# Barnsbury Estate Transformation - BEST



### Workshop 5

The Options for Transformation

Tue 28th Jan 2020 7pm - 9pm

Sat 1st Feb 2020 11am - 1pm



# Contents

- 1. Introduction
- 2. Summary of Workshops and Online Consultation
- 3. Opportunity for Transformation: The Three Options
- 4. Break Out Discussions
- 5. What's Next









### **Journey to Ballot**

#### We Are Here



#### **FIRST PHASE:**

Understanding Barnsbury

- Workshops 1-3
- Home visits
- · Estate Walkabout
- Housing conditions survey

### **SECOND PHASE:**

Exploring opportunities for Transformation

- Workshops 4-6
- Housing needs survey

#### THIRD PHASE:

Working with you to flesh out ballot proposals

- · Workshops 7-9
- First draft offer document
- Visits to other estates

### **FOURTH PHASE:**

Estate Ballot

- Public exhibition
- Offer document for residents
- · Estate Ballot vote

Completed



Now - Early 2020



**Early 2020** 



Spring 2020

Future Workshop Themes (In no particular order)

· Landscape/Play

Your Homes

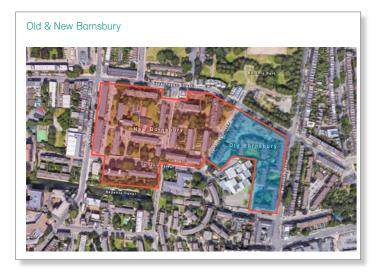
- Newlon's Commitments
- Refining the Masterplan

