

Have your say on our proposal for new homes and other improvements on the Triangle Estate

The council is holding a consultation event on Monday 15 February for all tenants and homeowners on the Triangle Estate. We want to discuss with you our suggestions to:

- build new council homes on the estate with priority for existing tenants
- provide additional security measures to the estate
- reduce anti-social behaviour (ASB) taking place on the estate
- improve the green space, play areas, and lighting

There are a lot of people who want to live in Islington, and there is an acute shortage of council and housing association homes. The council wants to build a range of new homes to make sure that everyone in Islington has a place to live that is affordable, decent and secure.

The council has met with the Triangle Estate's Tenant and Resident Association (TRA) to discuss a proposal to build some of these new homes on the Triangle Estate. Many of you will also know that there has been a history of anti-social behaviour and security issues on the estate, and we want to make sure that our proposal helps to solve these issues too.

We know that many of you have lived here for a long time and so are well placed to tell us about what is good or not so good about the Triangle Estate. We want to make sure we know the things that matter to you, and would like to know what you think of our proposal. This booklet sets out our proposal and the benefits we would like to deliver, as well as instructions on how to feed back to us.



New homes - designed to suit you

We think there are a number of areas on the estate where we could build desperately needed new homes. These include:

- Replacing the garages under the blocks with new homes
- Replacing the raised walkway (podium) with a secure ground-level common courtyard
- Building new homes on the corners of existing blocks and above the existing top floor flats

This would bring some underused spaces back into use, as well as reducing some of the public access to the estate, reducing the likelihood of ASB.

Under the council's Local Lettings Policy, existing tenants on the estate would have priority on any new homes.

Our ideas for safer and more attractive open spaces

We always look for opportunities to improve the local area at the same time as building much needed new homes for the community. This includes improving green spaces and play areas, designing out 'grotspots' and improving lighting, which makes your estate safer.

We have looked at areas on the estate that we think we could make safer and better for residents. They include:

- Replacing the walkway in the central area (see image left, which is in poor condition) with a new courtyard
- Reducing public access to the estate from Cyrus Street, Compton Street and Goswell Road, to help tackle ASB.
- Improving security in individual blocks by providing intercom and fob-entry system to all homes on the estate.
- Removing link bridges between existing blocks
- Creating new communal areas and a vegetable garden

These areas are all shown on the site map on page 7.

What we would like to find out from you:

- Do you agree with our proposals for your estate?
- If not, how can we make them better?

Examples of other new council homes

Here are two examples of new homes we've recently built in Islington:



Lyon Street: 20 new flats built on the site of an old Housing Office.
See www.islington.gov.uk/newhomes for more examples.



Vaudeville Court, N4: Recently completed award-winning housing development of 13 new homes built on old garages, disused pram sheds and parking spaces. A mix of 2, 3 and 4 bed homes all for council rent. See www.islington.gov.uk/newhomes for more examples.

Next steps

We are asking residents what they think of our plans now, and your feedback will help us decide how to take forward our proposal. The next steps are explained below:

February 2016

Feedback received from residents on the proposal to build new homes and improve the Triangle Estate.

Over the coming months, our architects will work up more detailed plans based on your feedback and the council's ability to deliver new homes and improvements on the Triangle Estate. We will ask residents again for their feedback and comments on the detailed plans when they are available.

Following this, we will consider submitting our proposal for formal planning approval. This means the plans will go online and residents and others have time to comment on them. The council's Planning Committee will decide at a public meeting whether the scheme will go ahead.

If the scheme gets approval, we will appoint a contractor and the schedule of work will be agreed. We will keep you informed regularly as our plans progress.

Find out more and give us your feedback

Come along to meet our team and our in-house architects on
**Monday, 15 February from 3pm – 7.30pm at
Tompion Community Centre,
40 Percival Street,
Islington, London,
EC1V 0EB**

You can talk to our project managers and architects about our plans for the Triangle Estate, ask questions and find out about other similar projects they have worked on. You are also welcome to:

- complete the enclosed feedback form and post back to us for free
- fill in the questionnaire online at www.islington.gov.uk/consultations
- contact our team by emailing mathew.carvalho@islington.gov.uk or calling 020 7527 8796



**Have
your
say**

**Pull out
feedback form**

We welcome your feedback

Please complete the enclosed form, fold, stick and post back to us for free.

You can also complete the form online at
www.islington.gov.uk/consultations

Thinking about our early ideas:

What do you most like about the Triangle Estate and why?

What don't you like about the estate? Is there anything you think we could improve?

What do you think of our proposal to improve security on the estate?

Do you use the shared courtyard on the estate? ☐ Yes ☐ No

What features would make the courtyard work better for you (please tick as many as you wish):

- ☐ Better children's play
- ☐ More seating
- ☐ Growing area for residents
- ☐ Space for holding community events and get-togethers
- ☐ More plants and flowers
- ☐ Secure bicycle storage
- ☐ Something nice to look at from my home
- ☐ Something else (please write your suggestions)

Do you agree that local residents should have priority for the new homes?

