



John Barker Place Redevelopment Milestone

We're delighted that the new homes at Kingfisher House are complete and to bring you this update on the continued development of John Barker Place.

Residents from Westmill Lawns have started to move across to their new homes, with all residents expected to be in by the end of July. The heras fencing remains in place around the building whilst we work with Highways to finalise the design of the pathway prior to the completion of final works. Jarvis recently completed landscaping the courtyard with help from a group of students at The Priory School, which you can read more about inside.

You will have also noticed that work has started on the next phase of the development following the demolition of the pre-existing shops and flats. Inside, we share an update on work scheduled to take place between now and late summer and plans for the next phases of development around John Barker Place.

As always, if you have any questions, please get in touch, our contact details are on the back of this leaflet.

settle 



Kingfisher House – Milestone in John Barker Place development

We were delighted to recently join partners at Kingfisher House, the first building of the two-phase redevelopment at John Barker Place.

Representatives from settle were joined by local councillors, including the Leader of North Herts Council, Cllr. Elizabeth Dennis-Harburg, Cllr. Ian Albert and Cllr. Nigel Mason, along with local resident and Chair of the John Barker Place Resident Steering Group, Nadine. Kate Henderson, Chief Executive of the National Housing Federation was also there to mark progress of the development.

Gavin Cansfield, chief executive at settle said: "I am delighted we have got Kingfisher House to this stage. It really is a building to be celebrated.

"I am excited for the residents who have started to move into their new homes and thank them for their continued resilience throughout and for working closely

with us by sharing their feedback so that we could develop homes and an area that they feel proud to live in.

"I am also really pleased to see that the next phase of the development has started with plans for further investment in John Barker Place, as well as the wider Westmill neighbourhood. I look forward to watching the new homes progress providing local residents with more affordable homes in what will continue to be a thriving neighbourhood."

Cllr. Elizabeth Dennis-Harburg, leader of North Herts Council added: "We need more projects that are driven for the community and by the community like what has been delivered here. I think that is the legacy that John Barker Place gives us. We've created a space with communal areas so people can have that sense of community, and it links to the community centre, the playground and Swinburne Avenue. This is the sort of genuinely affordable housing that I hope we see more of."

Update on Takeaway

The fish and chip shop that was due to move in to the new commercial unit beside the shop this summer has decided not to go ahead.

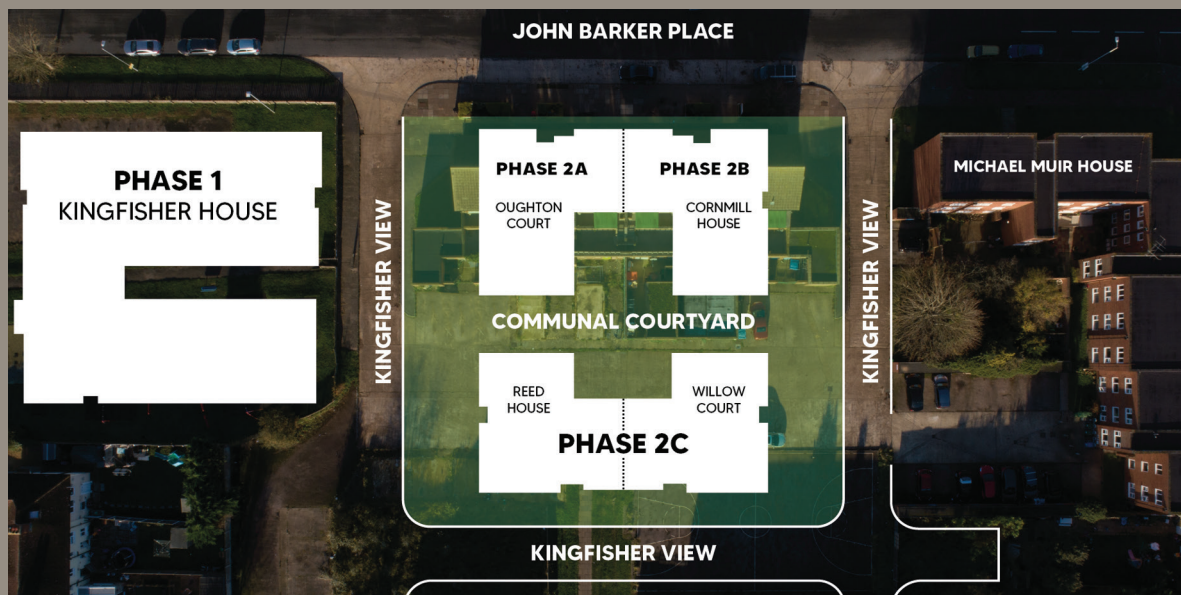
We are pleased to be in advanced discussions with a new takeaway and expect them to move in later this summer.