- Community Centre
- Home Comfort

- The Estate Ballot
- · Local Businesses

### Resident Engagement To Date

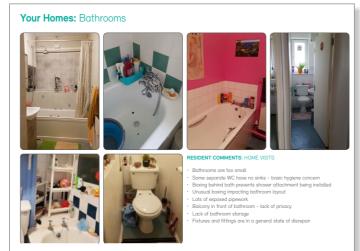
#### Workshop 1: Intro



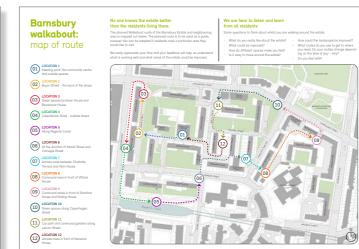
#### Home Visits x 19



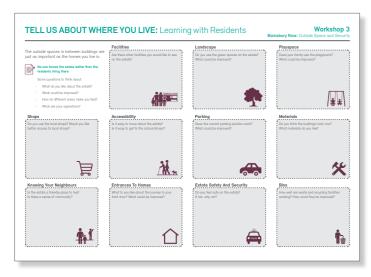
### Workshop 2: Your Home



#### Estate Walkabout x 2



### Workshop 3: Your Home



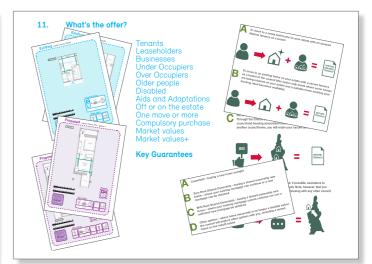
### **Workshop 4 Options**



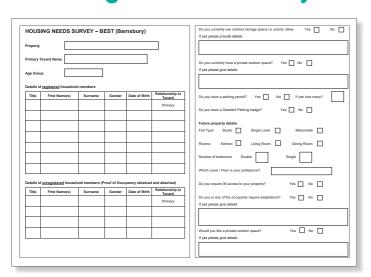
### **Coffee Morning: Dec**



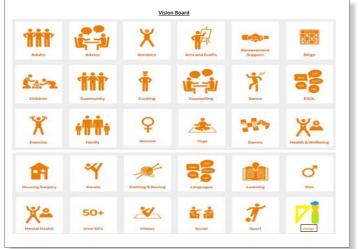
### **Lease Holder Meeting**



### **Housing Needs Survey**

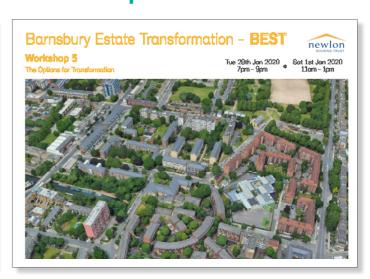


### Community Centre Vision Coffee Morning: Jan





Workshop 5: TODAY



### Resident Workshop 4 Summary of Residents Feedback

#### The top 5 questions residents asked are:

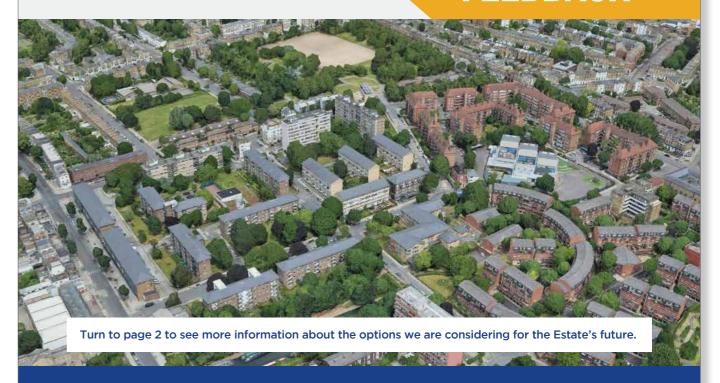
- 1. What is the project timeline? (ballot and construction)
- 2. What is the cost to Newlon? What is the cost to leaseholders?
- 3. Where will residents be re-located if redevelopment option goes ahead?
- 4. Will the cost of rent increase?
- 5. Will residents be offered the same property to return to?





SUMMARY OF FEEDBACK -WORKSHOP 4 AND ONLINE POLLING - JANUARY 2020

### RESIDENTS' FEEDBACK



#### 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

### Engagement to Date Community Centre Vision Workshop

#### **Community Centre Aspirations**

• Location: Better Connection

• Design: Welcoming, Modernised, Bright

• Use: Multifunctional

Noise: Sound Proofing

• Garden: Direct Connection

• Community: A place for everyone

• Landscape: Colourful, Relaxing, Playful

### Suggested Use

- Community Hub: Businesses, Internet, Education
- Learning: Languages, Cooking, Workshops/Courses
- Activities: Exercise, Sports Facilities, Dance
- Community: Garden, Allotments, Coffee Shop, Youth Projects, Discussion Groups, Cinema Nights
- Support: Advice centre, Mental health support, bereavement counselling, Over 50 Groups

