



**Welcome to another edition of your Guinness Partnership Mansell Estate Newsletter, in which we keep you updated on our activities on the estate, as well as our proposals to improve the estate for the future. We hope you all had a great summer!**

In this edition, we will be updating you on our recent presentation to the Aldgate Tenants and Residents meeting, as well as fire safety. We're providing you with further information on our proposals to improve the estate for the future and finally the fantastic community event on the estate in August.

### Aldgate Tenants and Residents meeting

At the Tenants and Residents meeting on 4th July 2017, The Guinness Partnership's project team had another opportunity to hear your comments and concerns and provide an update on our proposals to improve the estate for the future.

We provided the following update on our redevelopment proposals:

- The Guinness Partnership is still in discussions with the City's Planning Officers and Members about a number of technical matters. This follows the submission of our Planning Application to the City of London in late September 2016.

- We have been asked to work on several amendments to the scheme, mainly to improve sunlight and daylight to some of the apartments and open spaces.
- These amendments are likely to have some impact on the overall design and number of homes we are able to develop on the site. If these revisions seriously reduce the number of homes we are able to build, then it may impact upon the project's overall viability. This may cause further delay to our plans and presents a significant challenge, especially in the current political and economic climate.
- However, despite these challenges The Guinness Partnership is committed to continuing to work with The City of London and residents to develop a viable scheme and deliver the new homes.
- Once developed, the proposed amendments to the scheme will be presented to residents before they are submitted to the City of London.

In addition, The Guinness Partnership responded to previous requests to look again at the location of the residential blocks for Guinness residents. A number of options were shown by members of our project team. Only the existing plans can assure people of only one move, straight into their new home, the retention of existing car park spaces and minimal impact due to construction. We have provided some further information about this on page 2.

Topics also discussed at this meeting included the proposed approach to heating and cooling the newly proposed estate, the importance of retaining a car park and issues with current and proposed maintenance.

Plans for the neighbouring hotel were also clarified, allaying concerns that the open space on this next-door site would be lost, when in fact it will remain.

Finally, members of our project team also provided reassurances about existing and proposed fire safety, following the tragic events at Grenfell Tower. Our thoughts are with all of those affected. We have provided some further information about this on page 2.



## Location of the Guinness homes

Residents have asked why the new Guinness homes have been located at the North end of the new development.

Our rationale for this ensures:

- That no residents need to move off the estate
- The development can be screened effectively to reduce noise and disruption
- All residents only move once
- All existing parking will remain available
- The ball court remains available during all phases
- The Minories Square and Minories Garden have better sunlight and the north square has better sunlight and daylight
- Residents will be close to the green landscaping of the adjacent site



## Your safety

At the Tenants and Residents meeting the project team assured residents that fire safety is a key priority in our plans. The construction of the project will be in accordance with Building Regulations and guidance documents.

These requirements will be incorporated into the design to ensure suitable structural fire resistance and compartmentation are employed to limit fire spread, together with fire protection measures including automatic sprinklers, automatic detection and alarm and smoke control systems to safeguard occupants in any event of fire.

We will ensure all materials, systems, products and structures used are certified to confirm their performance in fire and to ensure their use in construction poses no risk. The specification and installation instructions for materials will also be closely reviewed in order to prevent any further spread of fire and smoke.

We will also make sure we comply with any recommendations made as a result of the investigation into the Grenfell Tower fire.

## Consultation

The Guinness Partnership is committed to consultation and the extensive list demonstrates this. The list highlights the consultation programme to date regarding our proposals to improve the estate for the future.

This consultation has included a series of open workshops and information sessions, exhibitions, presentations to the

Residents' Association, newsletters, resident surveys and door knocking exercises over the last year.

We are happy to hear your views, so if you have any questions or comments on our future proposals, then please do not hesitate to get in touch using the contact details on the final page of this newsletter.

