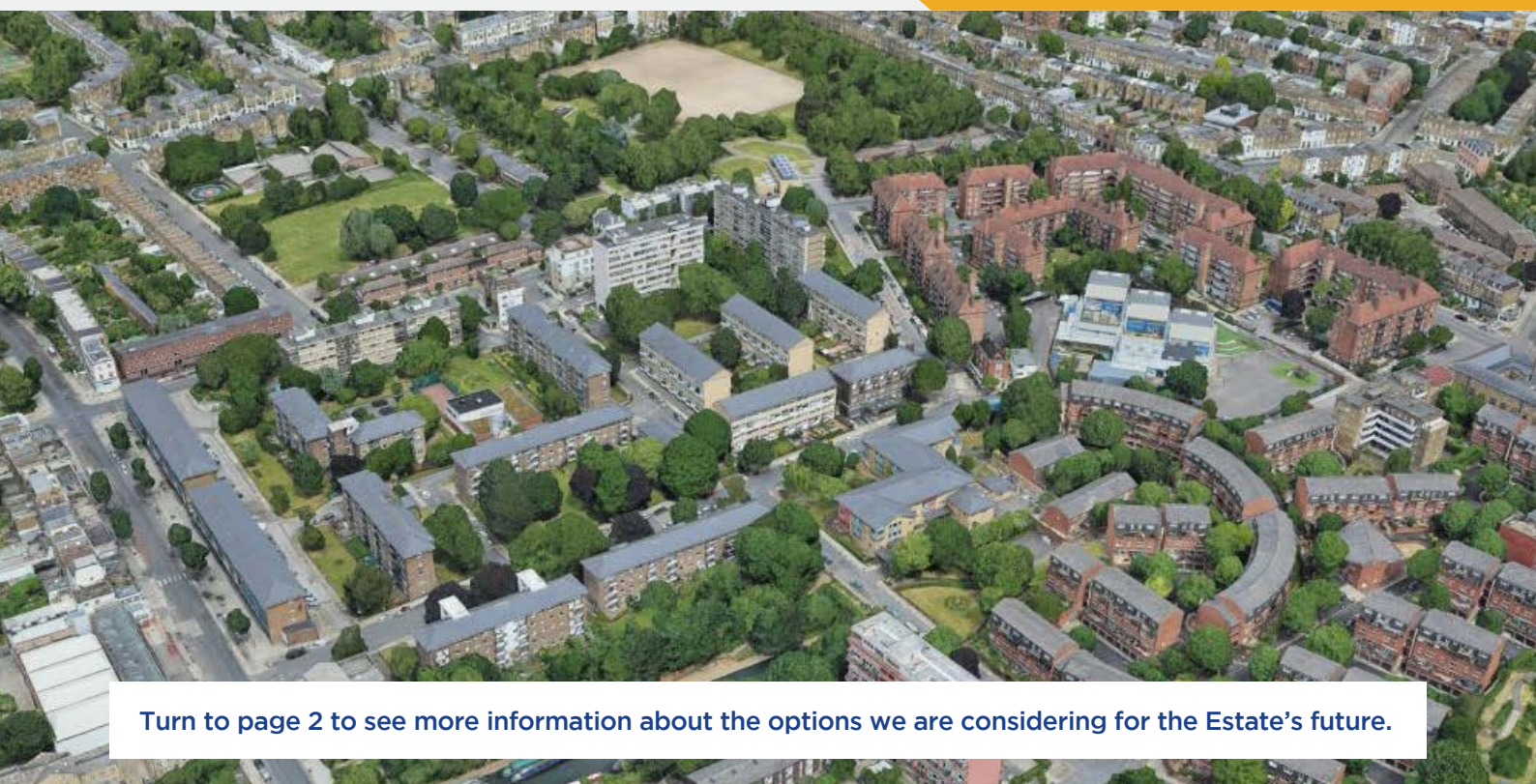


**SUMMARY OF FEEDBACK –
WORKSHOP 4 AND ONLINE
POLLING – JANUARY 2020**

**RESIDENTS’
FEEDBACK**



Turn to page 2 to see more information about the options we are considering for the Estate's future.

The future of the Barnsbury Estate – Our consultation with you

Thank you to everyone who attended the workshops and consultation events in 2019. We have been delighted to meet so many of you during this first phase of our engagement and the feedback received has all been very helpful.

This leaflet summarises discussions that we had and the feedback we received.

Our online consultation website www.betterbarnsbury.org.uk also contains all the workshop materials presented and copies of each of the newsletters we have produced so far.

At workshop 4, the project team explained that we are now starting to consider three options for the future of the estate. At workshop 5 at the end of this month the team will present their work on these options and discuss them in detail with residents.

Workshop 5 will take place at the Barnsbury Community Centre on:

- Tuesday 28th January, 7pm-9pm
- Saturday 1st February, 11am-1pm

Options for the Estate's future

Part 1: The options

The project team began the session by providing a summary of feedback from the first three workshops and introduced the three options now being considered for the future of the Estate:

1. **Ongoing Maintenance:** The continuation of Newlon's maintenance programme.
2. **Infill:** This would involve using unused spaces on the Estate to create new homes that address the issues residents have raised with us; for example the need to create more storage, larger kitchens and larger bedrooms.
3. **Redevelopment and Refurbishment:** This would provide a long term solution to the issues that residents have raised with us, such as damp and insulation. It would also offer the opportunity to create the larger homes and improvements to public spaces that have been raised during our workshop programme.

