



# John Barker Place Redevelopment Update

**It's been almost two years since we first started building work on the redevelopment of John Barker Place.**

As residents in Kingfisher House look forward to their first Christmas in their new homes, the next stage of the development – Phase 2 is well underway and expected to be completed by the end of 2023. Inside we share an update on this, plans for Phase 3 and the redevelopment of John Barker Place, Westmill Road and Westmill Lawns.

Over the year we were delighted to meet with so many of you at community days in Westmill when we shared proposed plans for continued development and our new neighbourhood model. This outlines ways we want to work more collaboratively with residents and partners to create **#basicallybrilliant** neighbourhood services. We share next steps at the back of this newsletter.

We would like to take this opportunity to wish you and your loved ones a happy and peaceful Christmas and best wishes for 2023.



## Kingfisher House - Residents celebrate first Christmas in new homes

We were delighted to see the completion of Kingfisher House at John Barker Place last July. We recently held a festive get together for the residents with some Christmas carols around the Christmas tree performed by the students at Wilshire-Dacre Junior Academy in Hitchin.



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

You will have noticed Phase 2 of the development beginning to rise out of the ground. The new buildings will be three storeys above the ground and will include 46 new homes – 12 for social rent, 12 for retirement living and 22 for shared ownership. They are due for completion by the end of 2023.

If you are interested in one of the shared ownership homes, you can visit the website page on John Barker Place [www.settlesales.co.uk/john-barker-place](http://www.settlesales.co.uk/john-barker-place) to register your interest or call us on **0330 343 0016** and ask to speak to one of the Sales team.

### Construction update from December to April 2023

- Blockwork for phases 2A & 2B
- Brickwork for phases 2A & 2B
- Scaffolding will be going up
- Installation of upper floors and internal staircases



Phase 2 - December 2022

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

## Update on Takeaway

The new proprietor of the takeaway at Kingfisher House is progressing with the internal layout alterations. We look forward to the shop opening early in the new year and will you updated on how these plans are progressing.

## Mari – Kingfisher House resident

Mari spent 13 years living in Westmill Lawns before moving into Kingfisher House during the summer. She didn't feel ready to move again but explains that she has had a really positive experience.

“The move was very good, and I had a lot of help from my family and the movers that settle put in place. I couldn't fault them, they even put everything where I wanted it.

“I didn't think I was going to get such a lovely flat. When I saw the plan originally, I didn't want to move, I thought I had made my last move when I moved to Westmill Lawns.

**“I feel happy and safe. I have all the gadgets, and everything is new. Nothing to complain about. It's my last home and thank you to Tim, Anne and settle - they have done it beautifully.”**

“I have made some lovely new friends here and we go out together and have a laugh. We talk about lovely things. I like meeting people in the communal area and join in everything!”



Mari celebrating her birthday in her new home - July 2022

## Update on Swinburne playground equipment

We know that residents in the area have been disappointed that some of the play equipment at Swinburne playground has been damaged. We wanted to reassure you that we use footage from the CCTV cameras overlooking the park to report anti-social behaviour to the police. We carry out weekly, monthly and annual safety and maintenance inspections on the playground to check play equipment.

We are pleased to provide an update on the play equipment now. The fingerboard has been replaced and we plan to repair the rubber mulch in areas across the playground where it has been damaged in the coming weeks. We will also be fitting the zip wire with a new spring and stopping mechanism to reduce the impact. Unfortunately, the carousal swing has been damaged beyond repair and we plan to replace this equipment with something similar and will keep you updated on this. If you spot something wrong with any of the park equipment please let us know by emailing [johnbarkerplace@settlegroup.org.uk](mailto:johnbarkerplace@settlegroup.org.uk).

## Closure of site over Christmas

Building work on Phase 2 of the site will finish on 23 December 2022 and start again on 3 January 2023. If you've any concerns or see unusual activity around the site during the Christmas period, please contact Jarvis on **01582 761211** or the police on **999**.



