

JANUARY 2021

THE LANDLORD OFFER

THE FUTURE OF THE BARNSBURY ESTATE



VOTE YES



FOR THE BARNSBURY ESTATE TRANSFORMATION

YOU DECIDE ON THE FUTURE OF THE BARNSBURY ESTATE

WWW.BETTERBARNSBURY.ORG.UK

INTRODUCTION

VOTE 'YES' FOR A BETTER BARNSBURY ESTATE

At Newlon, we believe that the Barnsbury Estate needs urgent attention and investment and that you, our residents, deserve new and refurbished homes which suit your needs and requirements.

The estate has provided a home to many people since the first buildings were constructed over 80 years ago. At Newlon, we want to fix the long-term problems that affect the buildings on the estate and ensure that it offers safe, comfortable homes that meet its residents' needs long into the future.

We want the estate transformation to deliver positive change for you and for the wider community across the estate. We hope that you will vote yes to enable us to deliver this change.

Thank you



Mike Hinch

Chief Executive
Newlon Housing Trust

For the last 12 months I have been meeting with many of you at our workshops, whether in person or online, and listened to your feedback on our transformation plans. This has been so important in helping us to understand what you like about your homes, the estate and what you want to be improved. The proposed estate transformation has been developed based on your feedback and needs as residents.

So, I am delighted to now be able to present you with this Offer Document, which outlines our offer to you as your landlord. On the following pages you will find detailed information on what the proposals mean for you to help you make your decision in the residents' ballot.

The refurbishment programme on Old Barnsbury will deliver significant improvements, including new kitchens and bathrooms, flooring and decoration, heating systems, windows and front entrance doors, and improved layouts where possible. Additionally we will make the blocks and outside areas safer.

The redevelopment of New Barnsbury will provide people with new, comfortable homes built to modern space standards. We are committed to delivering high quality buildings which will be more efficient, ensuring that residents see the benefit of warmer and quieter homes.

The transformation of the estate will also see us deliver new and improved parks, private courtyards, accessible walking routes, play space for children and a new community centre. Places for the whole community to come together and enjoy.

We feel this is a fantastic opportunity to create an improved Barnsbury Estate, but the decision on whether the estate is transformed is in your hands.

If you want the redevelopment of New Barnsbury and refurbishment of Old Barnsbury to go ahead, then please vote 'YES' in the residents' ballot.

Thank you



Symon Sentain

Assistant Director Property Services
Newlon Housing Trust



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If you have difficulty reading this document because of a disability or because English is not your first language, we can help. Please call the BEST team on 020 7613 7596 or 020 8709 9172 or email BEST@Newlon.org.uk.

SECTION 1: OVERVIEW

THE VISION FOR THE BARNSBURY ESTATE

We are proposing an extensive transformation for the entire Barnsbury Estate to deliver better homes and outside spaces for residents.

Refurbishment of Old Barnsbury

- The refurbishment of Old Barnsbury will help to address long standing issues such as damp, leaks, poor layout and lack of storage.
- The transformation will deliver significant improvements to residents' homes including high quality new kitchens and bathrooms.
- Landscape improvements to the courtyards will provide new paving, secure cycle shelters and improved bin stores. Lighting and security will also be improved across Old Barnsbury.
- The existing green spaces will be transformed with planting, trees, new paths and seating. The existing play area will be redesigned with new play equipment and outdoor fitness equipment will also be provided.
- There will be an opportunity for resident leaseholders to buy into the planned works.



View of improved green space next to Barnsbury Road

New homes for New Barnsbury residents

- New, comfortable homes will be built to modern space standards, with an exemplary level of build quality.
- The homes will have their own private space, such as a balcony, terrace or patio, and access to semi-private communal courtyards.
- The buildings will have highly insulated walls, meaning homes will be warmer in the winter and cooler in the summer.
- High-quality materials will help to reduce noise making the homes more peaceful places to live.
- We will be replacing the 351 existing homes and building around 550 to 600 new homes. The sale of the new homes will help to fund the estate transformation.
- We are aiming to deliver 50% affordable housing across the estate including social rent and intermediate housing. A range of homes will be provided including one and two beds, family homes, and wheelchair adaptable homes.



View of The Lanes on New Barnsbury

Transformed outside spaces

- Three new green and welcoming public spaces will be created - Pultney Park, the Community Heart and the Canal Play and Nature Trail - for everyone on the estate.
- New lighting and CCTV will ensure you feel safe when walking around the estate.
- Formal and informal play and recreation spaces, outdoor gym equipment, growing areas and seating will offer something for all ages.
- Landscape and planting will provide greenery all year round and will be carefully selected to require minimal maintenance, helping to keep service charges down.



View of Pultney Street Park

Putting the community at the heart of the Masterplan

- At the heart of the estate will be the newly designed and larger community centre, providing a welcoming new building for all residents to use and enjoy.
- The community centre will be set within a new community park, including a sunken multi-use games area, new paths and seating, and a range of play and outdoor gym equipment.
- The centre itself will be available for all residents to use and will include flexible spaces and rooms to accommodate a range of activities.



View of the proposed community park

Service charges and bills

- Newlon is committed to ensuring that the redevelopment and refurbishment of homes should tackle the estate's long-term problems.
- High-quality and longer lasting materials and landscaping will reduce the need for continual maintenance and help to minimise service charges. Residents will be consulted and involved in decisions which affect service charges.
- New and refurbished properties on the estate will be more energy efficient which should help to reduce fuel bills.



View of the proposed community park and private amenity space

You have the final say

- We believe that this transformation is a once-in-a-generation opportunity to improve the whole estate and the lives of residents.
- The improvements to your home and the estate can only go ahead if you vote YES.

VOTE YES 
FOR THE BARNSBURY ESTATE TRANSFORMATION

OUR PROMISES TO YOU

Our promises to tenants on Old Barnsbury

- We will meet with you to discuss the refurbishment options in your home.
- You will be provided with a range of choices for your new home including the layout of your kitchen and bathroom as well as fixtures, fittings, paint finish and flooring.
- Refurbishment will start on Old Barnsbury at the same time as construction starts on New Barnsbury and will be managed in phases to minimise disruption.
- The majority of residents will be able to remain in their homes during the refurbishment phases. However, if you do need to move out due to medical or mobility reasons, then we will actively support you by providing temporary accommodation.
- For overcrowded households, we will explore options with you to move into a new home that meets your needs on the redeveloped New Barnsbury, a larger home on Old Barnsbury, or elsewhere if this is your preference.
- Rents will not increase to pay for the refurbishment.

Our promises to leaseholders on Old Barnsbury

- Resident leaseholders will not be recharged for any of the proposed refurbishment works to the external and communal areas.
- There will be opportunities for resident leaseholders to buy-in to internal works if they wish.
- Non-resident leaseholders will be recharged in accordance with lease conditions and a cap of £50,000 will be applied to the work.
- In some circumstances non-resident leaseholders may be eligible to pay less or pay over a longer period, and we will discuss this with you.

Our promises to tenants on New Barnsbury

- We will provide a new home that meets the housing needs of your family.
- Your rent will not increase - if you move to a home with the same number of bedrooms as you have now, your rent stays the same. If you are overcrowded and you move to a bigger home, your rent will go up in accordance with the existing rent levels.
- Nobody will be rehoused permanently off the estate unless they want to be.
- We will ensure that the vast majority of households will only move once - from their existing home to a new build home.
- For those tenants who do need to move into temporary accommodation, such as those in the first phase, we will endeavour to ensure this is on the estate.
- We will discuss your preferences for your new home including location, layout and internal fixtures and fittings.
- We will publish an estate lettings policy prioritising existing tenants.

