

Improvements on Redbrick Estate

February
2016

The latest on our proposals to build new homes and improve Redbrick Estate

We are delighted to announce that we have got planning permission to move forward with the design proposals we consulted with residents about in 2015.

This newsletter sets out what you can expect over the next few months, and lets you know where you can go if you have any further questions about our work.



Thanks for your input and support – we have received planning permission

On 8 September 2015 we were granted planning permission to develop 55 new homes as well as improved community facilities, and security, a new community centre and retail units on Redbrick Estate. This newsletter lets you know our plans for the coming months.

We would like to thank all residents and the Redbrick Estate TMO for their contribution to the proposals. Your feedback has helped shape and improve our scheme designs, which will benefit not just the Redbrick Estate and its residents, but your whole neighbourhood.

The improvement works will make your estate a safer, better and more attractive place for residents. Most of the new homes we are building on the estate will be council homes for rent, and our Local Lettings Policy means that local people will be given first priority.

Here is a reminder of what our proposals will deliver:

New homes

We are building 3 new blocks which will provide 55 new quality homes of which 39 will be council homes for social rent. The new homes will include 4 ground floor wheelchair units and 16 homes for private sale which will help finance the scheme. The new homes will be a mixture of 1, 2 and 3 bed homes.



The new central square

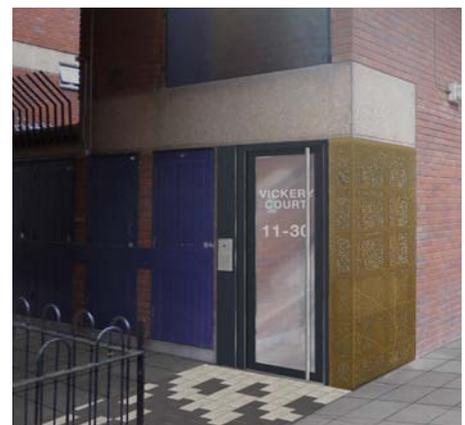
We will also be making significant improvements to the estate by:

- Replacing the existing Community Centre and shop units with a new larger community centre and modern shop units facing Old Street
- Upgrading communal outdoor spaces throughout the estate and creating a new central square improving pedestrian routes through the estate, including using new paving and planting to define more private areas in front of ground floor homes.
- New entryphone doors to be installed to the existing stairways and upgrading the security of the bin chambers with controlled access
- Consolidating the parking in a smaller refurbished garage area. There will also be new bike sheds, and parking for mobility scooters and motorbikes.
- New gating to be installed on the two Old Street entrances - operation of these gates to be determined in liaison with the Area Housing Office

i You can find details of the proposals and a link to view the planning application drawings and respective planning approval on the council's Redbrick Estate webpage: islington.gov.uk/redbricknewbuild



The new gating to be installed at Old Street entrances



New entryphone doors will be installed to existing stairways

We have planning permission, what will happen next?

We will appoint a contractor:

The next stage is for Islington Council to appoint the right contractor to do what we call 'Design and Build', which is where the contractor takes responsibility for progressing both the agreed design work and the actual construction of the proposals. We are doing this at the moment. Things may go a bit quiet for the next few months while we are preparing for the appointment of the main contractor. We will select the contractor from our framework of approved contractors, who will offer us the best quality and price and have experience of working in close proximity to existing residents. Our new build contractors are all signed up to the considerate construction scheme and will work closely with the council and the TMO to agree working practices and programmes.

Before the contractor starts work on site they will arrange a 'meet the contractor' meeting for residents—both of the estate and of Cope House—so that they can outline how they are setting up their site, how they are going to reduce dust and noise on the estate and keep residents informed while the building work takes place. Residents will have an opportunity to ask their questions regarding the building works as well.

We anticipate work to start on site in late 2016 and expect the last phase to be finished by the end of 2019.



View from Vickery Court of new homes replacing Vibast Centre



New community centre: view of entrance from Old Street

We will relocate the current Spectrum and the dentist surgery

As part of the redevelopment proposals, Spectrum Youth Project and the Old Street Dental Clinic (169 Old Street), currently based in the estate retail units on the corner of Old Street and Bath Street will be permanently relocating in late summer 2016. Their new base will be quarter of a mile away in Macpherson House, 69 – 85 Old Street, on the corner of Old Street and Central Street. The designs for their new premises have been agreed after detailed consultation with young people who use Spectrum; and with Dr Chopra from the dental clinic, who are looking forward to moving into their newly refurbished premises.

