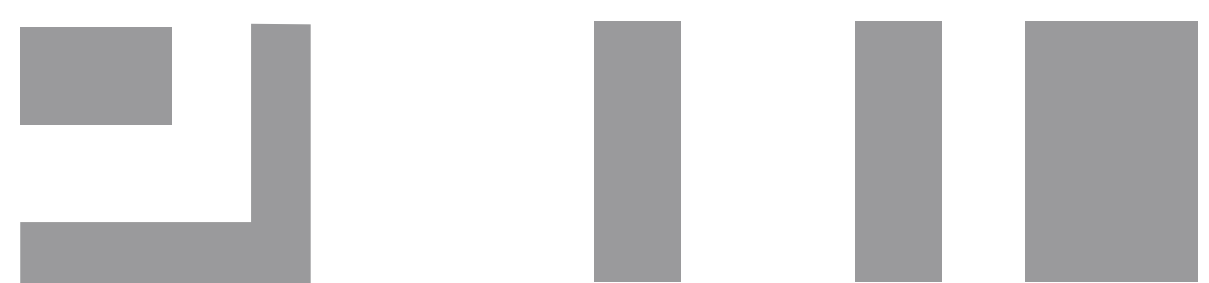


How Does Phasing Work?



Step 1: Existing Estate



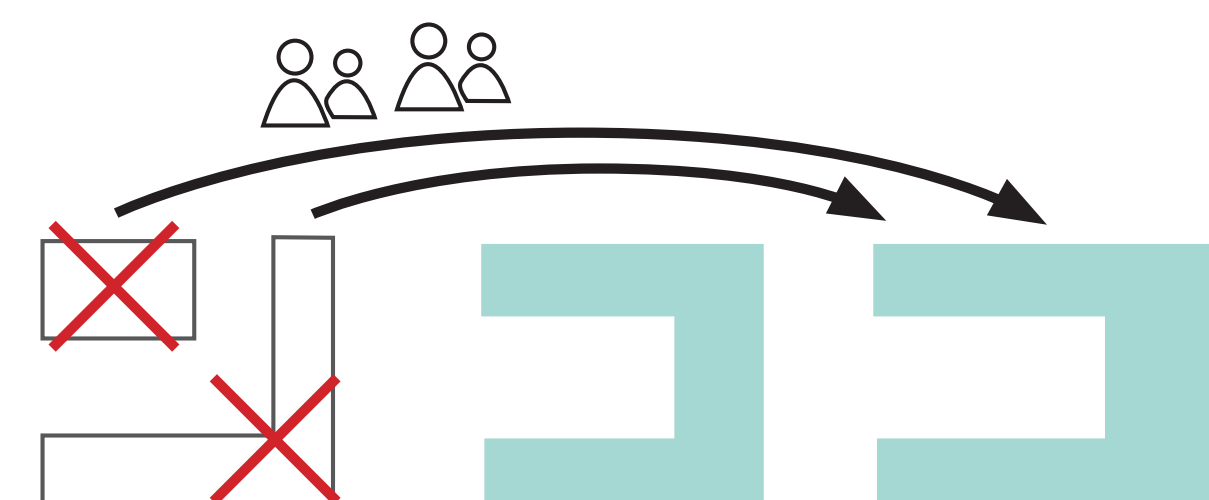
Step 2:

A small number of residents will possibly be required to move temporarily to unlock the first phase. (This could be on the estate or somewhere local)



Step 3: Build Phase 1

Phase 1 residents move into their new homes.



Step 4: Build Phase 2

Phase 2 residents move into their new homes.



Step 5: Build Phase 3

Phase 3 residents move into their new homes. The process then continues until everyone has a new home.

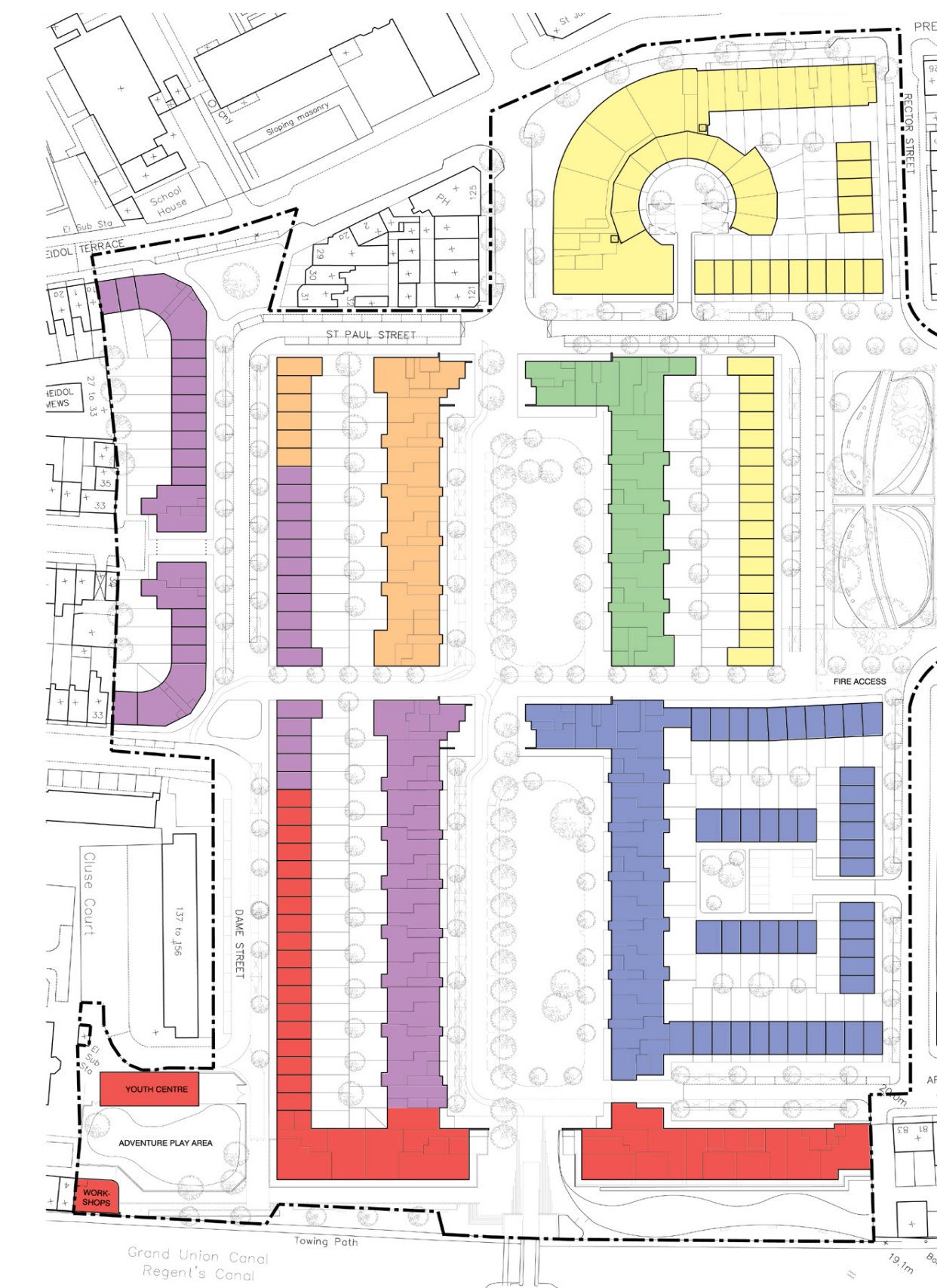
Phasing Example: The Packington Estate, Islington



Packington Estate: Existing Plan



Packington Estate: Masterplan



Packington Estate: Phasing Plan

Key: Packington Phasing

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5
- Phase 6

Phasing: Redevelopment of New Barnsbury

If residents vote for an option which includes any redevelopment of the Estate, a carefully considered phasing strategy will be created to minimize disruption.

This will allow as many households as possible to make one move directly into their new home. However, a small number of residents may be required to move temporarily from their existing home, before finally moving into their new home. This will create the space needed to allow the 'first' phase to be built.

