

## Workshop 8 online sessions

Due to Covid-19 regulations it is not currently possible to run face to face sessions.

These information boards have been posted to every address on the estate and are available to view at [www.betterbarnsbury.org.uk](http://www.betterbarnsbury.org.uk)

Let us know your thoughts by filling out the online questionnaire at [GiveMyView.com/BEST](http://GiveMyView.com/BEST).

Sign up to an online session to discuss the project with the team and your fellow residents. Please choose the relevant session and only sign up to one.

### Old Barnsbury residents: 3 sessions

- Saturday 5 December 10am – 12pm
- Wednesday 9 December 6pm – 8pm
- Tuesday 15 December 10am – 12pm

### New Barnsbury residents: 3 sessions

- Thursday 3 December 10am-12pm
- Monday 7 December 6pm-8pm
- Saturday 12 December 10am-12pm

### Non-resident leaseholders: 1 session

- Wednesday 2 December 6pm-8pm

## Workshop 8 sign up

**Email:** [BEST@Newlon.org.uk](mailto:BEST@Newlon.org.uk)

**Free Phone:** 0800 3077 659

## UNABLE TO ACCESS THE ONLINE SESSIONS?

Give the project team a call and someone will be on hand to talk you through these boards over the phone and help you complete the workshop 8 questionnaire.

We hope that before the ballot there will be opportunities for face-to-face contact with the BEST Team.

## The whole estate

- **Resident Questions:** Page 2
- **Vision for Barnsbury Estate:** Page 3
- **Community Centre And Park:** Page 15
- **What's Next:** Page 16

## New Barnsbury

- **Newlon's Offer To You:** Page 10
- **Possible Phasing Option:** Pages 4 + 5
- **Outside Space:** Page 11
- **New Homes:** Pages 12 - 14

## Old Barnsbury

- **Newlon's Offer To You:** Page 6
- **Refurbishment Timescales:** Pages 4 + 5
- **Outside Space:** Page 7
- **Refurbishment Works:** Pages 8 + 9





## 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.



We are proposing an extensive transformation of the entire Barnsbury Estate to deliver better homes and public spaces for residents. This vision has been developed using feedback from residents over the course of the last seven workshops and will continue to be developed with your input.

## New homes for New Barnsbury residents

A transformed New Barnsbury will provide new, comfortable homes for existing residents, built to modern space standards.

Buildings will have highly insulated walls reducing the amount of heating required.

The transformation will create additional new homes, including 50% affordable housing for Islington residents.



## Refurbishment of Old Barnsbury

An extensive refurbishment of Old Barnsbury to improve tenants' homes, including improvement works to the existing blocks and communal areas.

Double glazed windows and new front doors for quieter and draft-free homes.

Landscape improvements to include new bin and cycle storage.



## Built to last

High quality materials and workmanship for both new and refurbished homes.

Higher performance windows that will make your homes warmer and quieter.

Landscape and planting that requires minimal maintenance, helping keep service charges down.

Adaptable designs that can change with residents' needs over time.



## Transformed outside spaces

New and improved parks, private courtyards, planting and landscape across the estate.

New lighting and CCTV will ensure you feel safe when walking around the estate.

Play space, fitness equipment and seating offer something for all ages.



## A community heart

We will deliver a new, larger community centre with residents at the heart of the design.

Flexible spaces for residents to use now and into the future.

It will front onto a new park with planting, play space and relaxation areas for everyone to use.



## You have the final say

Engagement with you from the start, through to living in your new or refurbished home (and beyond).

Residents have the final say on the proposals by voting YES or NO in an estate ballot. The project can only go ahead if you say yes.

A once in a generation opportunity to improve the whole estate and the lives of the residents.





This plan shows the possible phases of development on the estate. However, this is a very early option of how this could work and is likely to change. We would welcome your thoughts on this plan.

## Key commitments

### Old Barnsbury

We are proposing for the works to be carried out on a phased basis in dedicated work packages e.g. window replacement to all homes completed first. 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.

These packages will be confirmed following a positive ballot result, but they should include:

- Window and front door replacement
- External wall and roof repairs to buildings
- Heating upgrades
- Kitchen replacement
- Bathroom replacement
- Communal walkways and communal areas in blocks.

### New Barnsbury

#### Your preferences

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.

Where possible we want to ensure that we meet as many of your preferences as possible by working with you.

#### Your move

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 phase 1, will be able to move directly from their existing home into a new home with no need for temporary accommodation.

If residents did want to wait longer to live on a specific part of the estate then we can look to accommodate this, but it could mean moving twice.

There will be a mix of homes and tenure types in each phase, so there will be different options for you whichever phase you are in.

### Phase 1

Proposed timeline: 2022 - 2024

Adrian and Thurston House to be temporarily rehoused to allow for new homes to be built

### Old Barnsbury Phases 1-6

Proposed timeline: 2022 - 2028

Refurbishment works split into smaller packages to reduce disruption to you

### Phase 2

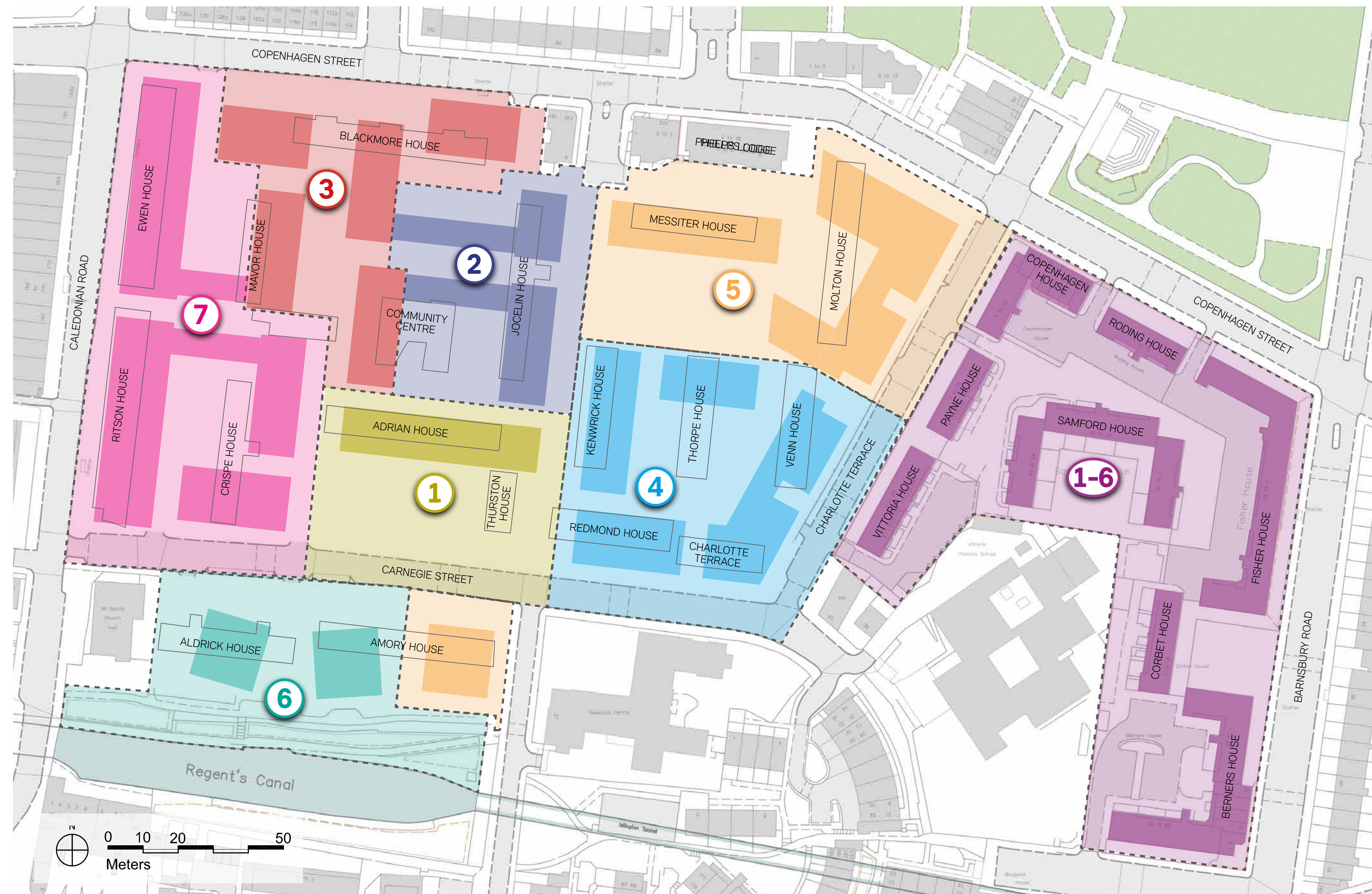
Proposed timeline: 2024 - 2025

Residents can move directly into a new home on Phase 1

### Phase 3

Proposed timeline: 2025 - 2027

Residents can move directly into a new home on Phase 2



### Phase 4

Proposed timeline: 2027 - 2028

Residents can move directly into a new home on Phase 3

### Phase 5

Proposed timeline: 2028 - 2030

Residents can move directly into a new home on Phase 4

### Phase 6

Proposed timeline: 2030 - 2031

Residents can move directly into a new home on Phase 5

### Phase 7

Proposed timeline: 2031 - 2032

Residents can move directly into a new home on Phase 4 or 5



Each household will have an individual housing meeting with Newlon in advance of moving to discuss your preferences and work out how we can best meet these.

The following scenarios have been set out to give you some examples of how the moving process will work

**Q. "I am a resident living in the first phase, what will happen to me?"**

**A.** Residents in the first phase will move into temporary accommodation whilst their new homes are being built. This will be either an empty property on the Barnsbury Estate or within the local area.

**Q. "I would like to continue living on the top floor, how will my preferences be managed?"**

**A.** Both tenants and resident leaseholders are guaranteed a new home on the New Barnsbury Estate. We will seek to accommodate your wishes as far as possible and every home will get an individual meeting with Newlon to discuss their wishes in advance of being offered a new home. We are also reviewing whether a priority system could work i.e. giving those residents who have lived on the estate for a long time first choice.

**Q. "I live on Old Barnsbury, when will refurbishment work start?"**

**A.** 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 and ensure the income generated from the new additional private sale homes on the earlier phases will fund the later Old Barnsbury refurbishment works

**Q. "What happens if I want to live in a different part of the estate than where I live now?"**

**A.** There will be an option available for residents wishing to be rehoused in a different location on the estate to where their existing home is currently located.

You may be able to move directly into your new home in your preferred location. However, if this phase is not yet built then you will be required to move into temporary accommodation until these homes are completed. We will work with you to ensure you are provided the property that fits your needs and you are satisfied with.

**Q. "I love where I live and want to stay in the same location?"**

**A.** A similar location is possible but it may mean more disturbance for you and your family as you would need to move into temporary accommodation to achieve this.

This is because your existing block will be demolished and a new one built in its place or within close proximity, which will take a number of years to complete.

**Q. "I am a leaseholder in the later phases and I wish to sell my home now."**

**A.** Newlon will discuss buybacks with leaseholders who wish to take out this option after a successful ballot result and the project is confirmed. Your buyout offer will be based on an independent valuation of market value.

**Q. "I'm on old Barnsbury, will I need to move out when the works are carried out?"**

**A.** The refurbishment works to the inside of tenants' homes (such as the kitchen replacement and the 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.

**Q. "I am in an overcrowded household and live in Old Barnsbury"**

**A.** 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.

The timings of your move will be discussed with you well in advance of your move and will depend on the size of your household and the New Barnsbury phasing plan.



## 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.





## Communal gardens



- Community Growing Garden
- Improved Playground
- Barnsbury Road Park

- Spaces that bring together the community of Old Barnsbury
- Improved resident-only growing garden to Samford House
- Plenty of places to rest and relax
- Activities for all ages to enjoy
- Enriched landscape that celebrates nature
- Community Growing Garden for residents only
- Barnsbury Road Park and playground locked to the public at night



View of the improved community growing gardens



Community growing garden



## A playable landscape



- Integrated play-on-the-way
- Improved Playground
- Barnsbury Road Park

- A child-friendly landscape with invitations to play-on-the-way
- Rationalised parking reorganised to make courtyards safer for pedestrians and young people
- Refreshed playground with new equipment and seating for families
- Inclusive play equipment for children of all abilities
- A range of equipment to meet the needs of children and young people of different ages



View into Barnsbury Road park



New equipment to play area



Child-friendly courtyards

## Old Barnsbury Green Walk



- Proposed Green Walk
- Secure fob gates

- A quiet green link for residents connecting Charlotte Terrace with Barnsbury Road
- Accessible pedestrian link for all residents to use
- Fob-access gates secure this route for residents only after dark
- Well-lit, overlooked and safe
- A green and pleasant route that connects the outdoor spaces and passes by the Communal Growing Garden



View of the accessible Green Walk from Charlotte Terrace



Green Walk precedent





## Refurbishment of outside space, communal areas and blocks



New balcony doors and repainted balconys

New double glazed windows

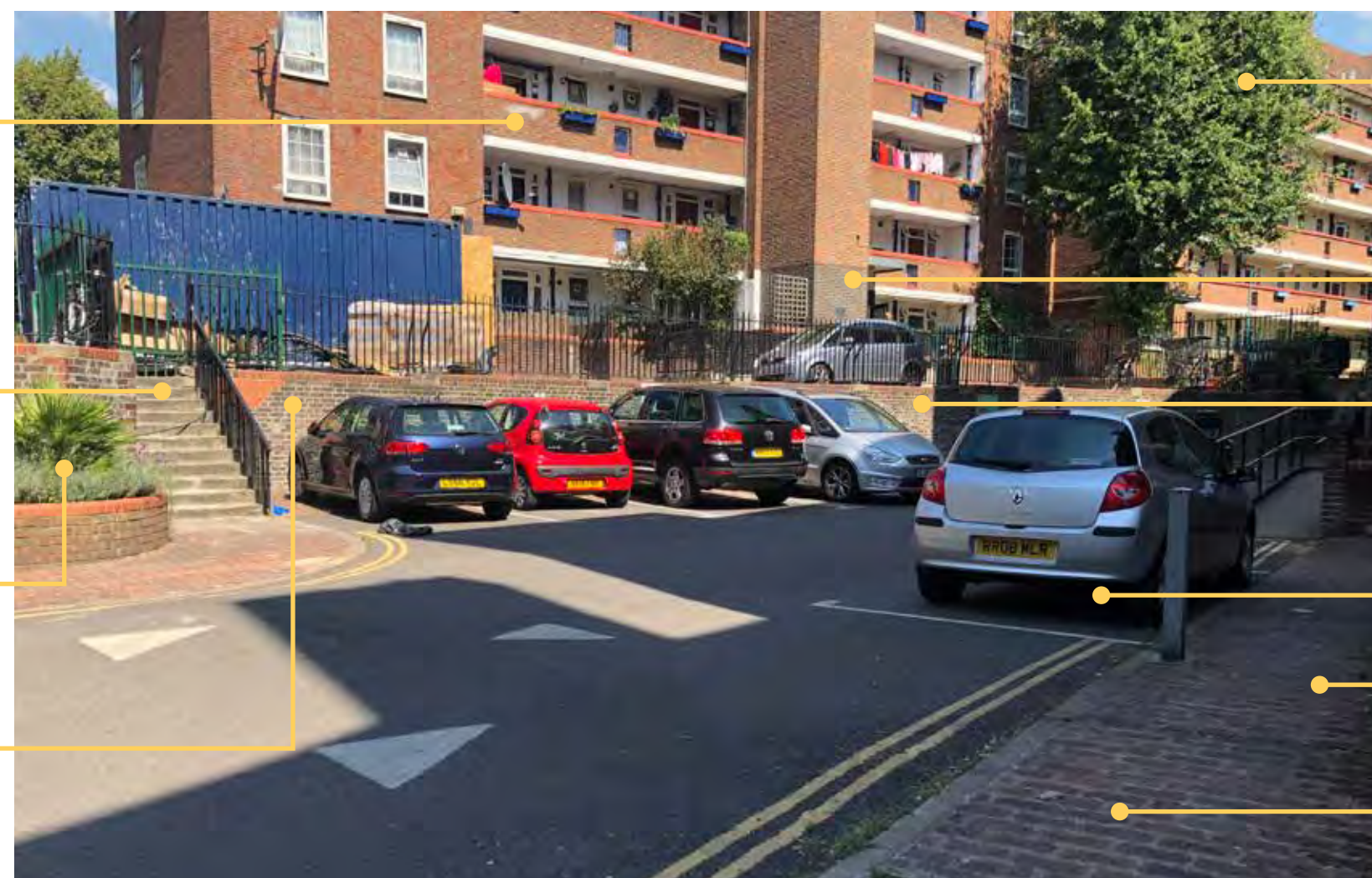
Roof repairs

Re-pointing of brickwork

External wholesale repairs to the external brickwork

New balcony doors

Improved planting and boundary treatment



Repairs and refresh of existing access deck

Improved accessibility

Improved planting and boundary treatment

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 planting and boundary treatment

