

Some of your questions answered

What happened after the previous consultation in 2009/11?

We considered the feedback we received at the time, however, the 2009-10 plans were rejected by the Council as they did not provide any more genuinely affordable homes. The latest plans are very different.

Why are you building more council homes in the South Bemerton Area? What about the North Bemerton Area?

Our initial focus is the South Bemerton Area. We are looking at various opportunities to build much needed new council homes for our residents across Islington.

Will the local community benefit from this project?

Yes. In addition to providing new homes for local people, we aim to make improvements that the whole community benefits from - such as landscaping, play facilities and community and commercial retail space.

Will all the new homes be council homes?

We always aim to build as many new council homes as possible. However, we do not get any funding from the government to build new council homes so sometimes we have to sell some of the homes we build, or make them shared ownership, to fund the building work.

Will local residents get first dibs on the new council homes you build?

Yes, particularly people who are living in overcrowded properties, looking to downsize or have needs that are not being met in their current home.

What similar schemes have you developed and how did they go?

Over the last four years Islington Council has built more homes than we have done over the last 30 years.

To find out more about our new build developments and what happens when we are thinking of building homes on estates, visit www.islington.gov.uk/newbuild

I'm a leaseholder, what are the benefits for me?

Leaseholders are not charged for any improvements we make to their estate as part of a new build scheme. In our experience, these improvements to your estate and neighbourhood can increase the value of your property - though this is of course affected by market changes and other factors.

If you are planning to build over Dunoon House and Caithness House, why did you carry out the roof repairs in April 2018?

We carry out necessary maintenance on our estates every seven to ten years. Our plans to build new council homes are at a very early stage and it was necessary that these repairs were carried out in 2018 to make sure the external and communal areas remain in good order.

I'm a leaseholder, will I still have to pay for the maintenance works carried out in 2018?

Leaseholders will only be charged for maintenance works that are not affected by our plans to build new council homes and make other improvements to South Bemerton.

What happens with parking and garage spaces?

If we build new homes on parking spaces or garages, we look at who uses the parking and when, and investigate options to provide parking elsewhere. If we have to remove any blue badge parking bays, we will replace these locally.

How will you protect trees on the estate?

We will only remove trees where necessary. We will replace trees we have to remove and work with the council's tree officers to make sure we get this right.

What happens next

Residents' feedback will help us decide how to take our proposals forward. **Please fill in the questionnaire on the following page and send it back to us by Friday 15 February.** Alternatively, you can fill in the questionnaire at: www.islington.gov.uk/consultations

We will use your feedback to develop our proposals, and we will show you the next version to find out what you think. We hope to update you in Spring 2019.

If you have any questions, please contact the **New Homes Development Manager** on **020 7527 2789** or email Eleni.Tsokounoglou@islington.gov.uk

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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Have your say on our proposals for the South Bemerton Area

We have identified opportunities to build much needed new council homes, improve public spaces and create safer and more attractive open spaces at **Orkney House, Dunoon House and Caithness House.**

This booklet sets out our early ideas. No decisions have been made yet because we want to hear your thoughts.



Aerial view of South Bemerton Area

Thank you to everyone who came along to our event on Wednesday 23 January to learn about our initial proposals.

We want to know what you think - please take a look at our proposals on the following pages, fill in the enclosed questionnaire and send it back to us by Friday 15 February. Alternatively, you can fill it in online at www.islington.gov.uk/consultations.

