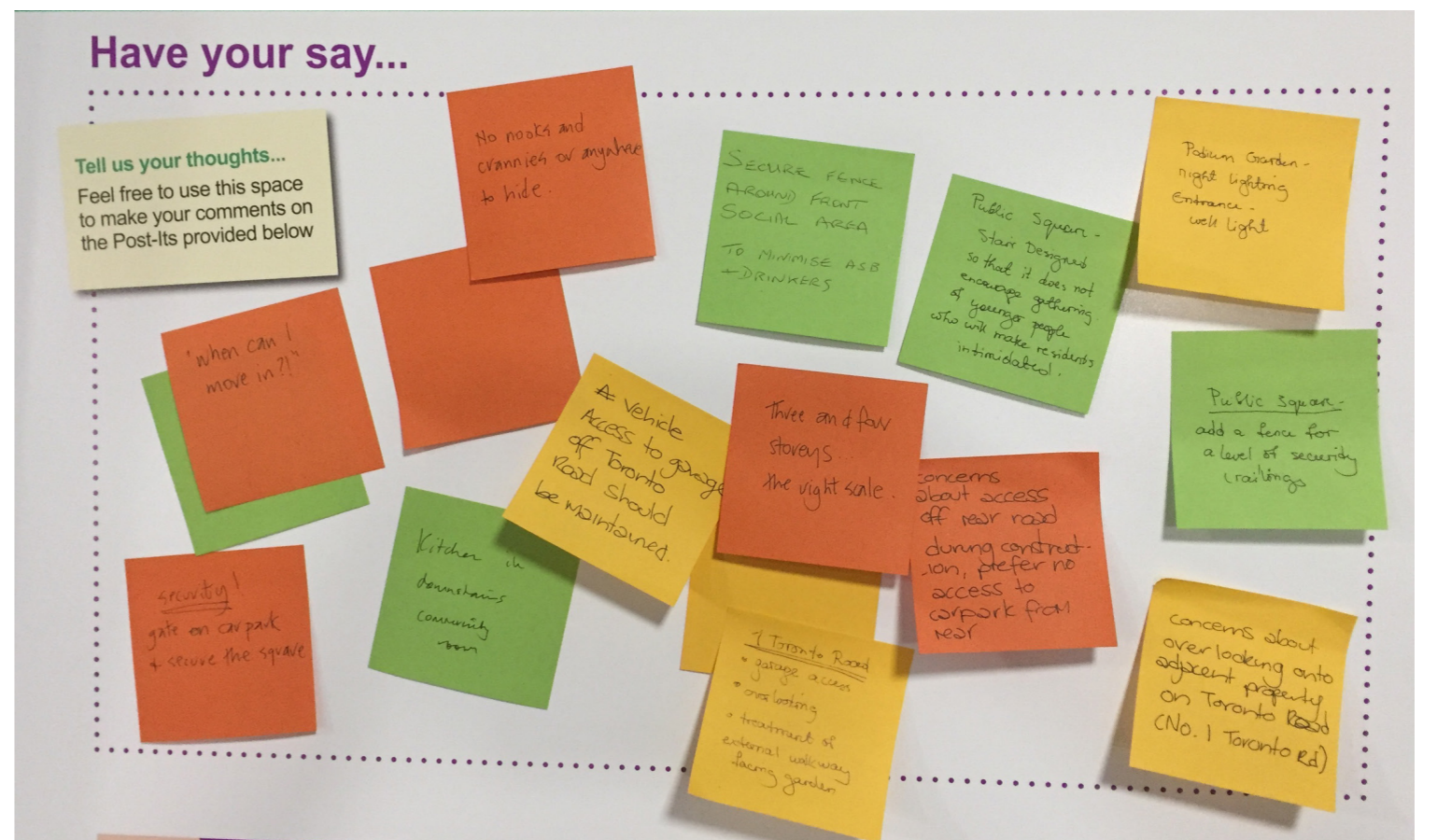