Our promises to leaseholders on New Barnsbury

- You will be offered an open market value for your home based on a RICS Red Book valuation. We will also pay for you to have an independent valuation.
- We will pay statutory home loss of 10% of value (for resident leaseholders) and 7.5% (for non-resident leaseholders) as well as disturbance costs connected to relocation.
- Resident leaseholders will be offered the opportunity to transfer their equity to a new build home so they can remain on the estate. This would be for the same number of bedrooms (or a reduced number of bedrooms if you wish to downsize).

RESIDENT LEASEHOLDER ELIGIBILITY

- To be eligible to vote in the ballot, you need to have been a resident on the estate 12 months prior to the publication of this Offer Document (document published on 1 February 2021).
- To be treated as a resident leaseholder during the transformation of the estate, you need to be able to prove that you are using your property as your main or principal home by the date that planning permission for the transformation is granted (planning is expected to be achieved approximately 12 months post ballot).
- You will need to be registered as the Council Tax payer and be able to show you receive the bill at your address. You must also be able to provide a further two pieces of evidence to confirm your residency for this period. One of these must be a utility bill (i.e. gas or electricity), and the other could be a bank statement, credit report, driving licence or letter from the NHS.

THE BALLOT

The Ballot is your opportunity to decide on the future of the Barnsbury Estate.

The question you will be asked to vote on is:

ARE YOU IN FAVOUR OF THE PROPOSAL FOR THE TRANSFORMATION OF THE BARNSBURY ESTATE?

WHAT A 'YES' VOTE MEANS

If a YES vote is returned then we will be able to go ahead with our plans to transform the Barnsbury Estate.

We will:

- Refurbish the existing homes on Old Barnsbury as well as improving the buildings and communal areas.
- Redevelop New Barnsbury to create new homes.
- Deliver a number of new spaces and streets across the estate for everyone to enjoy.

These plans will enable Newlon to provide a long-term solution to issues faced by many residents which cannot be resolved by our ongoing maintenance programme.

It will also enable us to resolve overcrowding across both Old and New Barnsbury.

A 'YES' vote means that we can make all of this possible.

WHY SHOULD I VOTE 'YES'?

This is your chance to have your say. The way you vote is your decision — a 'YES' vote will mean:

- Everyone is able to have a secure and energy-efficient home.
- Resolve overcrowding across the estate.
- Providing modern kitchens and bathrooms.
- Delivering a safer and greener estate.
- Providing a balance of public, private and resident only spaces and play areas for everyone to enjoy.

WHAT A 'NO' VOTE MEANS

If a NO vote is returned then we won't be able to go ahead with the transformation and it would be 'business as usual' on the estate with Newlon continuing regular maintenance and repairs when reported or needed.

This will mean that many of the existing problems on the estate will not go away. We know that many people have problems with:

- Damp
- Poor insulation
- Noise from neighbours
- Poor layout of properties
- Lack of storage
- Overcrowding
- Not enough quality outside space

More substantial improvements to address these long-term issues faced by residents will depend on the amount of money available to Newlon each year.

A NO vote will also mean that leaseholders will be expected to contribute to the costs of more extensive refurbishment works required on the estate, as set out in their lease.

SECTION 2: OLD BARNSBURY

OLD BARNSBURY

Old Barnsbury is defined as the 1930's brick buildings situated between Barnsbury Road and Charlotte Terrace.

If you live in Berners House, Corbet House, Copenhagen House, Fisher House, Payne House, Roding House, Samford House or Vittoria House, then you live on Old Barnsbury.



View of the improved growing garden on Old Barnsbury

View of the proposed Green Walk on Old Barnsbury

OFFER TO OLD BARNSBURY RESIDENTS

OFFER	TENANTS	RESIDENT LEASEHOLDERS	NON-RESIDENT LEASEHOLDERS
High quality refurbishment			
Extensive, high quality refurbishments to your homes.	✓	✓ (if you choose to buy-in)	
New bathrooms, kitchens, heating, rewiring, flooring and improved storage.	✓	✓ (if you choose to buy-in)	
The complete replacement of all windows, plus flat entrance and balcony doors.	✓	✓	✓
Works will be organised to minimise disruption allowing you to stay in your home. You will not have to move to temporary accommodation unless you need to for medical or mobility reasons.	✓	✓ (if you choose to buy-in)	
The disabilities and special needs of residents will be respected and carefully considered.			
Your choice			
Choice of floorings, kitchen and bathroom fittings and paint colour to make your home your own.	✓	✓ (if you choose to buy-in)	
Where possible layout changes will be considered and agreed with you, e.g. knocking through the kitchen/toilet to create a more usable space.	✓	✓ (if you choose to buy-in)	
Your rights			
Your tenancy will not change unless you choose to move off Old Barnsbury.	✓		
You will not have to make a financial contribution to the exterior refurbishment works.	✓	✓	
You will be requested to provide financial contributions consistent with your lease obligations. Newlon will apportion the refurbishment build costs and ensure that financial contributions are restricted to the communal areas and external elements of their building.			✓
A cap of £50,000 will be applied to this work and there may be eligibility to pay less than this or pay over a longer period.			
Transformed outside spaces			
Improvements to the outside spaces including new accessible routes, improved green spaces and play areas.	✓	✓	✓
Repair or replacement of defective brickwork and pointing.	✓	✓	✓
Renewed footpaths and lighting, as well as improvements to entrances, communal areas and security.	✓	✓	✓
Parking			
We propose to reorganise the parking and improve the layout. If you have a valid parking permit then we will work hard to ensure you keep this.	✓	✓	✓
Overcrowded households			
Overcrowded Old Barnsbury households should be able to move to a new home with the correct number of bedrooms for your housing need. This could be on the redeveloped New Barnsbury, a larger home on Old Barnsbury, or elsewhere if this is their choice. This is subject to agreeing an Estate Lettings Plan.	✓		

OLD BARNSBURY – YOUR REFURBISHED HOME

What is included?

Tenants will be eligible for internal refurbishments to their existing homes if the ballot is successful. Resident leaseholders will also have the option to buy-in to the internal refurbishments if they want to.

The refurbishments will be discussed with you in advance of any works taking place and you will have a choice about all elements of the refurbishment in your home. This could include:

New kitchen:

- Reconfigured layout to increase size, where possible.
- New units including the safe removal and reinstallation of your appliances.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

New bathroom:

- Reconfigured bathroom layout to include a toilet, where possible.
- New bath/shower, sink and toilet.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

Other refurbishments:

- New heating and ventilation system if required.
- Improved and/or increased storage.
- Improved smoke and fire detection.
- Rewiring if required.

YOUR CHOICE

This is your home and so all tenants will be provided with a number of choices as part of the internal refurbishment. Whilst we may not be able to do everything you would like, we will do our best to accommodate as many of your choices as possible.

We will pay particular attention to the needs of Old Barnsbury residents with disabilities and special needs to ensure that all aids and adaptations are consulted upon and carefully thought through, designed and installed. This is very important to us.