We will keep you updated as soon as we have more information to share.

Phase 2 – Oughton Court, Cornmill House, Reed House & Willow Court

We're delighted that work started on phase 2 of the John Barker Place development in April. This new development will include 46 new homes - 12 for social rent, 12 for retirement living, and 22 for shared ownership. The new homes are due to be completed by autumn 2023. Upcoming construction will include:

- Piling commenced at the beginning of July and will continue for about six weeks
- Preparation work for utilities services
- The services and drainage that goes under the ground floor concrete slab has started
- The ground floor slab will commence when the piling is finished. This is due to be completed in early September.



If you have any queries or concerns during this time do not hesitate to contact us. You can email: johnbarkerplace@settlegroup.org.uk or call 0330 343 0016.

Landscape project update

A team of Year 8 students from The Priory School in Hitchin, who won their bid to design the residents' communal garden at Kingfisher House recently visited to help plant herbs and shrubs. They met with Mike Miller from Land Structure Ltd, who explained how their design ideas were incorporated into the overall landscape plan for the courtyard.

Mike said:

“With the ideas from this group – we’ve put together a plant pallet for the area, a herb border and a mixed area of shrubs. The herbs will add a sensory value and will work alongside the other plants to attract wildlife. It will be a really nice area for residents and their families to visit.”

Residents - Mari and Margaret who were part of the judging panel that picked the winning team also came along on the day to meet the students.



Future investment in John Barker Place

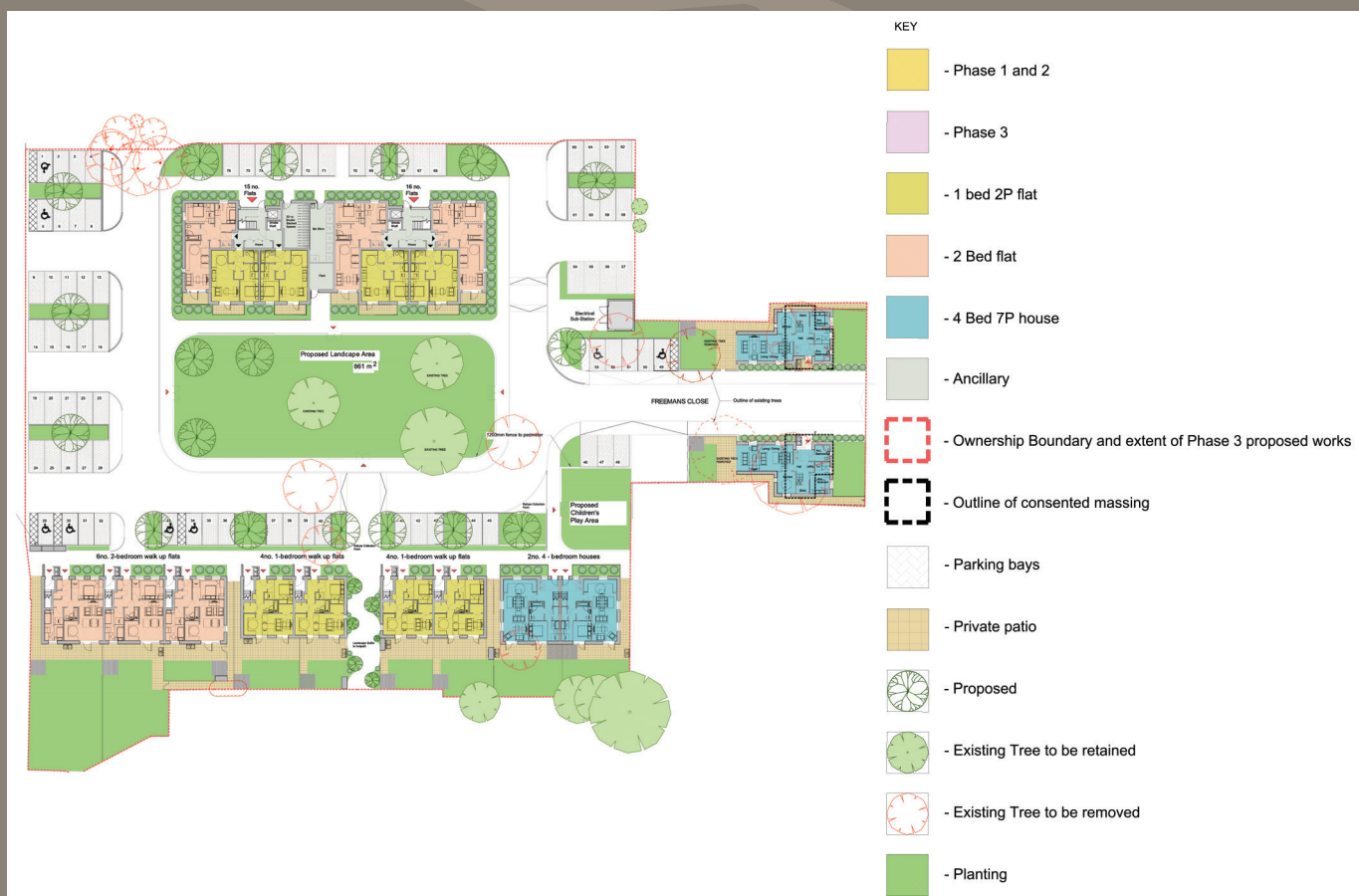
Opportunity to own your own home through Shared Ownership at John Barker Place

