

## SUMMARY OF WORKSHOP 6 – REFURBISHMENT AND REDEVELOPMENT PROPOSALS IN MORE DETAIL

## FEEDBACK UPDATE



### COVID-19: What we are doing

Since we last met residents of the estate, government guidance about tackling the spread of coronavirus meant that we made the decision to postpone workshop 7 (which was due to take place on 24 and 28 March).

We have decided that there should be no further consultation while present Government guidance on social distancing remains in place. Our focus for now will be on offering help to residents of the estate at this difficult time.

We can also confirm that the resident ballot on the Estate Transformation proposals will not be taking place in Summer 2020 as was previously planned.

This newsletter sets out your feedback from workshop 6 and provides the latest update on proposals for the transformation of the Barnsbury Estate. You can find the materials that we presented at [www.betterbarnsbury.org.uk](http://www.betterbarnsbury.org.uk) or you can use the contact details below.

We will make available to residents of the estate further detail arising from discussion in workshop 6 but will not be asking for feedback until our consultation programme can start again. We remain available to answer any questions you may have in the meantime.

**Before any of the proposed works can go ahead Newlon will need to hold a ballot. The transformation of Barnsbury will only proceed if residents vote in favour of our proposals.**

Would you like to talk to a member of the BEST team about these proposals? If so please:

Email [best@newlon.org.uk](mailto:best@newlon.org.uk)

Call 020 7613 7599

## Feedback - Old Barnsbury proposed refurbishment

At Workshop 6 the BEST team presented boards showing images and illustrations of how Old Barnsbury is proposed to be refurbished. The boards included information on landscaping and a list of what tenants can expect from a refurbished home.

Residents were asked to provide comments and suggestions on individual A4 sheets, which have been summarised below.

### Summary

- Old Barnsbury was built in the 1930s to a much higher standard and with better quality materials than New Barnsbury. Any demolition of these buildings is very unlikely to be supported by Islington Council.
- From our workshops so far we know work is needed on these properties and believe a full refurbishment is the best option to improve residents' homes whilst minimising disruption.
- This will involve internal improvements such as new kitchens and bathrooms for tenants.
- Alongside this are improvements residents have requested to the buildings' structure and communal areas. This will transform them as homes and address long-term problems, such as damp, and provide new landscaping.



Old Barnsbury blocks will be refurbished.

### Choice

- Many tenants are keen to be proactively involved in the refurbishment and where possible want a choice in the design and fixtures of their refurbished homes. Newlon is examining options for providing residents with as much choice as possible and will provide updates in future phases of the consultation.
- Some Old Barnsbury leaseholders said they would like the option to 'buy in' to the internal refurbishment programme. Newlon is happy to consider the possibility of leaseholders on Old Barnsbury buying into internal improvement works while these are being undertaken to tenants' flats. We believe we can offer Old Barnsbury leaseholders cost benefits to buying in and will make more information available at future workshops.



A typical bathroom choice residents could expect.

### Storage and bins

- Increasing storage space across Old Barnsbury is important to residents. Sheds and bike racks were mentioned as examples.
- Many residents responded positively to the proposed new bin system in a refurbished Old Barnsbury.



A new bin system for Old Barnsbury.

### You have the final say:

Residents will vote **Yes** or **No** in an estate ballot when plans are finalised.



## Feedback - New Barnsbury proposed redevelopment

The New Barnsbury boards at workshop 6 focused on examples of layouts of new homes, a masterplan of blocks and the proposed landscaping.

### Summary

- The BEST team's proposals on redevelopment have been informed by the stock conditions survey that has been undertaken on New Barnsbury blocks, feedback in workshops and the increasing costs of maintenance. Redevelopment means demolishing and rebuilding in phases to create new homes. This is a once-in-a-generation opportunity to solve overcrowding on the Estate. A redeveloped New Barnsbury will also create additional new homes for social rent as well as private sale. These private sale homes will finance the improvement works across both Old and New Barnsbury.

