

RESIDENTS' MEETING SUMMARY | SEPTEMBER 2019

Overview

Following on from the initial project outreach on York Way Estate (first newsletter and door knocking), the City of London Corporation and Soundings hosted the first residents' meetings to bring residents together to discuss the City of London Corporation's aspiration to build additional homes on the estate and how residents can be involved in the process.

The meeting was held twice across two evenings: Monday 16th and Tuesday 17th September 2019 at 6:30pm - 7:30pm at the estate Community Centre.

The meetings were aimed at:

- Introducing the team and project to residents;
- Encouraging involvement in the consultation process;
- Gathering feedback from residents; and
- Recruiting for the Residents' Steering Group.

This is a summary of feedback gathered at the two meetings incorporating both feedback forms and meeting notes and also outlines our next steps.

Key figures

49 residents signed in (40 on Monday and 9 on Tuesday) across both sessions and a total of 55 residents (45 on Monday and 10 on Tuesday) were counted as attending. The discrepancy is a result of one person signing in on behalf of a household in some instances.

28 feedback forms were collected and/or handed into the Estate Office after the meeting.

A breakdown of event attendees according to their address is shown on Chart 1.

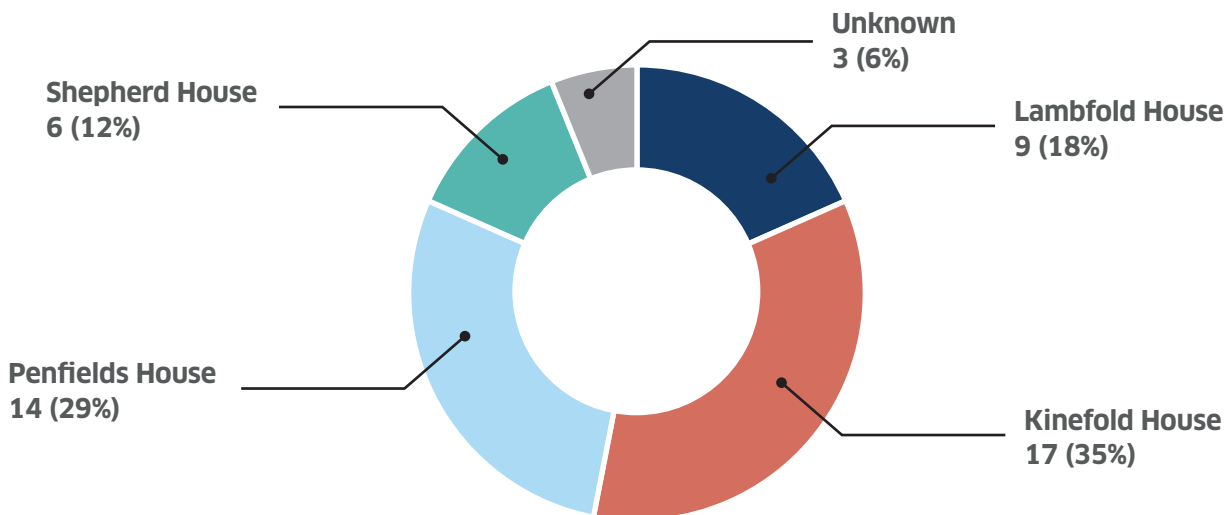


Chart 1: Makeup of residents' meeting attendees, address

Key concerns and comments

Additional housing

General

- Many are concerned about the quality of life for existing residents being reduced by the introduction of more homes / residents
- Some noted that the design of the new homes should not stray / detract from the existing buildings, as often on newly built estates there is an evident difference between the quality of old and new buildings.
 - » Clarification requested on how this can be achieved
 - » Some enquired whether upgrades would be done to the existing buildings alongside building new ones
- Some are concerned about their eligibility to receive a new home despite the fact that they consider themselves to have need
- Resident leaseholders are concerned about the effect of new homes on the value of their homes
 - » It was stated that the plan for new homes in itself has devalued their homes as they would have to declare this fact if they try to sell ahead of the scheme going ahead
 - » Clarification requested about what The City of London Corporation intend to do to mitigate any additional costs / affects to leaseholders?
- Many are concerned about noise and overcrowding from additional residents on the estate
- Many are concerned about the potential heights of the new buildings being too tall (exceeding existing block heights) and reducing existing residents' light and privacy
- Residents' would like clarification about the decision-making process for York Way Estate being selected for additional homes and how Islington Council is involved?
- Queries were asked about how the number of new homes needed could be shared better across The City of London Corporation's Estates
 - » One person referenced The Barbican and queried why more homes were not being built there?
 - » Others also questioned if the City Corporation would look to buy any new sites?
- Many concerned about the disruption to existing residents from construction works and construction phasing/timelines
- Have other methods been considered – better management of housing stock to know what homes are empty?
- Residents are sceptical that any green and/or play space can/will be 're-provided' if it is built on
- Many are concerned about the impacts that new residents will have on the estate:
 - » Wider area infrastructure
 - » Crime, safety and anti-social behaviour
 - » There was a question of whether residents would be compensated for the construction impact



York Way Estate Residents' Meeting, Monday 16th September



Additional housing (continued)

Costs

- What are the associated costs to residents from the introduction of new homes on the estate in terms of rent, service charges, etc.?
- It was suggested that service charge be reduced as there will be more residents to contribute
- How much does it cost to build each new social home and what are the different sources of funding?
- Concern over what funding is actually available to enhance community facilities on the estate, and that this needs to be clear to ensure that the consultation is meaningful

Aspirations

- Residents would like for any new homes on the estate to be social housing – 100% preferably without private/for sale homes
- Residents would like the new homes to accommodate large families with 3 & 4 bedrooms
- Interest in providing homes for key workers
- Interest in mobility assisted homes

Location-based comments

- Many residents are averse to the proposal of rooftop extensions on the estate – also sceptical that the buildings are structurally sound enough to achieve this
- Some residents are concerned about potentially losing the community centre
- A few residents are specifically contesting the potential for any new homes being built on the green which Lambfold House overlooks
- Do not believe that new homes replacing the garage will be good quality homes
- Opposed to any new buildings being built in front of Shepherd House blocking light and views and concern over overlooking of new residents from double decker buses on Market Road
- The car parking on the estate is well used and is preferred as not being built on



York Way Estate Residents' Meeting, Tuesday 17th September



Residents' Steering Group

It is intended to setup a Residents' Steering Group that would work closely with The City of London Corporation and Soundings and the existing Residents' Association throughout the consultation and once architects are hired. This is to ensure that there is a representative cross-section of estate residents involved in the consultation, demonstrating that community ideas are multiple, and opinions varied.

This was discussed during the residents' meeting and a total of 19 attendees were interested in joining the Residents' Steering Group.

The makeup of the Residents' Steering Group is being finalised to ensure that the group is representative of York Way Estate residents.

Next Steps

To follow on from the residents' meeting we would hold an initial meeting with the resident steering group and host another residents' meeting with detailed discussions responding to the feedback we received.

