

WORKSHOP 7: RESIDENT UPDATE NOVEMBER 2020

FEEDBACK UPDATE

MASTERPLAN



Workshop 7

Thank you to everyone who attended one of our online or socially distanced Workshop 7 sessions. Despite the Covid-19 regulations we were able to talk to lots of residents and collect feedback on the latest plans for the Barnsbury Estate Transformation proposals, which is summarised in this newsletter.

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

Workshop 8: 30 November to 20 December

Join us and have your say at the next workshop:

Due to the ongoing Covid-19 regulations, Workshop 8 will once again be held online with the materials posted to every address on the estate for you to look at, and there will be extra meetings held over the phone for those who can't attend.

Workshop 8 will be your chance to see further detail on designs of the buildings, landscape and homes before the resident ballot in early 2020.

We want to hear from every home on the Estate, particularly if you haven't yet been involved.

Dates for Workshop 8 sessions will be posted to you on a flyer and on the website in the coming days – get in touch to book your session

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



Email best@newlon.org.uk



Call 020 7613 7596 OR 020 8709 9172

A summary of Workshop 7

An information pack was posted to every house featuring 12 pages of images, a project timeline and detail on how your feedback has informed the proposals so far. We also showed a 3D illustration of the updated Masterplan, which is on the front cover of this newsletter.

The materials feature a detailed description of how Old Barnsbury homes will be refurbished for tenants, and typical floor plans for new homes on New Barnsbury. They also illustrated proposals for new parks, improvements to existing green spaces and how outdoor spaces across the Estate could look and feel.

Below we have provided a brief summary of the information from Workshop 7. To see all this information in full please visit the consultation website [BetterBarnsbury.org.uk](https://www.betterbarnsbury.org.uk) or get in touch using the contact details for a hard copy.

New Barnsbury

- Newlon tenants and resident leaseholders currently living in New Barnsbury will get a new home on the Estate, and the majority will move directly from their current home into a new one.
- A redeveloped New Barnsbury will feature a range of different street types adding to the character of the estate. A variety of different types of home are provided across the Masterplan.

Old Barnsbury

- Old Barnsbury tenants will benefit from a refurbished home, whilst all residents will enjoy refurbished external and common parts.
- The landscape across Old Barnsbury will be upgraded and made safer with better lighting and security. Existing green spaces will be redesigned with new play equipment, trees and seating, and the courtyards will benefit from better paving and attractive storage for bins and bicycles to create a pleasant environment for all residents.
- Old Barnsbury residents will be able to see an example of a refurbished home before the Ballot takes place. Flat 29 Berners House will be refurbished to demonstrate the quality of work that Newlon are committed to delivering.

Parks and a new community heart

- A welcoming community heart for everybody on the estate will be created on Carnegie Street, surrounded by new residential buildings and a larger, improved Community Centre for residents of all ages.
- New walking routes will be well-lit to ensure all residents feel safe moving around the estate at day and night.
- New Barnsbury will provide a balance of private and public spaces, with a mix of new resident-only courtyards, new public parks, and new walking routes that can be secured at night. The estate will be better connected and both Old and New Barnsbury will benefit from improved green spaces offering a range of activities for all ages.



The Lanes: New streets with two-storey family homes at the lower levels, each with a private garden on the courtyard side.



Old Barnsbury Courtyards: New landscaping, improved surfaces, lighting and new bicycle and bin stores to create a pleasant environment for residents.



Carnegie Park and Canal Side: This improved green space is located along Carnegie Street and will be transformed to provide activities for all ages including play and sports.

You have the final say:

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

Workshop 7 Feedback: What you told us

All residents who attended Workshop 7 were encouraged to fill in and return a feedback form to us online, in person or over the phone. In that questionnaire we asked five questions to find out more about your life during Covid-19 and your thoughts and suggestions on the proposals shown at this workshop.

Questionnaire

Q1. Based on what you have seen in Workshop 7 do you think your new or refurbished home will improve your quality of life on a scale of 1-10?

➤ The average response was: **7.07**

- The most common response is that you are positive about designs for New Barnsbury and refurbishment plans on Old Barnsbury. However you also told us you are concerned about the phasing of work and the decant process, and that you need more detail on the plans.

We will:

- Show you how we currently propose to manage the phasing of construction on New Barnsbury and explain how the process of moving residents into their new homes will work.
- Old Barnsbury residents will be able to view a 'show home' at 29 Berners House prior to the ballot. At Workshop 8 we will also set out how the refurbishment works will happen, and the measures we will take to minimise disruption.

Q2. Based on what you have seen in Workshop 7 do you think the proposals will improve the estate environment on a scale of 1-10?

➤ The average response was: **7.51**

- Once again the most common response was you are positive about the designs across the Estate, and want to see more detail. However some residents raised questions about security and maintenance of the outdoor spaces.

We will:

- Show further detail on how the different outside spaces could look and feel, including resident-only courtyards and new walking routes.

Q3. From what you have seen in Workshop 7 are you supportive of the plans?

- **70 percent** of residents responded that at this stage they are in favour of proposals, 13% said no and 17% said 'Don't know'.

Q4. Has the lockdown period made you feel differently about your home and/or the Barnsbury Estate? Are there any new issues you think the consultation needs to focus on?

You said:

- Outside space is more important to you.
- Secure and easy access to your homes is more important to you.
- Storage is more important to you.
- There is a greater sense of community, with neighbours helping each other out.

We will:

- Show more detail on the new public parks, resident-only courtyards, walking routes at Workshop 8. Every new home on New Barnsbury will include private outdoor space, either a garden or balcony.
- Show you more detail on what the planned refurbishment works to Old Barnsbury will include: exterior repairs, upgraded landscaping, communal areas and the inside of tenants homes.
- Illustrate a range of typical home types for New Barnsbury, showing the benefits to size, storage and comfort.

You have the final say:

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

Workshop 7 also included online webinars via Zoom and socially distanced face-to-face discussions with residents with time for a Question and Answer session. We have recorded all the questions asked and updated our FAQ section on the website.

The most common themes you asked about in these sessions were:

- New Barnsbury: choice of new home's location, layout and fittings
- Old Barnsbury: More detail on refurbishment
- Resident Ballot: Rules & timeline
- Construction Timelines: How long will construction and refurbishment take?
- Phasing and Decant: How will this work?
- Tenant's Rights: A clear explanation
- Parking: More detail on car parking
- Overcrowding: How will new homes be assigned?
- Leaseholders: more information on individual and financial issues

All of these questions are being worked on by the BEST team. The FAQ section of the website has been updated with new answers. Workshop 8 will be designed to make sure all residents know what this project means for them and their household.



What happens next?

Workshop 8

Due to Covid-19 we will again send out an information pack for you to read at home. Sessions will be online only with webinars via Zoom and face to face meetings if allowed by government regulations.


Resident Ballot: Early 2021

Tenants, resident leaseholders, and those in these households who have been on the Islington housing waiting list for 12 months will be eligible to vote in the resident ballot. You will shortly be contacted by the BEST team to confirm your eligibility.

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** 020 7613 7596 **OR** 020 8709 9172


 **Visit** www.betterbarnsbury.org.uk

 **Emergency Repairs** 020 7613 8080

Covid-19

Please contact resident's 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.

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.