



Windsor House Consultation



YOUR FEEDBACK ABOUT THE FUTURE OF WINDSOR HOUSE ESTATE

In January and February 2020, the City of London Corporation and Soundings carried out a final series of consultation events with Windsor House Estate residents, to understand residents' preferred option for the future of the estate. Residents were asked to fill in a survey choosing one of two options:

Option 1 - the estate stays as it is with some maintenance, or Option 2 - the estate is demolished and rebuilt.

During this consultation, the City Corporation held a residents meeting and two drop-in sessions, to provide more information about what either of these two options would mean for all tenure types. A survey was then delivered to all estate residents and non-resident leaseholders, to understand a final preference for the future of the estate.

This newsletter provides an update about the final outcomes of the survey and the next steps of the City Corporation.



Drop in information session



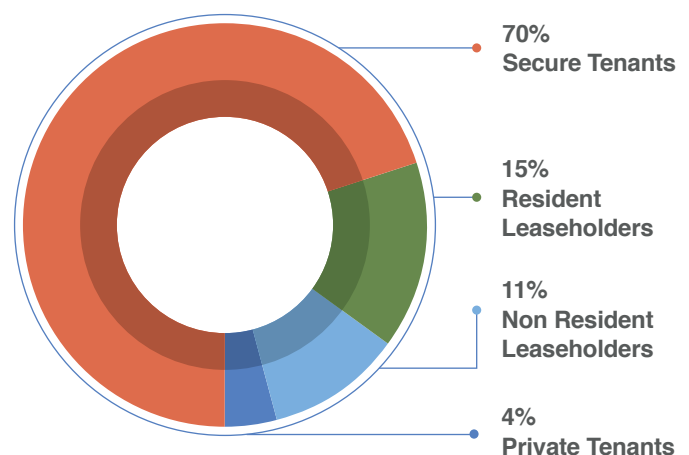
Drop in information session

WHO PARTICIPATED IN THE SURVEY

A total of 82 feedback forms were completed, in hard copy and online. Two residents left their feedback in both formats, meaning a total of 80 residents left feedback.

Residents who responded were from the following tenure types:

- 70% Secure Tenants
- 15% Resident Leaseholders
- 11% Non Resident Leaseholders
- 4% Private Tenants.





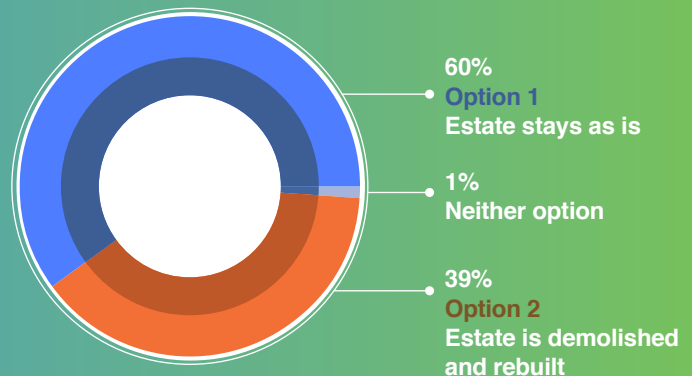
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PREFERRED FUTURE OPTION

Out of the 80 residents that responded to the survey form, **there was a clear preference for the estate to stay as it is:**

- 60% of residents preferred Option 1 (for the estate to stay as is with maintenance)
- 39% of residents preferred Option 2 (for the estate to be demolished and rebuilt)
- 1% of residents had no preference for either option.



SUPPORT FOR EACH OPTION

Residents listed a number of reasons why they supported their preferred options. Some of these included:

Option 1 - Estate stays as is, with maintenance

- The estate is good as it is, only maintenance is needed
- The character of the building is valued
- Concerns about the impacts of construction over a longer period of time
- Concerns about the quality of any new building and flats
- Concerns about overall disruption and moving
- Concerns about loss of daylight / sunlight

If you want to see the full report, you can contact us and we can email you a copy.

Option 2 - Estate is demolished and rebuilt

- Current flats are in a bad condition, including sound proofing, mould, and frequent flooding
- Current flats are small and have bad layouts
- The building is in a bad condition and will not last for much longer, even with maintenance
- Desire to have modern flats to live in
- Desire to live in a building with lifts, security doors, CCTV and better quality facilities
- Considerations about the future generations

WHAT HAPPENS NOW?

As discussed during the consultation, the City Corporation will now take these findings to the Community and Children's Services Committee, recommending that no further action regarding demolition and regeneration is taken at this point.

This Committee is a City Corporation decision-making body, that manages over 2000 properties and makes specific decisions regarding them.

A Committee meeting is scheduled to take place at the end of April, after which we will circulate a newsletter letting all residents know what decision has been made.

Please note that there is potential for this to be delayed due to the current situation with COVID-19. However, we would like to reassure residents that the results of this consultation process will remain valid and the recommendation to the Committee to not pursue any plans for demolition and regeneration at Windsor House Estate at this point will not change.

In the meantime, the plans for window upgrade and playground garden upgrade will continue, and you will be updated on these separately.