



Offer to tenants

Overcrowded households

If you are an overcrowded Old Barnsbury household then we will explore whether it is possible for you to be given a new home in the redeveloped New Barnsbury part of the estate with the correct number of bedrooms for your housing need. This is subject to agreeing an Estate Lettings Plan with Islington.



High quality refurbishment

All tenants will benefit from extensive, high quality refurbishments to their blocks, communal areas and the insides of their homes. We will work with you to agree when and how the works take place.

Transformed blocks and communal areas

The works will include repair or replacement of defective brickwork and pointing to all the Old Barnsbury buildings, in keeping with the existing building materials and architectural features.

Minimised disruption

Refurbishment works will be phased to minimise disruption as much as possible. This means you will not have to move to temporary accommodation unless you need to do so for medical or mobility reasons.



New kitchens and bathrooms

Home improvements will include new bathrooms, kitchens, heating, rewiring, new flooring, improved storage etc. Where possible layout changes such as relocating a separate toilet into the bathroom to enlarge the kitchen are being considered.

Choice

Tenants will have a choice of floorings, kitchen and bathroom fittings and paint colour to make your home your own.

Transformed outdoor spaces

External improvements will include new windows and doors, cycle and bin storage, better public areas, better children's play areas, better lighting and improved security,

Your journey home

The works will include renewed footpaths and lighting, as well as improvements to entrances, communal areas, security and providing new external walkway coverings.



Parking

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.

Offer to resident leaseholder

No Financial Contribution

Resident leaseholders will not have to make a financial contribution to the exterior refurbishment works as part of this project.

Windows and doors

The refurbishment will include the complete replacement of all windows, plus flat entrance and balcony doors.



Resident leaseholder 'buy-in' offer

Leaseholders will benefit from external improvements but may also 'buy-in' to the internal refurbishment offer, as outlined under Offer to Tenants section, if they wish. Please see the yellow box below for more details.

What is the buy in offer?

Refurbishment works to the external and the communal areas will also apply to the private leaseholder flats. This includes new windows plus front and balcony door replacements.

Resident leaseholders will also have the opportunity to buy into the internal refurbishment works if they wish. These works could include all of the refurbishment items or a select number of items. You choose.

Our aim is to be able to give leaseholders a good deal on a high standard internal refurbishment, should they wish. Leaseholders will benefit from the competitive prices Newlon are able to agree with the contractor.

Offer to non-resident leaseholder

Financial contributions

Non resident leaseholders will be requested to provide financial contributions consistent with their lease obligations.

Newlon will apportion the refurbishment build costs and ensure the non-resident leaseholder financial contributions are restricted to the communal areas and external elements of their building.

A discretionary cap may be applied to the cost of works, but this will be reviewed with you.

Windows and doors

The refurbishment will include the complete replacement of all windows, balcony and flat entrance doors.

Non-resident leaseholder 'buy-in' offer

Non-resident leaseholders would not be eligible for the buy-in offer for the refurbishments works to the inside of their homes.