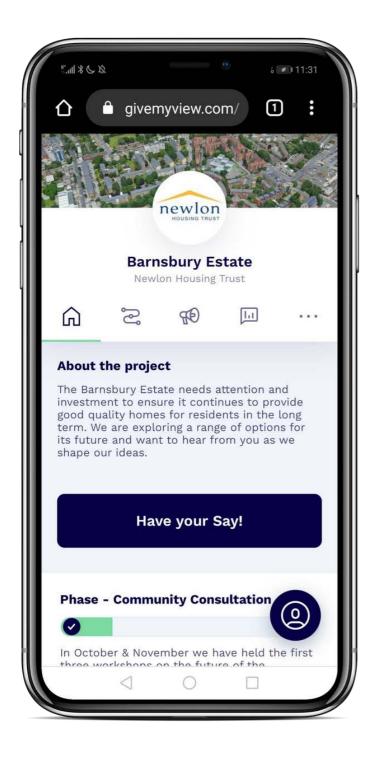






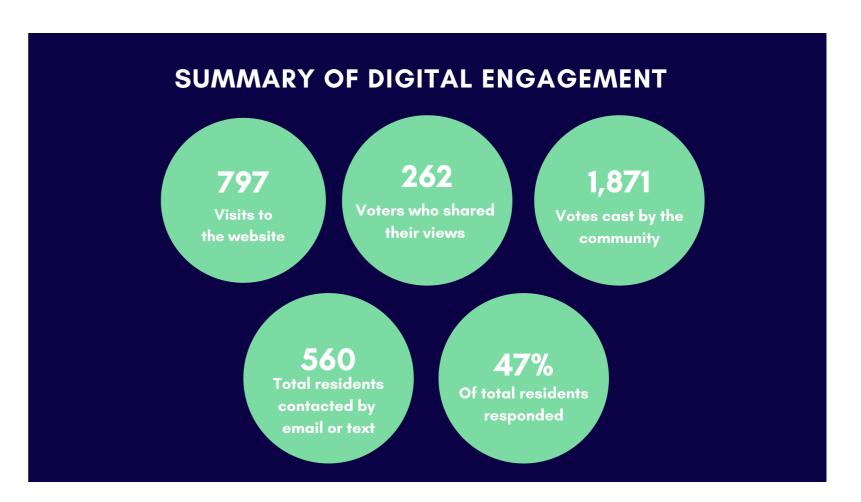
# **Engagement to Date** Give my View

### https://www.givemyview.com/best



#### Resident Breakdown

New Barnsbury resident: 109 Old Barnsbury resident: 145



#### Summary of all open feedback



### Opportunity for Transformation Presented at Workshop 4

#### **OPTION 1**

#### **MAINTENANCE**

Rolling programme of essential maintenance

#### **OPTION 2**

OR

# INFILL AND REFURBISHMENT

Creating new homes in the gaps between buildings to pay for more extensive works to your homes, and improvements to open space

#### **OPTION 3**

# REDEVELOPMENT AND REFURBISHMENT

A mixture of new build homes and extensive refurbishment to retained buildings. Transformation of the landscape and open space