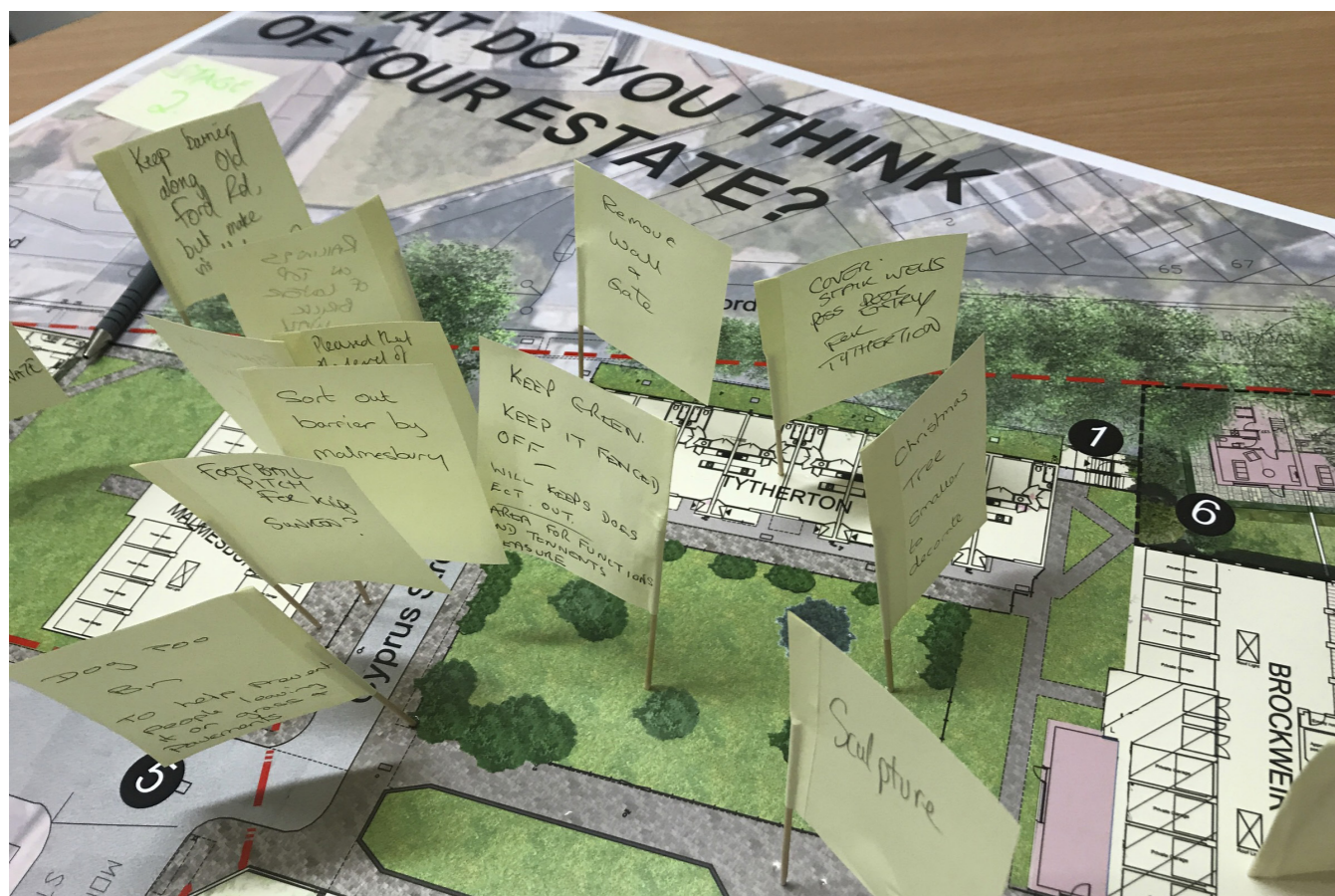