Improved lighting

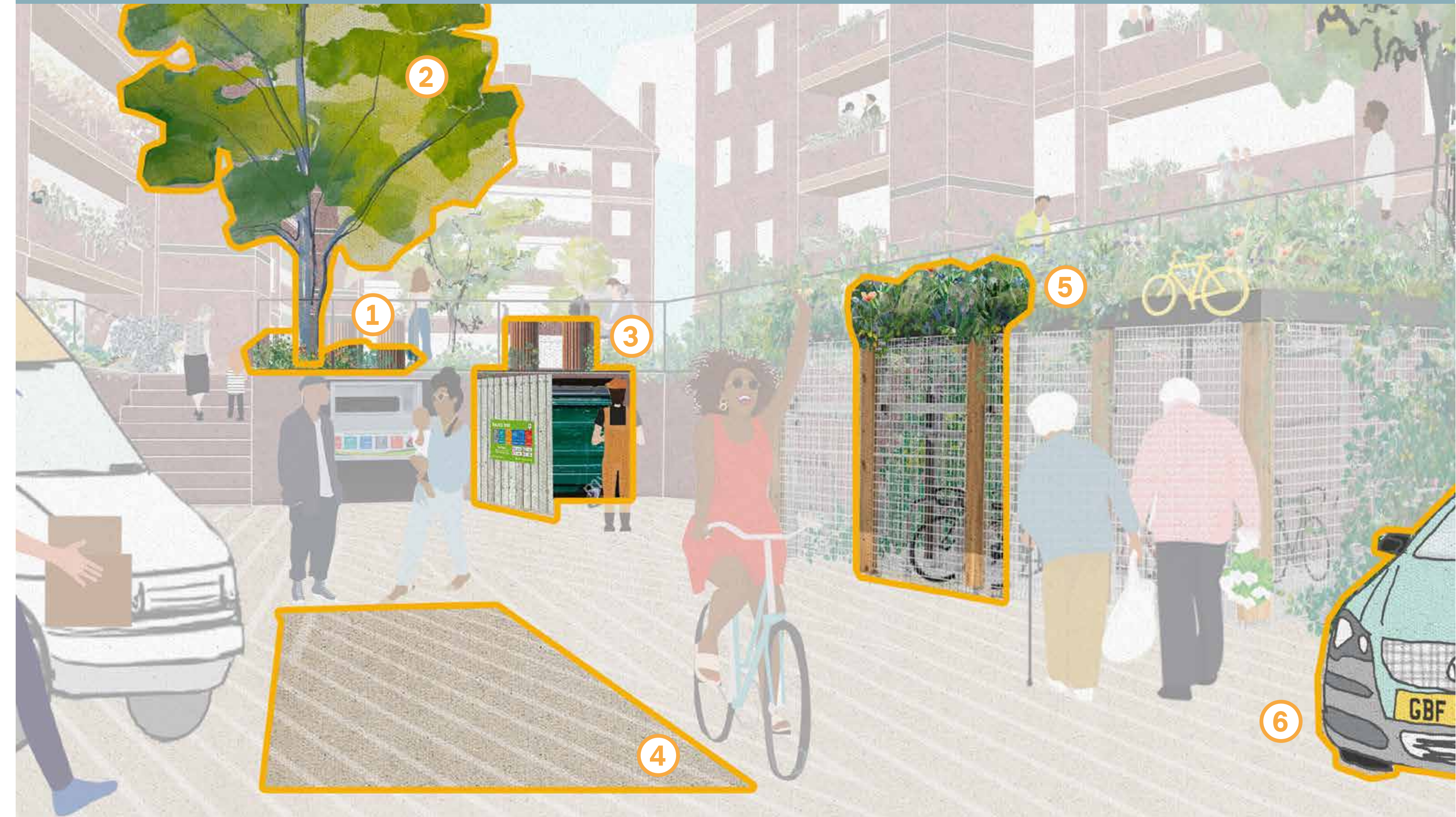
New signage

New entrance door with secure fob entry and CCTV system

Improved accessibility

New hard and soft landscaping

## Parking and cycle stores



### Key

① Refreshed planting

② New and existing trees

③ New bin stores

④ New paving and road surface

⑤ Green roof cycle shelters

⑥ Improved parking

### Space for cars, space for people

To make the shared courtyards greener, tidier and safer for pedestrians and children we will rationalise and reorganise parking.

If you have and use a valid parking permit we will work hard to ensure you keep this.



### Encouraging active travel

We want a transformed Old Barnsbury to encourage more people to use their bicycles.

More cycle stores including attractive green roof shelters will be provided. The number of new cycle spaces will be based on the number and needs of residents, as well as the space available.





## What's included

Tenants will be eligible for internal refurbishments to their existing homes if the ballot is successful. These refurbishments will be agreed with individual tenants in advance of any refurbishment work taking place and completed to the highest quality finish.

- Reconfigured kitchens, where possible, to increase size.
- New kitchen units including the safe removal and re-installation of your appliances.
- Reconfigured bathroom layout to include a toilet.
- New bathroom - choice of fixtures and fittings.
- New flooring in kitchen and bathroom.
- Redecoration of walls for any room substantially refurbished.
- Improved and/or increased storage where possible.
- Improved smoke and fire detection.
- New heating and ventilation system if required
- Rewiring if required

## Putting your stamp on your home

We want your home to feel like your own and so all tenants will be provided with a number of choices as part of the internal refurbishment.

### Layout choices:

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

### Finishing choices:

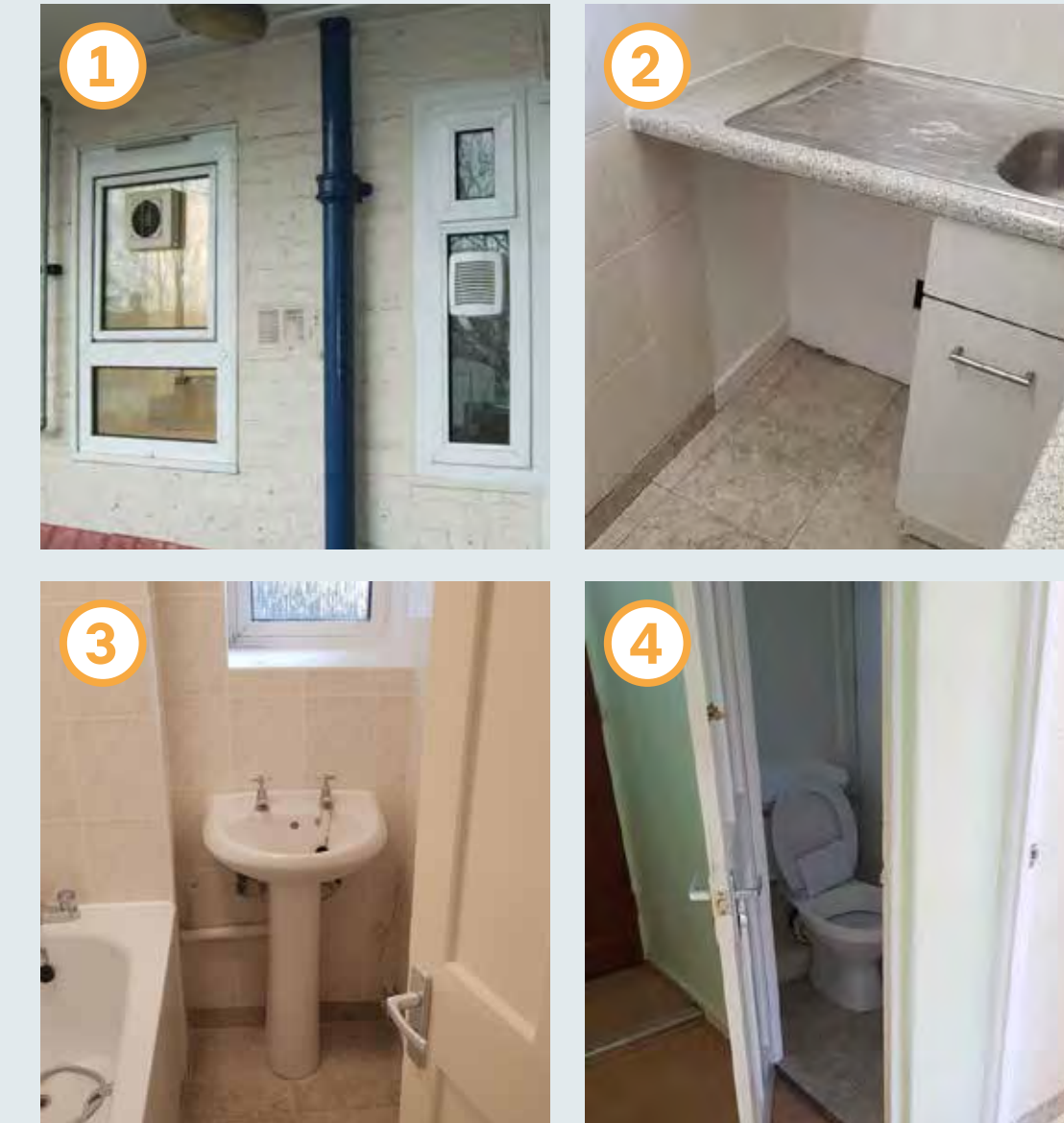
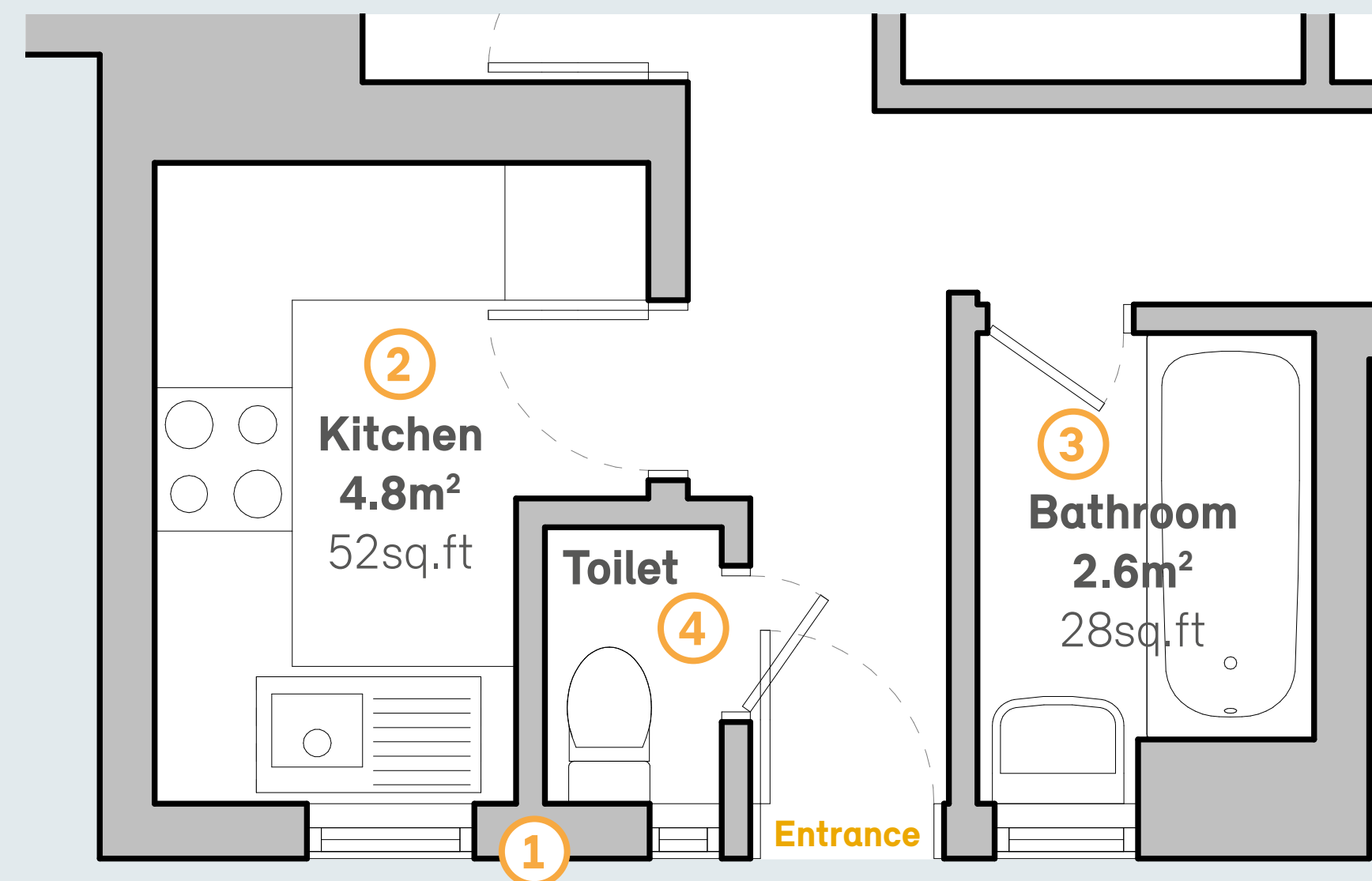
- **Kitchens:** Worktop and kitchen unit doors
- **Bathrooms:** Bath or shower, plus tiling
- **Paint finish:** Colour to redecorated walls
- **Flooring:** Flooring in kitchen and bathroom

A range of possible choices will be presented by Newlon for each of the items listed above following a positive resident ballot.

## SHOW HOME BEFORE REFURBISHMENT

### Show home: 29 Berners House, 4 bed home

Plan showing existing kitchen, bathroom and separate toilet layout



## Show home information



### How to book a viewing

We will inform you once the show home is ready and you will be able to book a viewing through the BEST team.