OR

# **Option 1: Ongoing Maintenance**

























# Option 2: Infill

Typical Infill Opportunities Across Other Estates



# Option 2: Infill

Looking for opportunities





### Option 2: Infill

Opportunities for new homes

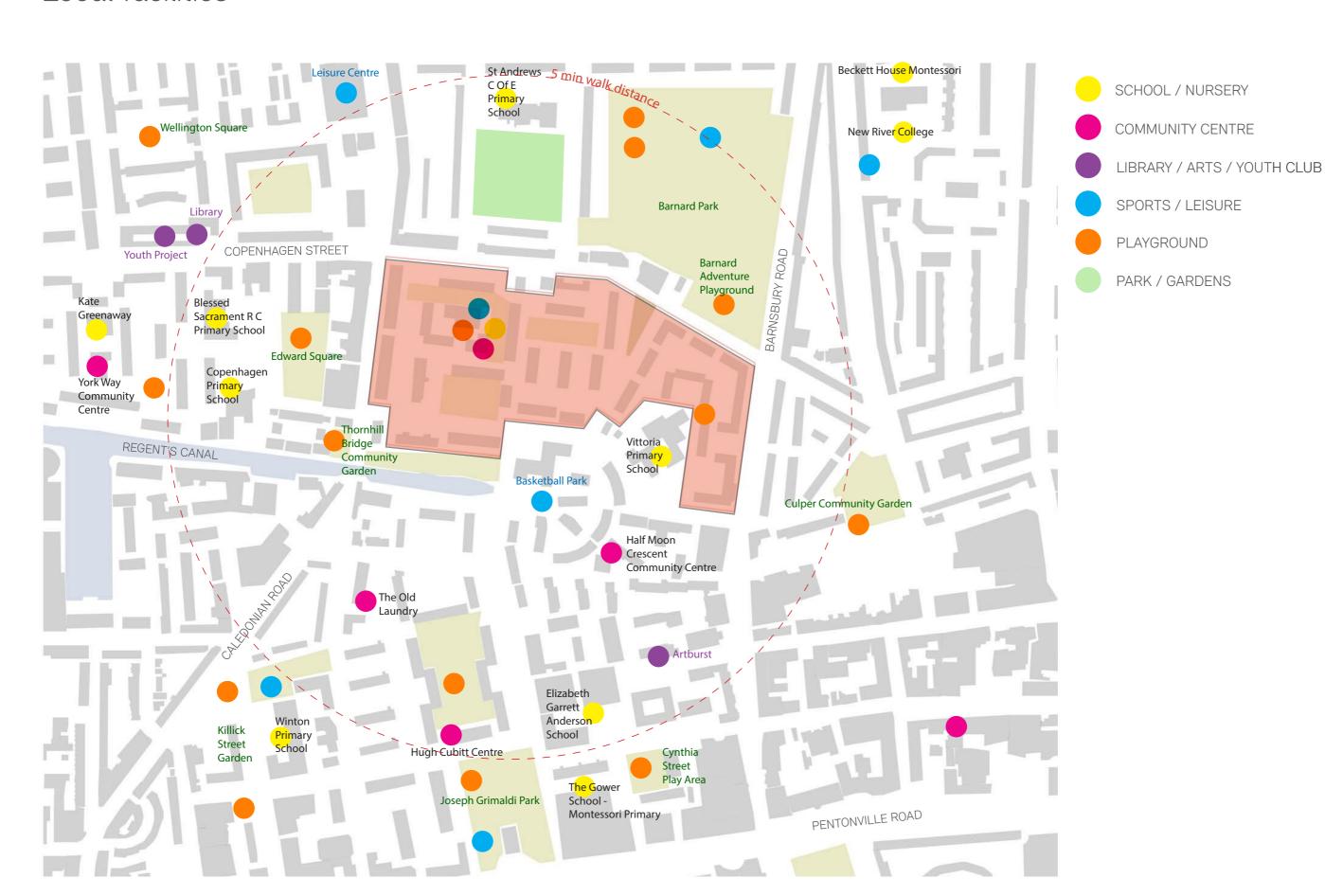


#### Constraints

- Existing residents
- · Trees & open space
- Viability
- · Planning



Local facilities





Transport





Existing Estate





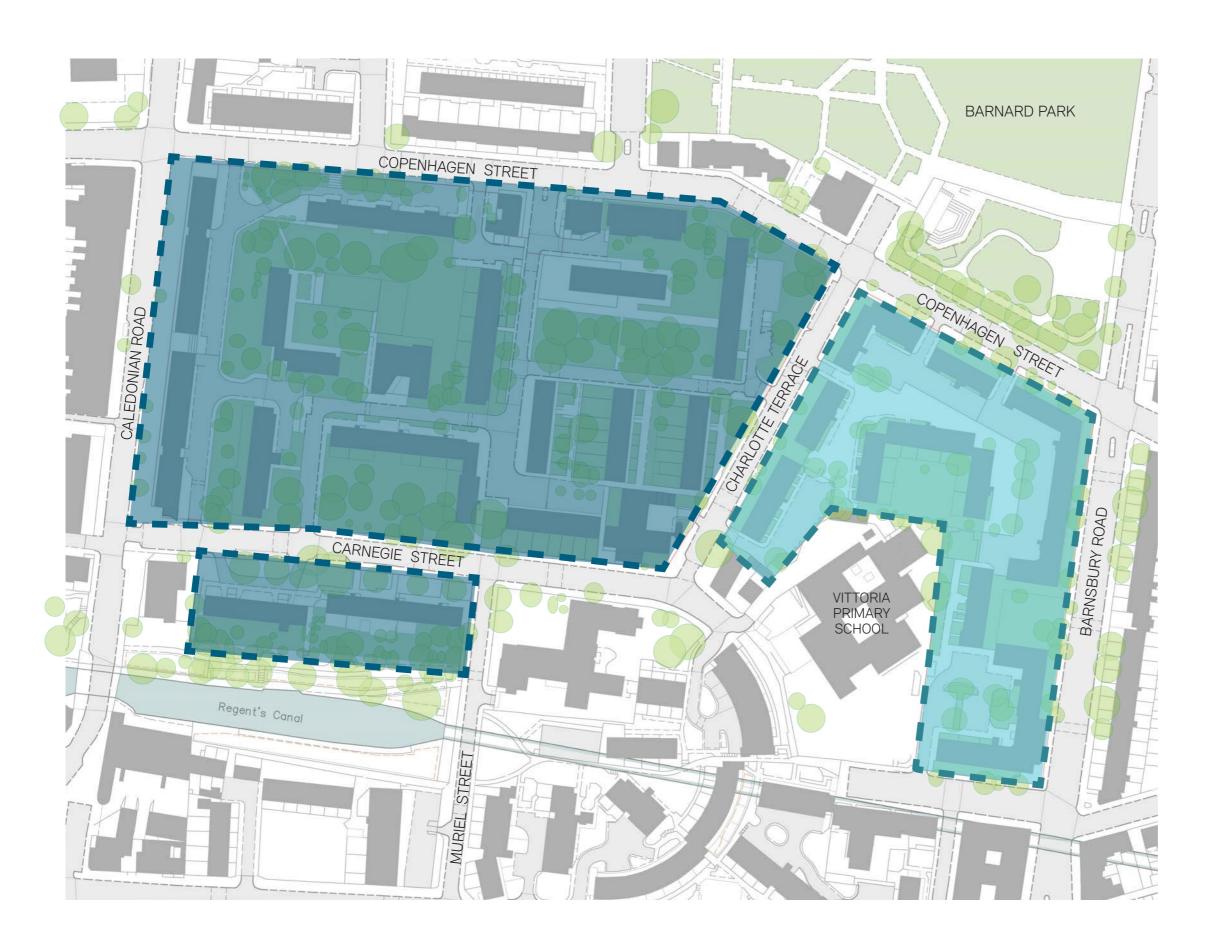
**Existing Routes** 

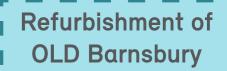


-->Pedestrian routes



Old and New Barnsbury







Redevelopment of NEW Barnsbury



Old Barnsbury





#### Old Barnsbury

Refurbishment Including:

- · Improved Landscape and Play
- Improved Security and Lighting
- Improved Cycle and Bin Storage
- Improvements to Entrances and Communal Spaces
- New Kitchens
- · New Bathrooms
- New Windows
- New Front Doors

#### **Estate Wide**

- New community centre and facilities
- · New shared green parks
- Proposed new landscape across the whole estate
- · Community Gardens