Layout:

- **Option 1:** Enlarge the kitchen by removing the separate toilet where possible. The toilet will be moved into a reconfigured bathroom.
- **Option 2:** Keep the separate toilet and provide smarter storage solutions in the kitchen wherever possible.

Finishes:

- Kitchens: Worktop and kitchen unit doors.
- Bathrooms: Bath or shower, plus tiling.
- Paint finish: Colour to redecorated walls.
- Flooring: Flooring in kitchen and bathroom.

In the event of a YES result in the residents' ballot we will meet with you to discuss your choices.

SHOW HOME

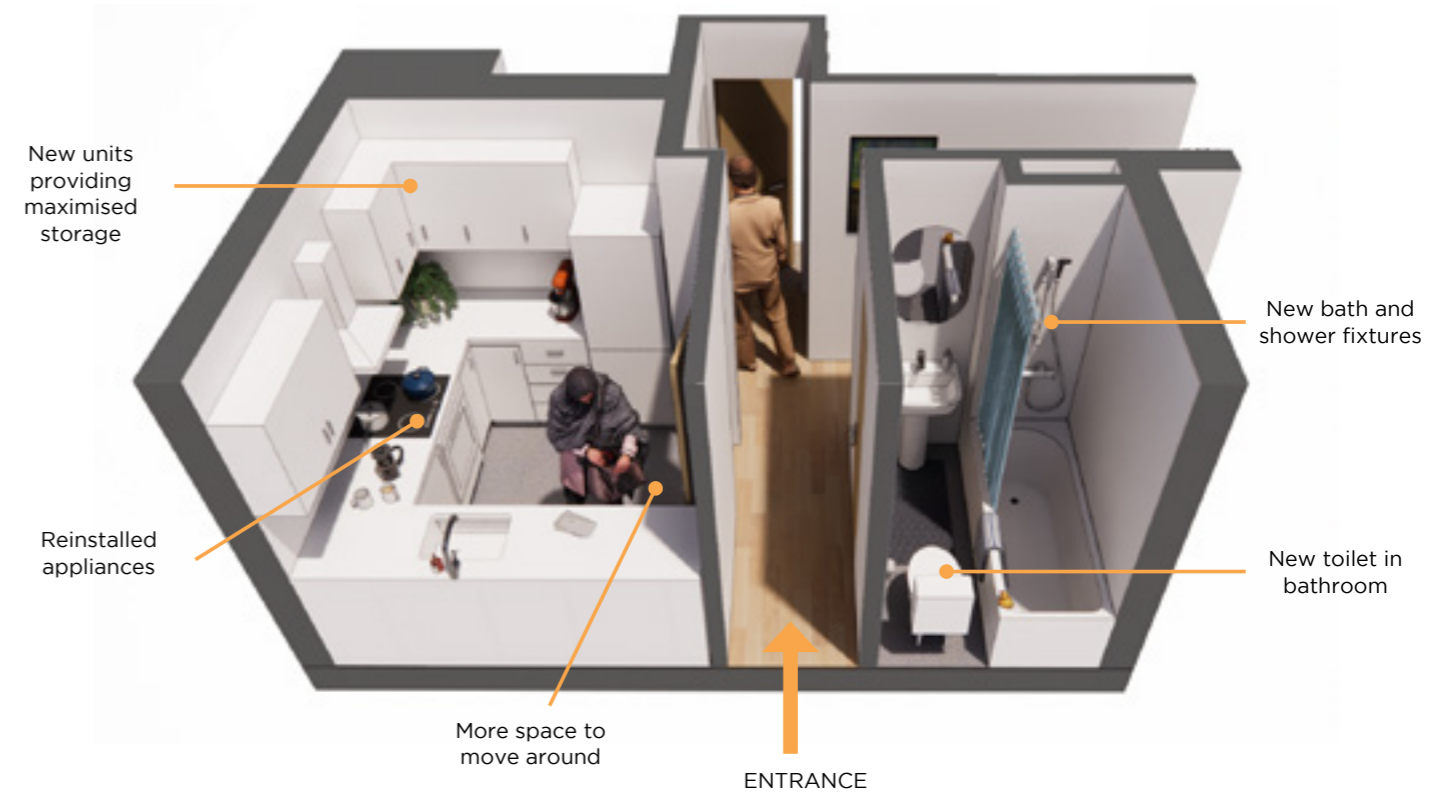
We are fitting out a new kitchen and bathroom at 29 Berners House to show you what the refurbishment of your home could look like and showcase the quality workmanship you can expect. It will include a reconfigured kitchen and bathroom.

Unfortunately due to the lockdown restrictions we don't think it is currently going to be possible to enable you to physically visit the show home. We are going to be providing a before and after video to show you the changes that are possible.

Once we are able to then we will invite you to visit the show home.



Example images of kitchen and bathroom fixtures and fittings



Example layout of a refurbished kitchen and bathroom

OLD BARNSBURY – TRANSFORMING GREEN SPACE

Creating spaces for the community to enjoy

- Improving the resident-only growing garden at Samford House with new raised beds, including wheelchair accessible beds. We also plan on adding new railings and boundary planting, a new storage shed and new fruit trees, paths and seating.
- The growing garden will be secured at all times with a fob-access gate system that only residents will have access to.
- Refreshing the existing playground between Fisher House and Corbet House with accessible play apparatus and paths, planting and new seating.
- Creating Barnsbury Road Park which will include new planting, trees, paths, seating and possibly outdoor fitness space or equipment. The park will be accessible during the day but secured with a resident fob gate system at night.
- Creating child-friendly play areas and spaces with 'play-on-the-way' activities such as boulders, balance logs and stepping stones.
- Planting more trees and plants to celebrate nature and create new places for people to rest, relax and spend time with their neighbours and families.



View of the improved community growing gardens



View into Barnsbury Road Park



Proposed Green Walk
Secure fob gates

Delivering a new green walk

Creating a new, quiet green link connecting Barnsbury Road with Charlotte Terrace and continuing on to Pultney Park and the Community Hub.

The green link will:

- Connect the outdoor spaces and run alongside the communal growing garden.
- Be an accessible pedestrian link for all residents to use.
- Be well-lit, overlooked and safe.
- Be softened and made green with new trees and planting.
- Integrate fob-access gates to secure this route for residents only after dark.