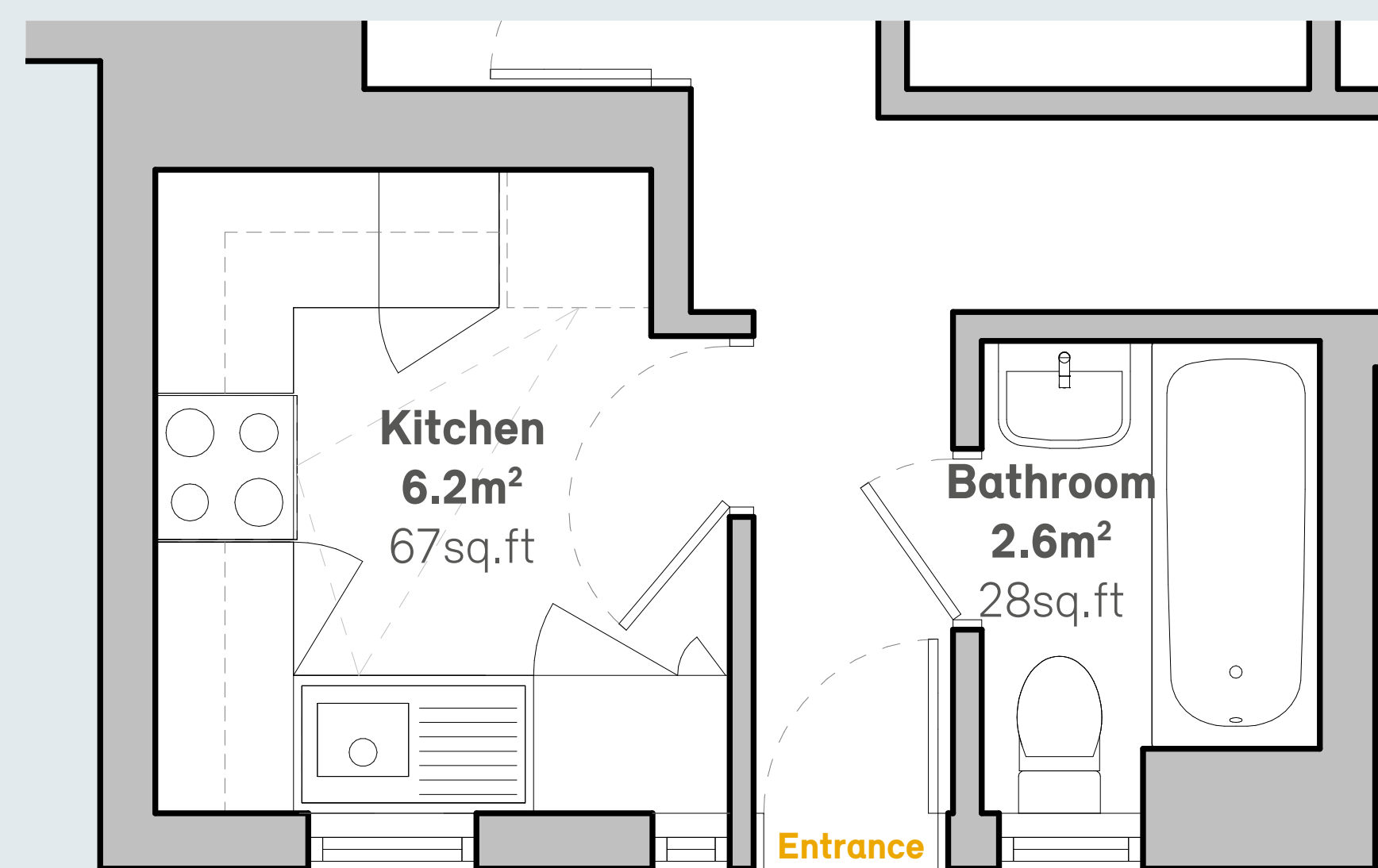
This will be after Workshop 8.

## SHOW HOME AFTER REFURBISHMENT

### What a refurbishment of your home could look like

Example layout of a refurbished home

Show Home  
kitchen  
**29%**  
larger than  
before



New units  
providing  
maximised  
storage

Re-installed  
appliances

More space to  
move around

**ENTRANCE**

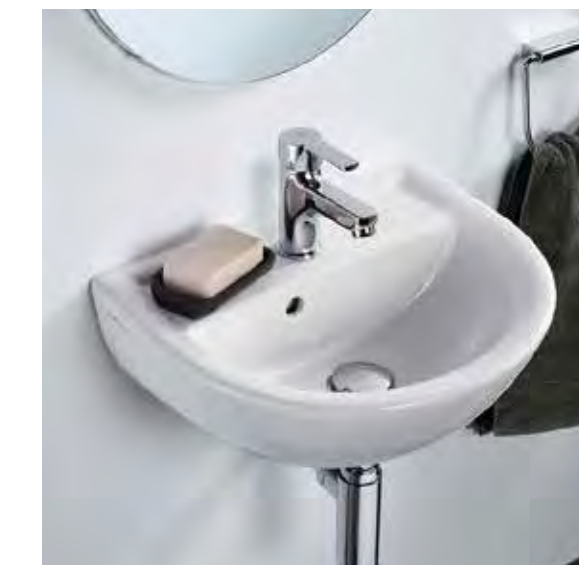
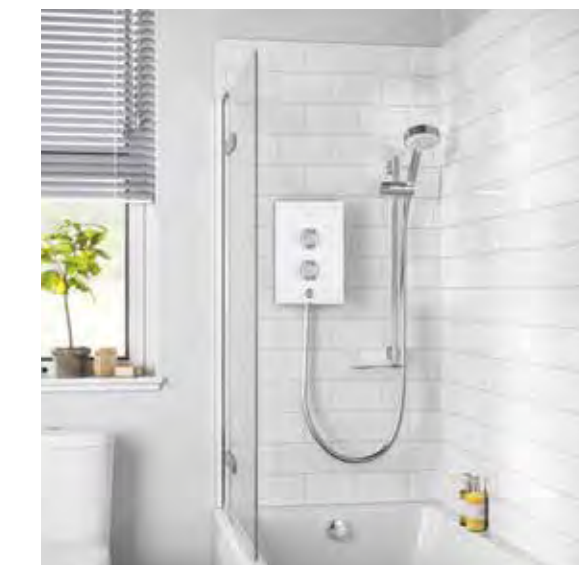
New bath  
and shower  
fixtures

New toilet  
in bathroom

### Kitchen



### Bathroom



### New windows





## Offer to tenants



### Overcrowding

If you are overcrowded you will move to a new home in that is sized to reflect your housing need and provides the correct number of bedrooms for your household.

### Location

It is likely that tenants and resident leaseholders may, post-redevelopment, be offered a new home in a different area of the estate to where their existing home is located. We are working on a system to allocate the new homes as fairly as possible and residents will be able to discuss their options with the BEST team in advance of the works taking place.

### Choices

Tenants and resident leaseholders will be able to select their design preferences from a range of options including a choice of colours, finishes, kitchens and bathrooms. There may also be options to choose between different internal layouts, such as open plan or separate kitchen/dining and living area.



### New homes for tenants

All tenants will be provided with a new home on the Barnsbury estate based on their housing need. All new homes will be built to modern space standards.

### Rent and rights

Tenants will not pay more rent for a home of the same number of bedrooms and your tenancy rights will be protected.



### High quality construction

Your new home will be built to a high quality and to modern standards. This will include higher performance windows that will make your homes warmer and quieter and better landscape and planting that requires minimal maintenance, helping keep service charges down.

### Parking

New on and off-street parking will be created in New Barnsbury. 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



### New homes

All resident leaseholders will be provided with a new home on the Barnsbury estate if you wish. The majority of the choices available to you will be similar to the tenants' offer. In terms of the size of home, you will be offered a property with the same number of bedrooms as you have now.

### Shared equity

If you want to remain on the estate in a new property then you will be offered a shared equity deal. 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 (you are entitled to this under the Land Compensation Act, 1973). This is known as a Home loss payment.

### Value

The value of your current property will be measured from when the property is purchased by Newlon, which is likely to be in line with the decanting and phasing programme.

The value of your new property will be taken from the date the construction work within that building is complete or when you agree to transfer funds, whichever is the later date.

## Offer to non-resident leaseholder

### Fair and transparent

Non-resident leaseholders will be offered the market value of their property plus 7.5%.

Newlon will pay for your property to be valued by a surveyor using the RICS Red Book to ensure you receive the market value for the property.

### Buy back offer

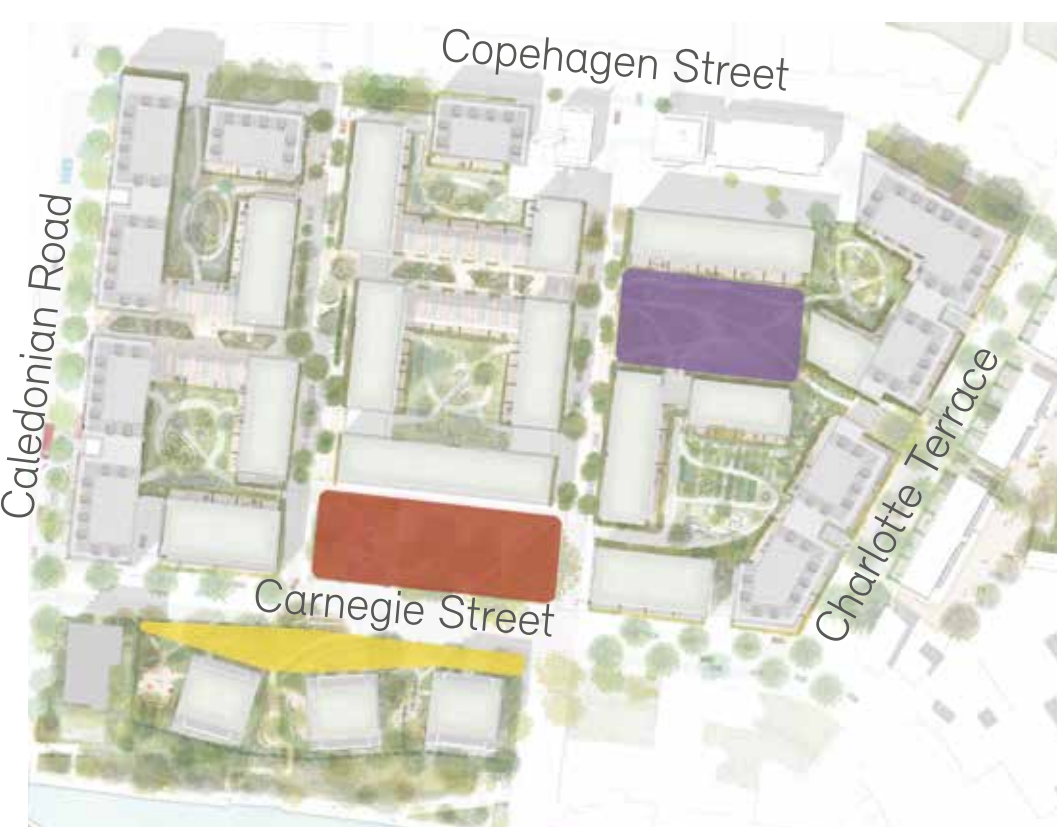
Newlon will purchase leaseholds from non-resident leaseholders on a phased basis in line with the phasing plan.

Earlier purchasing of a leasehold may be possible on a case by case basis though cannot be guaranteed.





## Public outside space



- Pultney Park
- Community heart
- Canal nature trail

- Healthy, welcoming outdoor spaces that bring the community together
- Places to rest and places to be active
- Range of activities for all ages to enjoy
- Spaces that encourage a closer connection with nature
- Well-used, well-lit and overlooked by homes to improve safety

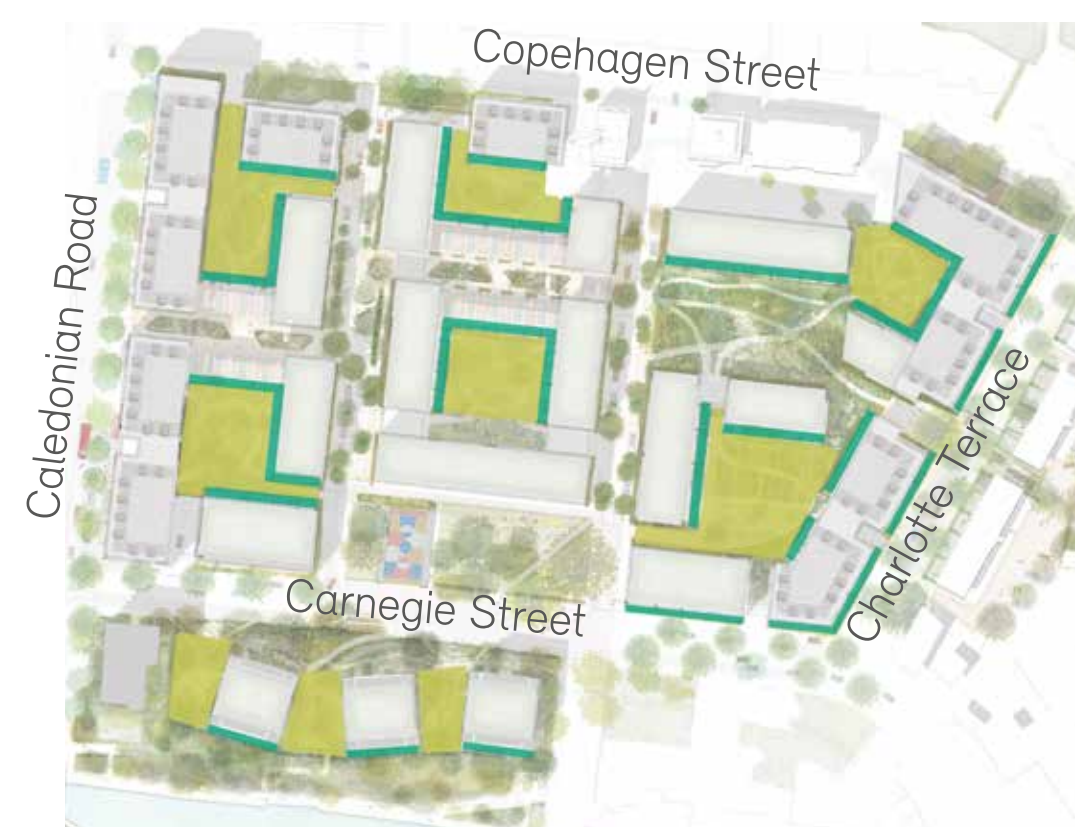


View of a transformed Pultney Park



New activities in the public spaces

## Shared and private outside space



- Residential shared courtyards
- Private amenity space

- Semi-private courtyards shared by residents
- Sheltered green spaces with planting and trees
- Seating for rest and relaxation
- Child-friendly with play features
- Soft boundaries provide privacy to private amenity space
- Designed to maximise daylight and sunlight