The development of phase 2 will include brand new one and two-bedroom apartments available for Shared Ownership sale. This is where you purchase a share of the home (typically around 40%), which can be funded by a traditional mortgage or a cash lump sum. You also pay a subsidised rent on the share you don't own. For these properties, the rent is paid to settle. It's an affordable way to get on the property ladder as the minimum deposit is much lower than when purchasing a home on the open market. It's based on the share you're buying, and it can be as low as 5%. We have a dedicated and friendly sales team at settle who'll be able to guide you throughout the process. For more information about how Shared Ownership works and to register your interest visit www.settlesales.co.uk/john-barker-place/

Update on Phase 3

We're delighted to share an updated site plan for Phase 3 (Freemans Close), which takes into account the feedback received from residents and planners. We recently held a final design exhibition for Phase 3 and shared more detailed plans, giving residents an opportunity to share their views before a reserved matters application is made in August.

You can still view these proposed plans through a virtual exhibition and leave any comments you wish to make at www.settleengagement.co.uk/jbp before 31 July when the consultation will close.



Proposed layout for Phase 3

Redevelopment of John Barker Place and Westmill Road

We also recently shared updated proposed plans for homes at John Barker Place and Westmill Road following feedback from recent exhibitions. This is still a work in progress. Some of the key changes that we have made to the designs in line with resident feedback includes the positioning of open space and adjustment to some of the heights of the buildings. You can view these proposed plans and leave any comments you wish to make at www.settleengagement.co.uk/jbp before 31 July when the consultation will close.

Ongoing commitment to residents

The Residents' Charter is being developed with the Resident Steering Group. It sets out our service standards and what residents should expect from us during and after the regeneration of John Barker Place.

The document will include things like, the size of homes built, commitments on rents and repairs during the regeneration process and keeping residents informed on wider community improvements. The charter will be available to view on the John Barker Place website when it is complete.

The Resident Steering Group continue to meet monthly to share feedback and queries from residents on the redevelopment of homes at John Baker Place. If you are interested in joining or wish to give your feedback, send us an email to johnbarkerplace@settlegroup.org.uk.



3D view of plans for John Barker Place, Westmill Road & Westmill Lawns

Support advisor for residents

As you will know the local Resident Steering Group was formed in 2021 to help shape our regeneration proposals for John Barker Place and Westmill Lawns. As part of their work the group have been working on a brief for an Independent Tenant and Homeowner Advisor. We will tender for this service over the next couple of months and introduce the appointed person in the next newsletter.

The role of the Independent Tenant and Homeowner Advisor is to:

- Help residents to be more actively involved in shaping future proposals for their homes
- Provide clear impartial advice to residents on settle's proposals, commitments and offers to residents
- Give advice on the statutory legal frameworks relating to housing and regeneration

If you would like more information on the above please visit our website: www.settlegroup.org.uk/jbp

Community News

Priory School students work experience



Working with Jarvis, we've been delighted to provide opportunities for employment, apprenticeships and work experience for the local community throughout the construction of Kingfisher House and will provide further updates on opportunities for Phase 2 soon.



Three local year 10 students from the Priory Secondary School recently spent a week getting work experience around the new development. The main purpose was for them to gain a better understanding of the construction and housing industries with an overview of how all the different departments play their role in delivering a project like the redevelopment of John Barker Place.

Jarvis also supported a student from a local school in Stevenage, that delivers bespoke educational programmes to young people - to meet with the Senior Site Manager, Chris and the team. The young student had a great experience and had the opportunity to lay some bricks as well as hearing about the project. He came away with ambitions to become a bricklayer!