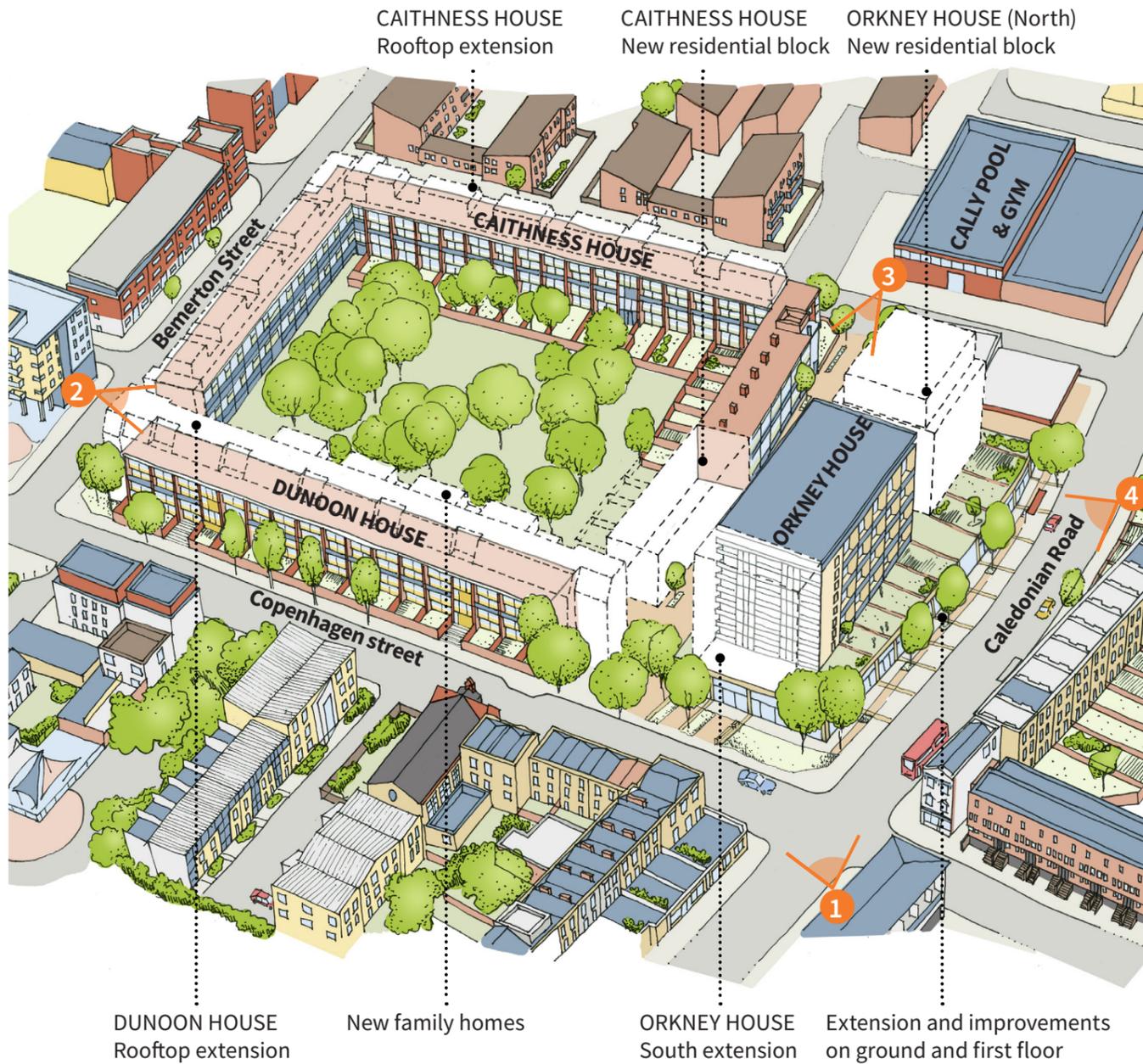
Islington Council is doing everything possible to tackle the nationwide housing crisis, including building 550 new council homes in Islington.

We have identified Bemerton Estate as a potential area where we can build much needed new council homes, and at the same time improve public spaces and facilities. Our initial proposals are for the South Bemerton Area, which includes Orkney House, Dunoon House and Caithness House.

We know that a lot of you have lived here for a long time, so are well placed to tell us what you think of our proposals for the area. Your feedback will help us understand what matters most to you and improve and refine our proposals.

Local residents have first dibs on new council homes we build on estates, particularly if you are living in an overcrowded property, looking to downsize or have needs that are not being met in your current home.

First thoughts: potential areas for development



1 View from corner of Caledonian Road and Copenhagen Street looking onto the new two storey ground floor extension of Orkney House with new improved community facilities and commercial/retail spaces.



2 View of the proposed family homes at back of Dunoon House looking towards Orkney House. Back street is turned into a well-used and attractive traditional street.



3 View looking south along the new mews street east of Orkney House. Orkney House garages converted into new homes turning this access road into a widely used and active traditional mews street.



4 View from Caledonian Road of the two storey ground floor extension of Orkney House. There is an opportunity to provide new improved community facilities and new retail and commercial spaces.

Similar projects we are delivering in Islington

Dover Court



This large development will provide 58 new council homes by summer 2020, including a block for residents who are over 55. Everyone who lives on the estate will benefit from better and safer paving and roads, improved lighting, additional trees and plants, the new community centre and brand new play equipment and ball court.

King Square (Phase 1)



Residents are already enjoying life in the 47 new council homes, food growing area and community garden we have built on King Square. We are now building another 93 new homes (47 are council homes) and a new community centre, as well as improving the estate communal spaces, landscaping and community nursery.