# Future investment in John Barker Place




## Update on Phase 3

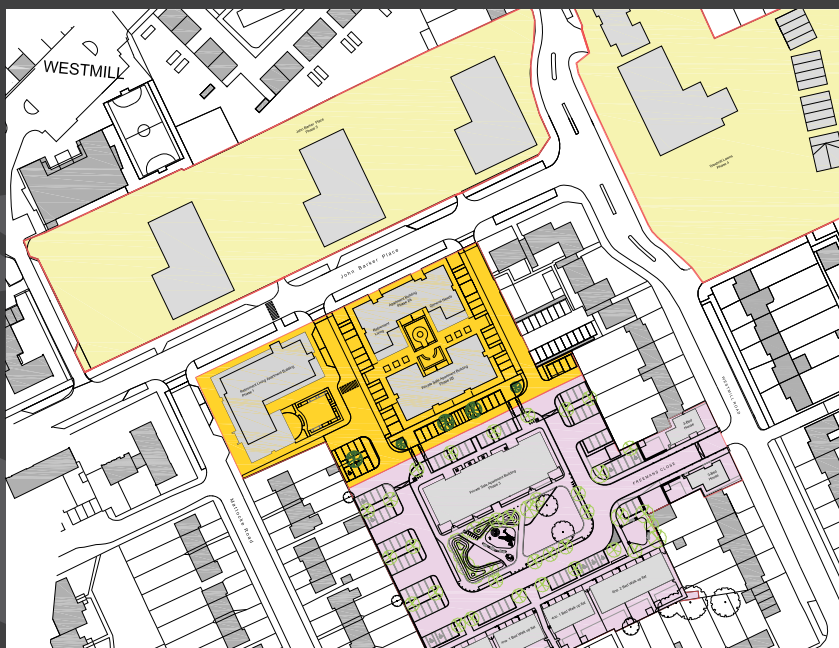
The planning application for the development of 48 new affordable homes on the site of Freemans Close has been submitted and consulted on. The proposed properties will be a mixture of social rent and shared ownership homes which we expect to be completed in 2025. We will share more information when we receive a decision on the planning application in the early part of next year.



Ariel views CGI of Phase 3

### Key

-  Phases 1,2A and 2B
-  Phase 3
-  Phases 4 and 5



Overview of all phases of development

## Redevelopment of John Barker Place, Westmill Road and Westmill Lawns

We were delighted to receive feedback following our exhibition of proposed plans for the development of homes on John Barker Place (numbers 2 to 136) and 53 to 75 Westmill Road (odd numbers only) and Westmill Lawns. We have been working with our architect to update the plans and will be holding the next exhibition to display the revised designs early next year. This will be another opportunity for to you to come along and have a look and share your feedback.



Proposed plans for Phase 4 and 5

## ***Our ongoing commitment to residents***

The Residents' Charter 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, keeping residents informed on wider community improvements. The residents will have a big input into the Charter. 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 Barker Place. If you are interested in joining or wish to give your feedback, send us an email to [johnbarkerplace@settlegroup.org.uk](mailto:johnbarkerplace@settlegroup.org.uk).

## ***New Independent Support Advisor for residents***

We are pleased to say that we have an Independent Tenant Advisor is working with the Resident Steering Group. John Morris was appointed in November and comes with a wealth of experience of working with residents to create great places to live.

### ***John's role as Independent Tenant 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.
- Support residents in negotiations with settle.
- Provide access to specialist financial, legal and property advice
- Deliver skills and training so residents can effectively contribute to discussions.
- Empower residents' participation and involvement in the selection of specialist consultants.
- Provide support in servicing steering group meetings.
- Ensure all members of the community have a voice and the opportunity to meaningfully engage in the process.



## ***Do you have time to volunteer as a Neighbourhood Watch coordinator?***



The local Neighbourhood Watch scheme is looking for volunteers to act as coordinators to sign up residents in the Westmill and Oughton areas to their neighbourhood watch OWL system. The purpose of this is to bring neighbours together to have a say in the issues which matter to you in your community. Benefits of the scheme include; keeping you up to date with what is going on in your area and to help prevent crime in your community. More information can be found on the OWL website [www.owl.co.uk](http://www.owl.co.uk).

If you have some time to spare and are interested, internet connection is essential as training will be provided in your home by a Watch Liaison Officer.

For more information, please contact Phil Potter by email [northhertsdeputyhwh22@yahoo.com](mailto:northhertsdeputyhwh22@yahoo.com).



## Jarvis support local charity



Construction partner, Jarvis have donated some surplus timber to Green Care at Norton - a fantastic Letchworth-based not-for-profit initiative.



(L to R) Ray, Steve, Robin



Using allotment gardening, Green Care aim to bring about positive changes to the lives of people living with loneliness, unemployment or who are socially excluded through mental illness, learning difficulties or deprivation. Giving the wooden pallets a second life - volunteers at the charity have created planters and worktables.