### To date we have held a number of consultation events including:

- 5 October 2015** October newsletter
- 16 & 17 October 2015** Residents' exhibitions
- October 2015 onwards** Collecting the Voluntary Housing Needs Survey
- 3 November 2015** Presentation to Residents' Association
- 6 November 2015** November newsletter
- 18 & 21 November 2015** Door-knocking sessions
- 11 & 21 November 2015** Workshops
- 16 December 2015** December newsletter
- 17 December 2015** Meeting with Aldgate Gardening Club
- 21 January 2016** January newsletter
- 3 February 2016** Presentation to residents
- 9 February 2016** Invitation flyers distributed for public exhibition

- 19 & 20 February 2016** Public exhibitions
- 15 March 2016** Meeting with Residents' Association
- 5 April 2016** Meeting with the Residents' Association
- 20 April 2016** April newsletter
- Ongoing** Meetings with residents groups, City of London members, City of London officers and the GLA
- 25 August 2016** Summer newsletter
- 1 & 2 September 2016** Public exhibition
- 22 November – 13 December 2016** Post-application exhibition (9 exhibitions in total)
- January 2017** January newsletter
- 28 March 2017** Meeting with Residents' Association
- June 2017** June newsletter
- 4 July 2017** Aldgate Tenants and Residents meeting
- September 2017** Autumn newsletter
- Upcoming** Drop in sessions will be advertised in due course



## Listening to your feedback

When Guinness took full control of the project last year from the former freeholder of the site, we worked hard to try and incorporate as much of your feedback from earlier consultation events into the new plans as possible. For instance, we have:

- Provided flexible kitchen spaces, that can be opened or closed, as open-plan kitchens were unpopular.
- Addressed concerns about the problems of air pollution by proposing to install filters on the mechanical filtration system.
- Re-located the ball court to ground level.
- Provided enough one-bedroom flats for residents to upgrade from studios if they specified this in the voluntary housing needs survey.
- Removed hidden pathways and isolated areas which will help 'design out' anti social behaviour.
- Made internal communal areas safer.
- Designed communal, internal floor, and wall surfaces that are brighter, easier and cheaper to clean and maintain.
- There will be more CCTV cameras both on ground floor level and on the sky garden as security was raised as an issue.
- The sky gardens on the roof will only be accessible by residents through the use of key fobs.
- The estate gates will be closed at night and only accessible by key fobs.

## Benefits of the proposals

- The new development will replace an estate that is coming to the end of its useful life as maintenance of the buildings is becoming increasingly difficult and costly.
- New larger modern homes for existing residents.
- Current residents only have to move once, straight into their new homes.
- There may also be opportunities for residents who live in G2 single aspect street facing apartments below level 7 to elect to move again if they so wish for an apartment with other views.
- Better quality, cheaper-to-run homes for the future.
- New affordable housing in the City of London.
- New extended amenity space. In three key areas, The Minories Garden, Clare Garden and Haydon Square open spaces will be re-provided.
- New public squares and more trees.
- A new secure underground car park.
- Improved refuse management system.
- A new community centre and health centre.
- Approximately 800 bicycle stands for residents.
- A car club scheme for residents if there is a demand.
- A new hob and oven in your new fitted kitchen.
- Full statutory compensation for each move – currently £5,300 for each household.
- All residents will receive tailored assistance with moving.

## Our community

The Guinness Partnership funded the Aldgate Tenants and Residents Association's Family Fun Day, which took place on Saturday 19th August.

As you can see from the photos, the event was a total success and a great deal of fun was had; from bouncy castles, to face painting, henna, chess, candy floss and ice cream!

Events like this truly demonstrate the community spirit of the estate, and provide an opportunity for residents to socialise and meet with their local City of London representatives.

Many thanks to Ayesha Azad, Deputy Henry Jones, Councillor John Fletcher and the Aldgate Tenants and Residents Association for organising such a fantastic event!



### Contact

For further information, please contact Beth Park on **020 7566 7966**, or email **BPark@quatro-pr.co.uk**

The Guinness Partnership mailbox for Mansell Street development enquiries: **MansellStreet@guinness.org.uk**

Contact the Guinness Partnership on **0303 123 1890**

The Guinness Partnership website: **www.guinnesspartnership.com**

### Translation

If you would like a copy of this leaflet translated into Bengali or Spanish please call 0207 566 7969.

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