News from the Westmill Community Centre

The Westmill Community Association share some updates and information of new classes available at the centre.

“We are getting busy again, but we still have a lot of time slots available for anyone who would like to hire out a room.

We have a new class called Bounce. This is a trampoline-based exercise class. Classes are held on Thursday evenings at 7.30-8.30pm and on Tuesday mornings between 10.30-11.15am. We are looking for new committee members for the community centre. Anyone wishing to get involved can ring us to find out more on 01462 452098 or email us at westmillcentre@live.co.uk. We have a meeting every three months.

We run a second-hand sale every Monday to Thursday from 10am-1pm. We have lots of clothes for adults and children, as well as toys and knick-knacks, any donations will be gratefully received. We are also looking for volunteers who may be available to open the shop on the occasional Saturday too, please get in touch if you are interested!”

Notices of all the other group meetings that take place at the centre can be found on the website www.westmillcommunitycentre.com/groups-clubs

Nadine - Westmill resident and Chair of the Resident Steering Group

Nadine moved to the Westmill neighbourhood 18 years ago with her family, when her daughter was a baby. You may recognise Nadine through her role at the Westmill Community Centre. She is also Chair of the Resident Steering Group, which was set up as a platform for local residents to share their views and help shape the development of John Barker Place.

Nadine tells us why Westmill will always be home and just what the regeneration of her neighbourhood means to her and residents there.



“I have never felt safer anywhere else like I do living in Westmill. There are so many familiar faces and everyone is there to help you out. There's always a really nice atmosphere.

I think the regeneration of John Barker Place has made residents here more proactive. I think it's brilliant, it looks really nice and modern and it's great to see the shop in its new setting with more space.

Looking ahead to the next phase of the development – it's great that some of the homes in Phase 2 will be for Shared Ownership -it's a great opportunity for local people to get on the housing ladder, particularly in Hitchin.

A Community

People want to make sure that everyone is ok, and I think the pandemic certainly helped with that. The 'Next Door' Westmill neighbourhood group app has also helped to create a really nice atmosphere as residents can all reach out to each other as well for help and advice.

Working at the Westmill Community Centre – I love helping to run events and it's great to meet the people and groups that are coming in, there is so much going on and something for everyone. I would definitely remind people to check out the website for classes and events: www.westmillcommunitycentre.com/groups-clubs

Chair of the Resident Steering Group

I wanted to get involved in the Resident Steering Group as I had a real curiosity about the Regeneration of John Barker Place and the development of the Westmill neighbourhood. I love being part of the group as I have met other people involved who I wouldn't ordinarily meet. It is great to hear their views and general

feedback from residents across the neighbourhood. Everyone wants a nice place to live in. However, we do need to hear more views from the younger voices, and it would be great to get more people and especially younger residents attending the resident steering group meetings – either as a member or just to listen and share views as an observer.

Making an impact

The Resident Steering Group has made an impact by feeding into the resident charter. We show our commitment to maintaining our houses, our gardens and looking after our neighbourhood. It's not just down to settle, it's down to all of us who live here.”

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If you would like to find out more about joining the Resident Steering Group, or would like to come along to listen and share your views – send an email to johnbarkerplace@settlegroup.org.uk or call **0330 343 0016** and one of the team will be in touch.

Tell us what you think!

We recently ran two events at the Westmill Community Centre to meet and ask you for feedback on proposals for the continued redevelopment of John Barker Place.

We shared proposed plans and images for the development of new homes for Phase 3 (Freemans Close) and John Barker Place, Westmill Road and Westmill Lawns.

We would like to say thank you to everyone who came along and met us. If you were unable to make it – don't worry!

Proposed plans and images of the developments are now available to view online. Just log on to www.settleengagement.co.uk/jbp and leave any comments you wish to make, the consultation will remain open for comments until 31 July.

If you have any questions, would like to make suggestions or simply talk to us about anything else, please do get in touch – our contact details are at the bottom of this page.



New neighbourhood model

We were delighted to meet with so many of you at the recent fun day at the Westmill Community Centre. This was an opportunity for us to show you the ways we want to work more collaboratively with local residents and partners to create **#basicallybrilliant** neighbourhood services and a thriving place where you are proud to live.

We will keep you updated as plans progress and you can find out more by logging on to our website – www.settlegroup.org.uk/westmill. If you would like to get in touch, please send us an email to westmillinvestment@settlegroup.org.uk or call us on **0330 343 0016**.

Stay in touch

We will provide regular updates as the development work at John Barker Place continues. If you'd like to get involved and share your feedback, we'd love to hear from you.



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



We have set up a dedicated email address for any questions or feedback 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**.