First Floor

Break Out Discussions - Your Questions & Aspirations



Summary of Questions and Key Themes



What's Next

What's Next

Online engagement

- www.givemyview.com
- Broaden participation
- Quick, easy and convenient

Young People on the Estate

- Action Dog

Home Visits

Estate Walkabout

Next Workshop Topics: Develop our understanding of the estate and its environment as a place to live.

Young People On The Estate: Youth Film Project

WHEN: Starting in
November 2019

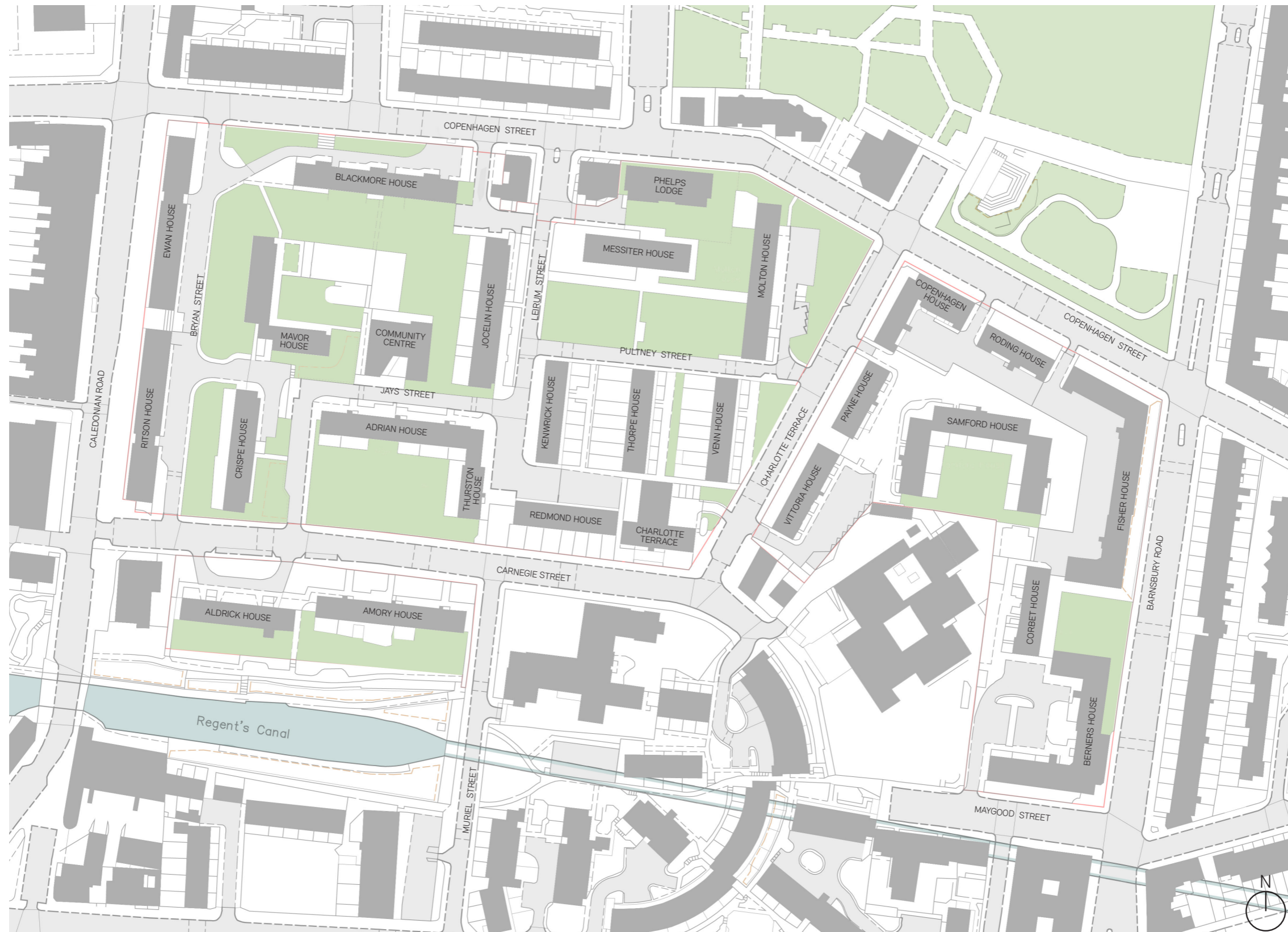


For My More Information Contact: Tim Barklem • tim@actiondog.net • T: 07943 804 043

Home Visits

WHEN: October & November
A Date & Time That Works Best For You

We always remember that every unit is someone's **HOME**



Estate Walkabout: Learning with Residents

WHEN: Week Commencing
11th November 2019

