

SECTION 3: NEW BARNSBURY

NEW BARNSBURY

New Barnsbury is defined as the more modern buildings built after the Second World War, that are between Charlotte Terrace and Caledonian Road, including the two blocks next to the canal on Carnegie Street.

If you live in Adrian House, Aldrick House, Amory House, Blackmore House, Charlotte Terrace, Crispe House, Ewen House, Kenwick House, Jocelin House, Mavor House, Messiter House, Molton House, Redmond House, Ritson House, Thorpe House, Thurston House or Venn House, then you live on New Barnsbury.



View of shops and cafes along Caledonian Road with safer walking routes into the estate



View of a typical entrance to the new homes



View of a proposed shared residential courtyard



The Mews will offer quiet east to west links for pedestrians only

OFFER TO NEW BARNSBURY RESIDENTS

OFFER	TENANTS	RESIDENT LEASEHOLDERS	NON-RESIDENT LEASEHOLDERS
High quality redevelopment			
You will be provided with a new home on the Barnsbury Estate.			
Your new home will be built to a high quality, including higher performance windows, walls and insulation making homes warmer and quieter.			
All homes will be built to modern space standards and have usable outside space.			
Your rights			
You will not pay more rent for a home of the same number of bedrooms and your tenancy rights will be protected.			
If you are overcrowded and you move to a bigger home, your rent will go up in accordance with the existing rent levels.			
You will not have to pay for any of the proposed transformation works.			
If you do not wish to remain on the estate, or you are a non-resident leaseholder, then Newlon will offer to purchase your property.			
You could be eligible to receive a moving home payment (known as a disturbance payment) to help with the reasonable costs of moving e.g. if you are required to move into temporary accommodation.			
Your Choice			
You will be able to choose colours, finishes, kitchens and bathrooms.			
You may be able to choose different internal layouts, such as open plan or separate kitchen/dining and living area.			
Location			
You will be able to discuss the location of your new home and will have some choice of more than one property.			
Transformed outside spaces			
Access to your own private space such as a balcony, terrace or patio and access to semi-private communal courtyards.			
Transformed landscape and planting, carefully selected for minimal maintenance to keep service charges down.			
Parking			
New on and off-street parking. We are seeking as far as possible to retain the required number of spaces for existing residents, although this will be subject to planning.			
Overcrowded households			
You will be eligible for a new home with the number of bedrooms identified through your housing needs assessment.			
Resident leaseholders will be offered a new home with the same number of bedrooms as their existing property.			

INFORMATION FOR TENANTS:

- All tenants will be provided with a new home which meets the housing needs of you and your family.
- No one will have to move off the estate permanently if they don't want to.
- Tenants will not pay for any of the proposed transformation works.
- Your rent will not increase - if you move to a home with the same number of bedrooms as you have now, your rent stays the same. If you are overcrowded and you move to a bigger home, your rent will go up in accordance with the existing rent levels.
- If you do currently have more bedrooms than you need (e.g. if your children have grown up and moved out) then a new property will be offered on the basis of 'housing need plus one'. This means you will be offered a home with one extra bedroom than you need.
- We will continue to engage with you after the residents' ballot to discuss your preferences for your new home including location, layout and internal fixtures and fittings. We will aim to meet as many of your preferences as possible.

INFORMATION FOR RESIDENT LEASEHOLDERS:

- All resident leaseholders will be provided with a new home on the Barnsbury Estate if you wish.
- If you want to remain on the estate in a new property then you will be offered a shared equity deal or you can purchase a new home outright.
- 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 up to a maximum of £65,000 (you are entitled to this under the Land Compensation Act, 1973). This is known as a Home Loss payment.
- If you purchase a flat under the shared equity offer, then the equity value of your old flat, plus the additional 10% Home Loss amount, would be put towards the value of the new home. Any unsold equity value would be held by Newlon as a 'silent partner' until you decide to sell. No rent would be charged on the unsold equity.
- If you are buying a property using shared equity then we will value your existing property and agree the anticipated value of the new property at the same time. We will update the valuations at regular intervals.
- Newlon will discuss buybacks with resident leaseholders who wish to sell their property in the event of a positive residents' ballot. The buyback offer will be based on agreed valuation. Newlon will pay for an independent survey for each resident leaseholder.
- Resident leaseholders, who choose to buy a new home on the estate, will be provided with a temporary home in the event that your new home is not ready when you are required to move. As long as you complete the purchase of a new home on the estate, you will not be charged rent while you are living in a temporary home.

