



## The whole estate



**Q:** When will construction start and end?

**A:** If the estate ballot is successful in early 2021 we expect construction and refurbishment will be able to start towards the end of 2022. The phased construction plan will take approximately 8-11 years to complete all the new homes. For a detailed timeline please see the last page in this pack.

**Q:** I am overcrowded, can I get a new home?

**A:** Yes. A key part of this project is ensuring tenants' get a new home with the number of bedrooms identified in their Housing Need. We will also explore whether it is possible to rehome overcrowded Old Barnsbury residents, although this is subject to agreeing an Estate Lettings Plan with Islington.

If you have not yet done a Housing Needs Survey with the BEST team, please get in touch with them as soon as possible.

**Q:** Will I pay more rent?

**A:** Newlon are committed to protecting existing tenancy rights for all tenants. You will not pay more rent for a home with the same number of bedrooms.

**Q:** Will I get to keep my parking permit?

**A:** We are seeking as far as possible to retain the required amount of spaces across the estate for existing residents, although this will be subject to planning. If you have and use a valid parking permit then we will work hard to ensure you keep this.

## Old Barnsbury



**Q:** I am a tenant, what choices will I have in my refurbished home?

**A:** You will be able to choose from a range of options including new flooring for your kitchen and bathroom, kitchen worktops and unit doors plus a choice of paint colours. There will also be choice of a new bath or shower. **Please turn to page 9 for further information.**

**Q:** Can refurbishment works alter the layout of my current home?

**A:** Yes. Where possible we will look to improve the layout of tenants' homes to increase the size of kitchens and make the bathroom more usable. For example, if your toilet is separate and located next to the kitchen then this could be relocated into your bathroom increasing the size and amount of usable work surface in your kitchen. If this work is possible in your home you will be able to choose if you want it to happen. **Please turn to page 9 for further information.**

**Q:** Will I stay in my home whilst the work happens?

**A:** We are planning the refurbishment work to minimise disruption as far as possible; this means you will not have to move to temporary accommodation unless you need to do so for medical or mobility reasons.

**Q:** I am a resident leaseholder, what does this mean for me?

**A:** Resident leaseholders will benefit from the refurbishment and improvements to the exterior of the buildings, communal areas and outside spaces. These external works will include the replacement of your windows and door.

Additionally, resident leaseholds will have the opportunity to 'buy-in' to the internal refurbishment offer if they wish. **Please turn to pages 8 + 9 for more information.**

## New Barnsbury



**Q:** What size home will I get?

**A:** If you are a tenant your new home will be based on your housing need. This means if you are currently overcrowded you will get a new home with the correct number of bedrooms for your family. If you are under-occupying you will receive a home with one more bedroom than you need - this is called a 'needs plus one' policy.

If you are a resident leaseholders and wish to remain on the estate then you will be offered a home with the same number of bedrooms as your existing home.

**Q:** Where will my new home be?

**A:** Tenants and resident leaseholders are guaranteed a new home on the redeveloped Barnsbury estate. It is possible that this may be in a different area of the estate than your existing home, however, we will seek to accommodate your wishes in terms of location as far as possible.

**Q:** What choices will I have in my new home?

**A:** Residents will have a choice of floorings, kitchen and bathroom fittings and paint colour to make your home your own from the day you move in.

Additionally, some home types may provide a choice of internal layout - such as an open plan or separate kitchen/dining option.

**Q:** How will the moving process work?

**A:** Residents will have a meeting with Newlon prior to moving to discuss this. You will receive help with moving costs and setting up new bills in your new home.