Phase 1:

Completed 2010 + 2012



Social Rent Canalside Apartments



Modern Townhouses

Phase 2:

Completed 2012



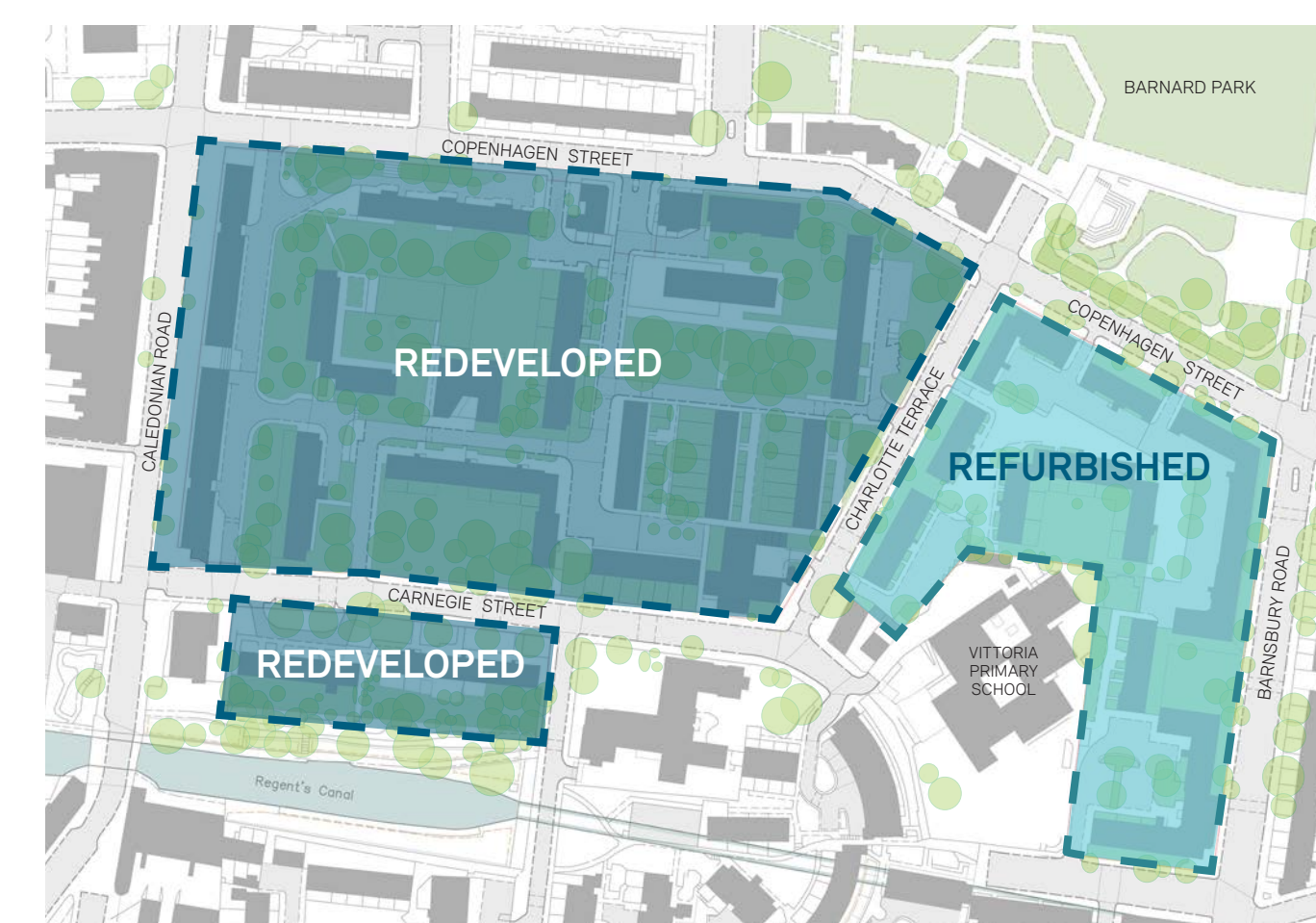
The Arc

Phases 3 + 4:

Completed 2015 + 2017



New Southern Square + The Batten



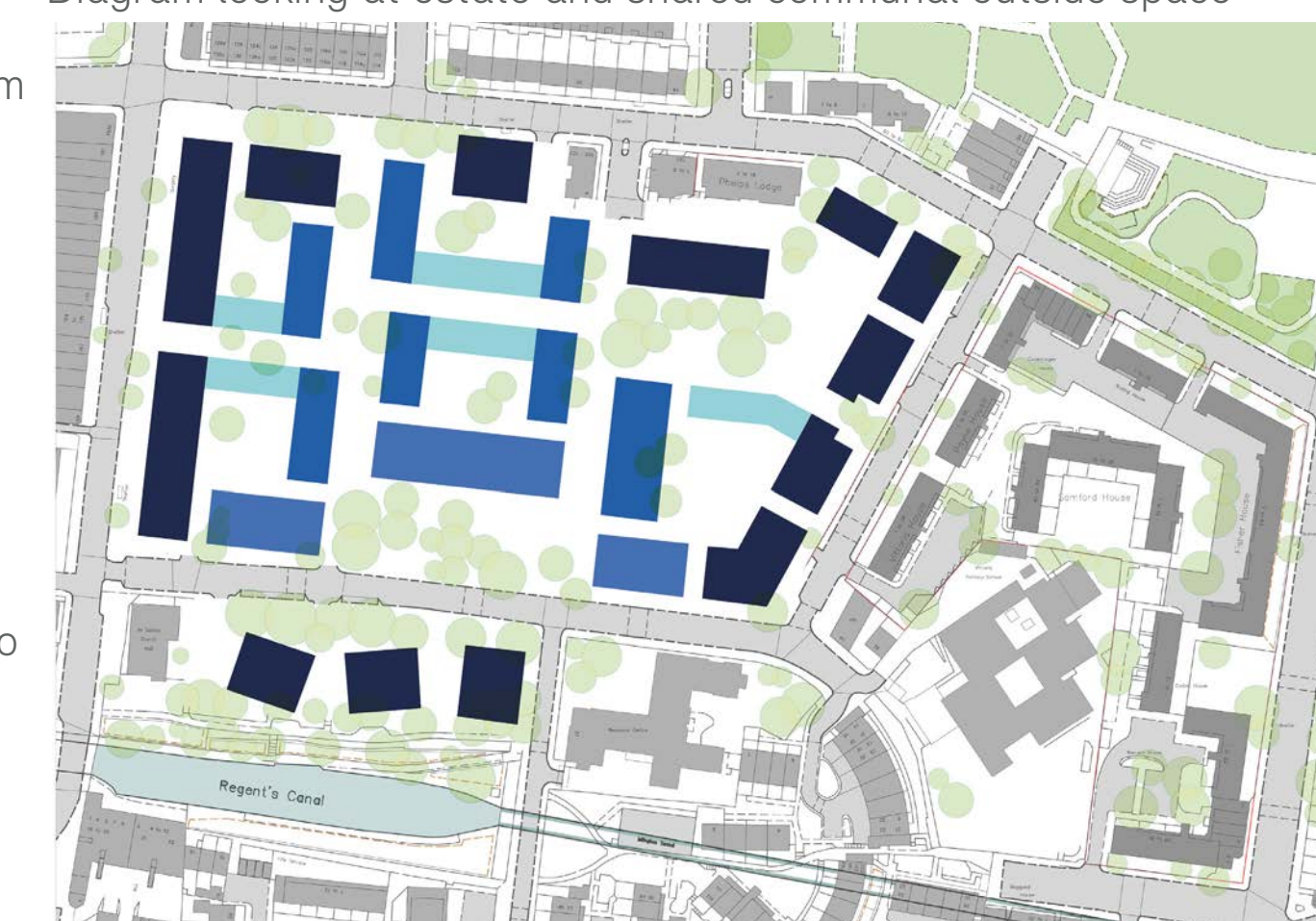
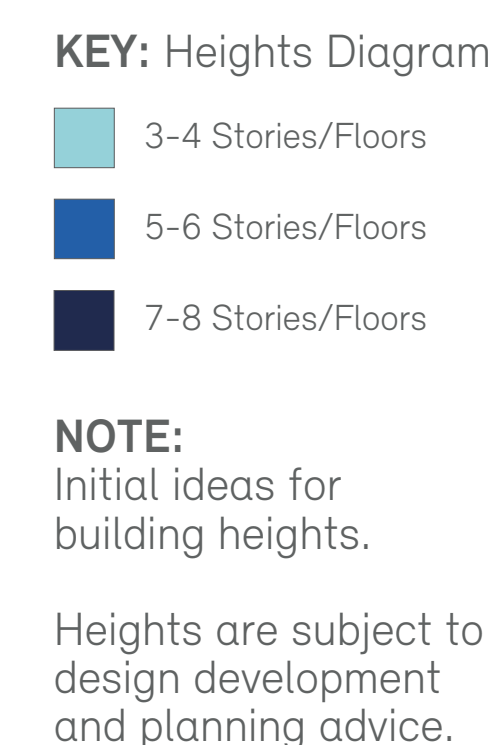
Plans for Transformation

Refurbishment of Old Barnsbury + Redevelopment of New Barnsbury



Outside Space

Diagram looking at estate and shared communal outside space



Height Map

Diagram identifying where height may be introduced

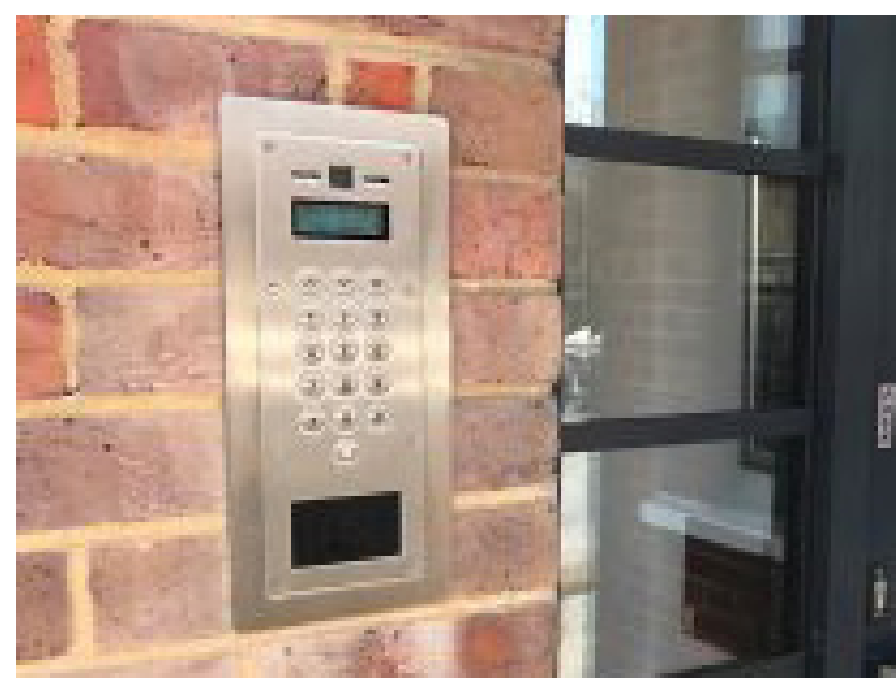


What do you think?