What do you think of our proposal to build new homes on the Triangle Estate?

Would you be interested in a new build property on the estate? ☐ Yes ☐ No

Do you have any additional comments or suggestions?

About you

The information you provide us with will only be used by the council to improve our services and ensure that we have a range of responses from across our communities. The information which you provide on this form will be kept in accordance with the Data Protection Act 1988 and used for monitoring.

Your postcode:

Your block:

Gender: ☐ Male ☐ Female

Age: ☐ 12-17 ☐ 18-24 ☐ 24-44 ☐ 45-64 ☐ 65+

Disability

Do you consider yourself to have a long term illness, impairment or a disability that limits your day to day activity?

☐ No ☐ Yes Please state: _____ ☐ Prefer not to say

Ethnicity

Please tick a box in column A and a box in column B

A	B			
<input type="checkbox"/> White	<input type="checkbox"/> British	<input type="checkbox"/> Caribbean	<input type="checkbox"/> Greek/Cypriot	<input type="checkbox"/> Chinese
<input type="checkbox"/> Black	<input type="checkbox"/> Irish	<input type="checkbox"/> Eritrean	<input type="checkbox"/> Turkish/Cypriot	<input type="checkbox"/> Vietnamese
<input type="checkbox"/> Mixed/dual heritage	<input type="checkbox"/> Bangladeshi	<input type="checkbox"/> Ghanaian	<input type="checkbox"/> Kurdish	
<input type="checkbox"/> Asian	<input type="checkbox"/> Indian	<input type="checkbox"/> Nigerian	<input type="checkbox"/> Gypsy/Roma/ Traveller	<input type="checkbox"/> Other Please state.....
	<input type="checkbox"/> Pakistani	<input type="checkbox"/> Somali		<input type="checkbox"/> Prefer not to say

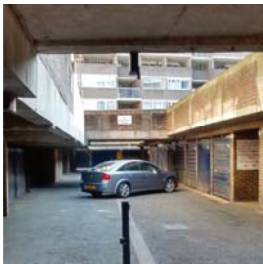
Thank you for your feedback. We will keep you informed of our proposal as it develops.

Pull out all 4 questionnaire pages. Fold along the dotted line and tape pages together to seal.



Freepost Plus RSYU-LHGE-YRSK
New Build and Regeneration Team
Islington Council
Northway House
257 Upper Street
London N1 1RU

Triangle Estate: areas we would like to discuss with you



Could we make better use of the garages to build new homes?



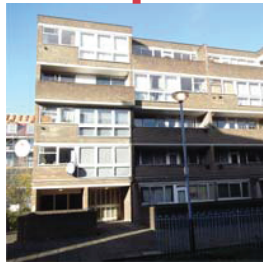
Could we remove the existing podium and create a much bigger and better courtyard area?



Could we build on existing areas on the first and ground floor to build new homes?



Could we build on the corner of the existing blocks to secure the perimeter and create new homes?



Could we build new homes on the top floor?

- Existing homes
- Potential new homes
- General use space
- Courtyard and green areas
- Lifts
- Vegetable patch

Frequently asked questions

► **Why do we need more homes?**

There are a lot of people who want to live in Islington, and a shortage of council and housing association homes. The council is committed to building much needed new affordable homes.

► **Does the council offer help for moving home?**

Yes. If you want to downsize by moving into one of the new homes we will make it as easy as possible. We can help you to choose the home that is right for you and may even be able to help towards your moving costs.

► **What would happen to the car parking?**

If we replace the podium with a new courtyard, there will be no parking on the estate. The council will allocate parking spaces on other Islington estates to current users, with priority given to blue badge holders from the Triangle Estate, then blue badge holders from other estates. Priority will then be given to other Triangle Estate residents, and finally other users. The council will work hard to find suitable parking for people.

► **What would happen to the trees on the estate?**

We always avoid removing trees wherever possible, but if we have to do so, we will replace them.

► **How do you decide which bit of the work to do first?**

It is not possible to confirm what building works will take place first until the scheme receives planning approval; however, it is likely the development will be built in stages. We will be able to provide you further details if planning approval is given and when the contractor is appointed.

► **How will the council pay for the new homes and other work?**

The council has already earmarked some funds to complete the new building works. We will also sell some of the homes on the open market.

► **How do you minimize disruption during building?**

We apologise that we can't fully avoid noise and disturbance during building work, but we do monitor our contractors and restrict their working hours to keep this to a minimum.

Get in touch

Do you need this information in another language or reading format such as Braille, large print, audio or Easy Read? Please contact 020 7527 2000.

To find out more information please contact:

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📞 020 7527 8796

🌐 www.islington.gov.uk/newbuild

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