Existing Barnsbury Estate Plan





Routes Through the Estate





Overlaying Existing Outdoor Space and Trees



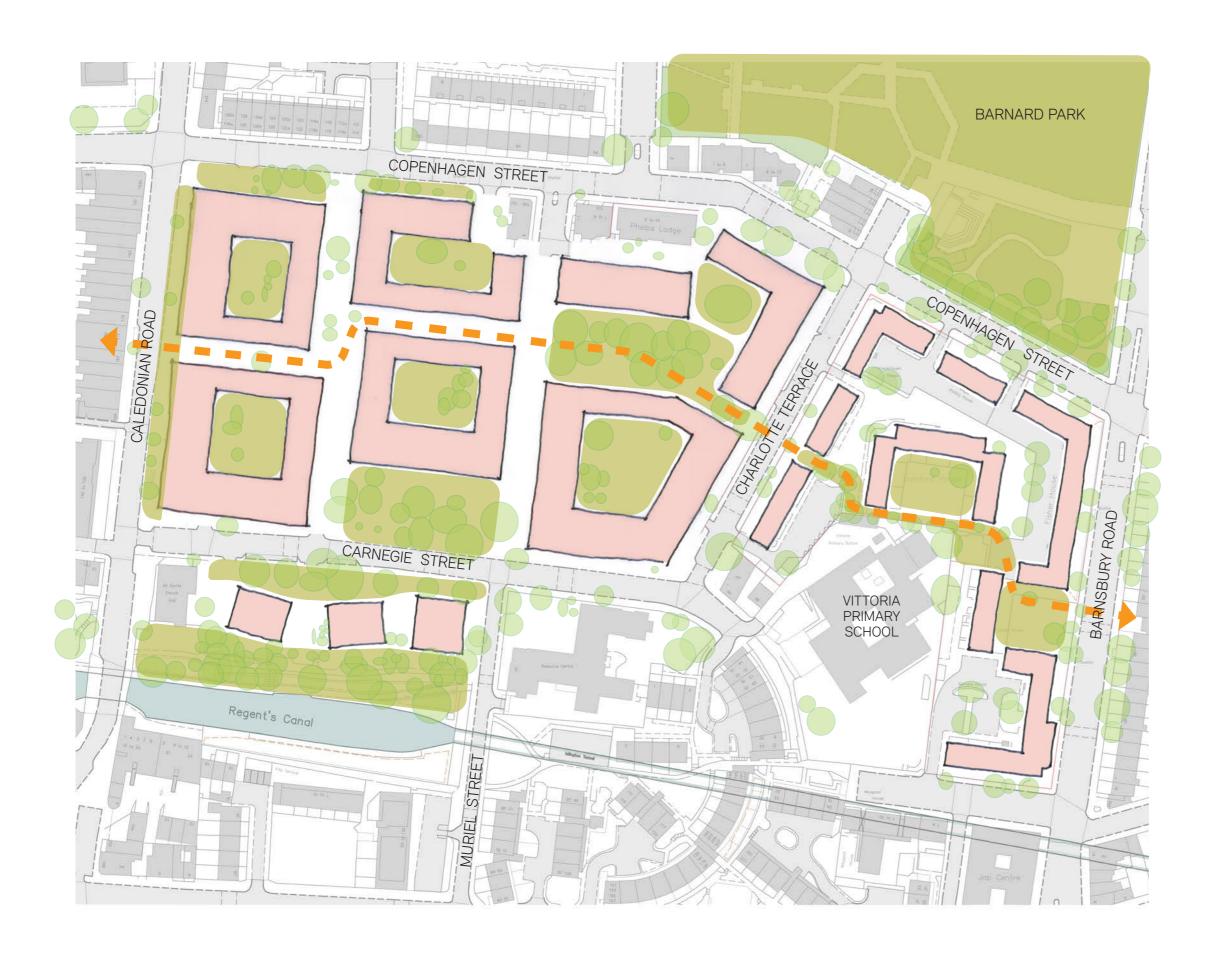


Pedestrian Connections



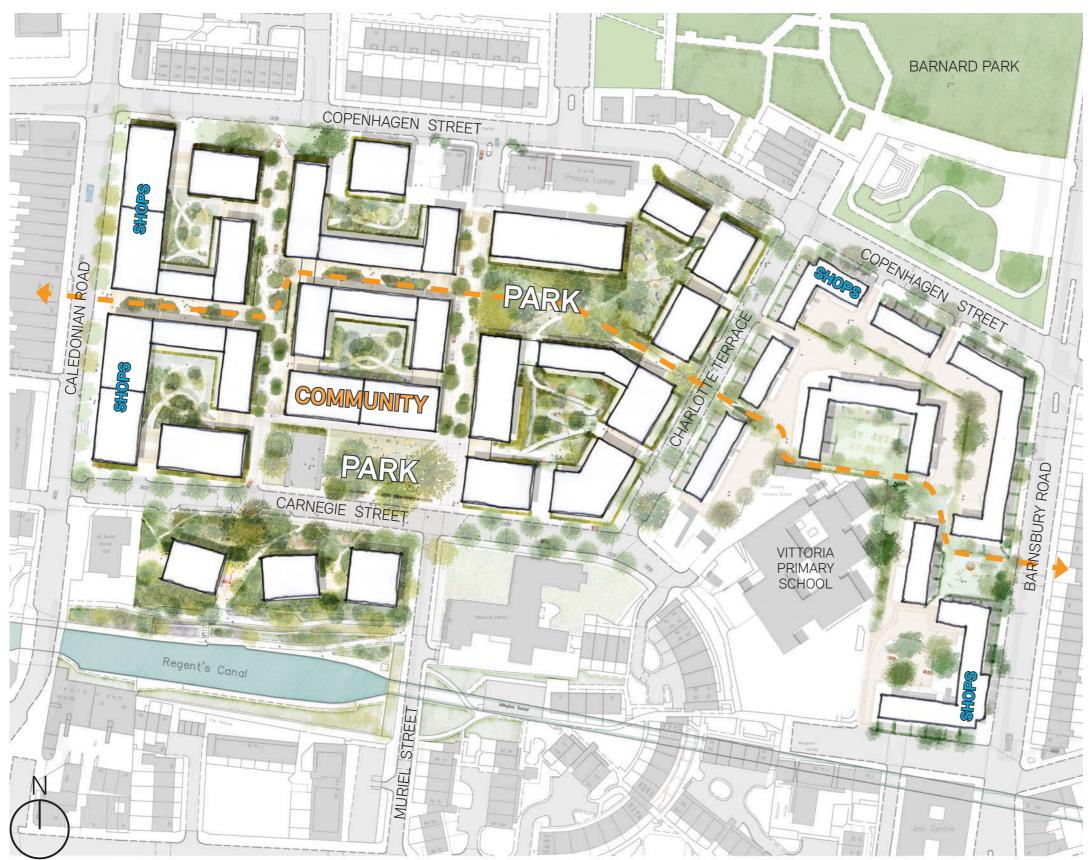


Developing the Plan





Initial Masterplan



#### **Option 3:** Key Benefits

#### Landscape & Community

- Proposed new landscape across the whole estate
- · New shared green parks
- New community centre and facilities
- · Play areas for children
- · Sports equipment
- Community gardens