This board starts to list out what will be included in the refurbishment of your existing Old Barnsbury home if you are a tenant.

The BEST team welcome any comments or suggestions you may have?

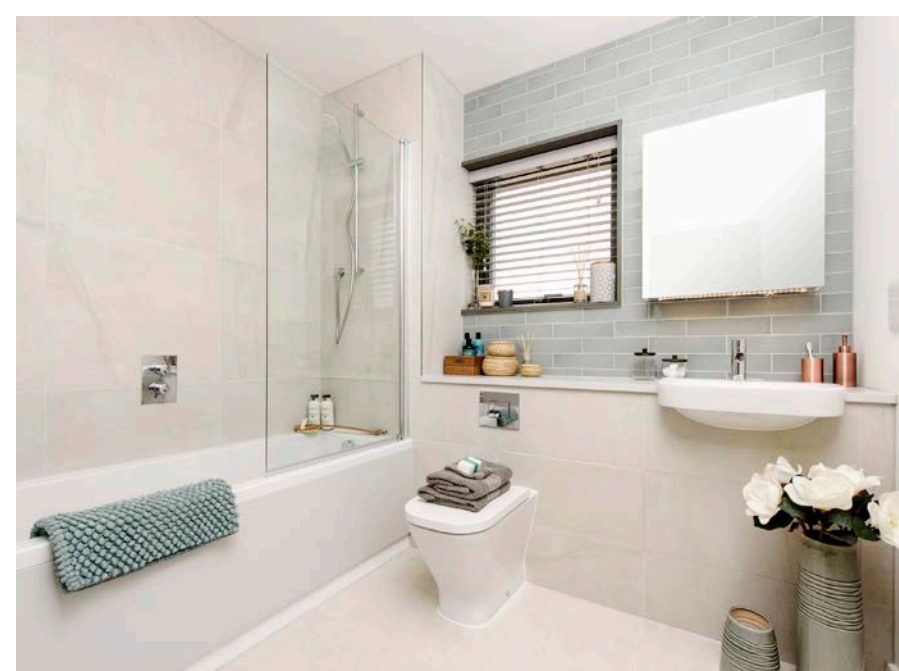
Your Block



- New communal door entry system
- CCTV
- Refreshment of communal areas including entrances and deck access
- External walkways renewed

- New Front and back doors to homes
- New windows to homes
- Roofing repairs
- Communal TV/Satellite Installation
- Damp remedial works

Your Home



- New Kitchens
- New Bathrooms
- Heating system upgrades
- Electrical system upgrades
- Ventilation system upgrades

- New flooring finishes
- Re-decoration of all walls
- Wired in smoke & heat detection

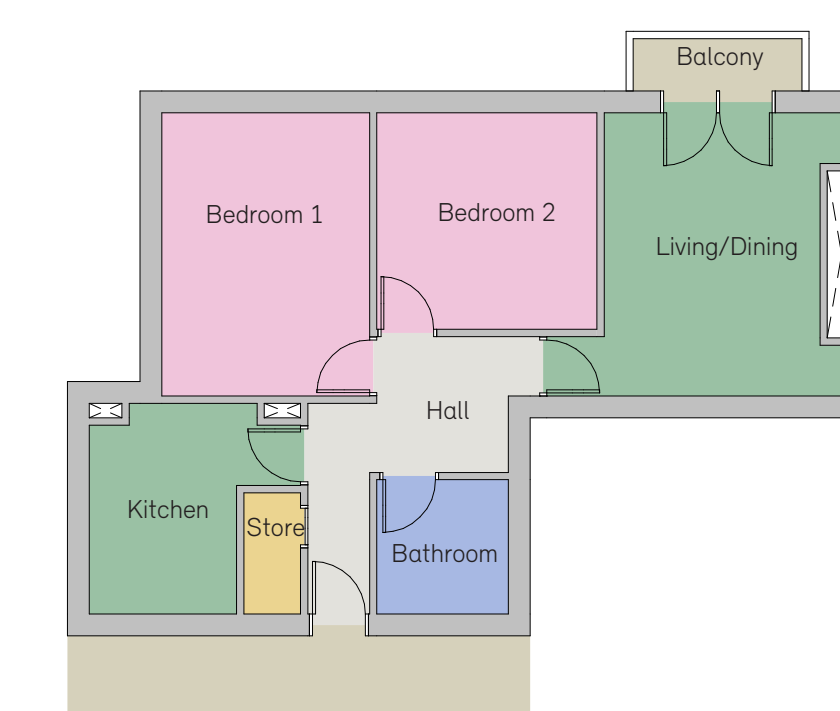
Responding To Residents Feedback

Below are two examples of how an existing Old Barnsbury flat could be improved to increase the size or layout of kitchens and bathrooms.

