

# YORK WAY ESTATE

## Frequently Asked Questions



Project  
FAQs

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## GENERAL PROJECT QUESTIONS

### 1. Why is the City of London Corporation doing this?

The City of London Corporation (City Corporation) is reviewing development potential on all of its 11 housing estates and are aiming to provide an approximate additional 700 social homes across these estates to help address the current housing crisis and placing those on the current housing waiting list into homes.

### 2. How many homes will be built?

Funding has been received from the GLA for 90 new socially rented homes. The number of homes to be built on the estate has been determined based on the housing needs of current residents, the design principles developed through consultation and the planning requirements set by Islington Council.

### 3. Why 90 new homes? Can you build less?

90 units is the minimum requirement to fulfil our current housing need at York Way. If 90 units were provided London Borough of Islington (LBI) would have nomination rights to 45 of these units. (Please note these will be City Corporation tenants who will be managed by the City Corporation but they will be coming off LBI's housing waiting list rather than the City Corporation's list).

The demand for housing from existing residents at York Way is over 30 and rising. It is important we satisfy this demand to maintain the excellent community spirit that exists on the estate and ensure tenants who are overcrowded or have mobility problems have these issues addressed. We can also provide some accommodation for the sons and daughters of existing tenants.

### 4. Will the new housing be affordable, or will there be a mixture of social and private homes?

The City Corporation plans to deliver 90 new homes, which will all be socially rented homes.

### 5. What will the rent levels be for the new flats?

The rents for these new properties will be at social rented levels. It is anticipated they will be slightly higher as rental levels for all new units are assessed by the Ministry of Housing, Communities & Local Government (MCLG) and will have regard to property value (30%) and relative local earnings (70%).

### 6. Will redevelopment on the estate increase my current service charge?

Service charges are split into funding for services and repairs & maintenance for each block and estate wide services. (management costs, garden maintenance, community centre provision etc).

The new blocks will not affect the service charges of existing leaseholders on York Way for the provision of services for their block.

Estate wide services will be split between all the residents on the estate and so if estate wide provision is increased with extra gardens, estate staff, charges could increase, or they may decrease with the additional units contributing to estate wide provision.

## GENERAL PROJECT QUESTIONS (cont)

### 7. I am a City Corporation tenant; will I get to move into a new home?

We will operate a local lettings plan which will prioritise our existing tenants on York Way in housing need.

We want to understand if any existing estate tenants have any specific needs that are not accommodated for in the current estate housing (e.g. if you need a bigger flat or do you need to downsize, or do you have any special mobility needs). If so, there is potential to rehome these tenants into the new homes on the estate.

Existing tenants with specific requirements will have priority to any new homes (followed by those on the City Corporation's housing waiting list and those on LBI's housing waiting list). If you are an existing City Corporation tenant with housing need you must register with the Housing Needs Team by emailing [hadvice@cityoflondon.gov.uk](mailto:hadvice@cityoflondon.gov.uk) or calling 0207 332 3452.

### 8. What about any other maintenance on the existing estate that is needed?

Any specific maintenance concerns should be passed on to the City Corporation's repairs team. The repairs team can be contacted on 0800 035 0003 or via email on [propertyservices@cityoflondon.gov.uk](mailto:propertyservices@cityoflondon.gov.uk).

### 9. How will the new homes be funded?

It is anticipated that the new homes will be funded from a grant from the Greater London Authority, and funding from planning gain receipts (S106) from developments in the City of London, which are allocated to the provision of social housing.

## TIMESCALES

### 10. When is construction planned to start?

It is anticipated that construction would start in late 2021 following the grant of planning permission if this is approved.

Further detail regarding construction timeframes and mitigation will be agreed with residents and LBI and through details submitted to discharge conditions attached to the planning permission. In particular a condition for a detailed construction management plan is expected and this generally includes details on phasing, site set up, where hoardings will go and how construction vehicles will access the site, hours of construction and who to contact if there are concerns or complaints.

## EMERGING PROPOSALS QUESTIONS

### 11. Does this mean the current buildings will be demolished?

No, existing homes on the estate will not be demolished. It is intended the new homes on the estate will be built on underutilised space such as the hardstanding beside Kinefold House and by the MUGA and on other open spaces.

## EMERGING PROPOSALS QUESTIONS (cont)

### 12. Does this mean we will lose some of the open space?

It is intended that any new homes on the estate are designed and built in a way that ensures there is still generous open space for both existing and new residents to use and enjoy. Yes, building additional homes on the estate will mean a small reduction in open space. We have been working in consultation with residents to understand how these spaces are currently used and have designed these spaces with residents' ambitions as a focus.

### 13. Will all existing open space be retained?

New buildings could sit on existing green spaces. The City Corporation will make significant contributions to improve and enhance all open spaces by including a significant increase in tree planting, landscaping, a reduction in tarmacked areas, new play spaces and recreational play features and integrated seating alongside the retention of the open lawn areas in parts of the estate.

### 14. Location 2 / Building B is new, how did this come about?

Since the first exhibition technical consultants have come on board and carried out surveys and written reports about feasibility. Our aspirations are to deliver as many social homes as possible and we are currently considering 90 new homes. The existing location which is no longer being considered would have impacted on the neighbouring listed heritage site and would not accommodate these aspirations.