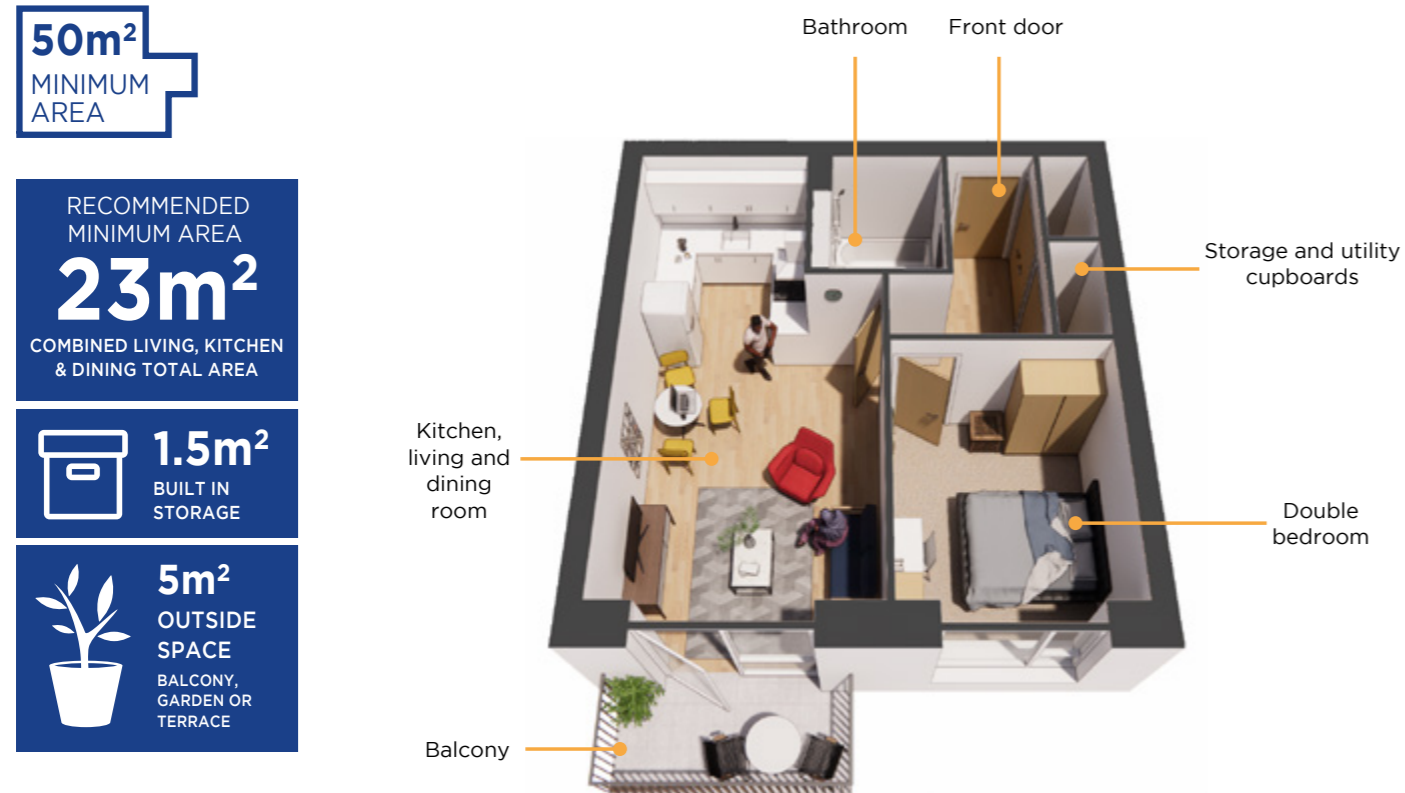
INFORMATION FOR NON-RESIDENT LEASEHOLDERS:

- Non-resident leaseholders on New Barnsbury are not eligible to remain on the estate and will be offered the market value of their property plus a Home Loss payment of 7.5% up to a maximum of £75,000.
- Newlon will carry out its own valuation and pay for you to have an independent valuation by an RICS chartered valuer to ensure you receive the market value for the property.
- 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.

PROPOSED HOMES ON NEW BARNSBURY

On the following pages are the typical floor layouts for the proposed new homes on New Barnsbury. This should provide you with an idea of the potential new homes that we are proposing to deliver. However, it is likely that there will be a number of different flat types and floor layouts when the plans for each block are finalised. We will continue to discuss the proposals with you after the ballot to understand your needs and priorities.

