

SUMMARY OF WORKSHOP 5 - OPTIONS FOR TRANSFORMATION

RESIDENTS' UPDATE



Refurbishment and Redevelopment – what it means for you

The BEST team have been holding a series of workshops with residents to discuss the Barnsbury Estate and the plans for transformation. Workshop 5 took place on Tuesday 28th January and Saturday 1st February. During this workshop the BEST team discussed the three options for transformation. We have proposed that we work up the third option, refurbishment and redevelopment, with residents of the estate.

The third option would involve the refurbishment of the buildings in Old Barnsbury, whilst the buildings in New Barnsbury could be demolished and rebuilt. The whole estate would receive new landscaping, play spaces and a new community centre.

Please visit the BEST office or www.betterbarnsbury.org.uk if you'd like to see our previous workshops and past newsletters.

What happens next: At workshop 6 we will discuss our refurbishment and redevelopment proposals in more detail. It will take place at the Barnsbury Community Centre on:

- Tuesday 25th February 7pm-9pm
- Saturday 29th February 11am-1pm

Would you like to talk to a member of the BEST team about these proposals? If so please:

✉ Email best@newlon.org.uk

☎ Call 020 7613 7599

📄 Drop into the BEST office at 1A
Adrian House, Jays Street, N1 0TY

The options for transformation

Newlon has considered the following two options but has concluded they would not deliver the improvements that the estate needs and which residents have asked for.

Option 1: Maintenance

- This option involves the continuation of Newlon's current ongoing maintenance programme.
- It has been ruled out by the BEST team because it would not solve structural and long-term issues such as overcrowding, damp, condensation, lack of storage or poor drainage.



Option 2: Infill

- This option would involve building new homes on the existing open spaces across the estate. Possible Infill locations have been highlighted in yellow on the plan to the right.
- This option has been ruled out by the BEST team because:
 - It would not raise sufficient funds to complete a full refurbishment of blocks across both Old and New Barnsbury.
 - Infill would result in a loss of usable outdoor space and trees.



Option 3: Refurbishment of Old Barnsbury: What does this mean for me?

Do you live in Old Barnsbury?

Refurbishment of Old Barnsbury would deliver long-term solutions to ongoing problems with the buildings – in particular, damp – as well as improvements to social tenants' homes.

Homes:

- New kitchens
- New bathrooms
- New windows
- New front doors

Outside Space:

- Improvements to landscape
- Improved cycle & bin storage
- Improved play areas
- Better lighting

Buildings:

- Roof repairs
- A long-term solution to damp and condensation
- Improved security
- Improved entrances and communal spaces

Leaseholders on Old Barnsbury would not be required to pay towards the cost of these works.

