

**WORKSHOP 8:
RESIDENT NEWSLETTER
JANUARY 2020****FEEDBACK
UPDATE****ESTATE BALLOT:
THE OFFER DOCUMENT ARRIVES NEXT WEEK****Workshop 8**

Thank you to everyone who attended the Workshop 8 sessions or spoke to the team over the phone. Despite the Covid-19 regulations we were able to talk to lots of residents and collect your feedback, which is summarised in this newsletter.

Design Freeze


The Offer Document will arrive next week, this is an important moment for residents to decide how you will vote in the ballot. The team will be contacting each household by phone to make sure you understand the offer and to answer any questions you might have.


If there is a YES vote the consultation with residents will restart in the spring to look at more detail in the designs.

**Estate Ballot opens Monday 22 February and closes at 5pm on Friday
19th March.**

Next month the ballot will open for residents to cast their vote on the future of the Barnsbury Estate. Eligible residents should have received notification of their registration in the post. To check your registration please contact Civica Election Services at support@cesvotes.com or call **020 8889 9203**.

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

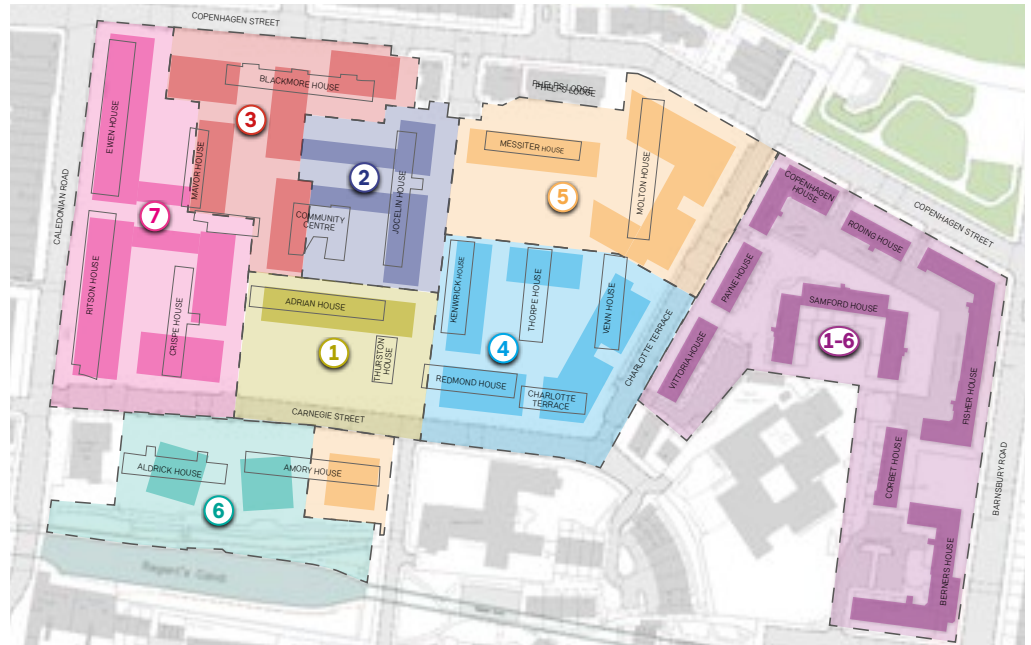
Workshop 8 Summary

A pack was posted to every house with information about what the transformation of the estate will mean for you. This covered detail on new and refurbished homes, when the transformation might take place and Newlon's commitments to you as residents.

To see all this information in more detail please visit the consultation website BetterBarnsbury.org.uk or get in touch using the contact details for a hard copy.

Possible phasing plan

<p>New Barnsbury Phase 1</p> <p>Proposed timeline: 2022 - 2024</p> <p>Adrian and Thurston House to be temporarily rehoused to allow for new homes to be built</p>
<p>Old Barnsbury Phases 1-6</p> <p>Proposed timeline: 2022 - 2028</p> <p>Refurbishment works split into smaller packages to reduce disruption to you</p>
<p>New Barnsbury Phase 2</p> <p>Proposed timeline: 2024 - 2025</p> <p>Residents can move directly into a new home on Phase 1</p>
<p>New Barnsbury Phase 3</p> <p>Proposed timeline: 2025 - 2027</p> <p>Residents can move directly into a new home on Phase 2</p>
<p>New Barnsbury Phase 4</p> <p>Proposed timeline: 2027 - 2028</p> <p>Residents can move directly into a new home on Phase 3</p>
<p>New Barnsbury Phase 5</p> <p>Proposed timeline: 2028 - 2030</p> <p>Residents can move directly into a new home on Phase 4</p>
<p>New Barnsbury Phase 6</p> <p>Proposed timeline: 2030 - 2031</p> <p>Residents can move directly into a new home on Phase 5</p>
<p>New Barnsbury Phase 7</p> <p>Proposed timeline: 2031 - 2032</p> <p>Residents can move directly into a new home on Phase 4 or 5</p>



Key Commitments

Old Barnsbury

We are proposing for the works to be carried out on a phased basis in dedicated packages e.g. window replacement to all homes completed first. This approach will ensure that you will not need to move out of your property whilst the works to your home are being carried out, unless you need to for medical or mobility reasons.