OLD BARNSBURY – OUTSIDE SPACE AND BUILDINGS

Refurbishing the outside spaces, communal areas and blocks



New balcony doors and repainted balconies

New double glazed windows

Roof repairs

Re-pointing of brickwork

External wholesale repairs to the external brickwork

Improved planting and boundary treatment

Repairs and refresh of existing access deck

Improved planting and boundary treatment

Improved paving

New secure bin store integrated into the landscape

Existing trees maintained and new trees planted

Improved CCTV

Green roof cycle shelters

Improved parking

New door stop play

New paving and road surface

New double glazed windows

New front doors

Improved lighting

New signage

New entrance door with secure fob entry and CCTV system

Improved accessibility

New hard and soft landscaping

OLD BARNSBURY - PHASING

Old Barnsbury Phases 1-6

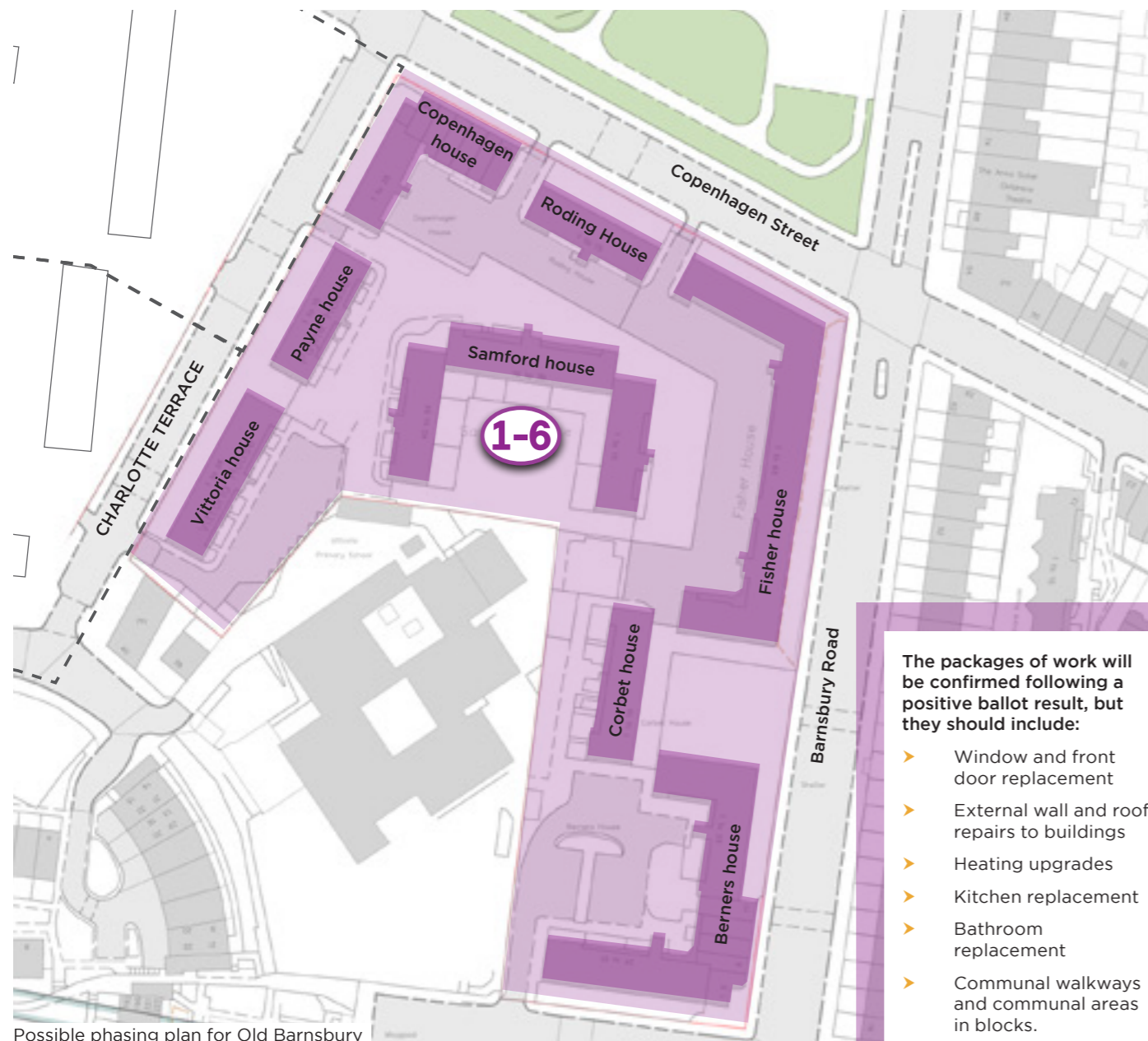
Proposed timeline: 2022 - 2028

Refurbishment works split into smaller packages to reduce disruption to you

What will the refurbishment works entail?

We are proposing that the refurbishment works will be split into smaller packages of works to reduce disruption to you. For example we would carry out all of the window replacements first. Once this 'package' of work is completed we would move onto the next package.

This approach will ensure that you will not need to move out of your property whilst the works to your home are being carried out unless you need to do so for medical or mobility reasons.



Possible phasing plan for Old Barnsbury

When will all of this work start?

We expect that the work on Old Barnsbury would start in 2022 – the same time as New Barnsbury.

Will I need to move out while the works take place?

The refurbishment works to the inside of tenants' homes (such as the kitchen and bathroom replacement) will be carried out on a phased basis. The phasing will be designed to minimise disruption and allow you to stay in your home throughout the works. However, Newlon will assess each households' needs individually and will provide alternative accommodation during the works if this is considered the most suitable option for you.

My household is overcrowded, what are my options?

If you are an overcrowded Old Barnsbury household then we will explore the possibility of a new home in the redeveloped New Barnsbury or a larger home on Old Barnsbury with the correct number of bedrooms for your housing need. This is subject to agreeing an estate lettings policy which will prioritise existing tenants.

We will work with you throughout this process to make things as easy and as comfortable as possible.

This will include meetings with you and your family to discuss your options for each package of works. This could include the layout of your kitchen and bathroom, choice of flooring and fittings, or paint colour.



This view looking down Charlotte Terrace shows how new trees, paving and soft planted boundaries will improve the experience of the estate at street level, making it greener and more accessible.

SECTION 3: NEW BARNSBURY

NEW BARNSBURY

New Barnsbury is defined as the more modern buildings built after the Second World War, that are between Charlotte Terrace and Caledonian Road, including the two blocks next to the canal on Carnegie Street.

If you live in Adrian House, Aldrick House, Amory House, Blackmore House, Charlotte Terrace, Crispe House, Ewen House, Kenwick House, Jocelin House, Mavor House, Messiter House, Molton House, Redmond House, Ritson House, Thorpe House, Thurston House or Venn House, then you live on New Barnsbury.



View of shops and cafes along Caledonian Road with safer walking routes into the estate



View of a typical entrance to the new homes



View of a proposed shared residential courtyard



The Mews will offer quiet east to west links for pedestrians only

OFFER TO NEW BARNSBURY RESIDENTS

OFFER	TENANTS	RESIDENT LEASEHOLDERS	NON-RESIDENT LEASEHOLDERS
High quality redevelopment			
You will be provided with a new home on the Barnsbury Estate.	✓	✓	
Your new home will be built to a high quality, including higher performance windows, walls and insulation making homes warmer and quieter.	✓	✓	
All homes will be built to modern space standards and have usable outside space.	✓	✓	
Your rights			
You will not pay more rent for a home of the same number of bedrooms and your tenancy rights will be protected.	✓		
If you are overcrowded and you move to a bigger home, your rent will go up in accordance with the existing rent levels.	✓		
You will not have to pay for any of the proposed transformation works.	✓	✓	✓
If you do not wish to remain on the estate, or you are a non-resident leaseholder, then Newlon will offer to purchase your property.		✓	✓
You could be eligible to receive a moving home payment (known as a disturbance payment) to help with the reasonable costs of moving e.g. if you are required to move into temporary accommodation.	✓	✓	
Your Choice			
You will be able to choose colours, finishes, kitchens and bathrooms.	✓	✓	
You may be able to choose different internal layouts, such as open plan or separate kitchen/dining and living area.	✓	✓	
Location			
You will be able to discuss the location of your new home and will have some choice of more than one property.	✓	✓	
Transformed outside spaces			
Access to your own private space such as a balcony, terrace or patio and access to semi-private communal courtyards.	✓	✓	
Transformed landscape and planting, carefully selected for minimal maintenance to keep service charges down.	✓	✓	
Parking			
New on and off-street parking. We are seeking as far as possible to retain the required number of spaces for existing residents, although this will be subject to planning.	✓	✓	
Overcrowded households			
You will be eligible for a new home with the number of bedrooms identified through your housing needs assessment.	✓		
Resident leaseholders will be offered a new home with the same number of bedrooms as their existing property.		✓	