Your Top 5 Questions

What is the project timeline? (ballot and construction)

Consultation with residents will continue until spring 2020 when we expect to have identified with you what we believe is the right option for the future of the Estate. This option will then be voted on in a resident ballot. If the ballot returns a 'yes' vote the next step is to submit a planning application for Islington Council to decide upon. We will keep talking to residents every step of the way and any construction would not start until that planning application had been approved.

What is the cost to Newlon? What is the cost to leaseholders?

We are still at an early stage and will be considering the best option for the future of the Estate with residents over the coming workshops. As the preferred option has not been decided yet, the cost to Newlon cannot be estimated at this stage. Newlon is absolutely committed that resident leaseholders can remain residents of the Estate no matter which option proceeds and they will be offered individual financial meetings to discuss their situation prior to any ballot.

Will the cost of rent increase?

No. Social tenants will stay on the same rent level, unless they move to a different size property.

Part 2: Residents' ballot

Residents will have the final say on any changes to the Estate through a Yes/No ballot on the preferred option. During workshop 4, Source Partnership explained the process of the ballot and took questions from residents.

Part 3: Residents' charter

Finally, workshop 4 broke out into table-based discussions to collect (and answer) your key questions about the project and also to gather a list of commitments you would like Newlon to make. These commitments will feed into a residents' charter, which we will be discussing with you over the coming months.



Where will residents be re-located if a redevelopment option goes ahead?

If residents vote for an option including any redevelopment of the Estate residents in redeveloped blocks will have to move. We envisage that most residents would be able to move directly from their existing home into their new one. However there may be some households in the first 'phase' of works who have to move first into temporary accommodation, and then into their new homes. A full 'decant' strategy will be created and made fully available prior to any ballot. Residents would receive a 'disturbance payment' from Newlon to ensure that moving costs are covered and that they are not out of pocket if they have to move due to works.

Will young adults who have grown up on the estate, and are still living with their family on the Estate, be offered their own flats?

Newlon is currently undertaking a comprehensive 'Housing Needs' survey of all homes on the Estate. This will inform what offer they are able to give to residents who are overcrowded or have different needs. This also depends on the option that is developed and whether this can create additional new homes.

Your most requested commitments from Newlon



To maintain the current rent prices and service charges;



To re-provide a like-for-like home or better;



The right to remain on the Estate;



To maintain existing green spaces and balconies;



To deliver the work that is promised and agreed;



To provide new green spaces and play areas.



To use quality contractors and materials;

GiveMyView.com/BEST – Your feedback from the first phase of online consultation

We understand it is not always possible to come to our workshops, so we launched our online consultation website **GiveMyView.com/BEST** alongside workshops two and three. This gave you the opportunity to give your view on both your home (workshop 2) and outdoor spaces (workshop 3) on the Estate, whether you had been to one of our workshops or not.

Thank you to everyone that took the time to complete the online consultation. We had a great response with 262 people participating online and we have summarised some of the key themes below.



Poll 1 – Your Home

Storage

Increasing storage space throughout your homes was the number one comment we received from residents, which reflects what we were told by residents at workshop 2.

Layout

You told us you thought the layout of your homes could be designed in a better, more efficient way.

Modernisation

Many of you reported that modernisation of your kitchens and bathrooms is a priority. You also told us you would like new windows, which will help with a number of current problems including damp and insulation.

Larger bedrooms

Many of you felt that your home needed larger bedrooms to provide sufficient space for your needs.

Poll 2 – Outdoor Spaces

Access

Better access to the outdoor space you currently have was a top priority in these polls. You would also like to make better use of the current outdoor spaces through community events and we would welcome further input from you on what these events could be.

Safety

In the polls, you told us that any transformation to the estate should look to improve safety for everyone. Lighting and CCTV were popular suggestions to achieve this.

Options for improvement

When asked to vote on eight possible improvements, safety was your top priority, but you also voted that childrens' play space and sports facilities are very important to the future outdoor space on the Estate.

If you would be interested to read more details of the results of the online survey, please get in touch with us using the details overleaf.

Housing Needs Survey

Newlon will be carrying out a Housing Needs Survey with every household on the Barnsbury Estate during January and February 2020. This is to ensure that Newlon have accurate information for each household and to make sure proposals for the BEST project will meet the needs of residents.


The survey contains a series of questions which will provide Newlon with information on household members and current living space, storage and parking facilities. It will also ask questions about any future requirements you may have.


All residents will receive an appointment for a BEST Resident Liaison Officer to visit with them in their homes to complete the survey. Alternatively, if you would prefer, you can visit the BEST team in their office at the bottom of Adrian House opposite the Community Centre, where a staff member can talk you through the survey and help you fill it in if needed.




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.

If you would like this leaflet in large print, braille or any other another format, or require support with translation, please contact us using one of the ways set out above, or speak to a staff member at the BEST Office.