**“Director and Founder of Green Care Ray Wilson said:** “The surplus timber donated to us by Jarvis has enabled us to undertake all sorts of projects which we would otherwise have had to raise substantial funding for. In addition to planters, shelving and workbenches which we have made from pallet wood, we have also used the timber to make raised beds in our polytunnel and edgings for pathways. Without their kind donations and support we would have had to spend hundreds of pounds on timber!”

**Kingfisher House resident, Robin works at the scheme:** “I love going to Green Care as we plant and repair the land. I am really enjoying using the new rotavator. It gets me out of my flat for a couple of hours and we meet new people!”

## Award recognises Jarvis site manager



Chris Creighton, Site Manager, Jarvis

Congratulations to Jarvis site manager Chris Creighton, who recently received the National House Building Council Pride in the Job Award for his work at John Barker Place. Site managers across England were assessed on consistency, attention to detail, leadership, interpretation of drawings and specifications, technical expertise and health and safety.

**“Mark Doyle, CEO at Jarvis said:** “The Pride in the Job award is one of the most prestigious within the industry. This is testament to not only Chris, but the entire project team working on John Barker Place.”

We'd like to thank all our colleagues and partners who have worked so hard on delivering this project including **Jarvis Group, Potter Raper and Hunters: Architects, Building Consultants & Employers Agents** and wish them a happy Christmas and best wishes for 2023.

## Working with local schools in 2023

We look forward to working on some exciting projects with students from the Priory and Oughton schools throughout 2023 include a gardening project, silver surfing lessons and a guide to sustainability particularly around energy usage and bills.



## Are you looking to get rid of unwanted items?

We will be holding a Skip and Chat day at the Westmill Community Centre on **Thursday, 26 January 2023 between 9.30am and 3.30pm.**

We're inviting you to bring items you no longer need or want down to the car park at the Community Centre where it will either go into a skip or be taken away to be recycled and upcycled. We will also be carrying out a litter pick around the neighbourhood with some of our partners! If you would like more information, please contact the Engagement team at [engagement@settlegroup.org.uk](mailto:engagement@settlegroup.org.uk).



## Recycling update at Resident Steering Group meeting

We were pleased to have two members from North Herts Council Waste and Recycling team at the September Resident Steering Group meeting. Jeanette and Lisa explained how the team works with agencies in East and North Hertfordshire to provide the best possible service. They manage all services delivered by contractors, bulk collections, fly-tipping and maintaining a high standard for the street scene. They have also worked closely with colleagues at Kingfisher House to ensure that all 37 residents can recycle as much as possible.

More information about collections and recycling can be found on the Bins and Recycling page on the North Herts Council website - [www.north-herts.gov.uk](http://www.north-herts.gov.uk). The team welcomes feedback and suggestions and encourages all residents to report any issues related to refuse collections and fly-tipping.

## Creating a thriving Westmill

We were pleased to launch our new neighbourhood model for the Westmill neighbourhood on 25 June this year. This maps out how we will continue to work with residents and local partners to build stronger communities and continue to tackle ongoing concerns, creating a thriving place where people are proud to live and have a sense of belonging.

### Listening to you - next steps

A lot of engagement activities have taken place across 2022 to identify and understand residents' priorities and the people, groups, places, buildings, organisations, networks, mutual help and stories that make Westmill, well, Westmill! You may have completed the survey, attended one of the drop-in sessions or the launch event to share your thoughts and hopes for the neighbourhood. We're listening!

In January 2023, settle will begin a programme of incubator workshops to develop proposals and costed options on which the neighbourhood will get to vote. We are keen for residents to work with us to coproduce the solutions that will have the neighbourhood's support and tackle the root causes of the top three priorities where you want to see improvements. These include **Parking and Speeding, Safety and Neighbourhood Appearance**.

We will meet regularly over the next six to 13 months. If you have already volunteered for one of the workshops, you will hear more from us in January 2023. There are still places available to volunteer and participate in the workshops. To find out more, contact Celia or Andy from our Community Resilience Team by email – [neighbourhoodplans@settlegroup.org.uk](mailto:neighbourhoodplans@settlegroup.org.uk)

## What's new for 2023?

We are looking forward to working with the Westmill Community Centre to help develop new ideas and projects to create a community hub at the heart of the Westmill neighbourhood. This will include holding an exhibition of the ideas and projects and inviting key partners and other stakeholders to attend to share their feedback and give their support to make them a reality.

A new online engagement platform will go live in January 2023. This tool will provide you with the opportunity to participate in the development of a long-term neighbourhood plan.



## 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](http://www.settlegroup.org.uk/jbp)



We have set up a dedicated email address for any questions or feedback [johnbarkerplace@settlegroup.org.uk](mailto: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**.