INFORMATION FOR TENANTS:

- All tenants will be provided with a new home which meets the housing needs of you and your family.
- No one will have to move off the estate permanently if they don't want to.
- Tenants will not pay for any of the proposed transformation works.
- Your rent will not increase - if you move to a home with the same number of bedrooms as you have now, your rent stays the same. If you are overcrowded and you move to a bigger home, your rent will go up in accordance with the existing rent levels.
- If you do currently have more bedrooms than you need (e.g. if your children have grown up and moved out) then a new property will be offered on the basis of 'housing need plus one'. This means you will be offered a home with one extra bedroom than you need.
- We will continue to engage with you after the residents' ballot to discuss your preferences for your new home including location, layout and internal fixtures and fittings. We will aim to meet as many of your preferences as possible.

INFORMATION FOR RESIDENT LEASEHOLDERS:

- All resident leaseholders will be provided with a new home on the Barnsbury Estate if you wish.
- If you want to remain on the estate in a new property then you will be offered a shared equity deal or you can purchase a new home outright.
- This new equity would be based on the agreed market rate value of your existing property. You will also receive a statutory payment of an additional 10% of the value of your existing property up to a maximum of £65,000 (you are entitled to this under the Land Compensation Act, 1973). This is known as a Home Loss payment.
- If you purchase a flat under the shared equity offer, then the equity value of your old flat, plus the additional 10% Home Loss amount, would be put towards the value of the new home. Any unsold equity value would be held by Newlon as a 'silent partner' until you decide to sell. No rent would be charged on the unsold equity.
- If you are buying a property using shared equity then we will value your existing property and agree the anticipated value of the new property at the same time. We will update the valuations at regular intervals.
- Newlon will discuss buybacks with resident leaseholders who wish to sell their property in the event of a positive residents' ballot. The buyback offer will be based on agreed valuation. Newlon will pay for an independent survey for each resident leaseholder.
- Resident leaseholders, who choose to buy a new home on the estate, will be provided with a temporary home in the event that your new home is not ready when you are required to move. As long as you complete the purchase of a new home on the estate, you will not be charged rent while you are living in a temporary home.

INFORMATION FOR NON-RESIDENT LEASEHOLDERS:

- Non-resident leaseholders on New Barnsbury are not eligible to remain on the estate and will be offered the market value of their property plus a Home Loss payment of 7.5% up to a maximum of £75,000.
- Newlon will carry out its own valuation and pay for you to have an independent valuation by an RICS chartered valuer to ensure you receive the market value for the property.
- Newlon will purchase leaseholds from non-resident leaseholders on a phased basis in line with the phasing plan.
- Earlier purchasing of a leasehold may be possible on a case by case basis though cannot be guaranteed.

PROPOSED HOMES ON NEW BARNSBURY

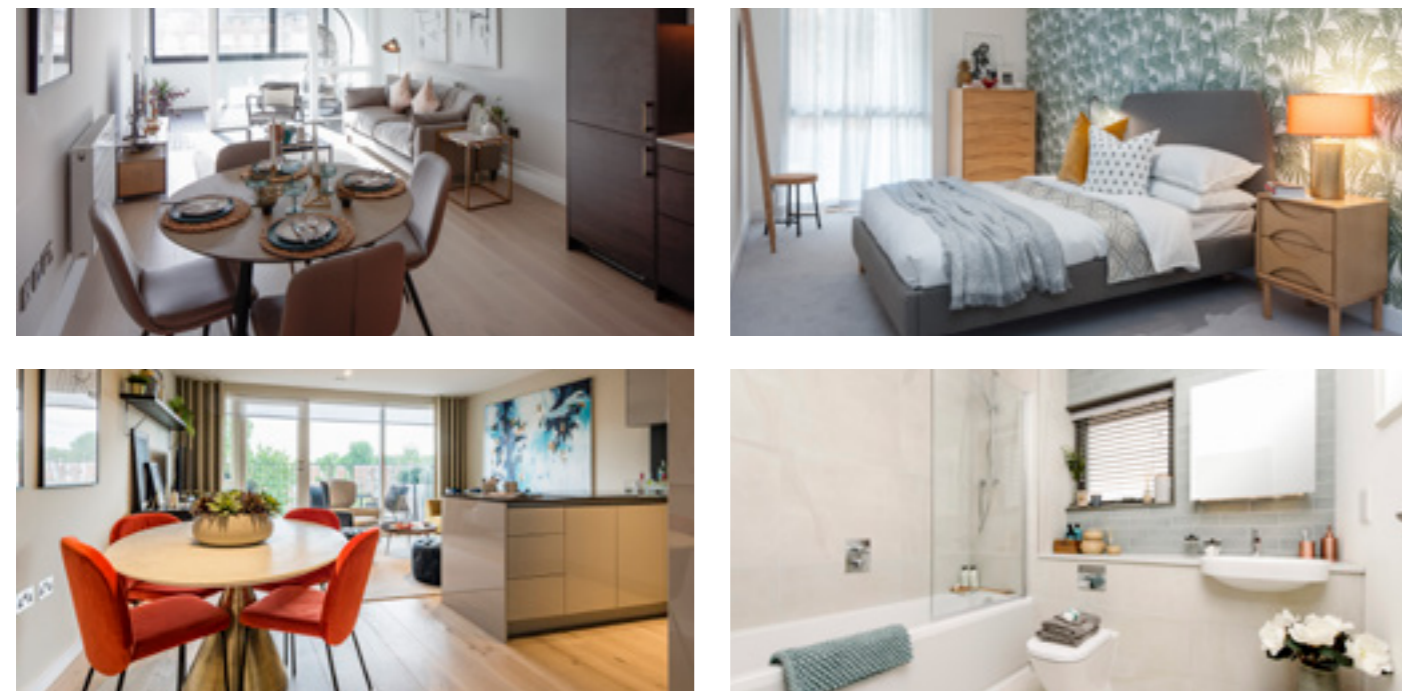
On the following pages are the typical floor layouts for the proposed new homes on New Barnsbury. This should provide you with an idea of the potential new homes that we are proposing to deliver. However, it is likely that there will be a number of different flat types and floor layouts when the plans for each block are finalised. We will continue to discuss the proposals with you after the ballot to understand your needs and priorities.

Typical one bedroom flat for one or two people



Example open plan layout with combined living, kitchen and dining.