#### **Old Barnsbury**

Refurbishment Including:

- · Improved landscape and play
- Improved security and lighting
- · Improved cycle and bin storage
- Improvements to entrances and communal spaces
- New kitchens and bathrooms
- New windows and front doors

#### **New Barnsbury**

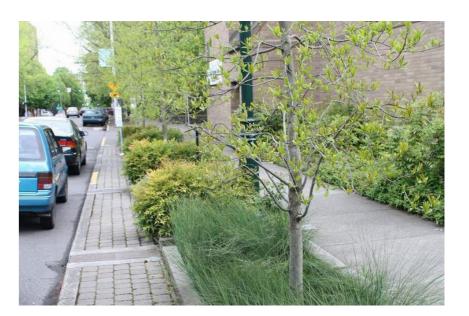
Redevelopment Creating:

- New homes for residents
- Additional homes a high proportion affordable

Landscape for Old and New Barnsbury





















### Our Early Commitments to You

#### 1. Right to remain on the Estate:

 Social tenants and resident leaseholders are guaranteed the right to remain on the Estate no matter the level of work carried out.

#### 2. Rent

 Social tenants will not see their rent payments increase for homes of the same size

#### 3. No changes to tenancy

· Your tenancy and rights will remain the same.

#### 4. Leaseholders on the estate

- Resident leaseholders are guaranteed the right to remain.
- Each leaseholder will have the option of individual meetings to discuss their circumstances and to figure out what the best option for them may be.

#### 5. Individual needs assessments:

We will assess the needs of all tenants on the estate. If residents vote YES in the ballot you will be guaranteed:

- A home that is the right size for your needs
- A home that is adapted to your needs, for example if you have a disability.

#### 6. Resident-led consultation

• Residents are at the heart of the Estate's transformation, right from the beginning.

#### 7. Residents' ballot

 You have the final say. Plans for the estate's transformation will only proceed to a planning application if residents vote YES in the estate ballot.

#### 8. Free independent advice:

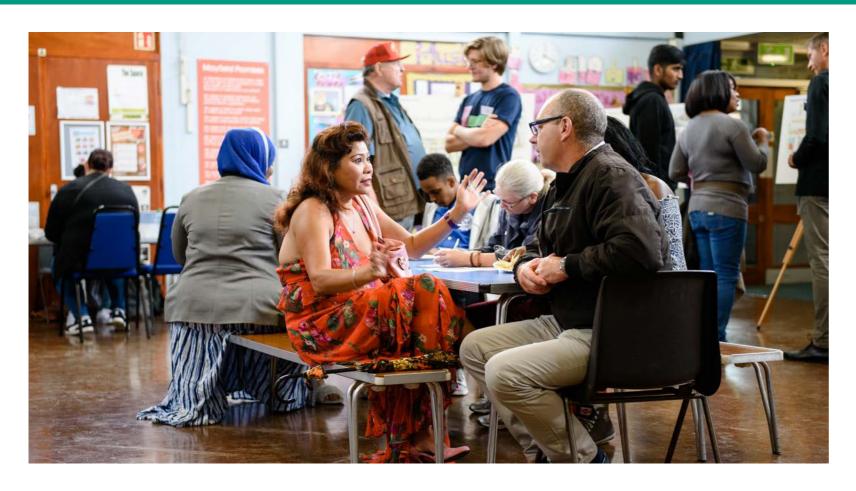
 'Source Partnership' will provide confidential, independent advice to residents throughout the process.







# Break Out Discussions - Your Comments & Questions







### What's Next?

### Housing needs survey - Ongoing

To find out exactly what each household needs and to identify issues like overcrowding

#### Leaseholders

Replies to questions from early January leaseholder drop-in session

### **Working up Option 3**

The design team will work on the detail of option 3 to present back to you at the next workshop

### GiveMyView.com/BEST polling

A second poll will be launched in the near future giving all residents the chance to give your view on the key themes discussed in future workshops. Residents will be notified in advance of when this will take place.







