

WELCOME TO THE SECOND NEWSLETTER FOR YORK WAY ESTATE CONSULTATION

What is this newsletter about?

This is the second newsletter to keep you up to date with resident consultation regarding the City of London Corporation's ambition to build additional housing on York Way Estate.

Since August 2019, the City Corporation and Soundings have been organising a series of consultation events to hear residents' ideas, thoughts and questions. We will continue holding consultation events until the end of December 2019.

This newsletter includes key information about the project, a summary of what residents' have said so far, and dates for when you can join the next consultation events.



What is happening?

- In September 2015, the City Corporation's Policy and Resources Committee agreed to deliver additional housing across their existing estates. York Way Estate was identified as an estate where additional housing could be built.
- While this decision has been agreed, there is still some time before the final approval. In mid to late 2020, the City Corporation will submit designs to Islington Council to be approved by their planning team.
- The City Corporation wants to get residents' feedback now before designs are started.
- Therefore, the main aim of this consultation is to work with residents to develop design guidelines on how and where the additional housing on the estate is built.
- At this early stage, no plans have been made and no architects are involved. Once architects are hired, they will use the guidelines developed during this consultation, to ensure that the designs for additional housing reflect existing estate residents' priorities.
- The City Corporation intends for the majority of the new homes to be for social rent in order to address housing needs on the estate, though some housing may also be built for private sale to cover costs.
- The total number of new homes has not yet been decided, and will be determined based on residents' feedback and design and planning regulations or requirements.
- City Corporation tenants with registered housing needs will have priority to move into the new social homes, followed by those on the City Corporation and Islington Council's housing waiting lists.



See the back
page for
upcoming
events!



WHAT RESIDENTS HAVE SAID SO FAR

Since August 2019, we have been carrying out a number of engagement activities to better understand your situations and experiences of living on York Way Estate. The next few sections provide a summary of the findings collected during each event. This feedback will be used as a starting point and to inform further consultation events.

1. DOOR KNOCKING

Across four days in August, the Consultation Team door knocked on all 275 flats on the estate. The aim was to introduce the consultation process and team to residents, and for the team to get to know the estate community.

We visited each flat twice at alternative times of day. If no one was home during the first visit we revisited at another time, and in total we made contact with 98 households. Below is some feedback from the conversations we had:



Additional Homes

Residents' generally supported the need for additional housing, particularly in response to the increasing need for social housing in London.



Specific Housing Needs

We spoke to many residents who said they have some sort of housing need (e.g. a larger family home).



Community

Many residents have lived on the estate for a long time and feel a strong sense of community. Some feel that sometimes newer residents struggle to integrate.



Open Spaces

Residents told us that they appreciate having these spaces, and many said these are mostly used by younger children or those with families.

2. FIRST RESIDENTS' MEETINGS

In September, we held the first residents' meetings where the aim was for estate residents to find out about the City Corporation's ambition to build additional homes on York Way Estate. There was a presentation from the Consultation Team, followed

by a Q&A session with residents. Residents were invited to leave further comments or questions via a feedback form. A total of 55 residents attended the meetings across two evenings. Some of main discussion points are shown below.

The areas of concern that residents had regarding the building of additional homes included open space, crime and safety, property values, construction noise and integration between existing and new residents.

Many residents were unclear about the decision making process, and wanted to understand what decisions have already been made.

Residents welcomed the idea of having new and improved facilities (such as upgrading the existing play area) and questioned what funding is available for this.

Some residents were concerned about how future maintenance needs could be addressed with more homes on the estate, given that existing maintenance needs are not currently being met.

3. OBSERVATIONAL RESEARCH

During August and September, the Consultation Team also carried out some research with the aim to observe how the four main open spaces across the estate are used.

The team observed each space three times for two hours at a time, across different times of day and days of the week. 726 people were observed in these

spaces in total, with 668 of those moving through the estate and 58 carrying out stationary activities.

This information will be used at the upcoming design workshop (details overleaf) so we can discuss with you in more detail, how and where housing can be added to the estate. Below is a summary of what was found.

SPACE OPPOSITE LAMBOLD HOUSE

The grass area was mainly used for short stays. The service road is a popular pedestrian route; however, the paths posed some accessibility issues for those with buggies or supported mobility.