- 50m²**
MINIMUM AREA
- RECOMMENDED MINIMUM AREA**
23m²
COMBINED LIVING, KITCHEN & DINING TOTAL AREA
- 1.5m²**
BUILT IN STORAGE
- 5m²**
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

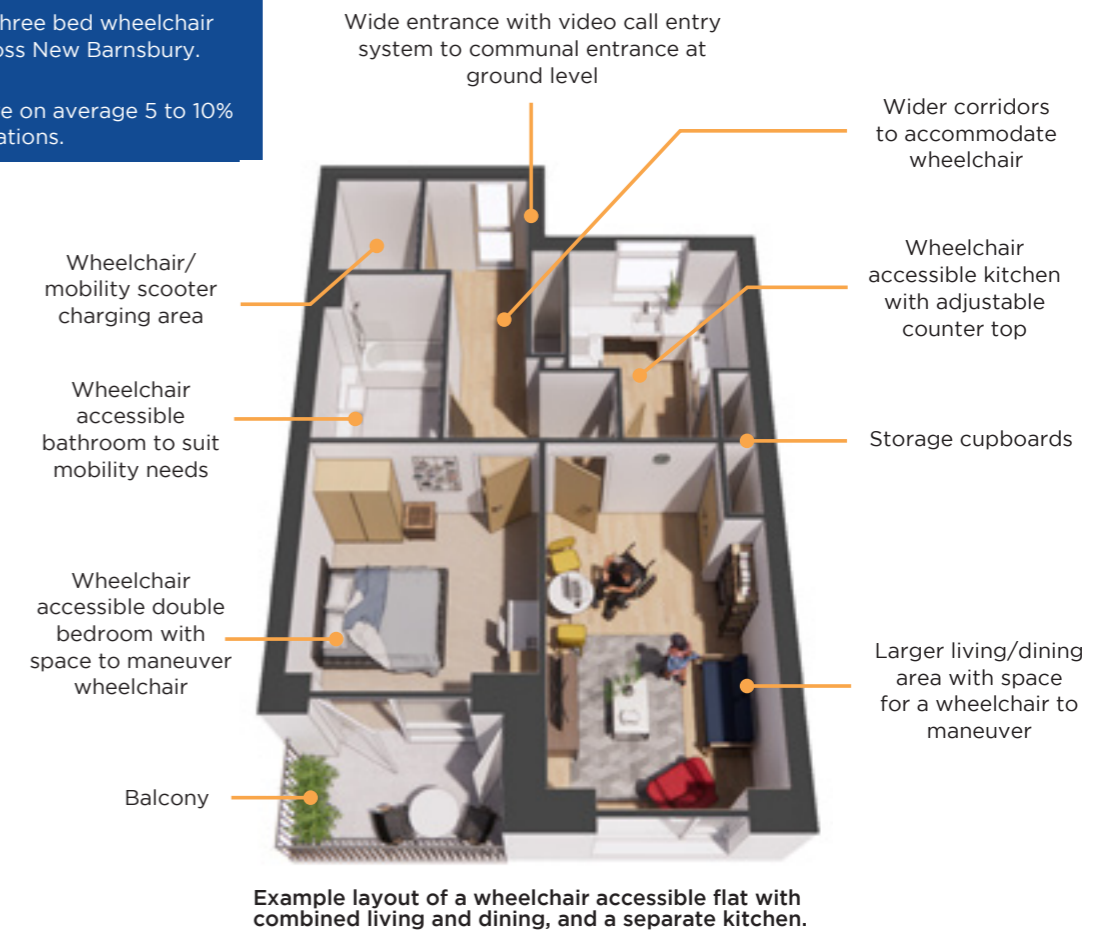


Example images of a typical lounge, kitchen, bedroom and bathroom

Typical wheelchair accessible one-bedroom flat for one or two people

A number of one, two and three bed wheelchair homes will be available across New Barnsbury. Typically wheelchair flats are on average 5 to 10% larger to comply with regulations.

- 55m²**
MINIMUM AREA
- RECOMMENDED MINIMUM AREA**
25m²
COMBINED LIVING, KITCHEN & DINING TOTAL AREA
- 1.5m²**
BUILT IN STORAGE
- 5m²**
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE



Example layout of a wheelchair accessible flat with combined living and dining, and a separate kitchen.

Typical two bedroom flat for four people

- 70m²**
MINIMUM AREA
- RECOMMENDED MINIMUM AREA**
27m²
COMBINED LIVING, KITCHEN & DINING TOTAL AREA
- 2m²**
BUILT IN STORAGE
- 7m²**
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE



Example open plan layout with combined living, kitchen and dining (with option for separate kitchen).

Typical three bedroom flat for five people

86m²
MINIMUM AREA

29m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

2.5m²
BUILT IN STORAGE

8m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example layout for combined kitchen and dining room with separate living room.

Typical four bedroom maisonette for seven people

115m²
MINIMUM AREA

31m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

3m²
BUILT IN STORAGE

10m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example layout for combined living and dining with separate kitchen.

Typical three bedroom maisonette for five people

93m²
MINIMUM AREA

29m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

2.5m²
BUILT IN STORAGE

8m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example layout for combined living and dining with separate kitchen.

Typical five bedroom home for eight people

The Housing Needs survey has indicated that a small number of larger family homes are required and so we will be providing a number of five bedroom homes.

121m²
MINIMUM AREA

3.5m²
BUILT IN STORAGE

33m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

11m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

NEW STREETS AND GREEN SPACES

New Barnsbury will have a variety of streets and green spaces which will be safer, cleaner and easier to access. They will be designed to be accessible and inclusive for the use and enjoyment of all residents, including wheelchair users and those with disabilities or additional needs.

All of the streets and open spaces will have front doors and windows looking onto them to improve security. A variety of outdoor amenity and sports facilities will ensure the estate is active and the design will eliminate dark corners and dead ends. The majority of the new homes will be dual-aspect meaning that most residents will have two views. Some windows may face the street or communal garden courtyards and some will look out over green space and trees.

The height of proposed buildings will relate to the width of the streets and spaces. Narrower streets will have small houses, while larger buildings are located on wider streets and around open space.

PULTNEY STREET PARK

As one of the three proposed new areas of public space, Pultney Park will be open to everyone with plenty of seating and areas for people to spend time with friends and family or relax peacefully.

New play equipment will be provided for children surrounded by new and existing trees and planting.



View of a transformed Pultney Park

COMMUNITY HUB PARK

The existing green space along Carnegie Street will be redesigned to provide a range of activities for residents of all ages.

This new area of public realm will include new and existing trees, paths, seating and opportunities for adventure play, sports and fitness, including a semi-sunken multi-use games area.



View of private amenity space overlooking the Community Hub Park.