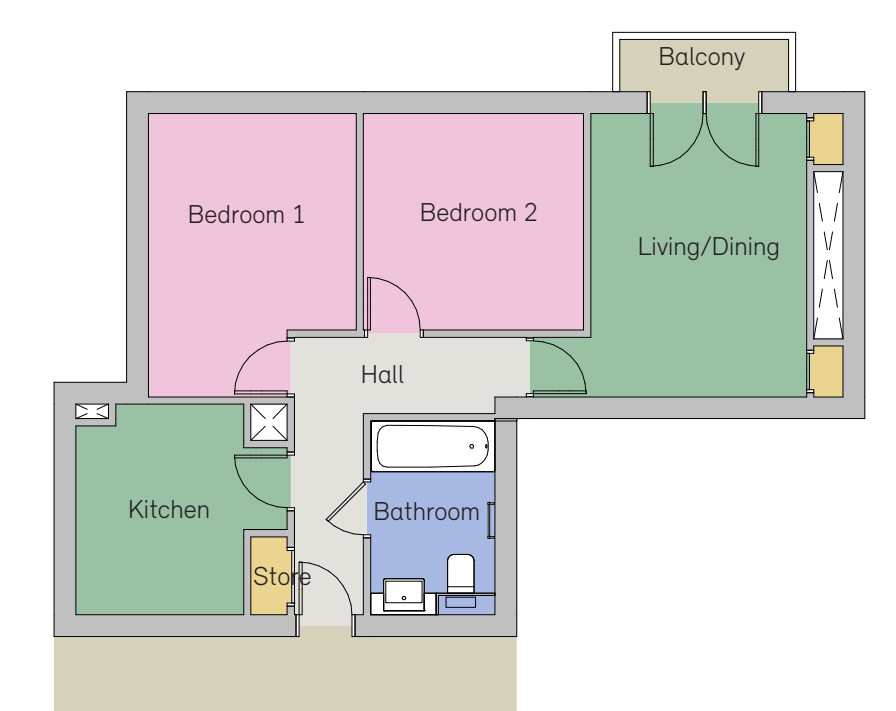
KEY

- Outdoor Space
- Living/Kitchen/Dining
- Bedroom
- Bathroom
- Store/MEP
- Hall

2 Bedroom 4 Person: Type 1

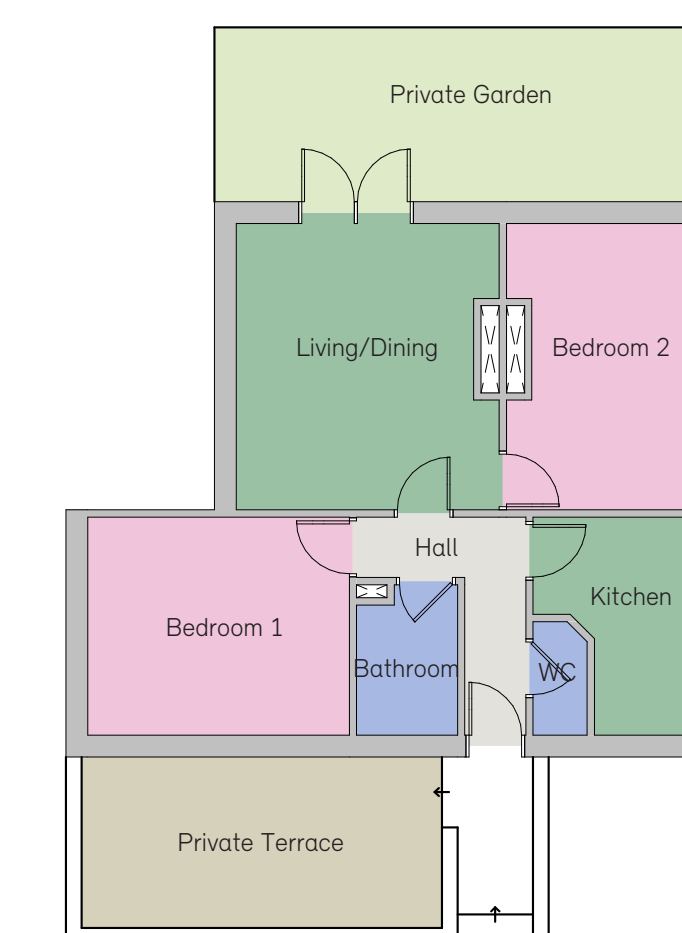


BEFORE

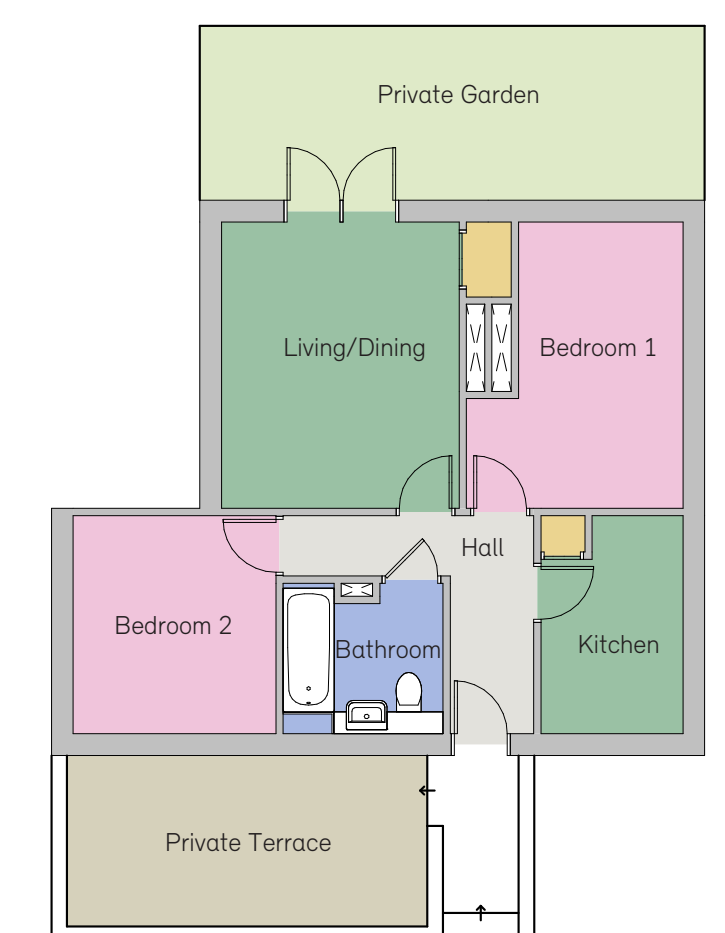


AFTER

2 Bedroom 4 Person: Type 2



BEFORE



AFTER

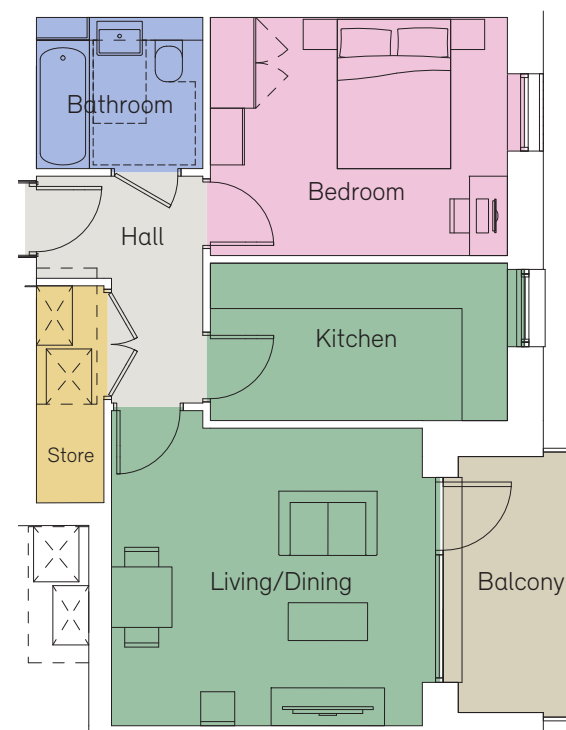
NOTE: A full survey of all existing Old Barnsbury homes is required. Therefore the two examples shown above are subject to change and may not be feasible in every home



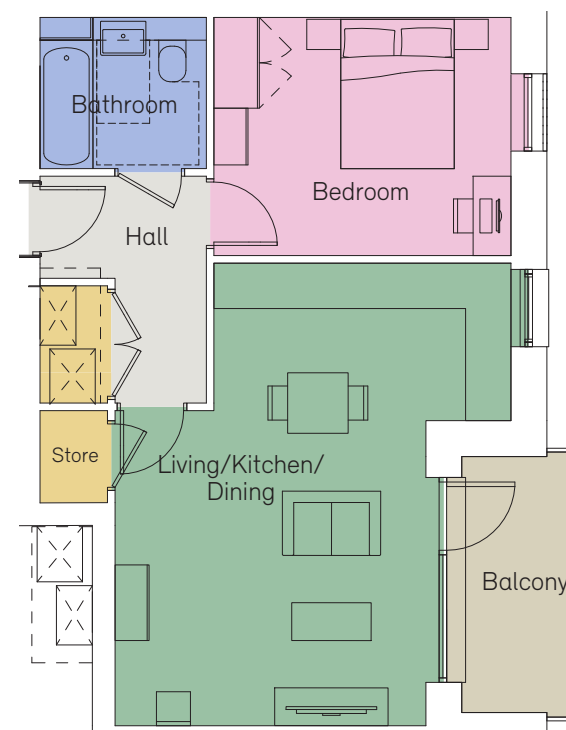
Please talk to a member of the team and they will discuss this board in more detail with you.