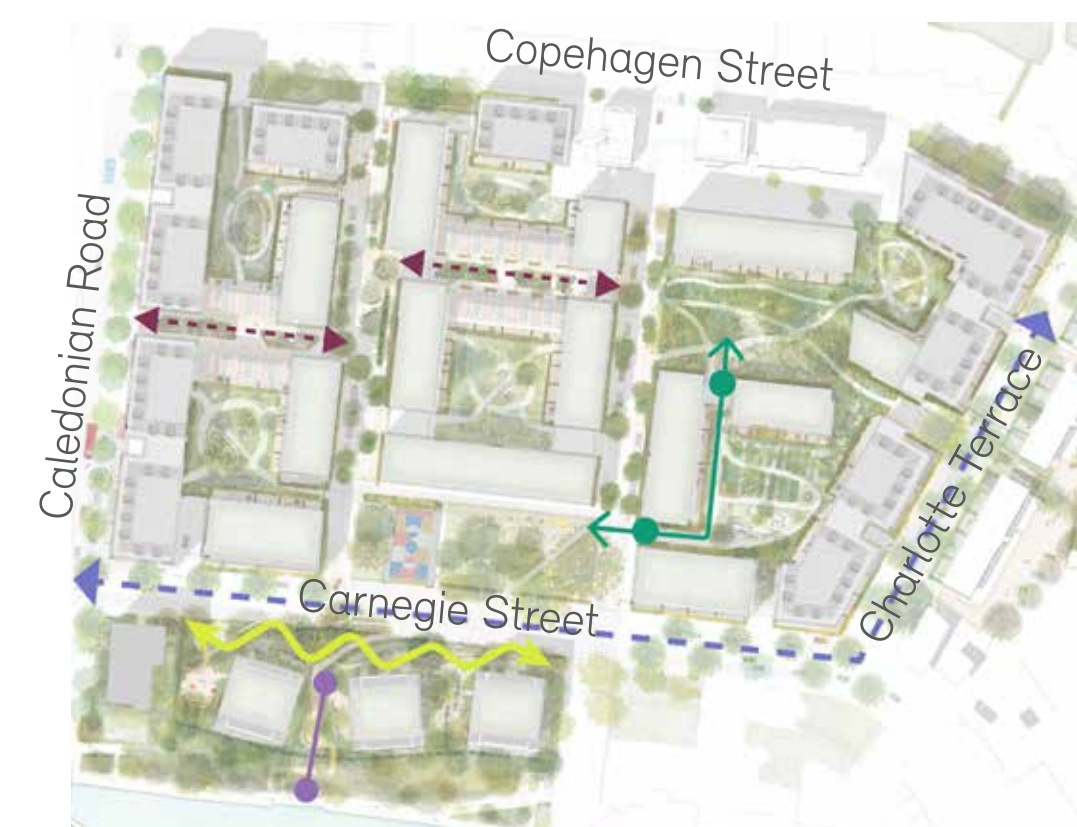
View from within a shared residential courtyard



Shared courtyard precedents



## New walking routes

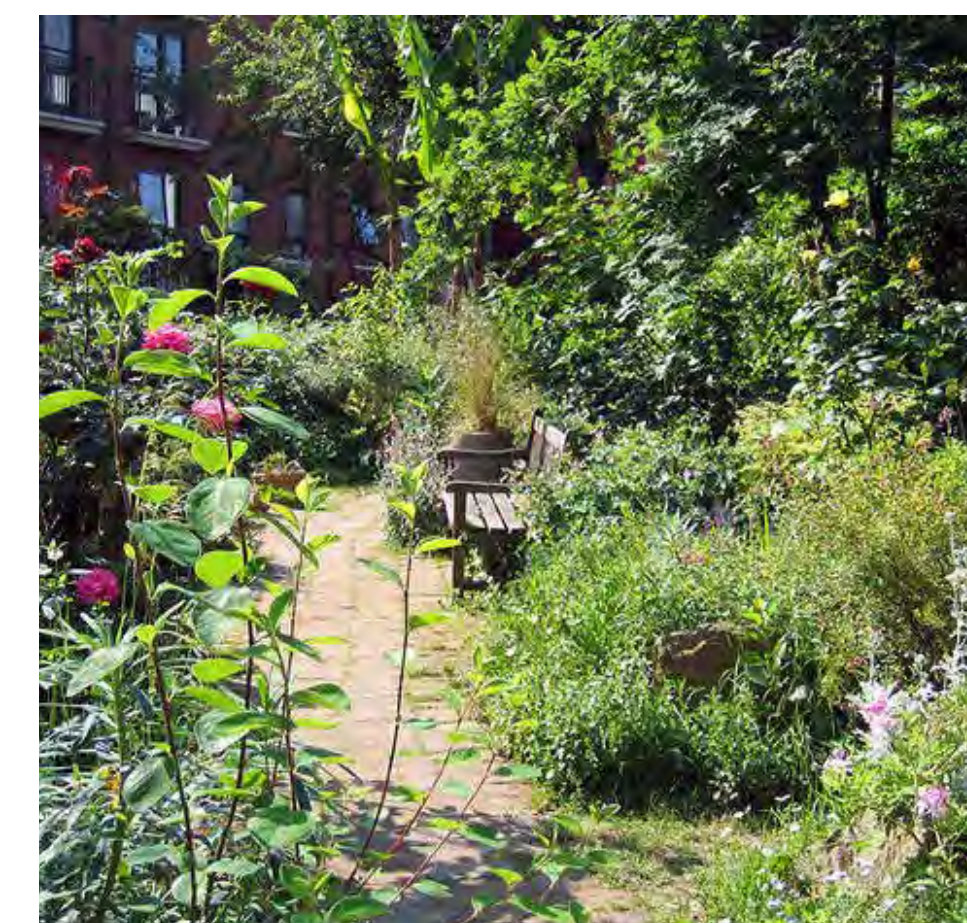


- Mews connect east to west
- Proposed Garden Walk
- Canal play and nature trail
- Improved cycle route
- Pedestrian link to towpath
- Secure fob gates

- A connected estate
- Accessible, well-lit and safe
- New signage and wayfinding
- Potential to connect with the Regent's Canal towpath
- Potential Garden Walk links the Community Heart with Pultney Park