You can get involved with our Youth Project facility which will be created at 69–85 Old Street

Our new facility will offer a broad range of youth programs, As well as the current studio and digital production facilities currently on offer at Spectrum. New space will be designed to allow for a wider range of activities from dance to arts and crafts, fashion, and group meeting space and so on. We have been consulting with young people to find a new name which we will announce soon.

We are also looking to partner with companies in the Tech City area to provide opportunities for young people in the area around employment and employability



Further information

It is early days, but for more information about the new Youth Project please contact **Skevos Loizou** on Loizou.skevos@islington.gov.uk or on **020 7527 5509**



Example of break out area

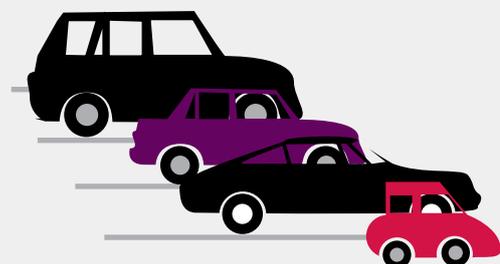


Example of feature wall



Example of the centre at night

Relocating those who use estate parking bays and garages before work starts on site



As we will be demolishing the garages and parking spaces on the estate, we need to make sure that before our contractors get on site, we have provided alternative garages and parking to the people who are currently using them.

We have set aside some garages across the road in Patterson Court, St Lukes estate for this purpose. In spring 2016 our Customer Service team will be in touch with each resident/non-resident that has a parking space or garage to get the ball rolling and answer any queries.

What works will be taking place, and when?

We will only start work on the Redbrick Estate once Spectrum Youth Project and the dentist's studio have moved to their new accommodation. We do not yet have a definite date for this move – it's just an estimate at the moment – but we will keep you posted..



Locations of new buildings on the estate

Programme			
All timings are subject to change – we will keep you informed			
Phase		Start on site	Estimated Completion
Refurbishment of 69 – 85 Old Street for the relocation of Spectrum and Dentist Surgery		March 2016	Autumn 2016
Phase 1	Demolition of retail units & part of garages	Autumn 2016	End 2018
	Construction of Blocks A & C. New community Centre. Refurbishment works to the garages. Landscaping and security works		
Phase 2	Construction of Block C. Completion of remaining landscaping works	January 2019	End 2019

Volunteers wanted to take part in heating study trial – can you help?

We are looking for some residents to help feed back about how you use and feel about your heating. You will need to complete a booklet, and be interviewed by an external partner as part of an EU study. If you would be interested in participating please contact **Juliet** through Bunhillheatandpower@islington.gov.uk for more information.



Redbrick Medical Centre will be used as site office

Islington Council has appointed a contractor to extend the Bunhill Heat and Power network - which provides heat to the Redbrick Estate - to provide low cost, green heat to more local homes.

This project will extend the existing heating pipe network from Bunhill Energy Centre up Central Street to City Road to capture waste heat from the tube network. A new energy centre will be built on the junction of Moreland Street and Central Street, close to Kestrel House on the East side, where a small building currently stands.

The contractor: Colloide Engineering Systems will use the Redbrick Medical Centre as a site management office only. Construction staff will not be located here. Five parking spaces will be used adjacent to the medical centre for small vehicles only. Big trucks and lorries (HGVs) will not be allowed on this site.

i You can also find out more information about the existing Bunhill Heat and Power scheme and the extension project on our website at www.islington.gov.uk/heatnetwork. If you have any questions or concerns about the site office at the Redbrick Medical Centre please contact **Mark Keville** at Colloide Engineering Systems on mark.keville@colloide.com or **028 8675 8638**.

Redbrick 's communal heating replacement work

The Council is proposing to undertake works to Redbrick's communal heating systems. There will be a consultation meeting for residents on Thursday 18 February at 6.30pm at the Vibast community centre. If you have any queries on this project, please contact Consultation Officer **Kim Farrelly** on **020 7527 7430**, email Kim.Farrelly@islington.gov.uk

Rehousing for local people

Under the council's local lettings policy, all new council homes on the Redbrick Estate will be offered first to existing estate tenants, or family members that live with them and qualify for a new home. We would also like to encourage residents to downsize to smaller homes, which will free up larger properties for those who may need them.

i Find out more about our local lettings policy at www.islington.gov.uk/newbuild. If you wish to register for a transfer under this policy or have any questions regarding your housing application please call **020 7527 4140** and choose **Option 1** to speak with a housing advisor.

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:

Teresa Santucci

✉ Principal Housing Development Project Manager, Housing & Adult Social Services, Islington Council, Northway House, 257 Upper Street, London N1 1RU

@ teresa.santucci@islington.gov.uk 📞 020 7527 8114

🌐 www.islington.gov.uk/newbuild