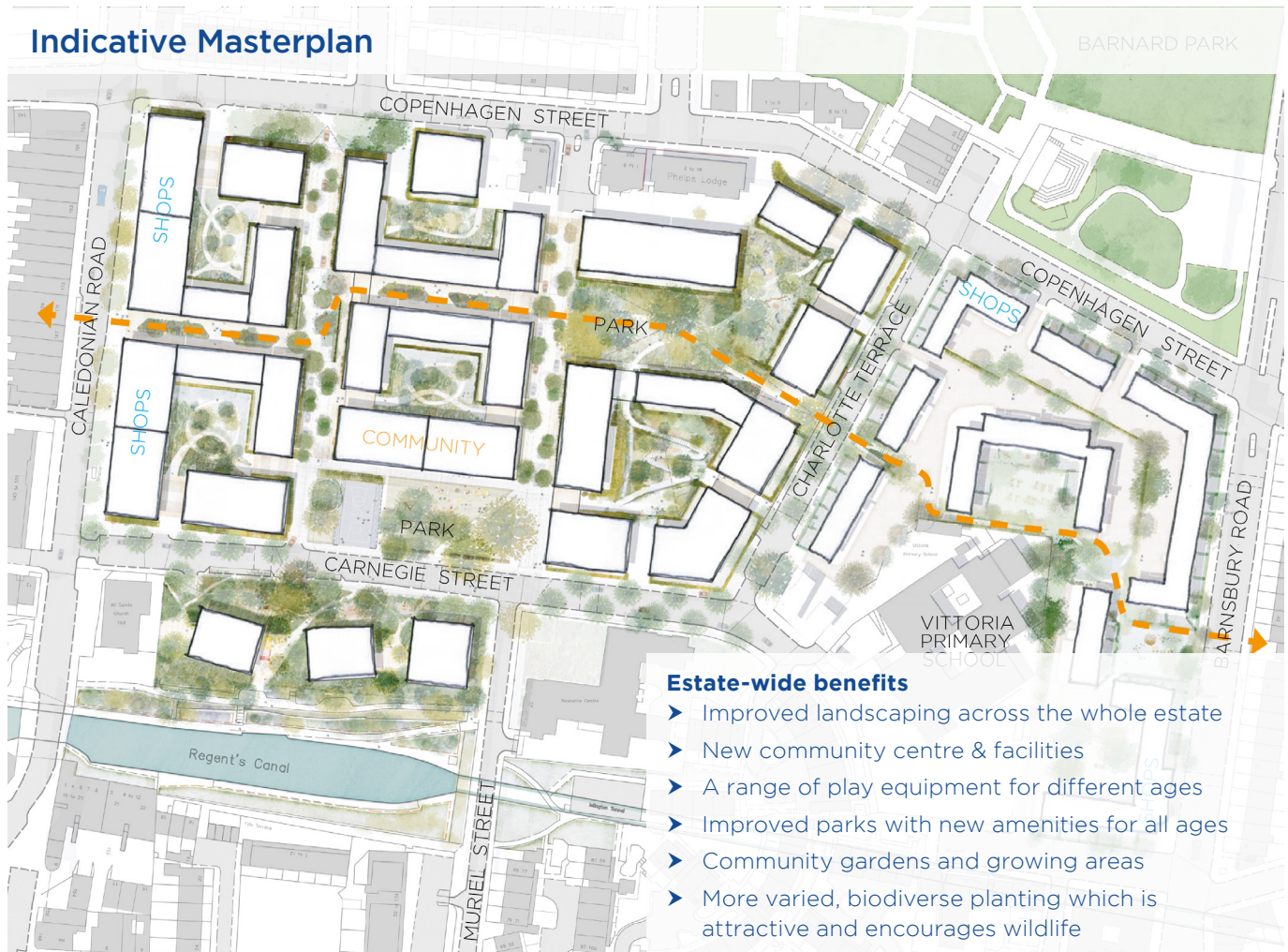


Payne House, Old Barnsbury

You have the final say:

Residents will vote **Yes** or **No** in an estate ballot when plans are finalised.

Option 3: Refurbishment of Old Barnsbury and Redevelopment of New Barnsbury



Option 3: Redevelopment of New Barnsbury: What does this mean for me?

Do you live in New Barnsbury?

The redevelopment of New Barnsbury would enable Newlon to provide residents with the following benefits:

- New homes built to modern standards - improved kitchens, bathrooms and storage.
- Creating new family homes providing a solution to the existing overcrowding problem.
- Providing new homes that are suitable to the needs of older people.
- Providing adaptable or wheelchair homes designed to modern space standards.

If New Barnsbury were to be redeveloped we envisage that most residents would be able to move directly from their existing home into their new one. A full 'decant' strategy will be created and made fully available prior to any ballot.



Adrian House, New Barnsbury

You have the final say:

Residents will vote **Yes** or **No** in an estate ballot when plans are finalised.

Our early commitments to you:

Right to remain on the Estate

- Social tenants and resident leaseholders are guaranteed the right to remain on the Estate no matter the level of work carried out.

Rent

- Social tenants will not see their rent payments increase for homes of the same size.

No changes to tenancy

- Your tenancy and rights will remain the same.

Leaseholders on the estate

- Resident leaseholders will be guaranteed the right to remain.
- Each leaseholder will have the option of individual meetings to discuss their circumstances and to understand what the best option for them may be.

Resident-led consultation:

- From the very beginning, residents have been at the heart of the Estate transformation.

Housing needs assessments:

- Newlon are assessing the needs of all tenants on the estate. If residents vote YES in the ballot all tenants will be guaranteed:
 - A home that is the right size for your needs;
 - A home that is suitable for your needs – e.g. A larger home if you are currently over-crowded or a home that is adaptable if you have a disability

Residents' ballot

- You have the final say. Plans for the estate's transformation will only proceed to a planning application if residents vote YES in the estate ballot.

Free independent advice:

- Source Partnership will provide confidential, independent advice to residents throughout the process.

Disturbance Payments

- Residents moving into new homes would receive a 'disturbance payment' from Newlon. This payment is to cover out-of-pocket expenses caused by moving.

We want to hear your views on these commitments. As part of our consultation, we want to develop a residents' charter – shaped by you – which will guide our work and proposals as we progress.


What happens next?


- **Workshop 6** – Emerging 'masterplan' in more detail.
- **Housing Needs survey** – BEST team are surveying every household to find out their needs and identify issues like overcrowding.
- **Leaseholders** – Replies to questions from early January drop-in session.
- **GiveMyView.com/BEST** – A second round of online polling will give all residents the chance to give your view on key themes discussed in future workshops.

Contact Us

If you would like to get in touch or have any questions about the consultation, you can:


 **Email** best@newlon.org.uk

 **Call** 020 7613 7599

 **Write to us** at Barnsbury Estate Transformation (BEST) Office, 1A Adrian House, Jays Street, N1 0TY

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

For maintenance enquiries or issues, you can contact the Estate Office team by:

 **Email** barnsbury@newlon.org.uk

 **Call** 020 7833 2525

If you have an emergency out-of-hours repair request, please call Newlon's main enquiry number:

 **020 7613 8080**

Source Partnership

Source Partnership have been appointed by a residents' panel to act as Independent Advisors for residents of the Estate. They can be contacted on **Freephone 0800 616 328** or at info@sourcepartnership.com.

If you would like this leaflet in large print, braille or any other another format, or require support with translation, please contact us using one of the ways set out above, or speak to a staff member at the BEST Office.