View from the Garden Walk towards the Community Hub entrance

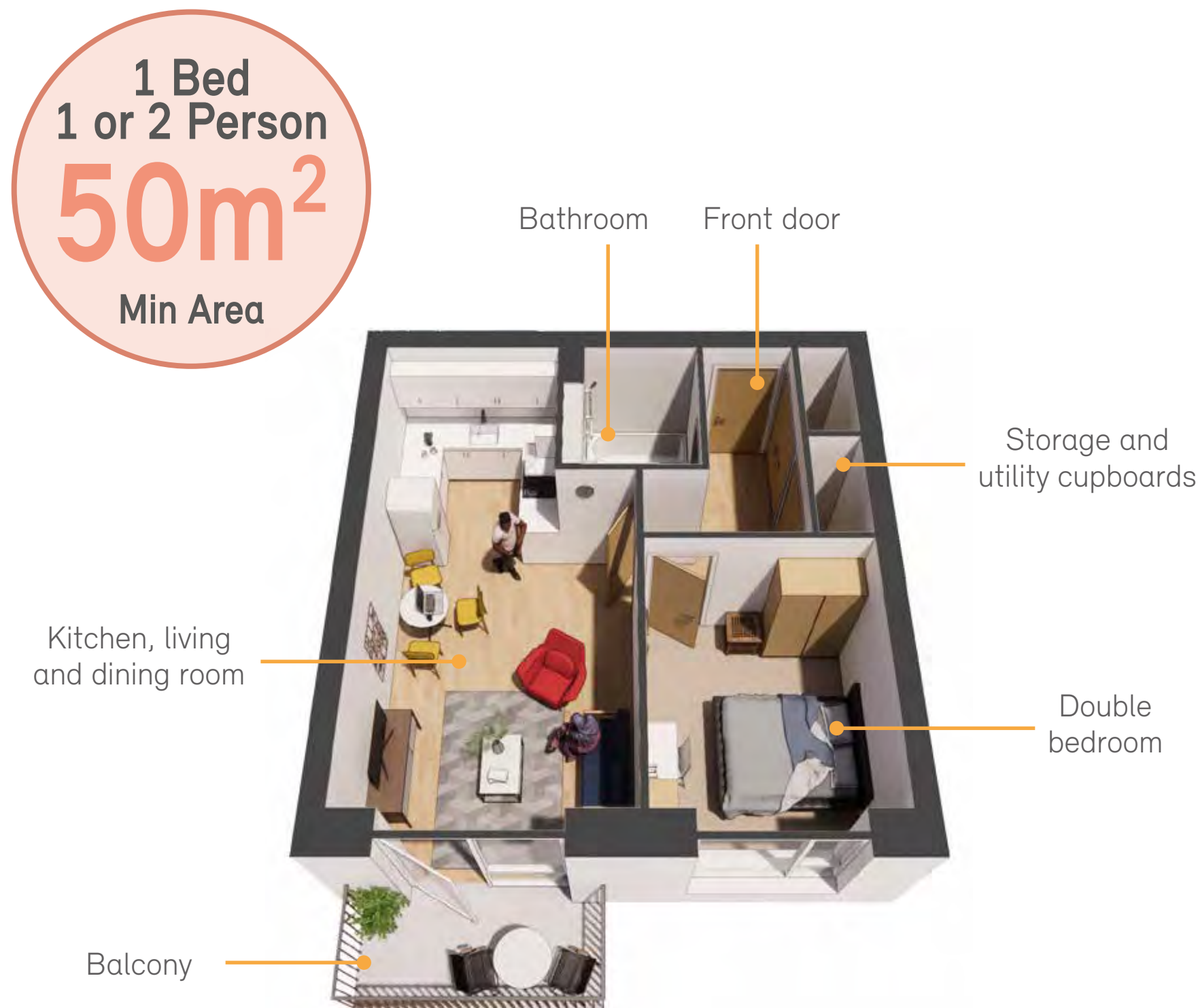


Garden Walk precedent



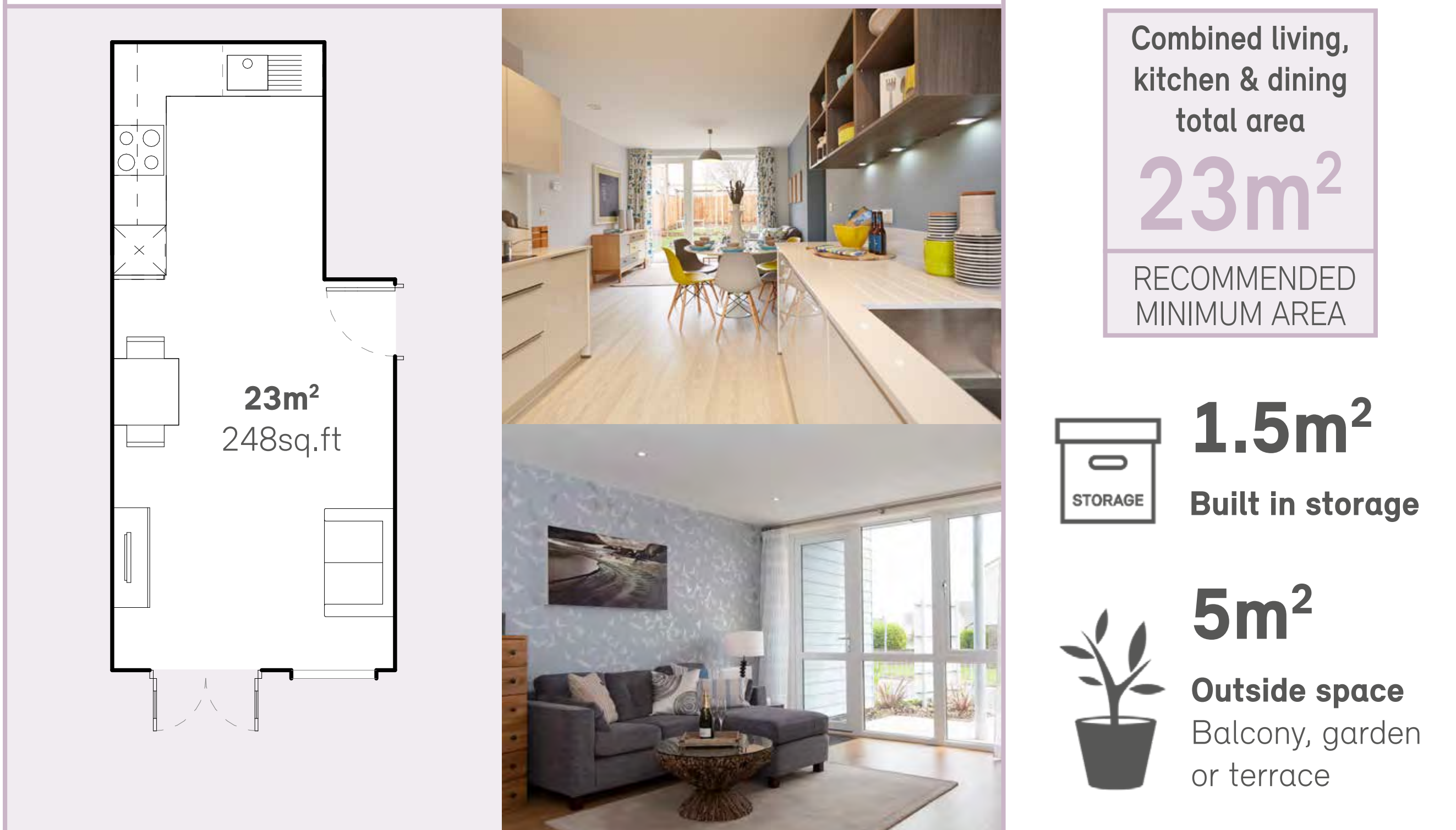


## One-Bedroom 1 or 2 Person Flat

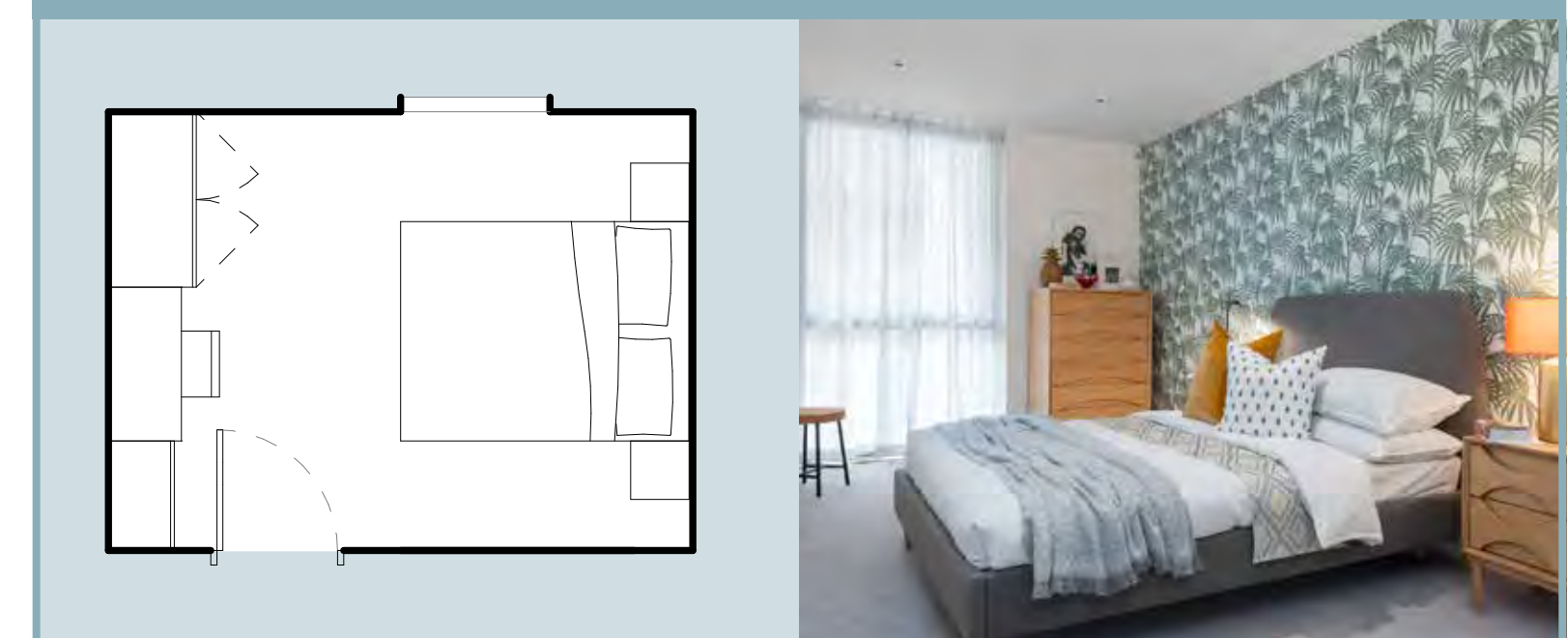


### Recommended minimum space standards for every 1 Bed 1 or 2 Person home

Example Open Plan Layout - Combined living, kitchen + dining



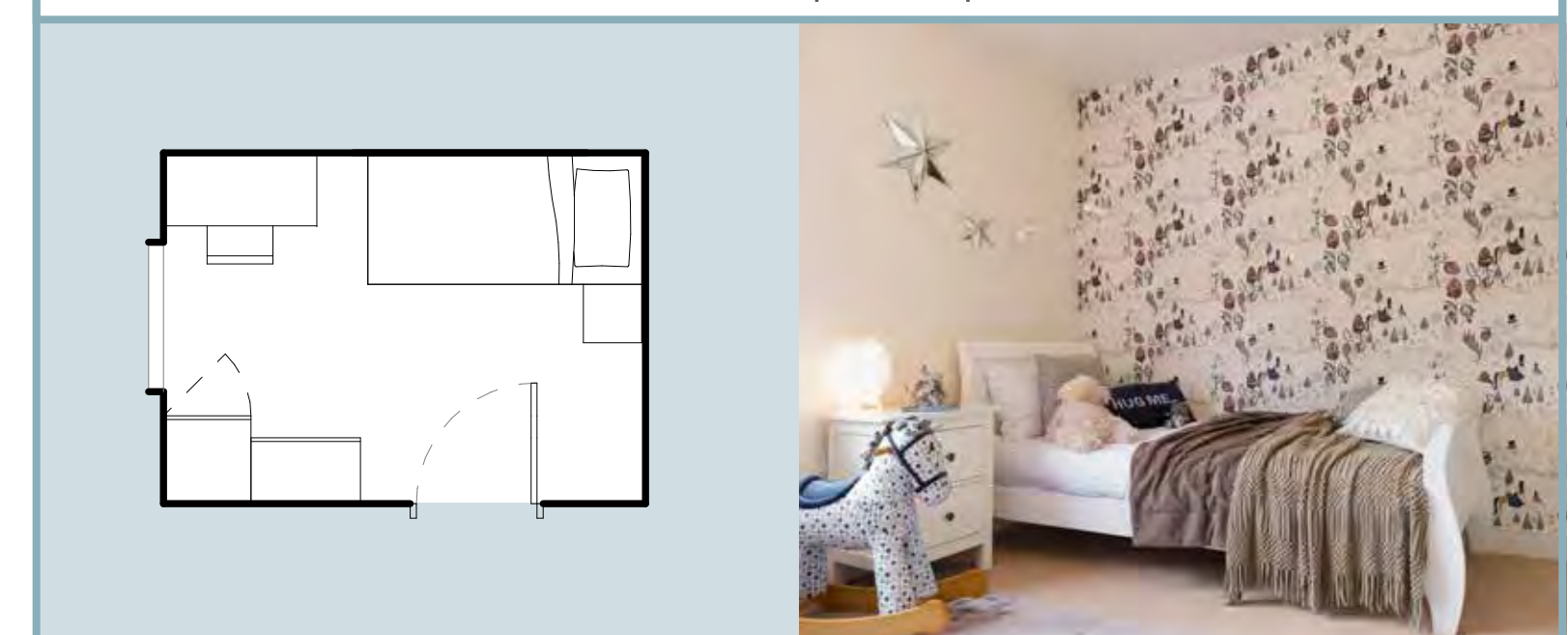
### Modern space standards for every home: required minimum areas



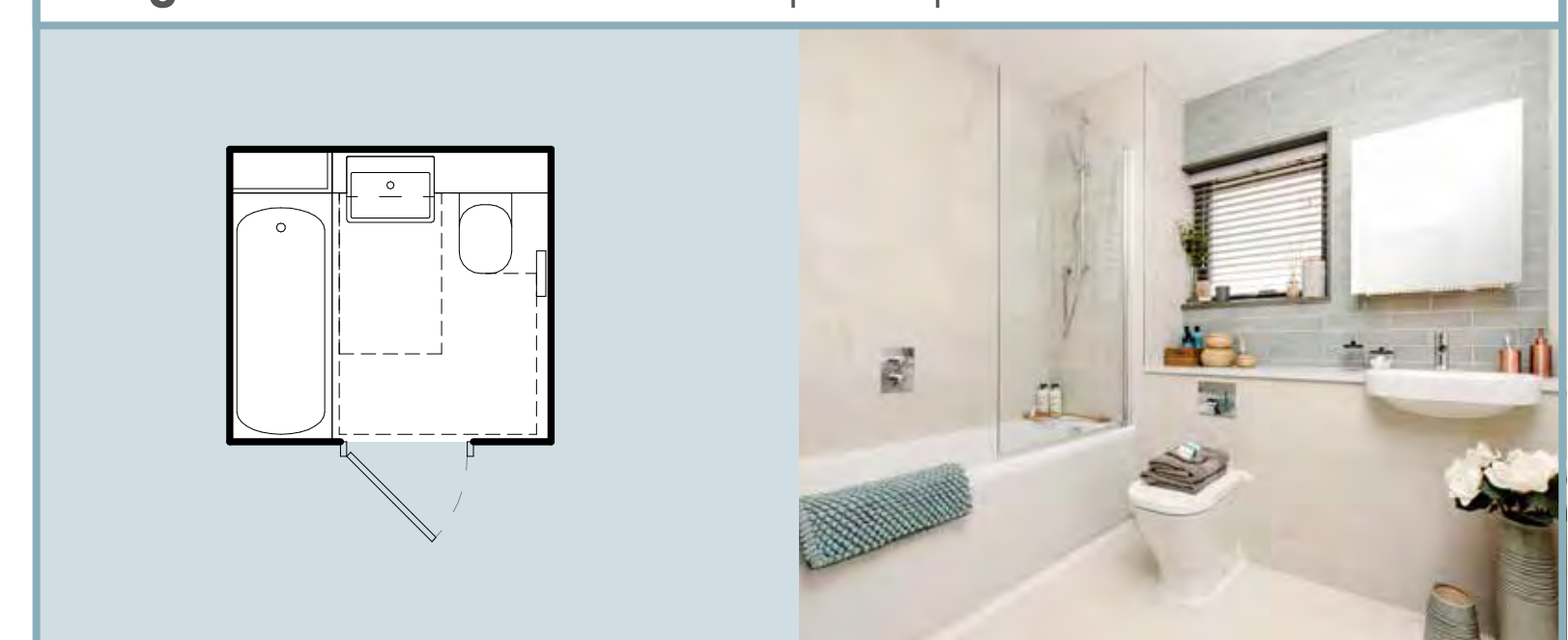
**Double bedroom: 11.5m<sup>2</sup>/124sq.ft** required minimum area



**Twin bedroom: 11.5m<sup>2</sup>/124sq.ft** required minimum area



**Single bedroom: 7.5m<sup>2</sup>/81sq.ft** required minimum area



**Family bathroom: 4.4m<sup>2</sup>/47sq.ft** required minimum area

## Two-Bedroom 4 Person Flat

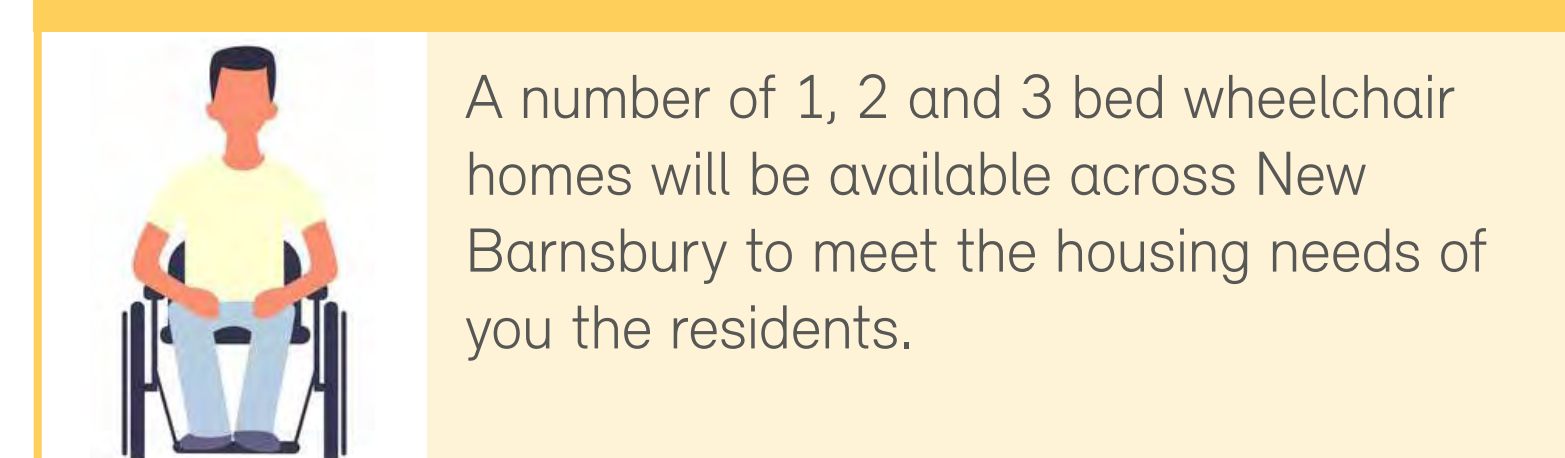


### Recommended minimum space standards for every 2 Bed 4 Person home

Example separate living, combined kitchen + dining layout



### Wheelchair homes





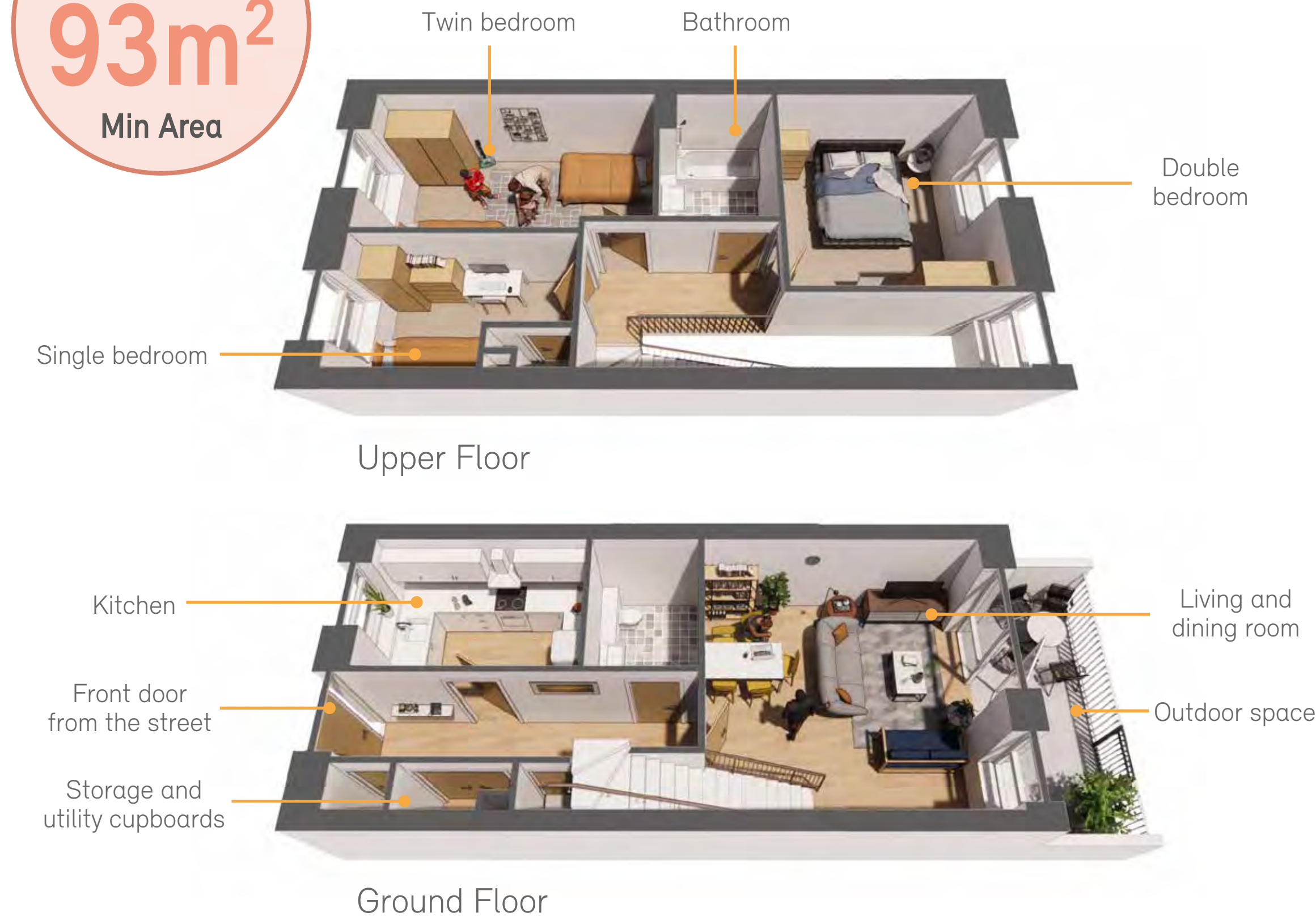
## Three-Bedroom 5 Person Flat

3 Bed  
5 Person  
**86m<sup>2</sup>**  
Min Area

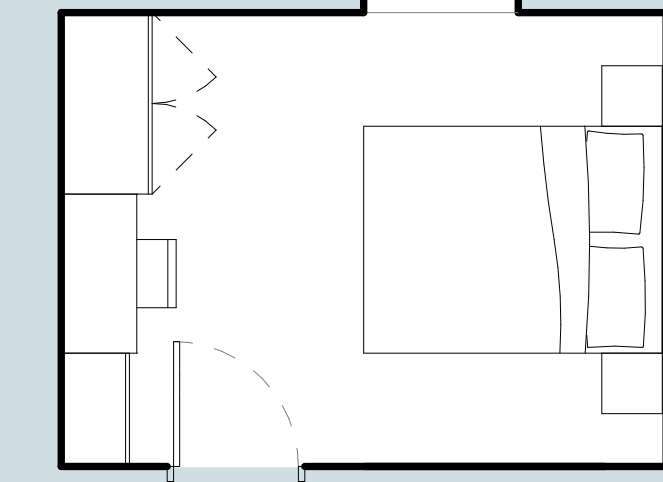


## Three-Bedroom 5 Person Maisonette/Duplex

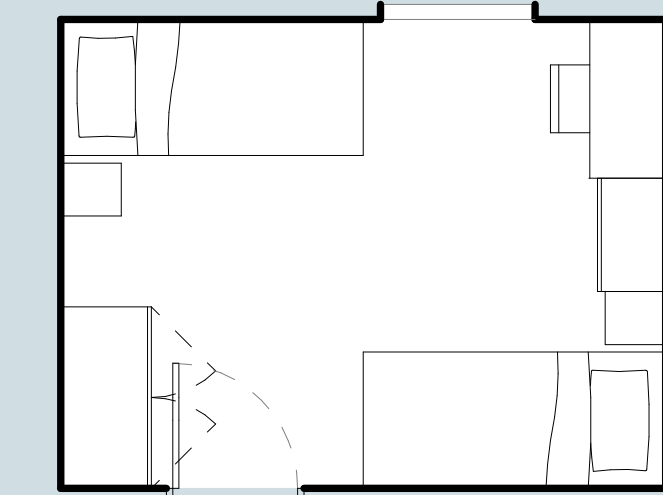
3 Bed  
5 Person  
**93m<sup>2</sup>**  
Min Area