As things evolve, we continually encourage involvement from residents, especially throughout the consultation process. We started very early engagement on the Estate and meetings and events like this give you all the opportunity to give feedback and shape developing plans. We have worked alongside interpreted resident ambitions with the key principles being to retain the openness of the Estate and definition along York Way.

### 15. Will you be removing the MUGA (Multi User Games Area)?

- The MUGA may be removed if this project goes ahead.
- Residents have raised concerns about anti-social behaviour and noise disturbance.
- Appropriate space for recreation and play will be re-provided throughout the Estate.

### 16. Will the height of the new buildings exceed existing heights?

Our ambition is for building heights to be consistent or shorter than existing buildings.

### 17. Will views from existing blocks be affected by the proposals, what will be done to retain these?

We understand the importance of views to residents; some may be affected in order to deliver more affordable housing on the estate. As far as possible the plans seek to locate new buildings in areas where there is limited impact on existing residents and existing views.

## EMERGING PROPOSALS QUESTIONS (cont)

### 18. How will you manage privacy for new and existing residents in terms of overlooking?

Consideration will be given to the location and placement of windows, balconies and terraces with blocks set back as far as possible from existing buildings. Where further mitigation is needed, we will consider the use of balcony screening, raising the heights of balcony railings and obscure glazing.

### 19. Will the new homes have balconies?

All new homes will have balconies or private terraces or gardens to meet London Plan and Islington policy requirements. Careful consideration will be given to the location of these and any screening to limit potential overlooking or loss of privacy for existing residents.

### 20. Why do plans propose to link access through the Estate, Drovers Way and Caledonian Park?

LBI planners are keen for a new pedestrian route from the estate through to Drovers Way and Caledonian Park to be provided to improve access between these areas. The current planning application will not include this link, but it will provide space for a future link should it be required in the future.

### 21. Will designs take the existing anti-social behaviour (ASB) in the area into consideration?

Safety will be improved organically by having greater footfall across the site, providing further opportunities of natural surveillance through overlooking and active frontages, lighting and good views throughout the Estate. As landscape designs begin to take shape, we will start to engage with the secure by design officer who will assess the safety and security of the designs.

A CCTV strategy will also be implemented to discourage ASB

### 22. What is the plan for the community centre?

It is The City Corporation's ambition to re-provide the community centre and a number of locations are being considered. Following the consultation in October 2020 and further design development a preferred location for the community centre has been established on the site of the current community centre and as a stand-alone building/extension to Block B.

The City Corporation's will take on board residents' feedback from engagement events to date to help shape the design of the community centre, including the management, servicing and maintenance of it. They will continue to involve residents on the design development of the community centre, associated outdoor space and its management.

### 23. Will existing residents still have access to their garages?

Existing garage entrances and access will be maintained.

## EMERGING PROPOSALS QUESTIONS (cont)

### 24. Will vehicle access across the site be maintained?

- Plans will retain vehicle access, north to south through the site for refuse access, emergency services etc.
- Vehicle access from east and west of Kinefold may be removed and on street parking relocated at basement level.
- The vast majority of the underground parking will remain, and some above ground disabled parking will be provided.

## COMMUNITY FACILITIES QUESTIONS

### 25. What provisions for community facilities, health centres, schools and transport will be there to accommodate the increased population?

As part of the discussion about how and where new homes could be added to the estate, the City Corporation are exploring with residents how the existing facilities such as the community centre and playground on the estate could be improved and potential linkages to Caledonian Park.

Since all the new homes are for social rent, there will be an exemption to contribute towards the Community Infrastructure Levy payments to LBI; as part of the planning process LBI must ensure that there are adequate services to meet any extra demand.

## CONSULTATION QUESTIONS

### 26. Will there be a resident's ballot?

Ballots only take place where any existing housing on the estate is demolished and more than 150 new homes are proposed. Since there will be no demolition of existing homes, we will only be doing very comprehensive consultation. Residents will still have their say and shape the designs on how the estate is redeveloped. Since August 2019 we have been consulting with residents to define priorities, concerns and preferred approaches, and jointly developed the Residents' Design Brief for the architects. Architects and other technical consultants have now been hired and we are facilitating additional consultation and conversations, to start detailing the designs of buildings, homes and open spaces.

### 27. Can I influence the design of new buildings?

As part of this process we have developed a Residents' Design Brief with estate residents, taking into consideration all the site, policy and constraints. We will focus on the spatial layout and location of new and extended buildings, the architectural style, look and feel, the design of open spaces, relationship to current estate etc. Residents have also been asked to help shape the open and play spaces along with the new community centre.

Residents have already been involved in developing the Brief for the Community Centre and it is hoped that they will continue to be involved as the design development.

## CONSULTATION QUESTIONS (cont)

### 28. Where can I find out more about the project and how can I get involved?

All information pertaining to the project can be viewed on-line by visiting: [Yorkwayestate.com](http://Yorkwayestate.com). You can also get in touch with our dedicated engagement team by emailing [hello@yorkwayestate.com](mailto:hello@yorkwayestate.com) or calling the team on 0207 729 1705. The team will be happy to help and can advise of any upcoming engagement events and how you can get involved.

### 29. What can residents influence?

We want feedback on all aspects of the emerging plans as resident and neighbours' views are important to us and will inform the decision making. Planning requirements and local policies will also inform the proposals. Areas that residents can get actively involved in shaping are the plans for the new community centre and the design of the communal green spaces, public realm and play areas. This is why we have and will continue to organise dedicated design workshops.