NEW SHARED AND PRIVATE OUTSIDE SPACES

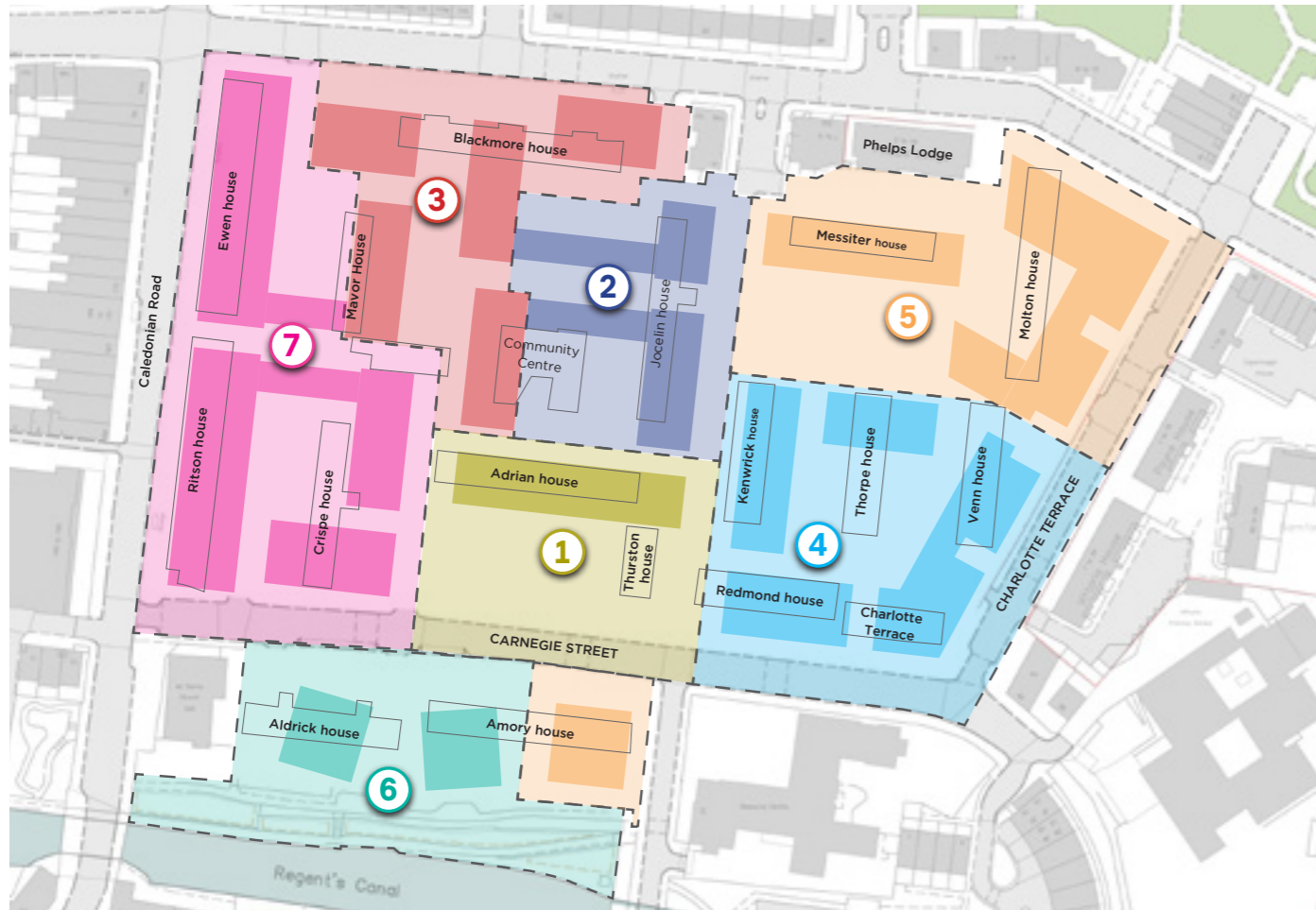
All new homes on New Barnsbury will have direct access to their own private outside space such as a balcony, terrace or patio.

Semi-private courtyards, designed to maximise daylight and sunlight, will be shared by residents living in the surrounding blocks. The courtyards will be designed to be quiet and well-maintained spaces that provide a generous yet also intimate garden space with plenty of seating for rest and relaxation in the sun or shade. They will also incorporate play features, especially for younger children, to give families access to nature and play close to home.



View from within a shared residential courtyard

NEW BARNSBURY – PHASING



Possible phasing plan for New Barnsbury

New Barnsbury Phase 1	New Barnsbury Phase 2	New Barnsbury Phase 3	New Barnsbury Phase 4
Proposed timeline: 2022 - 2024 Adrian and Thurston House to be temporarily rehoused to allow for new homes to be built	Proposed timeline: 2024 - 2025 Residents can move directly into a new home on Phase 1	Proposed timeline: 2025 - 2027 Residents can move directly into a new home on Phase 2	Proposed timeline: 2027 - 2028 Residents can move directly into a new home on Phase 3

New Barnsbury Phase 5	New Barnsbury Phase 6	New Barnsbury Phase 7
Proposed timeline: 2028 - 2030 Residents can move directly into a new home on Phase 4	Proposed timeline: 2030 - 2031 Residents can move directly into a new home on Phase 5	Proposed timeline: 2031 - 2032 Residents can move directly into a new home on Phase 4 or 5

When will all of this work start?

We expect to be able to start Phase 1 of the redevelopment in 2022, and as per the proposed phasing plan we expect Adrian House and Thurston House to be in Phase 1. This means that those residents would move into temporary accommodation whilst these blocks are demolished and the new blocks are built. We will endeavour to ensure this is on the estate and our priority is rehousing existing residents as quickly as possible into a home which meets their housing need.

However, it is also important to note that this is still an indicative phasing plan and it has not yet been confirmed and is subject to change. We will continue to engage with you on the phasing after the ballot.

What choices will I get?

We want to give you choices to ensure your new home is right for you. This could be on location, which floor, or who your neighbour is. We will try and meet as many of your preferences as possible by working with you.

We are also reviewing whether a priority system could be introduced i.e. giving those residents who have lived on the estate for a long time first choice.

We will work with you throughout this process to make things as easy and as comfortable as possible.

This will include meetings with you and your family to discuss your options for each package of works e.g. what type of windows you could have or what layout changes are possible in your flat.

Will I need to move into temporary accommodation?

Our priority is rehousing existing residents as quickly as possible into a home which meets their housing need.

We know that those residents in the first phase will be required to move into temporary accommodation whilst their new homes are being built. We will endeavour to ensure this is on the estate.

We are committed to ensuring that all other residents, not in the first phase, will be able to move directly from their existing home into a new home with no need for temporary accommodation.

MOVING COSTS:

- Tenants and resident leaseholders will receive a moving home payment (known as a disturbance payment) to help with the reasonable costs of moving.
- This payment covers things like removal costs, disconnecting and reconnecting appliances, redirecting mail, and reconnecting telephone, TV and broadband.
- If you have to move to a temporary home and then to your permanent home you will receive a payment for each move.

SECTION 4: CONNECTING THE COMMUNITY

NEW COMMUNITY CENTRE

The Community Centre will be open to all residents with spaces and rooms suitable for classes, meetings and children's activities.

The Centre will open onto the new Community Park located along Carnegie Street which will provide activities for all ages including play and sports.