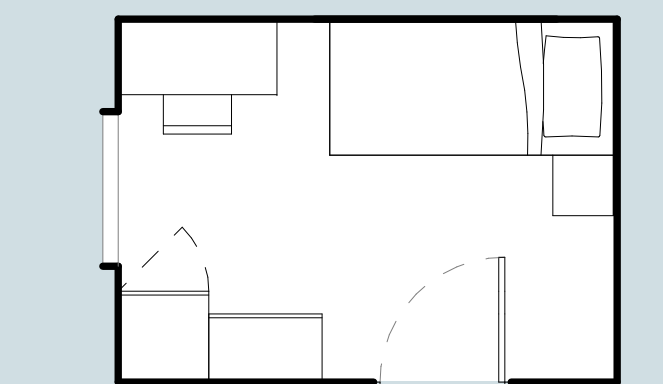
## Modern space standards for every home: required minimum areas



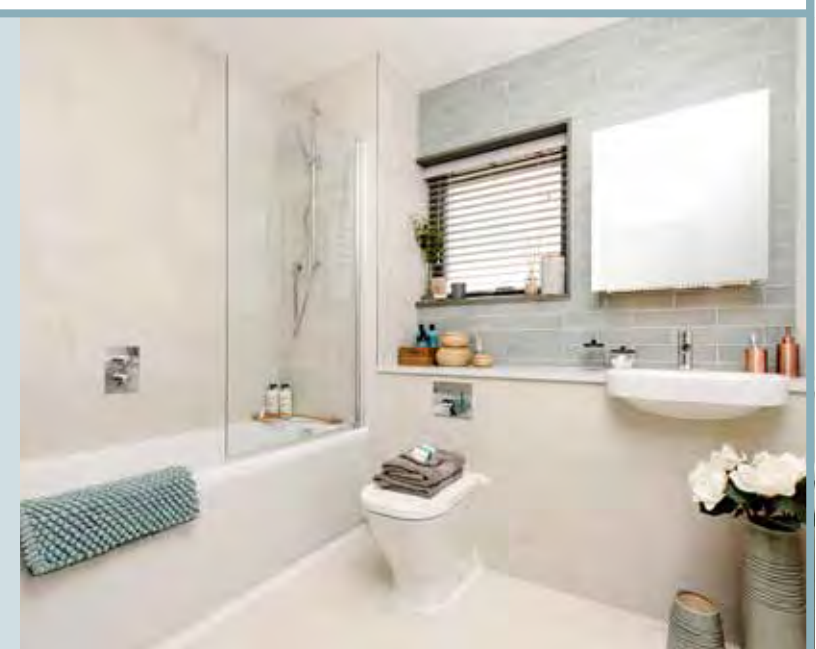
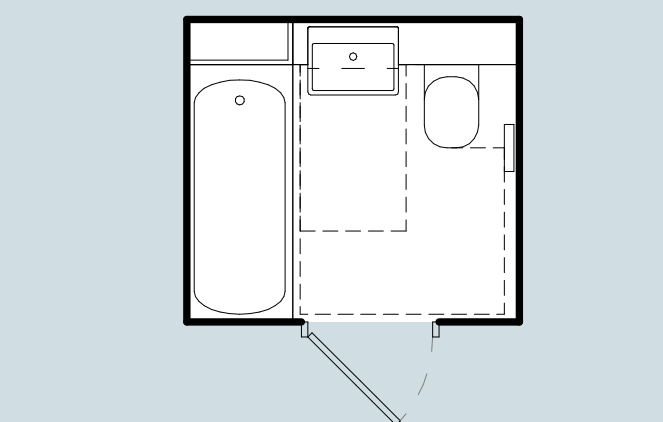
**Double bedroom:** 11.5m<sup>2</sup>/124sq.ft required minimum area



**Twin bedroom:** 11.5m<sup>2</sup>/124sq.ft required minimum area



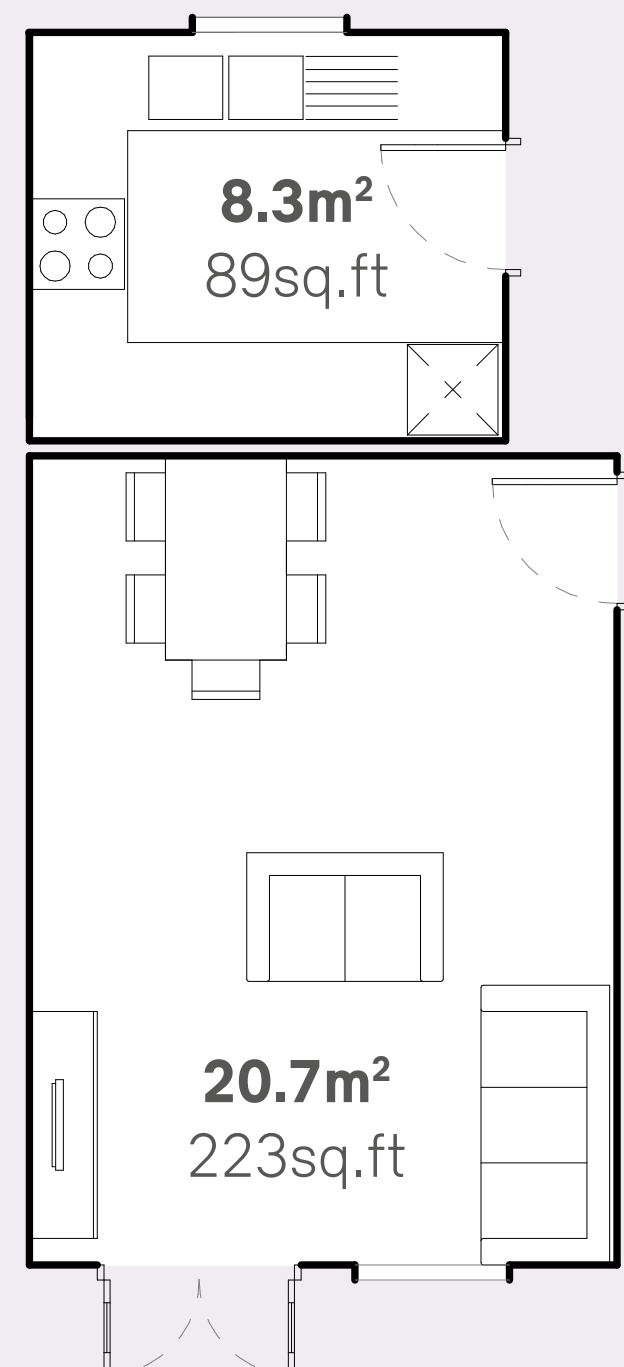
**Single bedroom:** 7.5m<sup>2</sup>/81sq.ft required minimum area



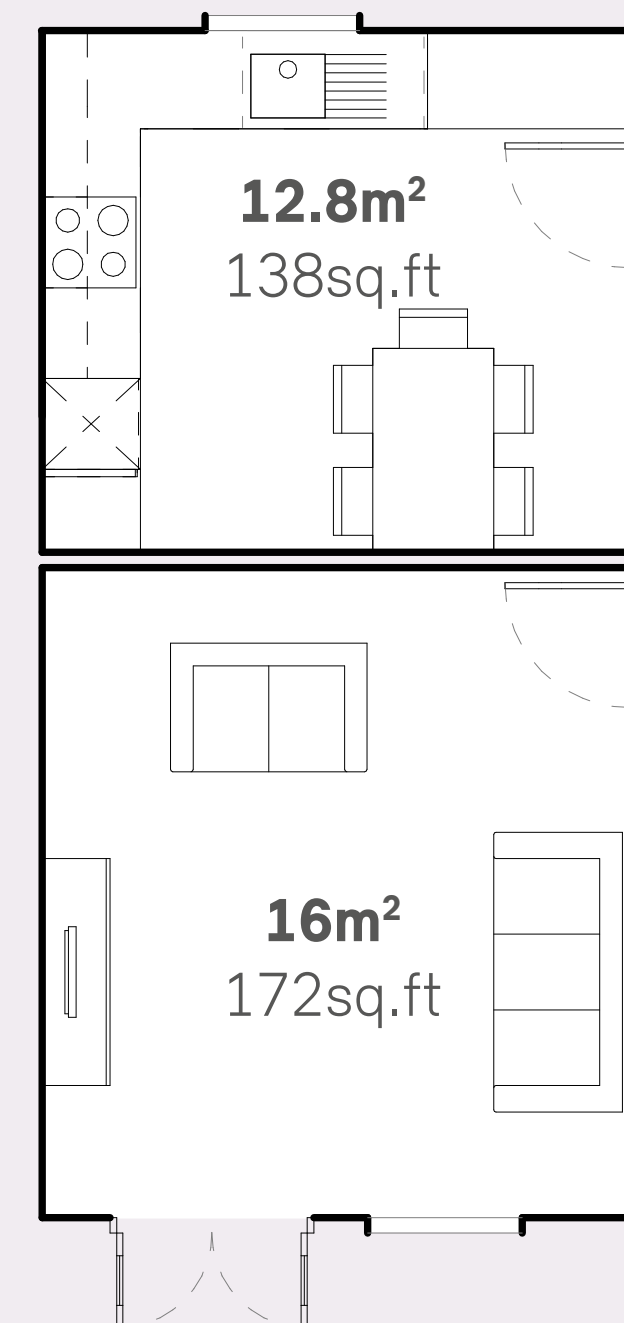
**Family bathroom:** 4.4m<sup>2</sup>/47sq.ft required minimum area