### Height, light and privacy

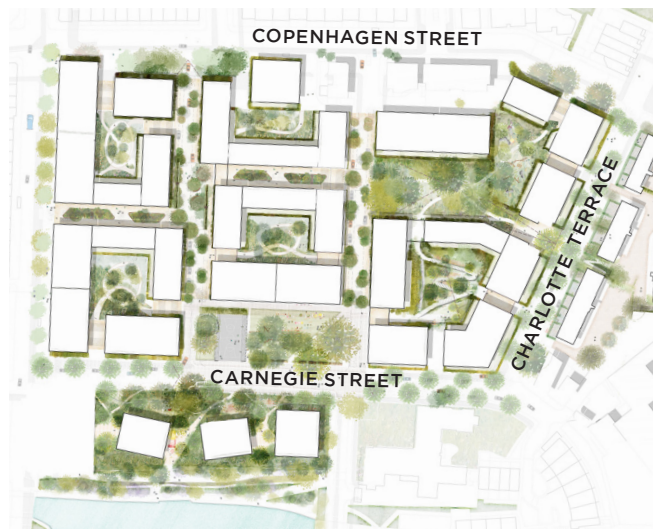
- Residents raised queries about the height proposed for new buildings if New Barnsbury were to be redeveloped. At present our proposals are that:
  - Where height is increased it will be in keeping with the local area - no 'tower blocks' will be built.
  - There will be variation in the height of buildings across the redeveloped New Barnsbury Estate, as we believe that this results in better design.
  - We propose that the edge of the estate would be the best location for taller buildings.
- Other residents said they were concerned about privacy due to overlooking as well as losing light in the new public spaces. The BEST team are reviewing the proposed layout in light of this feedback.
- When shaping the future design of the estate, the BEST team are taking care to ensure that all new homes on the estate will continue to enjoy privacy and sunlight.

### Keeping residents involved

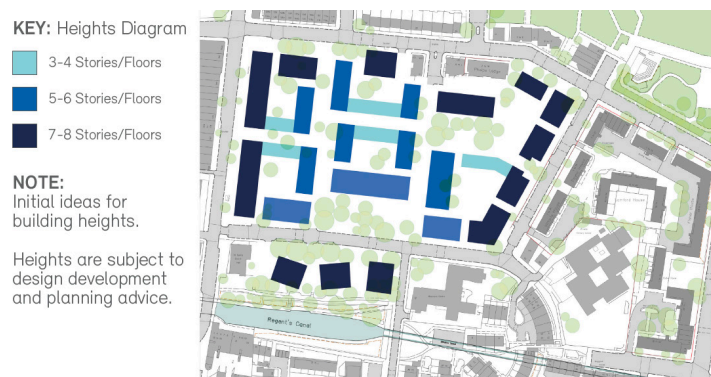
- A number of residents commented they would like to see more detail on the proposed new homes therefore we will provide more visual detail on these homes at a future workshop before the ballot.
- After the ballot residents wanted a guarantee they would remain involved in the design and have as much choice as possible on their new homes. For example, some wanted an open plan kitchen, whilst others did not.

### Layout

- Residents felt that the redevelopment of New Barnsbury would provide more space in the estate's homes and create more storage - two key issues that have been raised in previous workshops.
- Some families commented that bedrooms should not be located near to the front door to ensure the safety of children.



New Barnsbury blocks would be redeveloped.



Height Map

Diagram identifying where height may be introduced



A typical layout for a new two bed flat.

### You have the final say:

Residents will vote **Yes** or **No** in an estate ballot when plans are finalised.

## Feedback – Landscape and estate-wide issues

At Workshop 6 the BEST team also presented details on new landscaping, play spaces, parks and the new community centre that the whole estate will benefit from.

### Security

- Anti-social behaviour and security was residents' most frequently mentioned issue.
- Whilst many residents welcome removing the gates and fences, it was felt that security must be managed – some suggested using fob access or perimeter gates.
- Residents asked that proposed access routes from Barnsbury Road and the canal be considered in more detail.

### Parking

- Residents would like more information on car parking provision as part of the transformation. Specifically, residents would like to know how many spaces will be re-provided and where they will be located. Some suggested underground parking.

### Bins

- It is important to residents that bin facilities are in an accessible location close to their homes. Residents liked the idea of hidden bins which will ensure that the estate looks tidy.

### Greening

- Residents like green space on the estate but many felt that it needs to be more accessible.

### Community Centre

- Many of those who attended the workshop felt that a new community centre would have a positive impact on the estate.
- There was a strong feeling that residents of the estate should have priority use of the new community centre, which should offer an engaging programme of activities for people of all ages.



New green play area on Barnsbury Road



Proposed new community square on Carnegie Street



New play equipment and community park on Carnegie Street

## What happens next?

There will be no further consultation while the present Government guidance on social distancing remains in place.

Once the restrictions are lifted we will contact you again about the next phase in our programme of engagement. This will involve more detailed information about our proposals for rebuilding and refurbishing homes on the estate and transforming public spaces. We will send you information about these over the coming months for you to consider.

We will not be seeking feedback until our consultation programme can begin again although you are, of course, welcome to contact us with any questions or comments. Please also note that Source Partnership, independent advisers for residents of the estate continue to be available. You can find their contact details below.

## Contact Us

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

✉ **Email** [best@newlon.org.uk](mailto:best@newlon.org.uk)

☎ **Call** 020 7613 7599

🖱 **Visit** [www.betterbarnsbury.org.uk](http://www.betterbarnsbury.org.uk)

☎ **Emergency Repairs**  
020 7613 8080

## Covid-19

Please contact residents services if you need help during this period:

☎ **Call** 020 7033 4605

🖱 **Visit** <https://www.newlon.org.uk/resident-services-help/>

## 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](mailto: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.