Proposed view from inside the new Community Hub



View of the new community centre and community park with a semi sunken multi-use games area

WALKING ROUTES

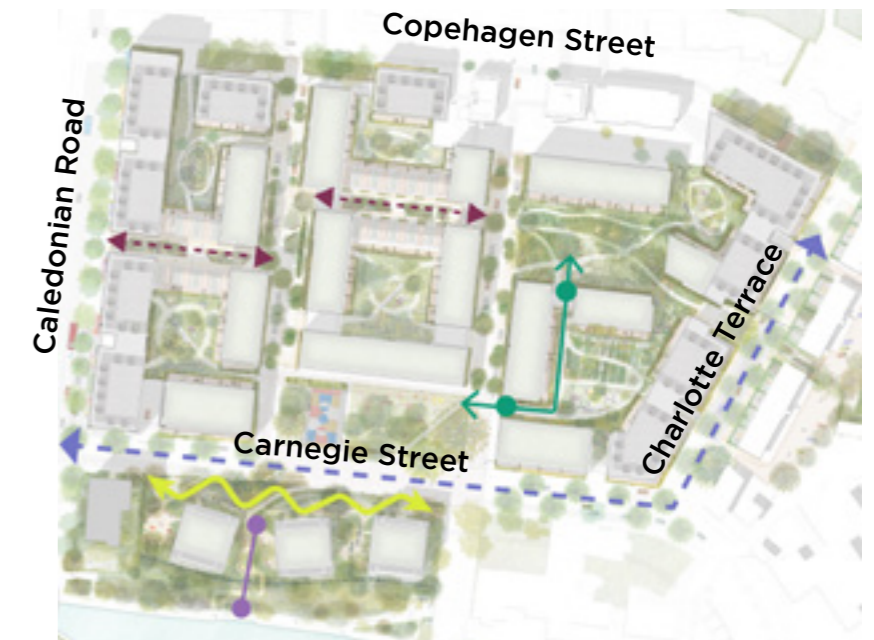
We want to create a well-connected and accessible estate that can be easily navigated on foot with new signage. New and improved walking and cycling routes will connect the site east to west and north to south to improve the experience of moving around and through the estate. Additional CCTV cameras will be fitted across the estate for added security.

We are looking at creating a quiet Garden Walk, drawing on the many examples of such routes within Islington, which would connect the Community Hub Parkland with Pultney Park. As this potential public route would pass through one of the resident communal courtyards, we would secure this at night using a fob system.

There is also potential to improve the connection between the transformed estate and Regent's Canal. We are looking into the possibility of reinstating, improving and carefully lighting the existing stepped pedestrian link that connects the canal towpath with Carnegie Street. We can secure this route after dark using a fob gate for residents only.

We will continue to discuss the nature and location of potential new routes with you to make sure they meet your needs.

Diagram showing the potential new walking routes



- Mews connect east to west
- Potential Garden Walk
- Canal play and nature trail
- Potential link to towpath
- Improved cycle route
- Secure fob gates



View of the Garden Walk which could pass through a shared courtyard and be locked to the public at night

SECTION 5: YOUR VOTE

Who can vote?

The ballot is open to all Barnsbury Estate residents, aged 16 and above, as long as they fall into one or more of the following criteria:

- Newlon tenants named on the tenancy (including those with secure, assured, flexible or introductory tenancies)
- Resident homeowners named on the lease who have lived at Barnsbury Estate for at least 12 months before the residents' ballot.
- Anyone currently living on the estate who has been an applicant on the Council housing register for at least 12 months before the residents' ballot and whose principal (main) home is on the estate

If you're eligible to vote, you'll receive your ballot paper directly from Civica Election Services (CES).

Who are Civica Election Services (CES)?

CES is approved by the GLA as an independent scrutineer of regeneration ballots and has been appointed to ensure that the ballot is run securely, independently and in line with the GLA guidance. CES will post the ballot papers to residents, receive and count the votes, verify that they have been cast legitimately and issue the result.

How can I vote?

Voting eligibility is set out by the Greater London Authority (GLA). You can vote via one of the following ways:

- Returning your ballot paper in a pre-paid envelope by post
- Voting online using a unique code
- Voting by telephone using a unique code.
- Vote via text message using a unique code

Details on how to vote will be sent out with your ballot paper. The ballot is private, and CES will never tell anyone how an individual has voted.

When can I vote?

Your ballot paper will be posted first class on Monday 22 February 2021 and you will have until 5pm on Friday 19 March 2021 to cast your vote. You can vote as soon as your ballot paper arrives. Any votes received by CES after the deadline will not be counted.

If you choose to vote by post, please allow enough time for your ballot paper to arrive back at CES before the deadline.

What do I do if I haven't received a ballot paper or I'm away?

If your ballot paper doesn't arrive, or if you would like more information about voting, you can call CES on 020 8889 9203 or make an enquiry online at support@cesvotes.com.

Please make sure you let CES know you are from the Barnsbury Estate when you contact them.

Is there a minimum turnout required?

There is no minimum turnout needed. 'YES' or 'NO', whichever gets the most votes, will win. It's as simple as that.

The transformation will only go ahead if the majority of residents who vote, vote YES in the Residents' Ballot.

This is why it's so important that you use your vote.

When will we know the results of the ballot?

CES will send you an official confirmation letter to announce the result which will also be posted online at www.betterbarnsbury.org.uk.

What happens after the ballot?

If there is a majority 'YES' vote from residents, we'll continue to consult and engage with you as we continue to progress the transformation plans and provide you with the latest information. This will include running engagement activities such as drop-in sessions or online presentations as well as sending regular newsletters and updating the website. There will also be opportunities for you to speak to the BEST team about your options and choices for your new or refurbished home.

If there is a majority 'NO' vote then the transformation of the estate will not go ahead.

Are you appointing a development partner?

Newlon will be bringing a development partner on board who will help to deliver the proposed transformation of the estate. The development partner will be experienced in the property and development industry with a strong track record of delivering high quality sustainable housing. We will be in touch to update you on this appointment.

If you require a copy of this document in a different language or format then please do not hesitate to get in touch with us on 0800 3077 659 or email BEST@Newlon.org.uk.

এই ডকুমেন্টটির অনুবাদ

যদি আপনার নিজের ভাষায় এই ডকুমেন্টটির একটি কপি আপনার প্রয়োজন হয় বা অন্য কোনো ফরমটে প্রয়োজন হয় তবে দয়া করে 0800 3077 659 নম্বরে বা BEST@Newlon.org.uk এই ইমেইলে আমাদের সাথে যোগাযোগ করতে দ্বিধা করবেন না

Bu belgenin çevirisi

Bu belgenin, anadilinizde bir nüshasını veya farklı bir formatını isterseniz, lütfen çekinmeden 0800 3077 659 numaralı telefon veya BEST@Newlon.org.uk e-posta adresi aracılığıyla bizimle iletişime kurun.

Tarjumida dukumintigan

Haddii aad u baahan tahay nuqul ka mid ah dukumintigan oo ku qoran afkaaga hooyo ama aad ugu baahan tahay qaab ka duwan markaa fadlan ha ka waaban inaad nala soo xiriirto 0800 3077 659 ama iimayl u dir BEST@Newlon.org.uk

Этот документ перевести

Если вам нужен перевод этого документа на свой язык или в другом формате, пожалуйста, не стесняйтесь позвонить по телефону 0800 3077 659 или написать нам по электронной почте на адрес BEST@Newlon.org.uk

翻本文件

如果您需要一份您母版本的文件或需要其他的格式, 致0800 3077 659或通子件与我系

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VOTE YES



FOR THE BARNSBURY ESTATE TRANSFORMATION

TRANSFORMING

THE BARNSBURY ESTATE TOGETHER

Make sure you vote in the residents' ballot to have your say on the future of the Barnsbury Estate

Independent advisors

If you would prefer to talk confidentially to someone else, you can talk to Source Partnership, who have been appointed by a residents' panel to act as independent residents' advisors for residents of the estate. They can be contacted on:


 **Freephone 0800 616 328**

 **Email info@sourcepartnership.com**



GET IN TOUCH WITH THE BEST TEAM

 **Visit www.betterbarnsbury.org.uk**

 **Call 020 7613 7596 or 020 8709 9172**

 **Email BEST@Newlon.org.uk**