## Recommended minimum space standards for every 3 Bed 5 Person home

Example combined living + dining, separate kitchen layout



Example separate living, combined kitchen + dining layout



Combined living,  
kitchen & dining  
total area

**29m<sup>2</sup>**

RECOMMENDED  
MINIMUM AREA



**2.5m<sup>2</sup>**

Built in storage



**8m<sup>2</sup>**

Outside space  
Balcony, garden  
or terrace

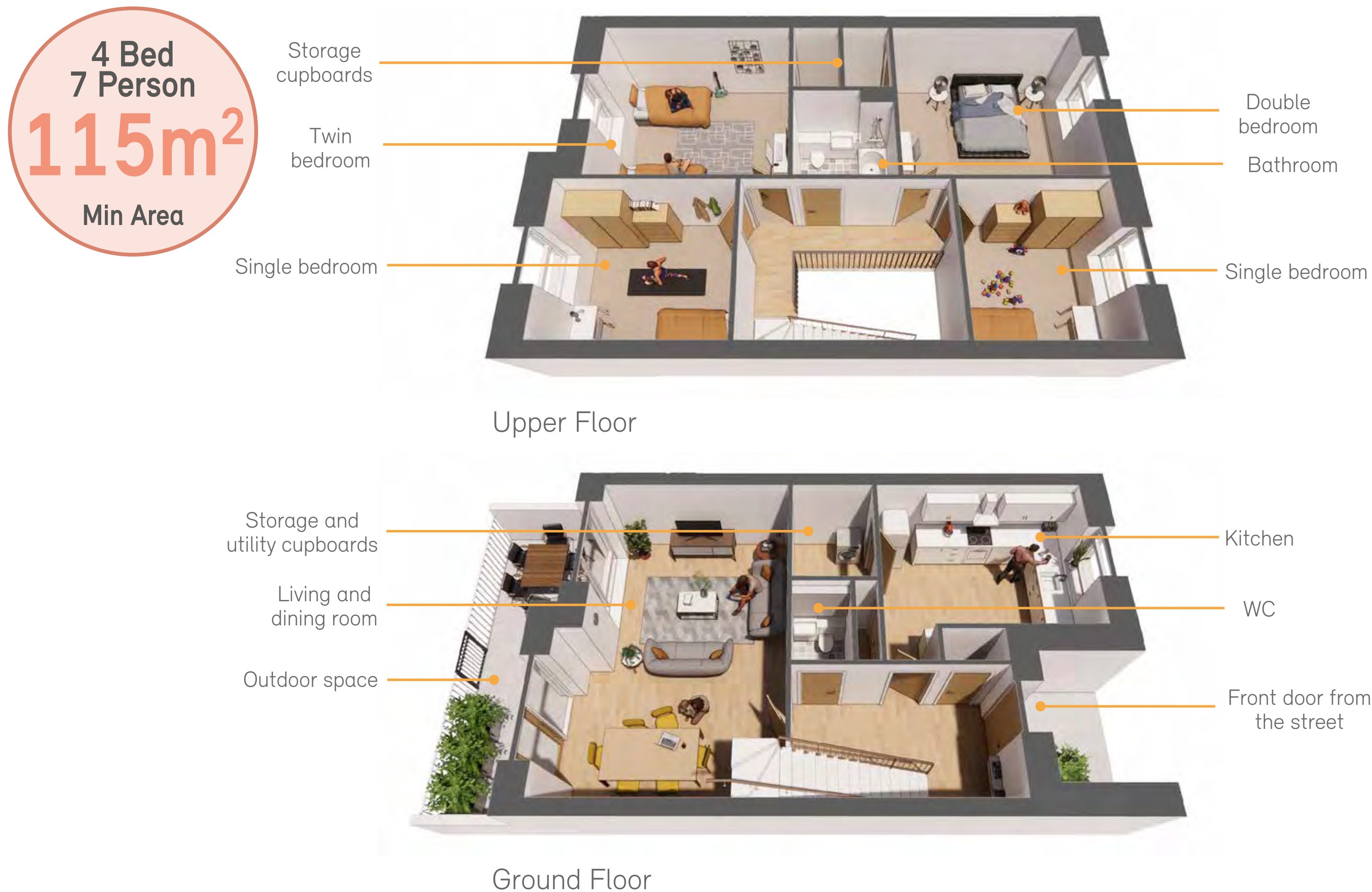
## Wheelchair homes



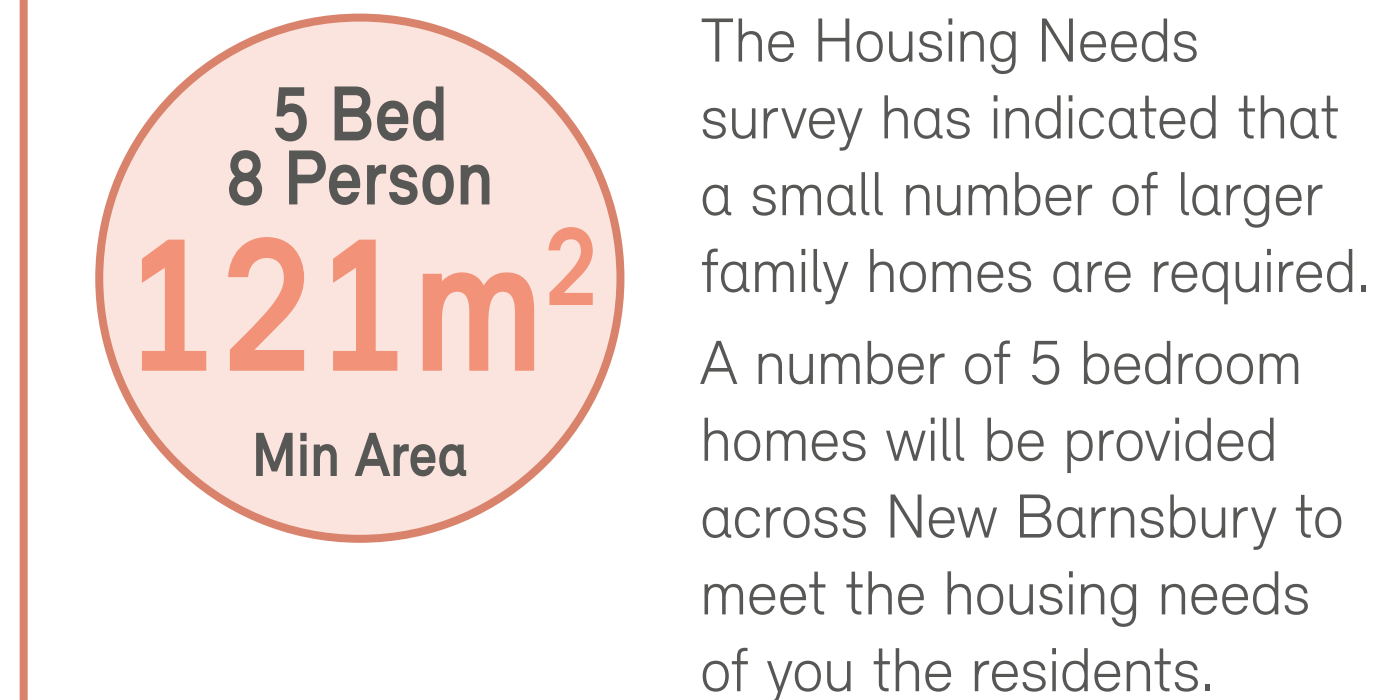
A number of 1, 2 and 3 bed wheelchair homes will be available across New Barnsbury to meet the housing needs of you the residents.



## Four-Bedroom 7 Person Maisonette/Duplex



## Five-Bedroom 8 Person Home



### Recommended minimum space standards for every 5 Bed 8 Person home

Combined living, kitchen & dining total area

**33m<sup>2</sup>**

RECOMMENDED MINIMUM AREA



**3.5m<sup>2</sup>**

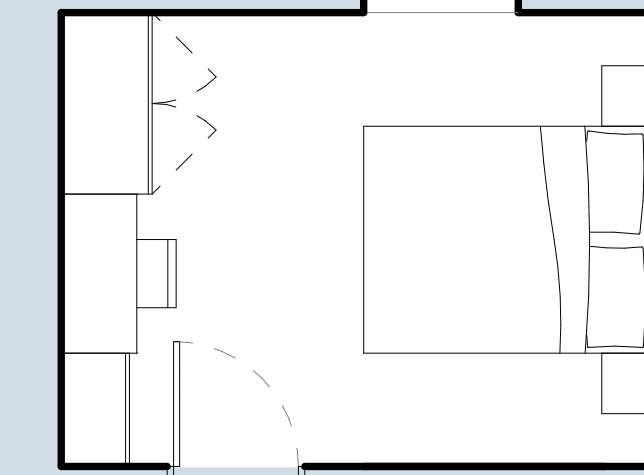
Built in storage



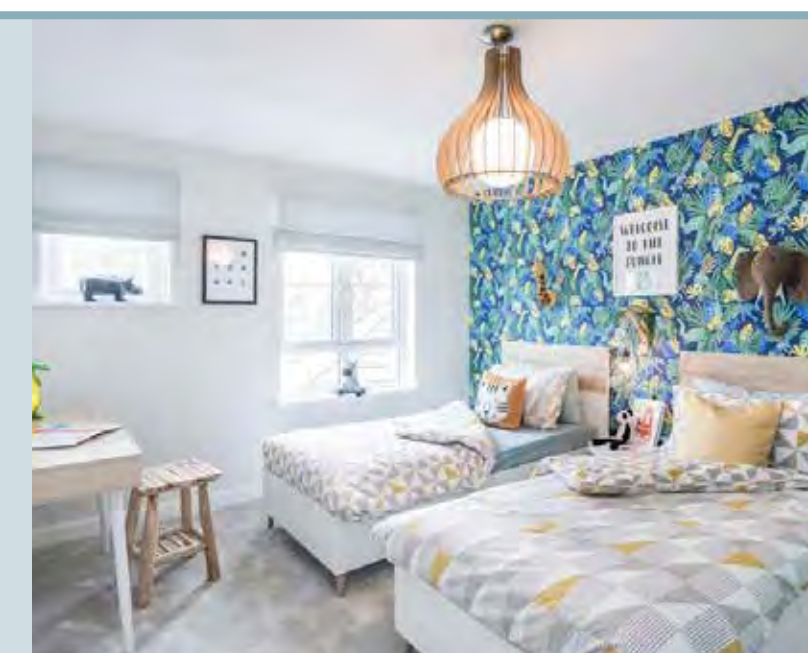
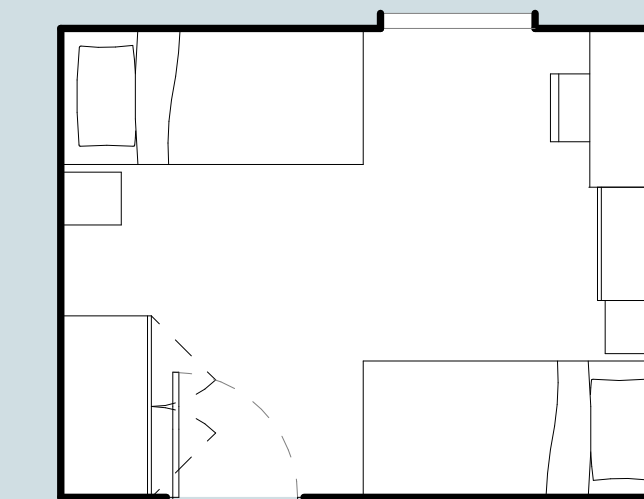
**11m<sup>2</sup>**

Outside space  
Balcony, garden or terrace

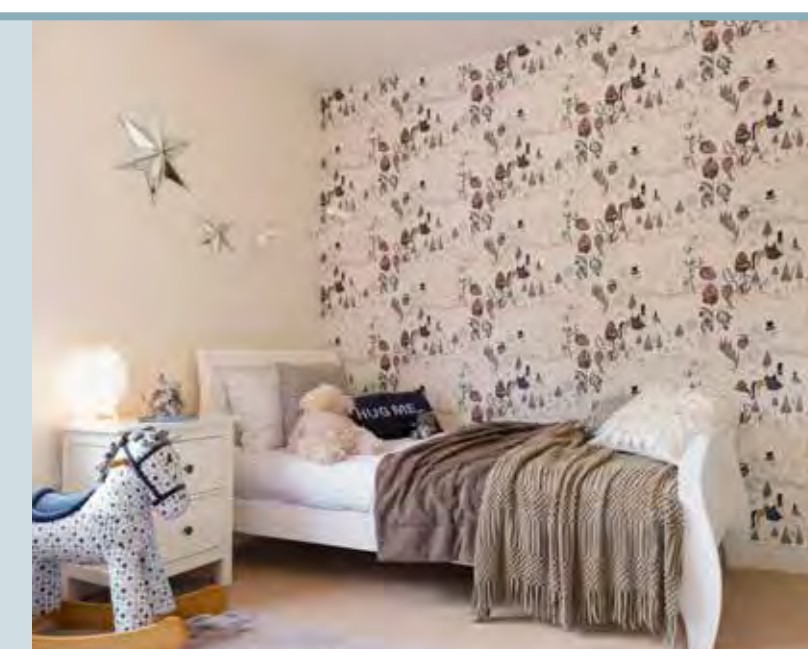
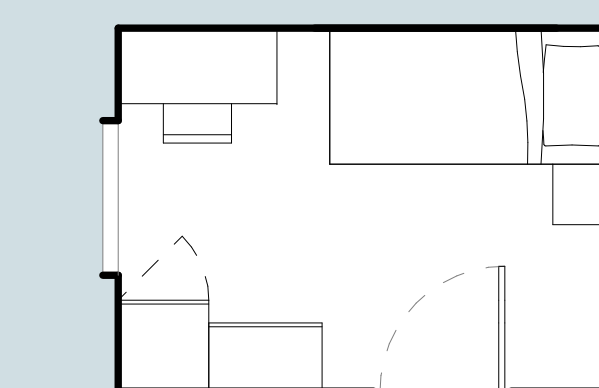
## Modern space standards for every home: required minimum areas



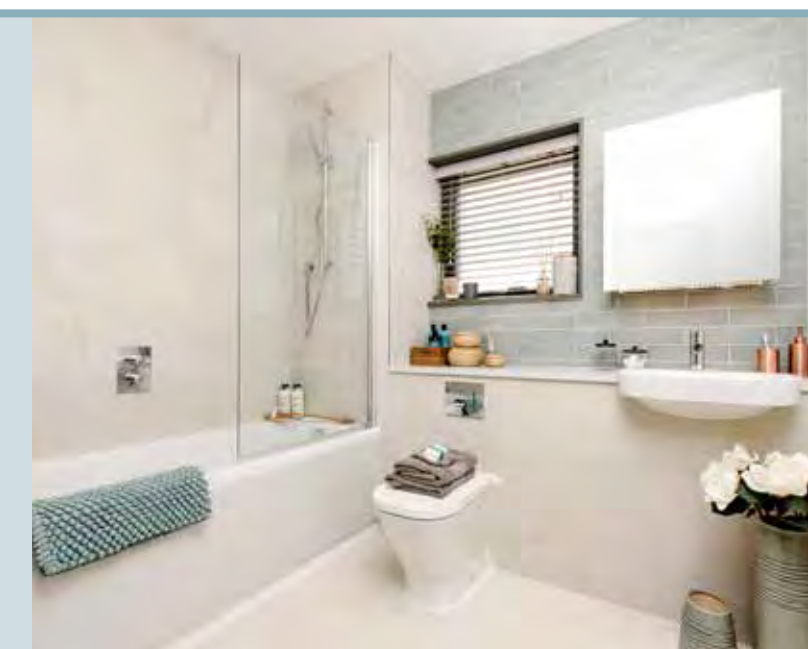
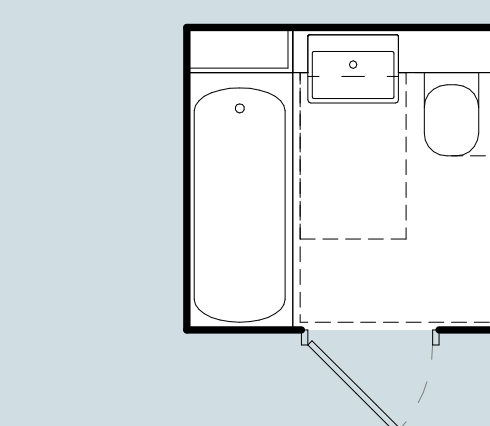
**Double bedroom:** 11.5m<sup>2</sup>/124sq.ft required minimum area



**Twin bedroom:** 11.5m<sup>2</sup>/124sq.ft required minimum area



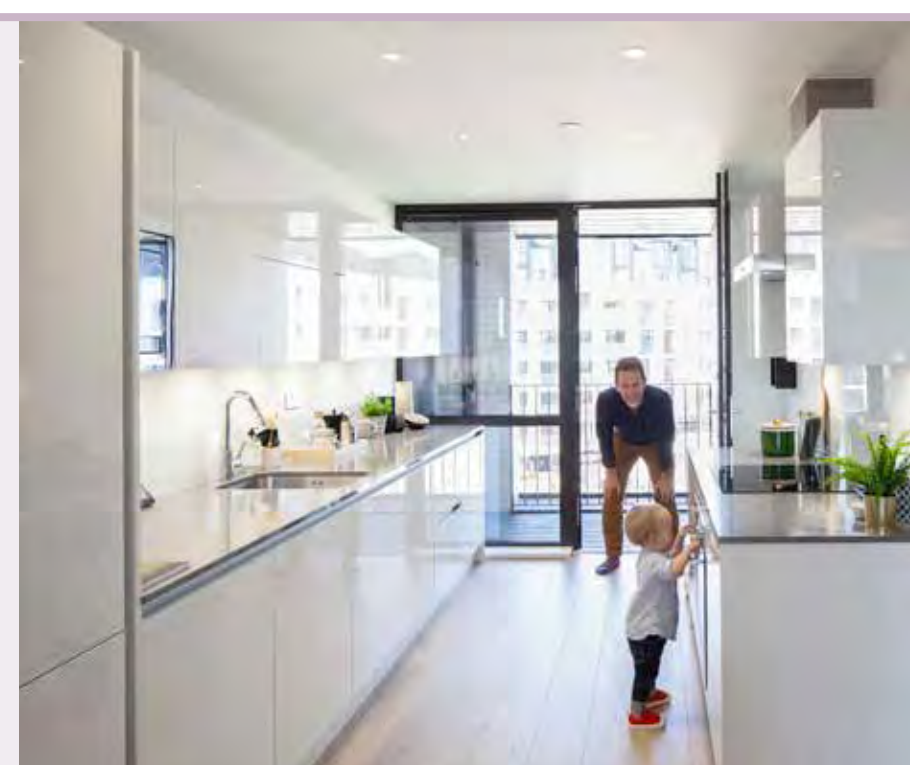
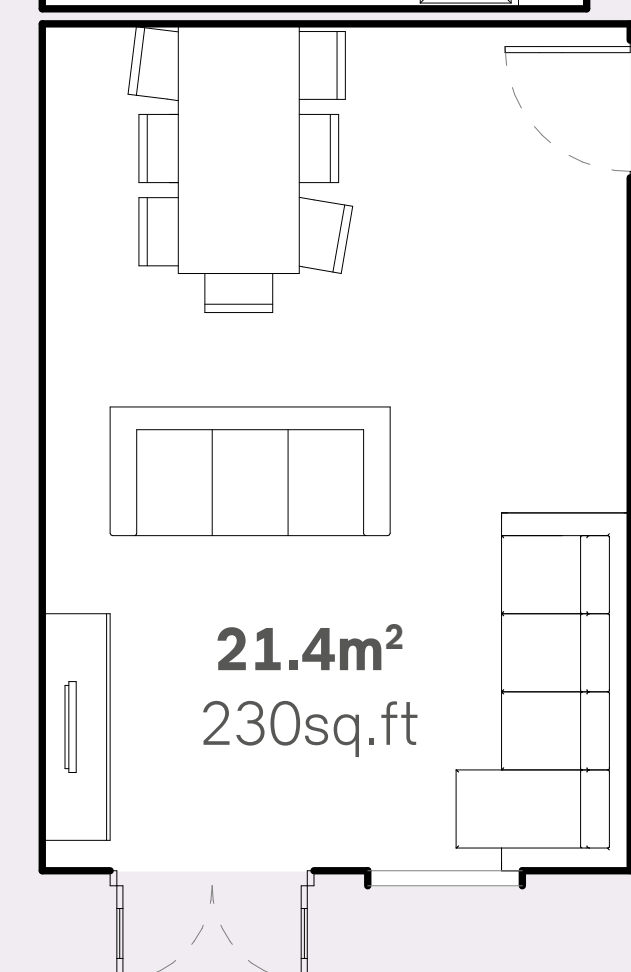
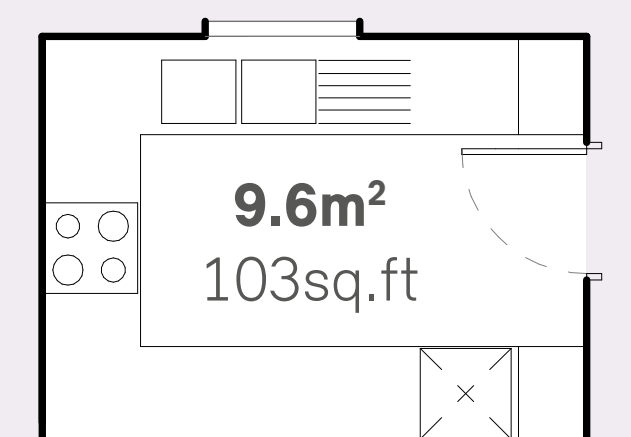
**Single bedroom:** 7.5m<sup>2</sup>/81sq.ft required minimum area