New Homes: Typical 1 + 2 Bed

Typical 1 Bed 2 Person Flat

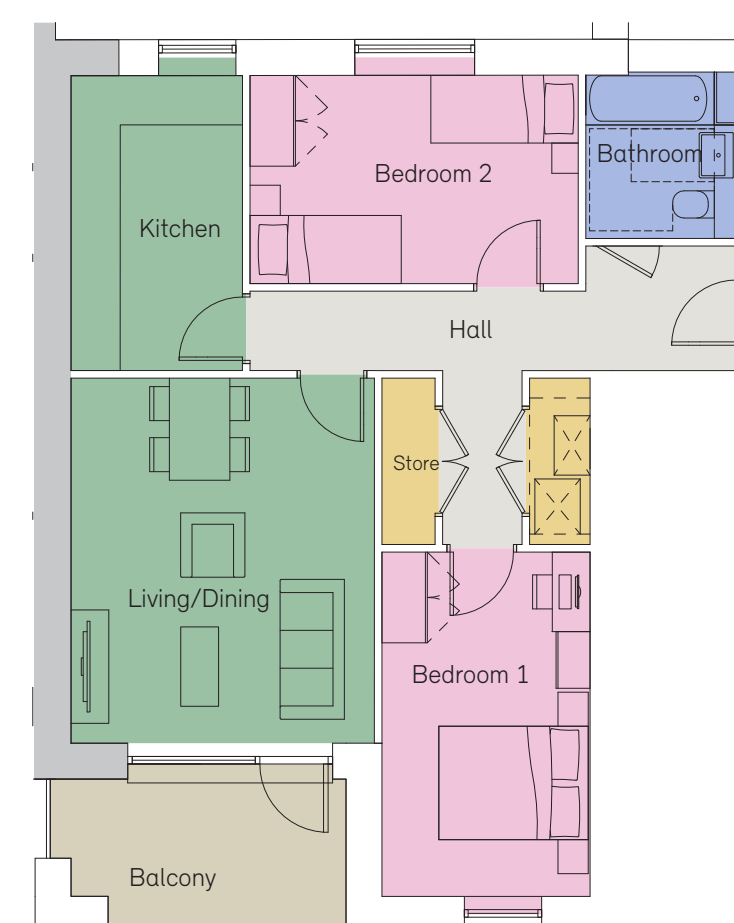


OPTION 1:
Separate Kitchen Layout

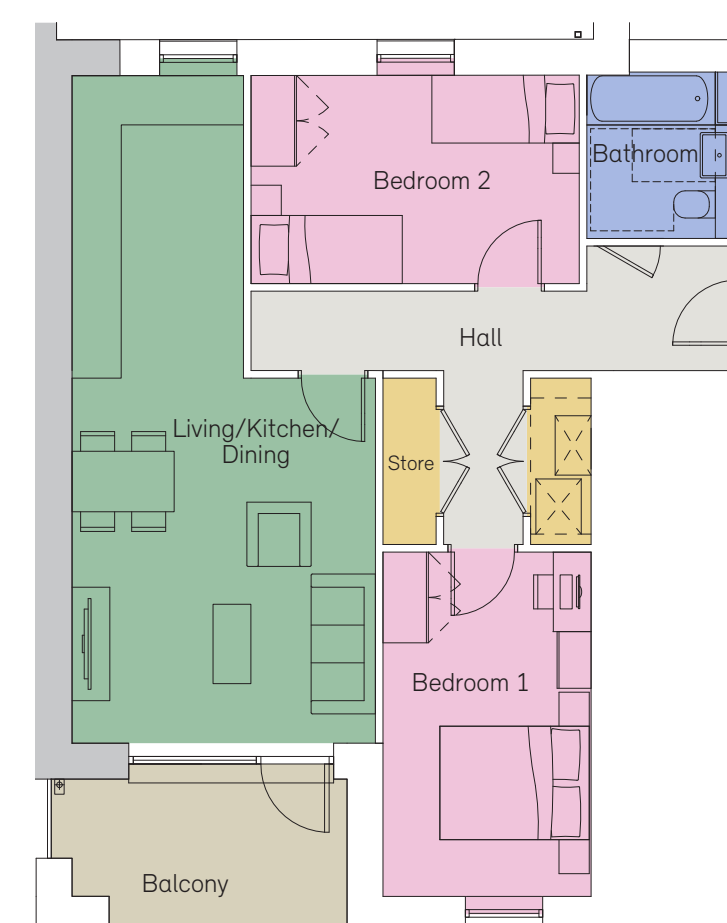


OPTION 2:
Open Plan Layout

Typical 2 Bed 4 Person Flat



OPTION 1:
Separate Kitchen Layout



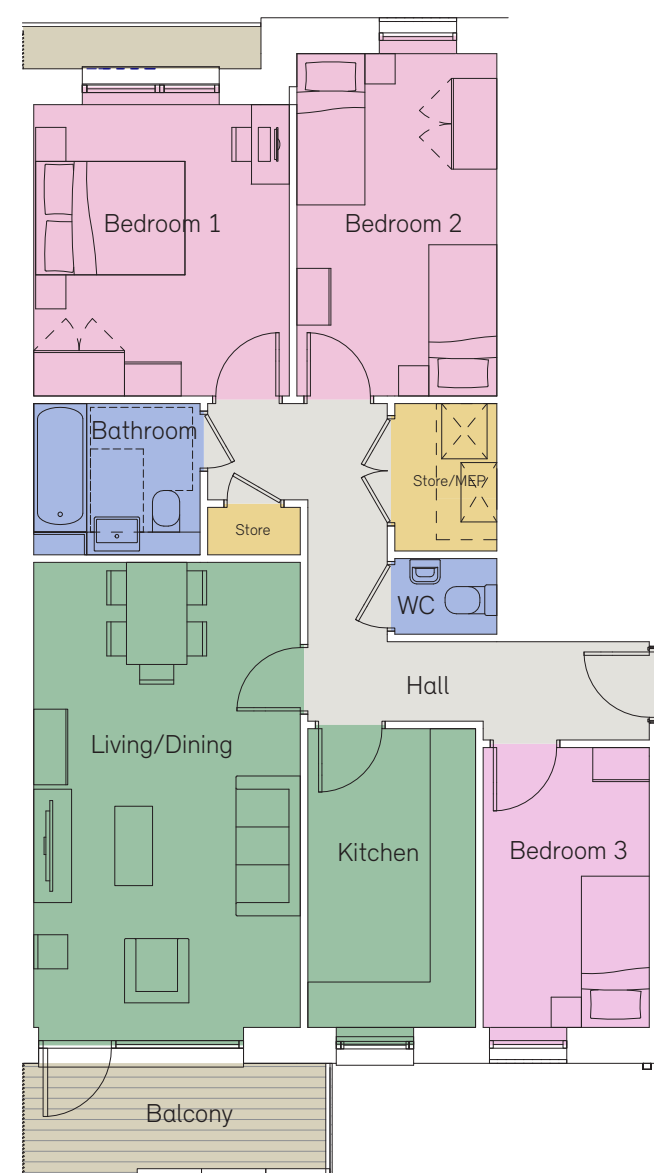
OPTION 2:
Open Plan Layout

KEY

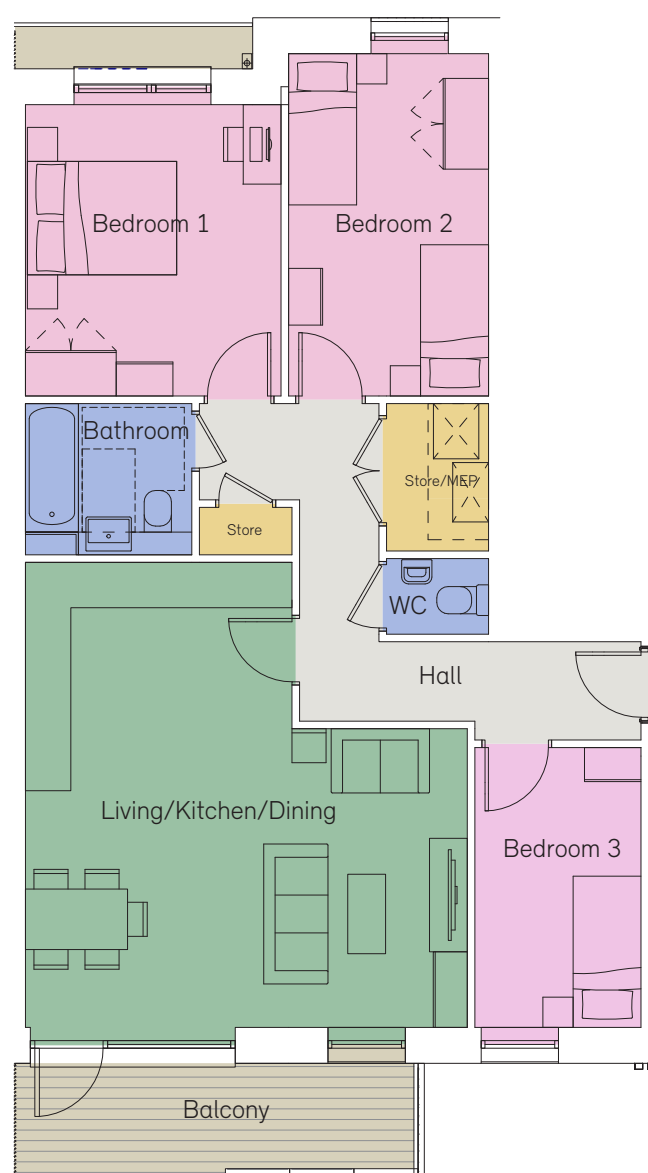
- Outdoor Space
- Living/Kitchen/Dining
- Bedroom
- Bathroom
- Store/MEP
- Hall