These packages will be confirmed if there is a positive ballot result, but they should include:

- Window and front door replacement
- New kitchen
- New bathroom
- New heating and ventilation system if required
- Improved and/or increased storage
- Improved smoke and fire detection
- Rewiring if required
- Communal spaces

New Barnsbury

Your preferences

We want to give you choices to ensure your new home is right for you. This could be on location, which floor, or who your neighbour is. Where possible we want to ensure that we meet as many of your preferences as possible by working with you.

Your move

Our priority is rehousing existing residents as quickly as possible into a home which meets their housing need.

We know that those residents in the first phase will be required to move into temporary accommodation whilst their new homes are being built. We will endeavour to ensure this is on the estate. We are committed to ensuring that all other residents, not in phase 1, will be able to move directly from their existing home into a new home with no need for temporary accommodation.

If residents did want to wait longer to live on a specific part of the estate then we can look to accommodate this, but it could mean moving twice. There will be a mix of homes and tenure types in each phase, so there will be different options for you whichever phase you are in.

Workshop 8 Feedback: GiveMyView.com/BEST

During Workshop 8 residents could give their feedback and vote on polls via Givemyview.com/BEST. We had a huge response with 472 people voting and we collected 505 pieces of written feedback. We have summarised some of the results below and if you would like more information on the results please get in touch with the project team.

OLD BARNSBURY POLL RESULTS

Q. Do you support a new walking route which would be secured at night?



74%

These results show that residents are very positive about this route which would create a landscaped garden link between Charlotte Terrace and Barnsbury Road and would be secured at night to prevent anti-social behaviour.

86% voted neutral to positive about this

Q. How would you prioritise the following options for your internal refurbishment?

1. Choice of kitchen fittings
2. Choice of bath or shower
3. Choice of flooring
4. Choice of paint colour

Residents responded very strongly in favour of a choice of kitchen fittings and a choice between a bath and a shower in the bathroom. Newlon will detail the choices available to you in the Offer Document which will be posted to your home before the estate ballot.

Q. What play and leisure facilities would you like to see?

Outdoor gym	<u>30%</u>
Seating	<u>28%</u>
Picnic tables	<u>27%</u>
Play for older children	<u>25%</u>
Natural play area	<u>24%</u>

In this multiple-choice question residents showed strong support for better seating options, outdoor gym equipment and play space for older children. This feedback will be included in the landscape offer to residents and Newlon will continue to consult with residents on detailed plans for the landscape if there is a positive ballot result.

NEW BARNSBURY POLL RESULTS

Q. Which of these is your priority when moving to a new home?

Choosing the floor of my home	<u>58%</u>
Moving once: minimum disruption	<u>44%</u>

Most residents stated that they would prioritise choosing which floor their home is on, but a significant amount of residents were also keen to only move once. This is why Newlon are committed to having individual meetings with each household before their phase. Further detail on residents' rights and moving to a new home will be set out in the Offer Document.

Q. What play and leisure facilities would you like to see?

Outdoor gym	<u>45%</u>
Multi-use games area	<u>34%</u>

New Barnsbury residents responded strongly in favour of play and games areas for all ages, along with outdoor gym equipment. This feedback will be included in the landscape offer to residents and Newlon will continue to consult with residents on detailed plans for the landscape if there is a positive ballot result.

Q. What type of access to the new courtyards would you like?



There was a very positive response for resident-only courtyards between the new blocks on New Barnsbury and many residents suggested using fobs to control access to these spaces.

You have the final say:

The transformation of the Barnsbury Estate will only proceed if residents vote in favour of the proposals.

Next month you will be able to have your say on the future of the Barnsbury Estate by casting your vote in the residents' ballot.

By voting YES you will help ensure that the transformation of the estate goes ahead, including the refurbishment of Old Barnsbury and the delivery of new homes on New Barnsbury.

YOU WILL BE ABLE TO VOTE FROM:

Monday 22 February until 5pm Friday 19 March 2021.

Voting checklist:


- Offer Document – this booklet will detail Newlon's offer to you and is designed to help you make your decision in the vote. It will be posted to your home next week and uploaded to the consultation website **BetterBarnsbury.org.uk**
- Check you are registered to vote – via email **support@cesvotes.com** or call **020 8889 9203**.
- Read the 'how to vote' page on the consultation website
- **OR** the letter which explains how to vote via phone, online and text message
- Look out for your ballot paper in the post

Questions? Get in touch:


BEST team

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

Civica Electoral Services

If you have any questions about registering to vote, or how to vote, please contact:

 **Email** support@cesvotes.com

 **Phone** 020 8889 9203.

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**.

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.