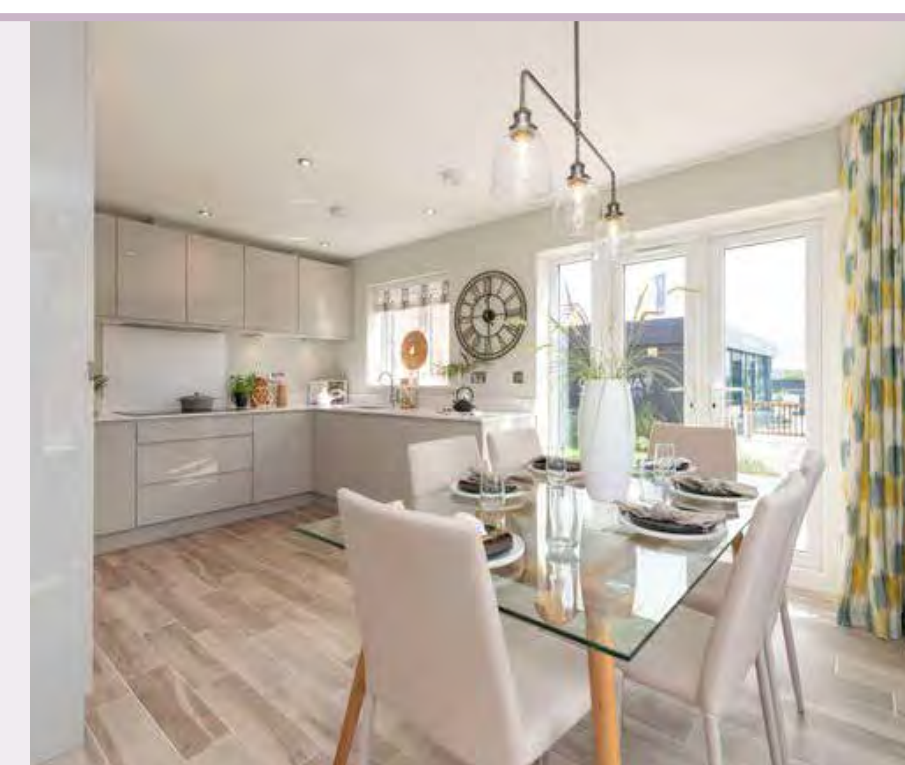
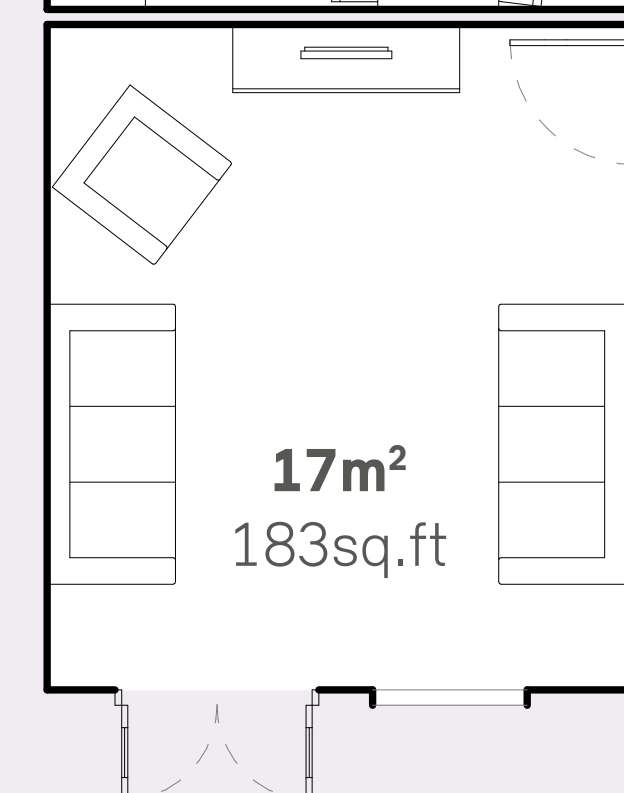
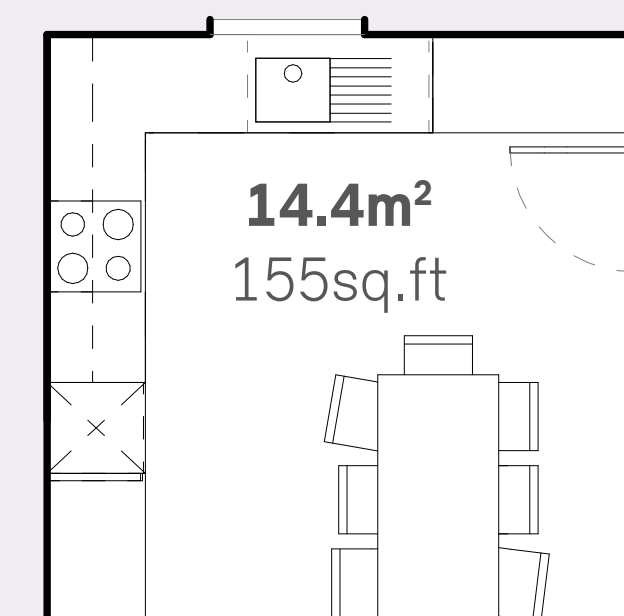
**Family bathroom:** 4.4m<sup>2</sup>/47sq.ft required minimum area

## Recommended minimum space standards for every 4 Bed 7 Person home

Example combined living + dining, separate kitchen layout



Example separate living, combined kitchen + dining layout



Combined Living, Kitchen & Dining Total Area

**31m<sup>2</sup>**

Recommended Minimum Area



**3m<sup>2</sup>**

Built In Storage



**10m<sup>2</sup>**

Outside Space  
Balcony, Garden or Terrace

## Wheelchair homes



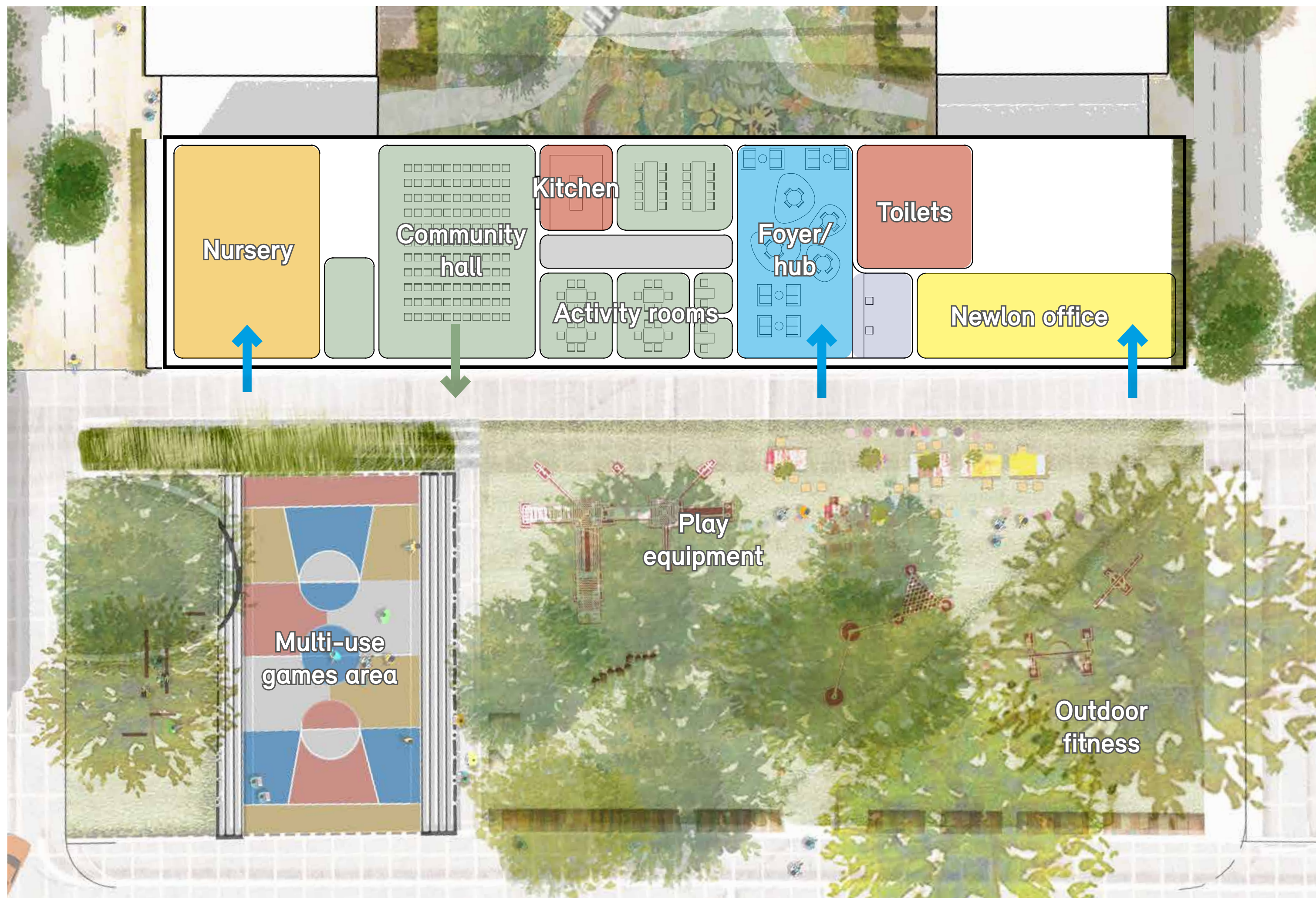
A number of 1, 2 and 3 bed wheelchair homes will be available across New Barnsbury to meet the housing needs of you the residents.



## Heart of the community

The new community centre will be located near Carnegie Street, roughly where Adrian House currently sits. It will open directly onto the new community park which will contain seating and play space.

This indicative layout below shows one option to provide a range of flexible rooms.



Proposed view showing the new community centre and surrounding public spaces

### Key

- Entrance foyer and hub
- Reception
- Community space
- Toilets
- Nursery
- Newlon office
- ➔ Entrance
- ➔ Park connection

## ? Tell us how you would like to use the Community Centre

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• <b>Children's activities</b></li> <li>• <b>Religious gatherings</b></li> <li>• <b>Resident services</b></li> <li>• <b>Classes:</b> <ul style="list-style-type: none"> <li>• Education</li> <li>• Exercise</li> <li>• Cooking</li> <li>• Languages</li> <li>• Health</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>• <b>Workspace</b></li> <li>• <b>Café</b></li> <li>• <b>Internet</b></li> <li>• <b>Social clubs:</b> <ul style="list-style-type: none"> <li>• Seniors</li> <li>• Youth</li> <li>• Family</li> <li>• Gardening</li> <li>• Art and craft</li> </ul> </li> </ul> |
|---|--|

## What's inside?



Entrance foyer / hub



Flexible activity rooms



Community hall



Nursery



Multi-use games area



Play and fitness equipment



Seating

## What's outside?



## Your feedback

Your feedback during this workshop is extremely important to us as your comments will help to shape the proposals for the estate.

We want to ensure that the proposals respond to the needs and priorities of residents, and so your feedback is vital in helping us to do this.

## How you can provide feedback

### Option 1: Digital questionnaire

Use the QR code or visit GiveMyView.com/BEST to answer our questionnaire for workshop 8

### Option 2: Paper questionnaire

Fill in the paper version that was sent to you with the information pack

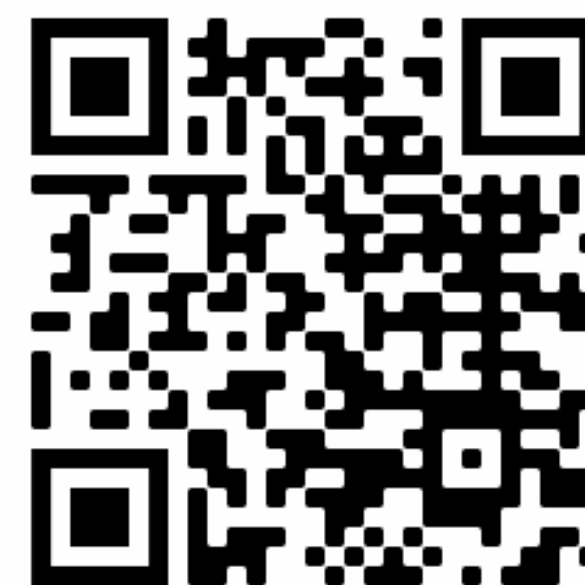
### Option 3: Over the phone

**Ring us:** Call the BEST team to discuss your feedback **TELEPHONE:** 020 7613 7596 / 020 8709 9172.

### Option 4: Via email

Email us: Best@newlon.org.uk

SCAN QR CODE BELOW



## What is the resident ballot?



All eligible residents will then be asked to vote Yes or No in a formal, confidential ballot.

You will have the final say and the project can only go ahead if the ballot delivers a YES vote.

Ahead of the ballot an offer document will be sent to you providing final details of the offer to residents

We expect that the ballot is likely to take place in Spring 2021, however, we have not set a fixed date for this yet.

## Recruiting a Development Partner



Newlon are looking at bringing a development partner on board who would help to deliver the proposed refurbishment and redevelopment plans for the Barnsbury Estate.

The development partner will be experienced in the property and development industry with a strong track record of delivering high-quality sustainable housing.

## What is the proposed timeline?