New Homes: Typical Family & Wheelchair Homes

Typical 3 Bed 5 Person Flat

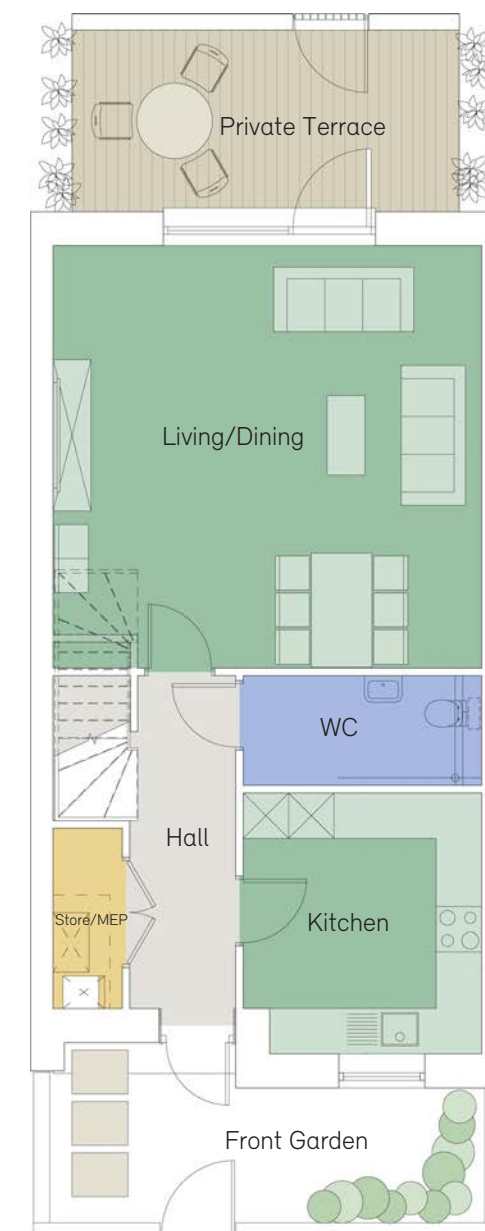


OPTION 1:
Separate Kitchen Layout



OPTION 2:
Open Plan Layout

Typical 4 Bed 6 Person Maisonette/Duplex

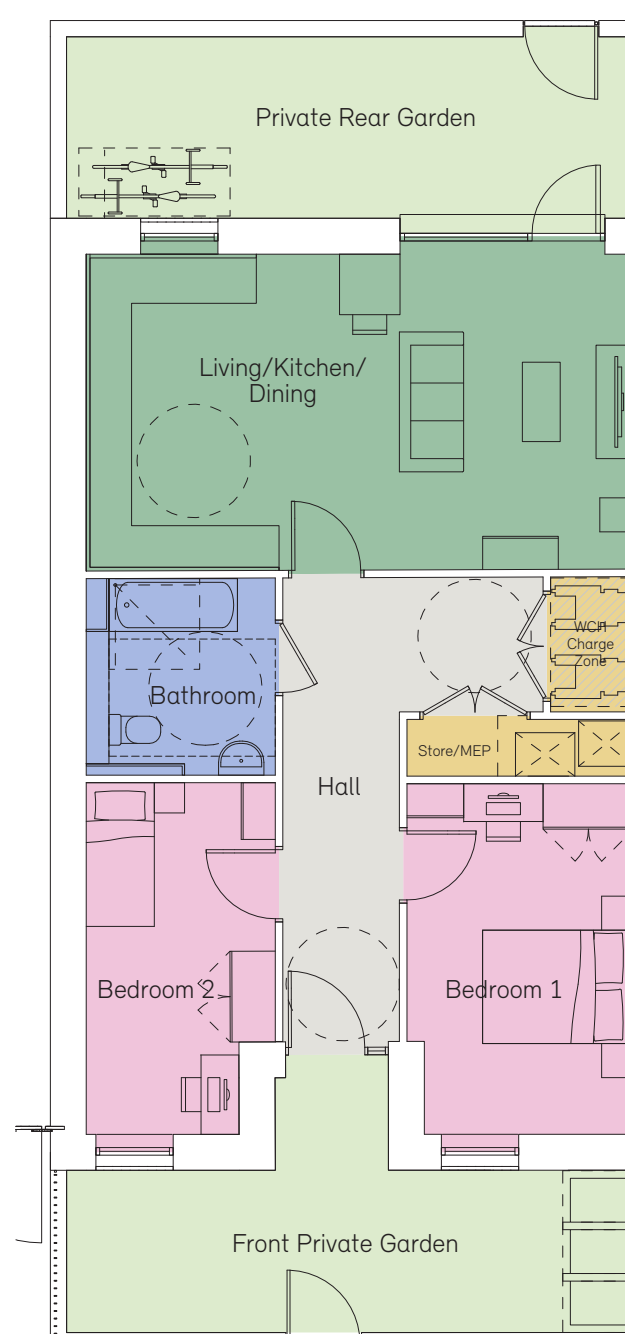


Lower Floor



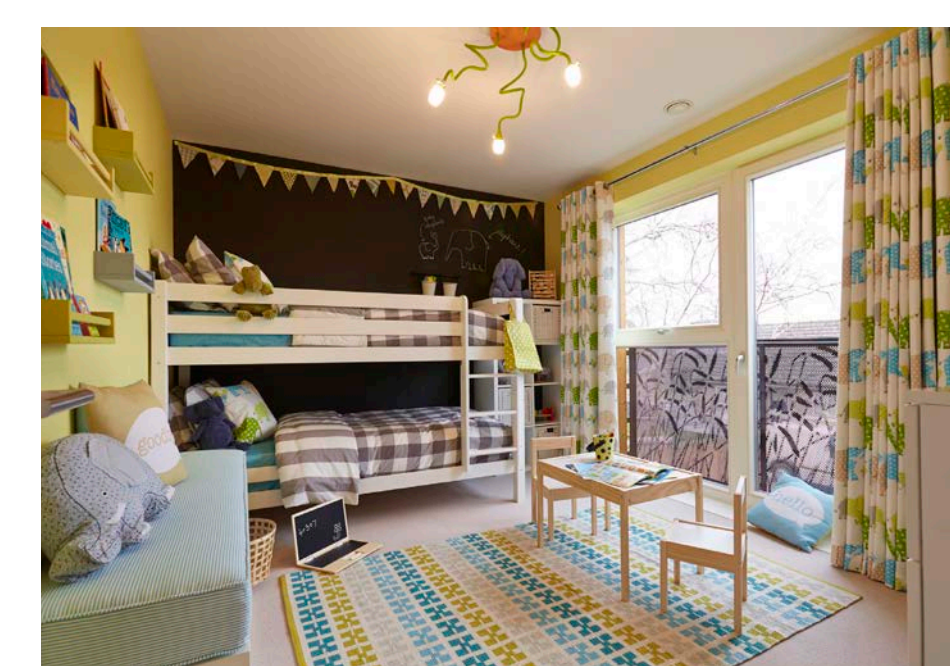
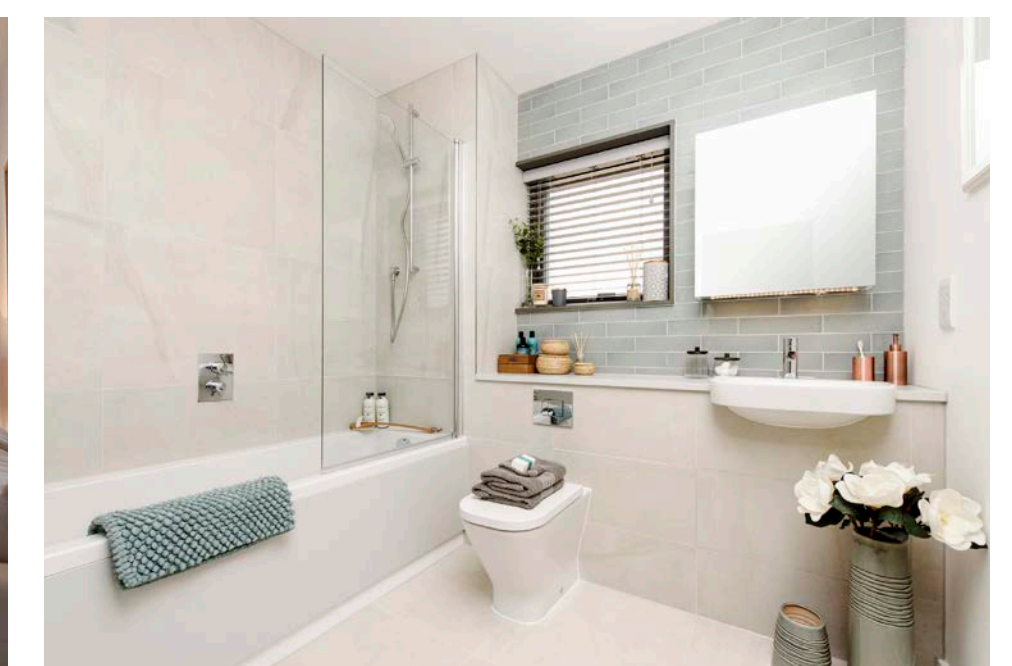
Upper Floor

Typical 2 Bed 3 Person
Wheelchair Flat



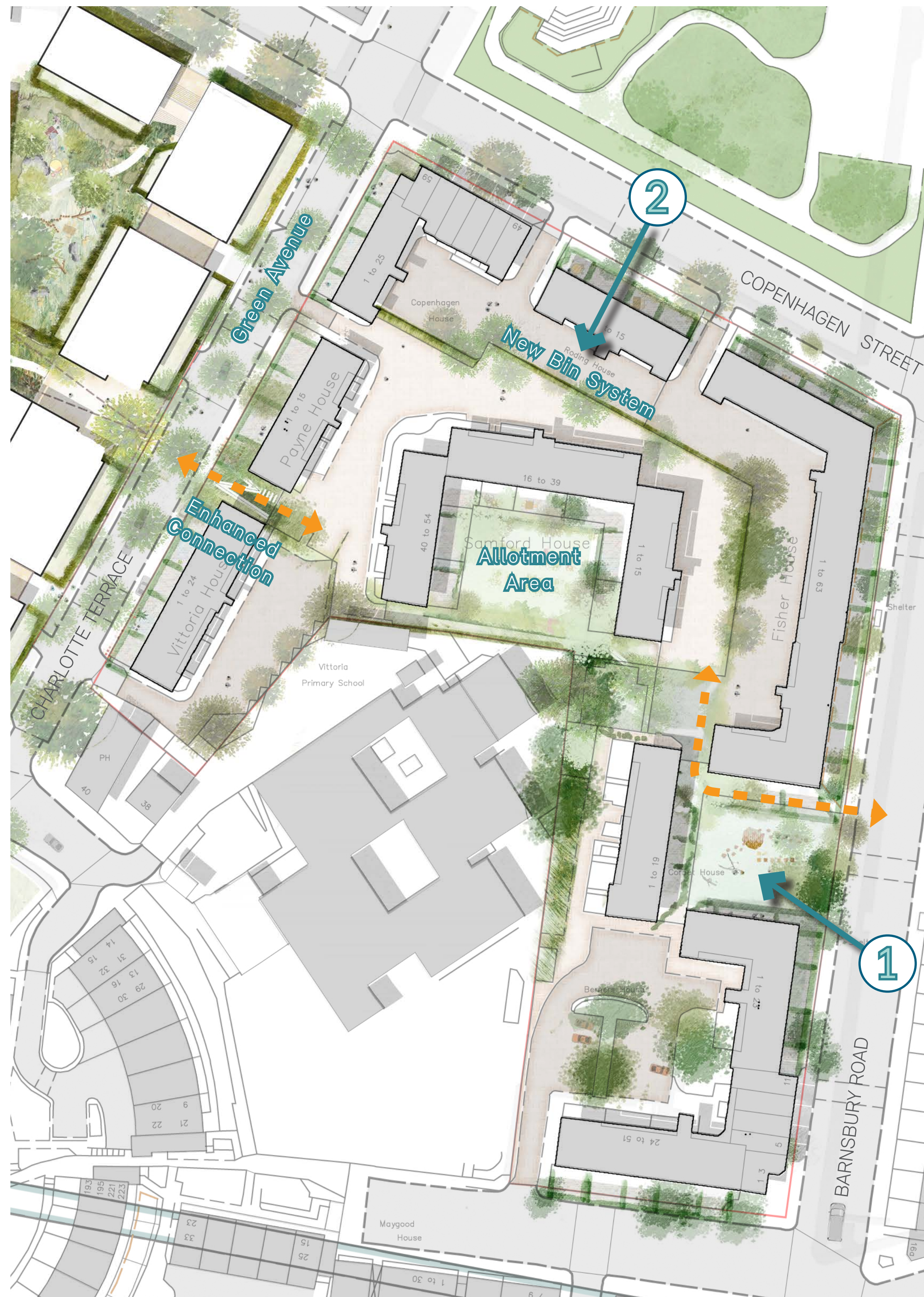
What do you think?