PLAY SPACES

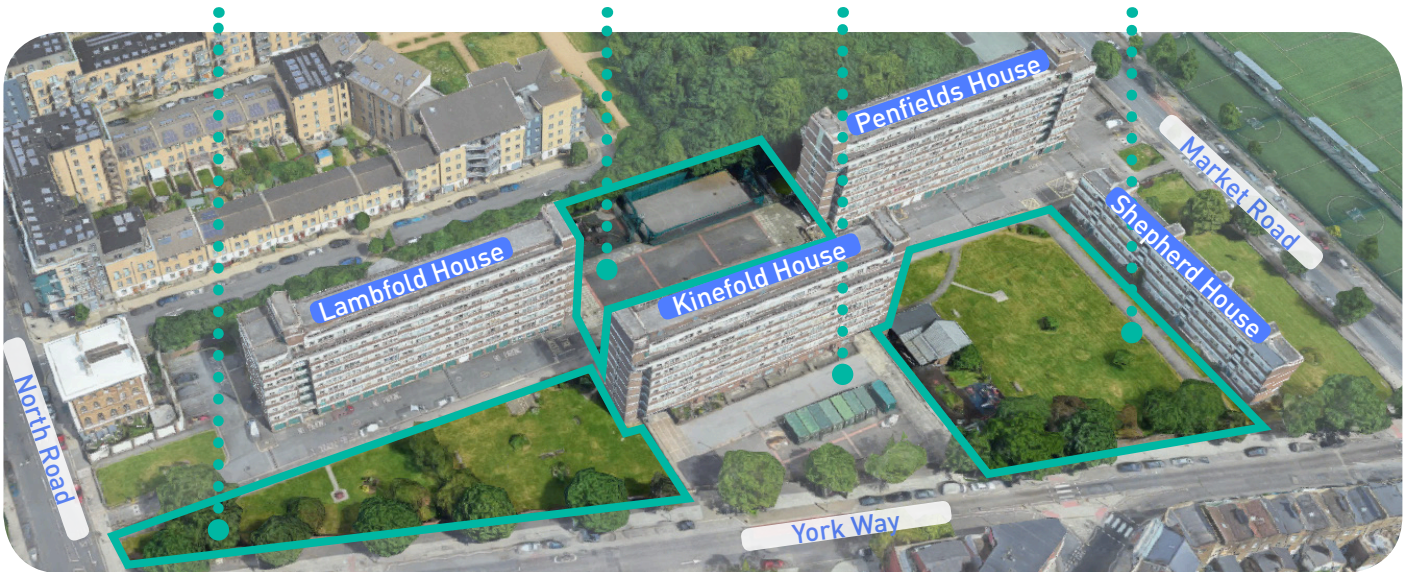
Younger children played on the equipment with parents observing. Older children played unsupervised or used the space to sit and chat. Adults were most likely to use the basketball court.

SPACE IN FRONT OF KINFOLD HOUSE

This space was used as a thoroughfare to get to the bus stop or York Way. People did not stay in this space for very long.

SPACE IN FRONT OF SHEPHERD HOUSE

Residents of Shepherd House often sat on the benches and relaxed. This space was mostly used by pedestrians and pedestrian activity was busiest on evenings during the week.



4. RESIDENTS' STEERING GROUP

Finally, as part of this consultation process a Residents Steering Group (RSG) has been established.

This is a smaller group of residents from the estate who will give further input into the consultation process by providing feedback on the proposed consultation process and engagement events, and will refine the final set of design principles.

The RSG is made up of residents who expressed interest at the first residents meetings in September. There are residents from all blocks across the estate, and from a range of tenure types.

The first RSG meeting in October 2019 was focussed on clarifying this group's role and further understanding the City Corporation's decision making process.

If you would like to read the full feedback report from each of these activities, you can pick one up from the York Way Estate Office. Alternatively, feel free to get in touch with us using the contact details overleaf.

UPCOMING EVENTS

Residents' Workshops

Monday 11th November 2019

- 11.00am - 12.30pm
OR

- 6.30pm - 8.00pm

York Way Community Centre

All estate residents are invited to join one of the upcoming design workshops, where we will work through your priorities and ideas for additional housing on the estate.



York Way Youth Event

Saturday 30th November 2019

- 12.30pm - 2.00pm

Gazebo by the playground

Join us at this event where there will be games, warm drinks and snacks and engagement activities for children, youth and families to share your ideas on the future of York Way Estate.



STAY IN TOUCH CONTACT US

If you have any questions or would like to hear more, feel free to contact Annie or Gabrielle using the details below.

☎ | 020 7729 1705 (Soundings office)
✉ | hello@yorkwayestate.com

EXISTING HOUSING NEEDS?

If you have specific housing requirements such as needing a bigger or smaller flat, or mobility needs, you can contact the City Corporation's Housing Needs Team for advice using the details below.

☎ | 020 7332 1237
✉ | hadvice@cityoflondon.gov.uk