



John Barker Place redevelopment update

We're delighted to deliver our fourth quarterly newsletter updating you on the progress of the John Barker Place redevelopment.

Over the summer months you will have noticed the concrete frame of the new building has continued to progress to roof level and is now completed.

With Phase 2 expected to be complete in Autumn 2023, we will be launching 22 apartments for shared ownership in early 2022. Shared ownership is an opportunity to buy a new home on a part buy, part rent basis. It's a great way to get a foot on the housing ladder without the need of a large deposit. More information is available on our website: www.settlegroup.org.uk/shared-ownership

Your views on future phases

We will be contacting residents in October to discuss our ideas for the future phases on the development of John Barker Place. As mentioned previously we received outline planning permission for Phase 3 in early 2020, we will now progress the more detailed plans. In addition, we'll be looking to share some initial thoughts on plans for Phase 4 through one-to-one meetings and an exhibition event locally. We will keep you updated on when these will take place.

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Westmill Lawns summer gathering

The residents at Westmill Lawns recently came together for an afternoon summer event with music and great food. Thank you to everyone for coming along and to those who contributed food and help. It was a great opportunity for members of the team from Jarvis and settle to come along and meet you all.

Project Allotment



Jarvis team: Chris, Georgie-May and Nathan

Don't be surprised if you see some of our construction partners with a bag of courgettes instead of construction tools on site! Jarvis Senior Site Manager, Chris Creighton, and his team have successfully planted an allotment in the contractor area behind the existing shops. Colleagues from our settle development team donated potatoes, tomatoes, courgettes and aubergines to the site team to plant in an area half a meter in width and six meters in length.

Senior Site Manager, Chris Creighton explains: "As partner members of the Considerate Constructors scheme, with all our projects we like to go the extra mile. The allotment enhances the environment, our contractors love it and we have been able to share the produce with them and even members of the public."



Jarvis are partner members of the Considerate Constructors scheme, an industry wide body improving the image of Construction. For more information on the scheme please visit: www.ccscheme.org.uk/ccs-ltd/what-is-the-ccs2

What Home Means to me: Graffiti Art Project



Lily (left) and Alexi (right)

Seven budding artists from the Westmill estate recently took part in designing and creating the graffiti art project now displayed on the hoarding around the new development. The young residents involved were between the ages of 11 – 14 and worked on the project on Friday evenings at the Westmill Community Centre as part the youth project delivered by Hertfordshire County Council Services for Young People.

Youth Worker, Chloe Jago-Bright, said: "This initiative was a great opportunity for the young people involved. It was a very rewarding project that allowed them to contribute and be a part of their local community, and it was great to see the young people's confidence progress throughout the project."

The theme of the project - 'What home means to me' was designed and led by professional artists - Szylk Wane and Mr Meana. Two members of the project team – Lily and Alexi helped to complete the final display when it was put up on the hoarding. "I really enjoyed creating the artwork, and I hope it brightens up the new development."

Resident interview

Rev Nick Smith



Rev Nick Smith with Obie

Rev Nick Smith joined St Mark's Church in Hitchin last November which is just around the corner from where he grew up. The neighbouring Westmill estate was home to many generations of his family, and his father lives there today.

Nick is a member of the Westmill Residents' Steering Group (RSG), which was created for members of the community to share their views on the regeneration of John Barker Place and to work with other residents and stakeholders in the area to create a place that is good to live. Nick explains why he joined and his hopes for the RSG.

“When I worked as part of a tenants and residents association near Brixton in South London, I saw first-hand the difference that can be made if a community works together to express what they need. Local people can accomplish amazing things if they make their voices heard. It's not always possible for those who make decisions on behalf of our communities to know or understand what's best for them. An RSG helps to give a clear avenue for residents to express what they want and what they need and to be listened to.

“There are multiple generations of my family and other families there who love Westmill, and together we can develop an estate for multiple generations to come and create a strong sense of place. I'd encourage others to think about joining to ensure a wider cross-section of residents in the community are represented so the group can really make a difference. I'm excited to see where this goes and see what people want for their estate.”

If you live in Westmill and have an evening to spare each month to get involved and be part of this group, please email johnbarkerplace@settlegroup.org.uk explaining why you would like to make a difference and help shape the area.

“Westmill is an area I care about and one I spent a lot of time in growing up. It's a place full of interesting and creative people. I wanted to join the RSG to support residents to release their talent and meet to speak about the challenges they face as a community – that's what attracted me.”

Upcoming work from September - December 2021

External Works:

- Completion of concrete pour for Phase 1 building
- Erection of scaffolding around Phase 1 building
- Continuation of substation installation
- Brickwork to 1st, 2nd and 3rd floors
- Continuation of roofing works
- Window and door installation
- Balcony and canopy installation
- Solar panel installation
- Internal pipework and cabling installation to Phase 1
- Gas works are scheduled to take place in October. We will give notice of any pedestrian management measures that may be put in place due to potential pathway disruption.

Internal Works:

- Start of mechanical and electrical installation
- Installation of the lift
- Plastering, carpentry, tiling and decorating
- Completion of structural shell and core to the retail units to allow full fit-out.

Keep updated on construction news on our website www.settlegroup.org.uk/jbp. There are also regular construction updates on the neighbourhood noticeboard on the hoarding around the John Barker Place development.

We want to hear from you

Our priority at settle is to ensure the safety and wellbeing of our residents in their homes. We're also committed to investing in the neighbourhoods in which we work to ensure they are good places to live in.

We recently sent you a short survey looking for your feedback on the areas of the community that need investment to help improve it for generations to come. We really value your feedback and ask all residents to take the opportunity to shape your community by taking a few minutes to complete the survey and return it to one of the listed collection points, or you can fill out the survey on our website:

www.settlegroup.org.uk/westmill

The closing date for responses is 5 October.



Stay in touch

We will provide regular updates as the development work on John Barker Place continues and make sure there are ways for you to get involved and share your feedback.



If you like to receive a print or digital version of the newsletter and monthly updates, please let us know by sending an email with your contact details to: johnbarkerplace@settlegroup.org.uk



You can keep up to date with the project by visiting our website: www.settlegroup.org.uk/jbp



Send us any questions or input you have about this regeneration to: johnbarkerplace@settlegroup.org.uk



You can also call us on **0330 343 0016** if you want to talk through anything ask for **Tim or Anne**.