This board shows a sample of typical 1, 2, 3 and 4 Bed homes to give you an idea of what the layout of your new home could look like. We have included some images which show typical finishes and fittings new homes provide.



Please talk to a member of the team and they will discuss this board in more detail with you.

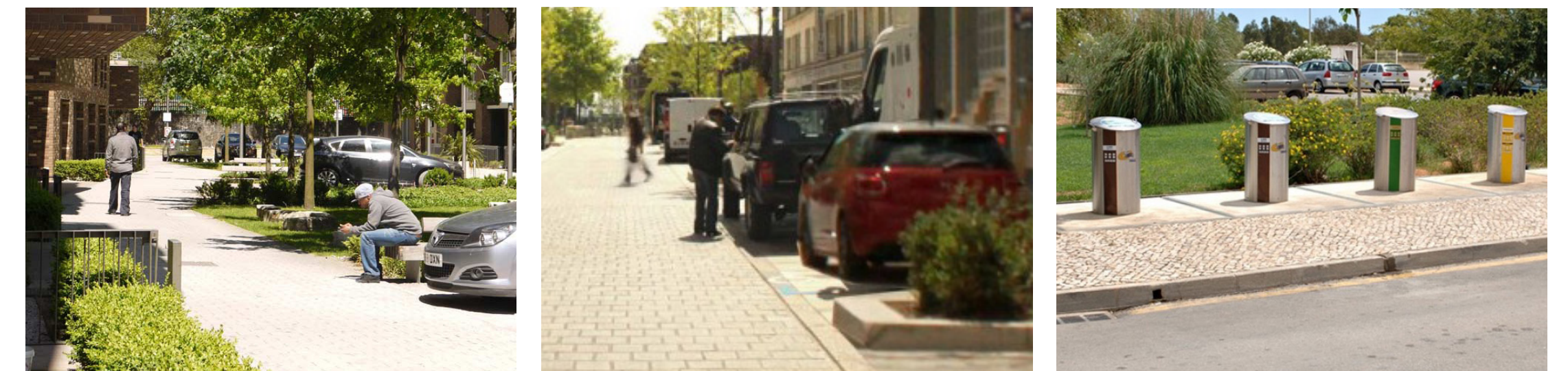
Landscape Plan



List Of Improvements:

- **Refreshed Landscape:** Greener, planting strategy, improved spaces.
- **Play Areas:** Safer, new and better equipment, seating for parents.
- **Bin Storage:** More beautiful, fewer smells, enclosed.
- **Parking:** Re-organised and greener.
- **Community Spaces:** Green Areas away from cars with places to sit.
- **Better Signage:** Estate and block maps.
- **Estate CCTV:** Centrally monitored.
- **Better Accessibility and connections:** Introducing solutions that will make it easier to move through the estate.
- **Lighting:** More visibility and safety.

What This Could Look Like:



Courtyards: Greener, secured parking with permeable paving, compact bins and clear link



Open spaces: Welcoming green spaces with new play areas



New Play Area: New green play area on Barnsbury Road



New Bin System: An idea of what a new bin system could look like creating a new functional courtyard spaces

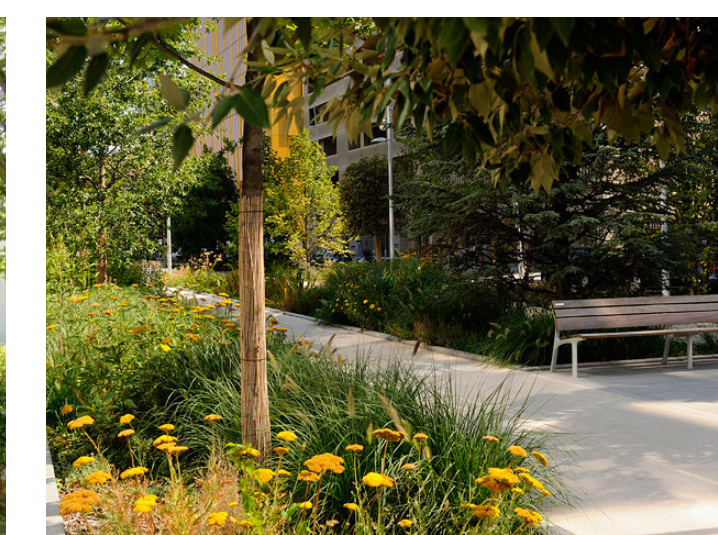
Draft Landscape Plan



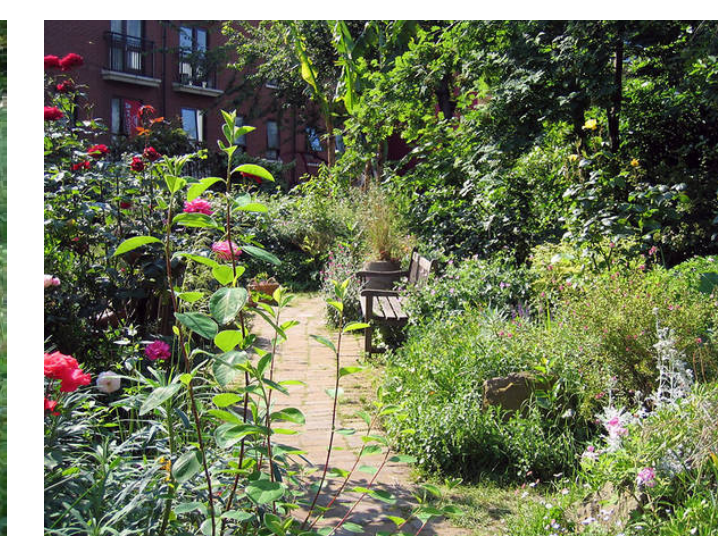
What this could look like:



