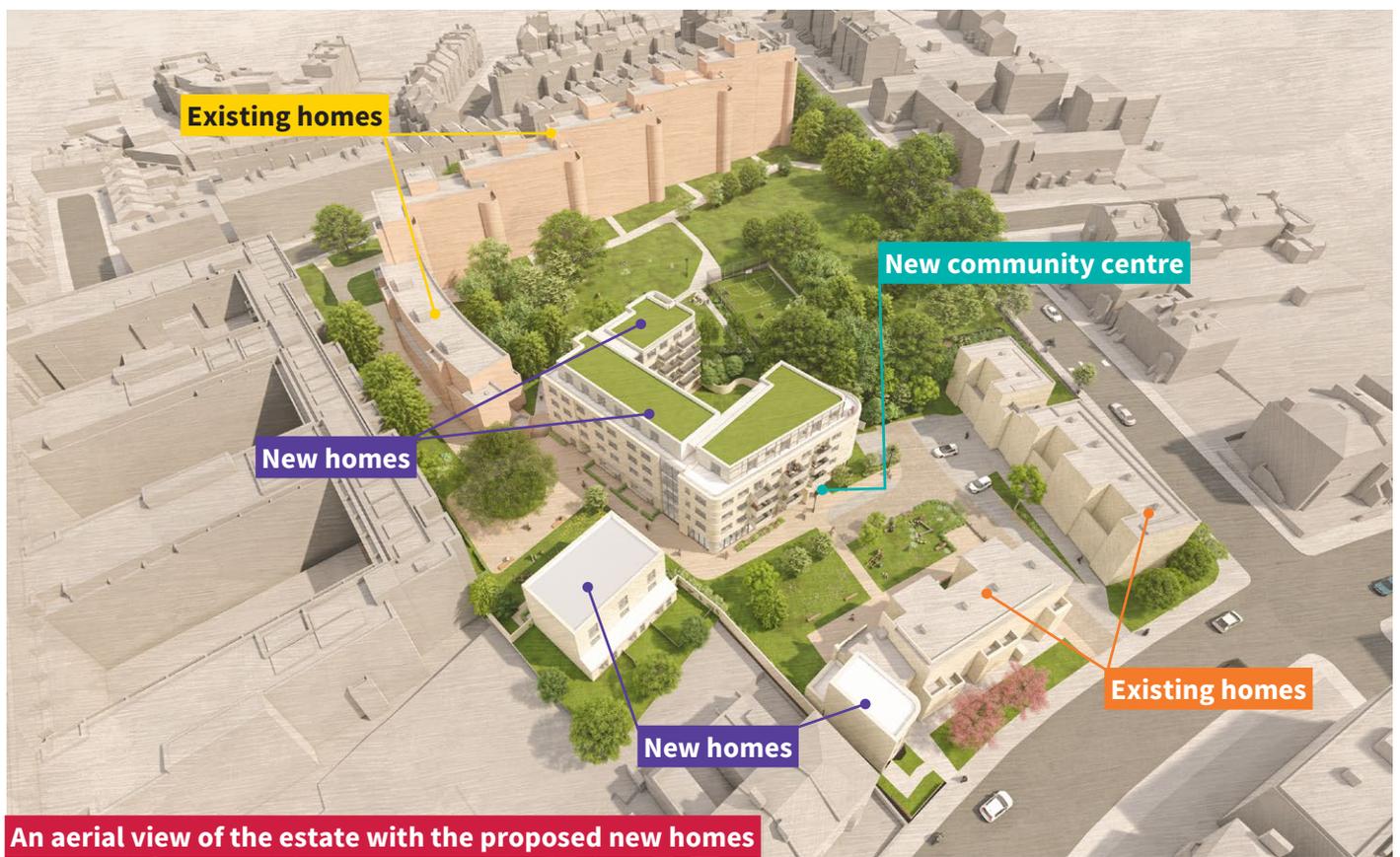


Aubert Court and Drakeley Court new build update

April 2021

We are planning to build much-needed new council homes on your estate. We are also planning to make estate improvements that include creating a new purpose built community centre and a new communal green space at Drakeley Court.

