

BEST BARNSBURY
ESTATE
TRANSFORMATION

**RESIDENT
NEWSLETTER**
FEBRUARY 2022

Mansion Blocks



Lane Blocks



Canal Blocks



Above: The building appearances shown to you at Workshop 11. Buildings not to scale.

WORKSHOP 11: YOUR FEEDBACK

Thank you for joining us at Workshop 11, where we focused on home layouts within Phase 1B, the external design of the different types of buildings, as well as trees and open spaces.

In this newsletter, you will find a summary of the feedback from Workshop 11, findings from the resident survey, answers to your questions asked at Workshop 11, and the dates for the resident preview and public exhibitions in March - we hope to see you there!

COMMUNITY SURVEY

Last year, we ran a Community Survey to find out how you were feeling about your current home and the proposed changes to the Barnsbury Estate. We've been working through the results and will be using them to shape and continuously strengthen engagement throughout this year and beyond.

THANKS TO ALL 125 OF YOU WHO TOOK PART - AND CONGRATULATIONS TO THE LUCKY 3 WINNERS OF OUR £100 PRIZE DRAW!

The results have told us that there is a real sense of community across the Estate - you're proud of where you live and you don't want to lose the connection you have with your community. We also found that many of you feel the homes, buildings and outdoor spaces at Barnsbury contribute little to your health and wellbeing. We're glad to hear that you love where you live and will be working with you to make sure that sense of pride and community continues, as well as creating homes, buildings and outdoor spaces that positively impact on your mental and physical health in the short and long term.

NEXT STEPS: We'll be asking you to get involved in the Community Survey each year. This will help us understand where we're living up to expectations and where we're not. This transformation is ultimately about you and providing you with a happier, safer and more comfortable home and community that better meets your needs, so we need to keep checking in with you on this.


Each set of survey results will then be discussed in more detail with the Resident Design Group to inform decisions.

If you would like to talk to someone about your mental health, there are free services with trained professionals such as MIND on 0300 123 3393.


WORKSHOP 11: POLL RESULTS

We asked you to take part in a series of polls during the workshop, so that we can better understand your feelings and thoughts on our proposals. Here's what they found:


PHASING

 **68%** of you said that you at least slightly understand the phasing plan.


HOME TYPES

 **86%** of you said that you felt positive or neutral about the typical home types presented at Workshop 11.


BUILDING APPEARANCES

 **91%** of you said that you felt positive or neutral about the proposed exterior of the buildings.


TREE STRATEGY

 **93%** of you said that you felt positive or neutral about the proposed tree strategy.


CANAL LANDSCAPING

 **60%** of you said that you'd prefer no through access to the canal, opting instead for a resident-only courtyard.

WORKSHOP 11

 **100%** of you that attended our online sessions rated the meetings 5/10 or higher.

BEST TRANSFORMATION

 **50%** of you said that you felt positive or very positive about the BEST transformation overall.

As always, we'll continue to use your feedback to shape our proposals and will investigate the best options for the transformation!

YOUR QUESTIONS ANSWERED

“Can I choose which new home I live in?”

You will be offered a new home that is sized to reflect your housing need and provide the correct number of bedrooms. Additionally, if your household has any medical requirements that requires either a wheelchair home or adaptations you will be offered a home to suit these needs following an occupational therapist assessment.

We'll continue to meet with you in order to discuss your new home and we'll try to meet your preference as far as possible.

“Can you confirm the resident courtyard gardens will be dog free areas?”

Yes, the resident courtyard gardens will be dog free to ensure that all residents can comfortably share the space.

“Will all residents on the estate get priority on all properties or will you be inviting other people and selling off plan?”

Rehousing Newlon residents currently living on the Estate will be the priority for each phase. Existing residents will be rehoused in line with the phasing programme. In order to help finance the project, some of the blocks with homes for sale will be ready before we have rehoused all existing residents.

“Can I move into the new homes before my current home is redeveloped?”

Once all the residents have been rehoused from the phase being developed, if there are any surplus homes the remaining will be allocated on a needs basis with a priority given to overcrowded or wheelchair households.

“How big are the resident courtyard gardens going to be?”

These courtyards range from approximately 420 sq.m to 940 sq.m. For comparison, the existing fenced off green space along Barnsbury Road is around 420 sq.m, which is comparable to the smaller courtyard gardens. We will also ensure that these are better designed as well as increasing in size.

“Is it possible to have a review of the housing needs survey (HNS) before each phase is built?”

Newlon will regularly update the HNS and ensure your need is known before your phase. You can contact Newlon if your circumstances have changed and your housing need can be updated accordingly.

“How will the bikes and bin stores work in the new scheme?”

There will be an individual bike and bin store for each block, which have been designed to provide enough bins and bike spaces to reflect the number of people within each block. These will both be secured with fob access.

Bin stores are naturally ventilated to reduce smells and provide general, recycling and food waste bins. There will also be bulk bin stores located across Phase 1A and Phase 1B for larger items.

“Is it possible to provide storage within the hallways for larger items, such as trolleys and pushchairs?”

In accordance with modern space standards, every home includes usable built in storage which is sized to reflect the number of people within a household. There'll also be outdoor private amenity for each home, either a balcony or ground floor terrace.

WELCOME TO YOUR NEW RESIDENT ENGAGEMENT MANAGER, CRYSTAL!

Hello all!

Some of you may have met me already but in case we're yet to chat, I'm Crystal from Mount Anvil and I'm your new Resident Engagement Manager.

I'm really excited to be working alongside Jane and Jennifer from the BEST team to make sure your voices are heard throughout the transformation. If you'd like to speak with me, pop me an email via community@mountanvil.com



As we near submission of our planning application in Spring 2022, we'll be hosting our second round of public exhibition events at the start of March and would love to see you there.

There will be a preview session for residents only, followed by two sessions open to the general public. As a Barnsbury resident you're welcome to attend any or all of these events but the second two exhibitions will offer less detail than you are used to, as they'll be focused on providing the whole community with our updated plans before we submit the planning application.

Join us on the following dates to hear our plans for New Barnsbury:

- Resident preview exhibition: **08 March 2022 - 2pm to 4pm, 6pm to 8pm** at Barnsbury Community Centre
- Public exhibition: **12 March 2022 - 10am to 2pm**
- Public exhibition: **16 March 2022 - 2pm to 4pm, 6pm to 8pm**

Attend our resident preview exhibition and enter a raffle to win some great prizes!



We're hosting a night walk with our specialist lighting consultant, Light Follows Behaviour, on 02 March starting from the Community Centre at 6pm. We know that many of you don't feel safe walking around the Estate and our work with Light Follows Behaviour will be key to improving this. During the walk, we'll look at the current lighting across the Estate and discuss what changes can be made to make it safer.

The feedback gathered from this discussion will directly inform our final lighting strategy for the transformation of the Estate.

To sign up - scan the QR code or get in touch with the team



Get in touch

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 **www.betterbarnsbury.org.uk**

You can contact your independent advisors, Source Partnership, on **020 8299 2550, freephone 0800 616328** or by emailing **info@sourcepartnership.com**