Streets: Greener, secured, sustainable, and playable link



Garden walk: Communal oasis opened in the daytime



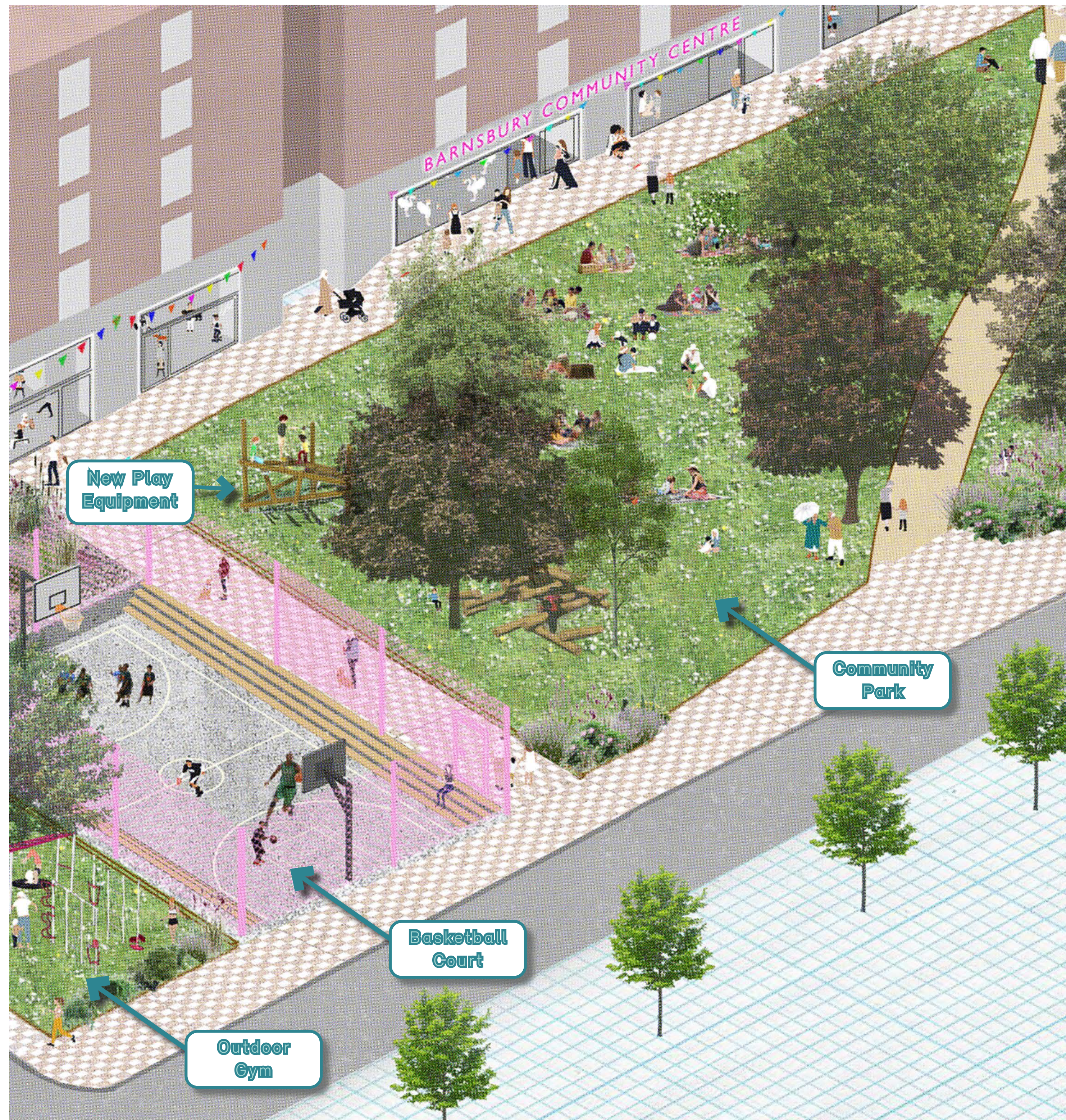
Garden Walk: Growing garden spaces



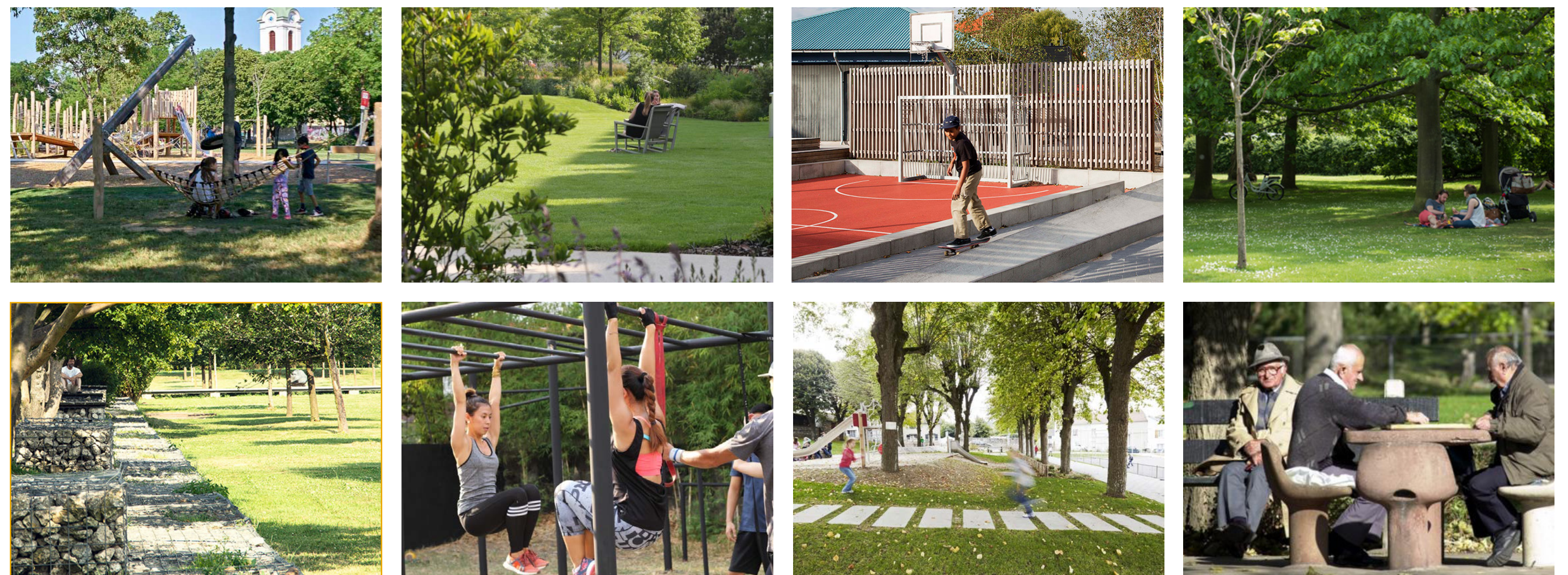
Regents Canal: Nature trail centred around the nature and wildlife along the Regents Canal



Illustration Showing What Your Community Square Could Look Like



Landscape Plan Showing What Your Community Square Could Look Like



Community Heart: Green playful open space for all ages



The ballot

Before any of the proposed works can go ahead Newlon will need to hold a ballot.

The transformation of both Old and New Barnsbury can only go ahead if residents vote in favour

Why a ballot?

- To confirm to Newlon that the proposed transformation has resident support
- It is good practice and is required by the Greater London Authority
- It gives residents the final say!

Who gets to vote in the ballot?

- Resident leaseholders (named on the lease/freehold) who have lived on the estate for a year at the time of an Offer Document.
- Social tenants (named on the tenancy) who live on the estate.
- Other tenants on the estate who have been on the Council's Housing list for 12 months at the point of an Offer Document.
- Other non-resident leaseholders/freeholders and businesses **do not** get a vote



What's the offer to residents?

Newlon will issue you a formal 'Offer Document' which will contain the following:

- The broad vision, priorities and objectives for the estate transformation
- Design principles of the proposed estate transformation
- Proposal for type and mix of new homes
- Commitments on improving green areas, developing community spaces and the approach for the whole estate
- What redevelopment would mean and what refurbishment would mean
- Clear commitments on your rights

What will it mean for me?

Before you are asked to vote you should be told what the impact of proposals will be for each group of residents. To help this we will be developing:

- A Residents Charter that covers Newlon's commitments to you
- An Offer for all tenants
- An Offer for resident leaseholders
- An Offer for other resident and absent leaseholders
- An Offer covering what it will mean for other stakeholders e.g. shops on the estate
- Clear ideas about proposed timescales, design, phasing, and quality

The Role of Source Partnership: Helping residents make the right decision



Source Partnership, are your Independent Tenants and Leaseholders Advisor. They will ensure that all residents understand and can assess any proposals for the estate and your homes.

- They will help you to fully gauge the impact of the proposals for your home and family
- They will ask questions on your behalf
- They will work with ALL residents to get the best possible offer

Source Partnership's Team will support residents to:

- Question and fully influence designs
- Understand the key information about plans
- Comment on all aspects of the proposals that affect you
- Shape the 'Offer Document'

Residents' Charter

Source have been working with residents to develop a charter that will enshrine key commitments that you want which include:

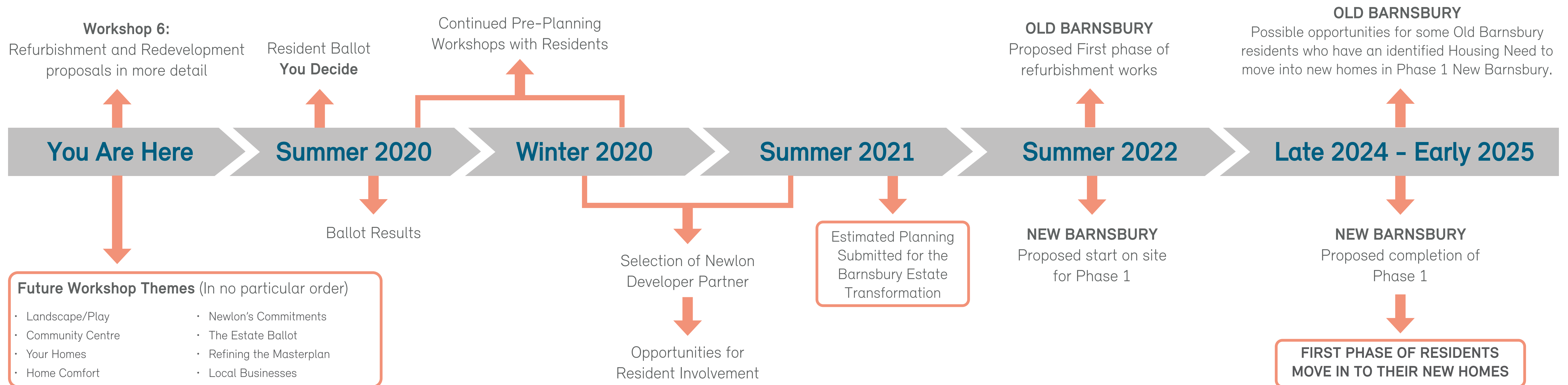
- Your Rights – protecting your current rights
- Key ideas around what residents want – the type, location and quality of new housing or refurbishment
- Rehousing – what you would be offered, choice and support available to you
- The estates – keeping the estates safe and green

A Sounding Board

Source Partnership are looking for residents to give some time to join their residents' Panel who act as a sounding board for their work. The Panel will help:

- In developing a Residents Charter
- Taken part in training
- Help plan visits to different estates





Next Consultation Events



Housing Needs Survey

Every home on the Estate needs to complete this survey. Speak to one of the BEST team to book in a convenient slot.



Workshop 7 – Design And Options In More Detail

Session 1: Tuesday 24th March 7pm-9pm
Session 2: Saturday 28th March 11am-1pm



Online Polling Phase Two

[GiveMyView.com/BEST](https://www.givemyview.com/BEST) will launch new polls at the end of March.



Estate Visit

The BEST team will lead interested residents on a trip to a nearby estate to see what a completed transformation could look like.



Tenant Drop-In Session

A special session for tenants to speak with the project team about your situation or to ask any pressing questions you might have.



Tenant And Leaseholder Faqs

Your top questions and the answers tailored for both tenants and leaseholders. These documents will be on the consultation website [BetterBarnsbury.org.uk](https://www.betterbarnsbury.org.uk) before workshop 7