This newsletter contains a summary of the information presented at the online consultation we held in March and a feedback form for you to complete and tell us what you think about our proposals. You can also complete the feedback form online at www.islington.gov.uk/consultations, scroll down and click on the link that says **Aubert Court and Drakeley Court consultation**.



Priority for local people

Local residents get priority for the new council homes. Under Islington Council's local lettings policy existing estate tenants and family members who meet the local lettings criteria qualify.

Priority is given to those looking to downsize, living in overcrowded properties, or who have needs that are not being met in their current homes. For more information, visit our website: www.islington.gov.uk/housing

Thank you to everyone who attended one of the online events we ran on the 18 and 19 March to tell you about our proposals for your estate.

If you were unable to make the event and would like to hear the presentation given in March you can watch this on our website. Go to www.islington.gov.uk/consultations, scroll down and click on **Aubert Court and Drakeley Court**. You can also complete the feedback form online here.



Joining the estates

To make the best use of the space we have removed the boundary between Drakeley Court and Aubert Court. This will allow residents living at Drakeley Court and Aubert Court to access both Avenell Road and Highbury Hill more easily. By removing the boundary between the estates we can build much-needed new homes. Access to the Aubert Court gardens will be limited to Drakeley Court residents only.

New homes

We need to build new homes and our proposal aims to provide much-needed new homes while being sensitive to the existing estate environment and local resident needs.

To make best use of the land we are proposing to demolish the existing community centre, the ten one-bedroom homes in the block at 32-41 Drakeley Court and the Drakeley Court pram sheds. We know this will be an anxious time for those affected residents and there is more information in the section 'If your home is affected by these proposals'.

Our proposal consists of three areas of development across Aubert Court and Drakeley Court. The main area of development will be the site of the existing community centre at Aubert Court and stretching across to Drakeley Court. The new community centre on the ground floor will see new one, two and three-bedroom homes being built above. We will also be building four houses for larger families at Drakeley Court.

Our aim is to build as many homes as possible for social rent. In total we will be building 40 homes across the site. This will be an increase of 30 homes as we are proposing to replace 10 homes that will be affected by the development.





A view of the new community centre at Drakeley Court with homes above



A view of some of the new homes from Aubert Court garden

A new community centre

Residents living at Aubert Court may know that the building at the rear of the estate that is now used as a community centre was originally the laundry room. We are proposing to demolish this building and to build a new purpose built community centre. The new community centre will be accessed via Drakeley Court from where it will be more visible and accessible to the local community. The community centre will have a number of flexible spaces, storage facilities, a kitchen as well as its own outdoor garden space.

If your home is affected by the proposals

Some residents may have to give up their homes as a result of our proposals and our Allocations Team will be working closely with the affected residents to ensure their needs are met and that they have as much choice as possible in the selection of their new home.

We only demolish homes where we really believe this is necessary and all tenants affected by the proposals will have a right to return to the estate and take up a tenancy in the new development, should they wish to do so.

Tell us what you think

Please either complete the feedback form that is included with this newsletter and post it back to us or complete the online feedback at www.islington.gov.uk/consultations, scroll down the page and click on the link that says Aubert Court and Drakeley Court consultation. **The deadline for submitting your feedback is Friday 14 May 2021.**

Next steps

Once we have received your feedback we will send you a newsletter summarising your responses and answering any questions that have been asked. We plan to send this out in late May/early June. We will also continue to conduct further investigative surveys to inform our designs.

We will use your feedback to review our design proposals and update these before we meet with you again in the early autumn to show you what we have done.

Once we have met with you and made any final changes to the design we aim to submit our planning application by December 2021.

It will take at least three months for planning permission to be granted so it is unlikely that any work will start on site before autumn/winter 2022.

The plan below shows where the new homes will be built.



How to get in touch

If you have any questions, please contact:

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If you would like this information in another language or reading format, such as Braille, large print, audio or Easy Read, please contact 020 7527 2000.

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