Typical one bedroom flat for one or two people



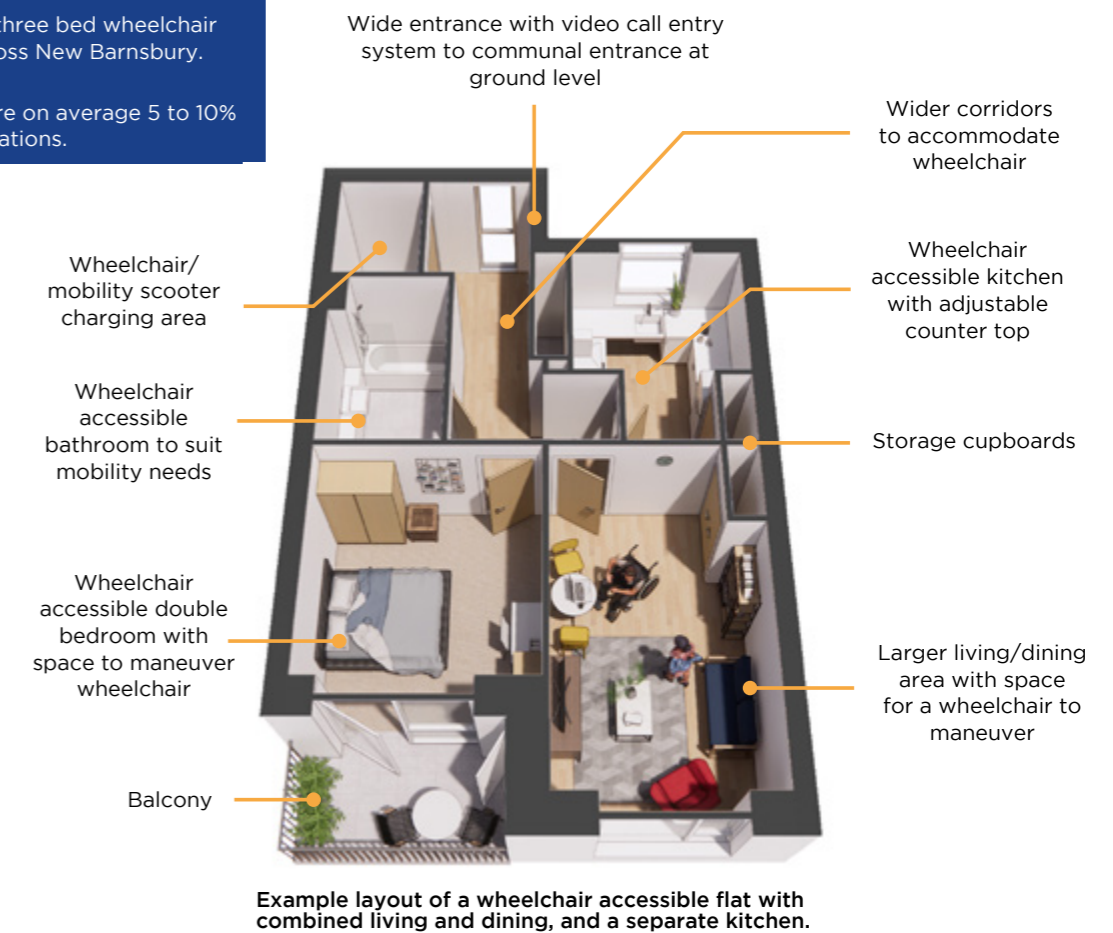
Example open plan layout with combined living, kitchen and dining.

- 50m²**
MINIMUM AREA
- RECOMMENDED MINIMUM AREA**
23m²
COMBINED LIVING, KITCHEN & DINING TOTAL AREA
- 1.5m²**
BUILT IN STORAGE
- 5m²**
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Typical wheelchair accessible one-bedroom flat for one or two people

A number of one, two and three bed wheelchair homes will be available across New Barnsbury. Typically wheelchair flats are on average 5 to 10% larger to comply with regulations.

- 55m²**
MINIMUM AREA
- RECOMMENDED MINIMUM AREA**
25m²
COMBINED LIVING, KITCHEN & DINING TOTAL AREA
- 1.5m²**
BUILT IN STORAGE
- 5m²**
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE



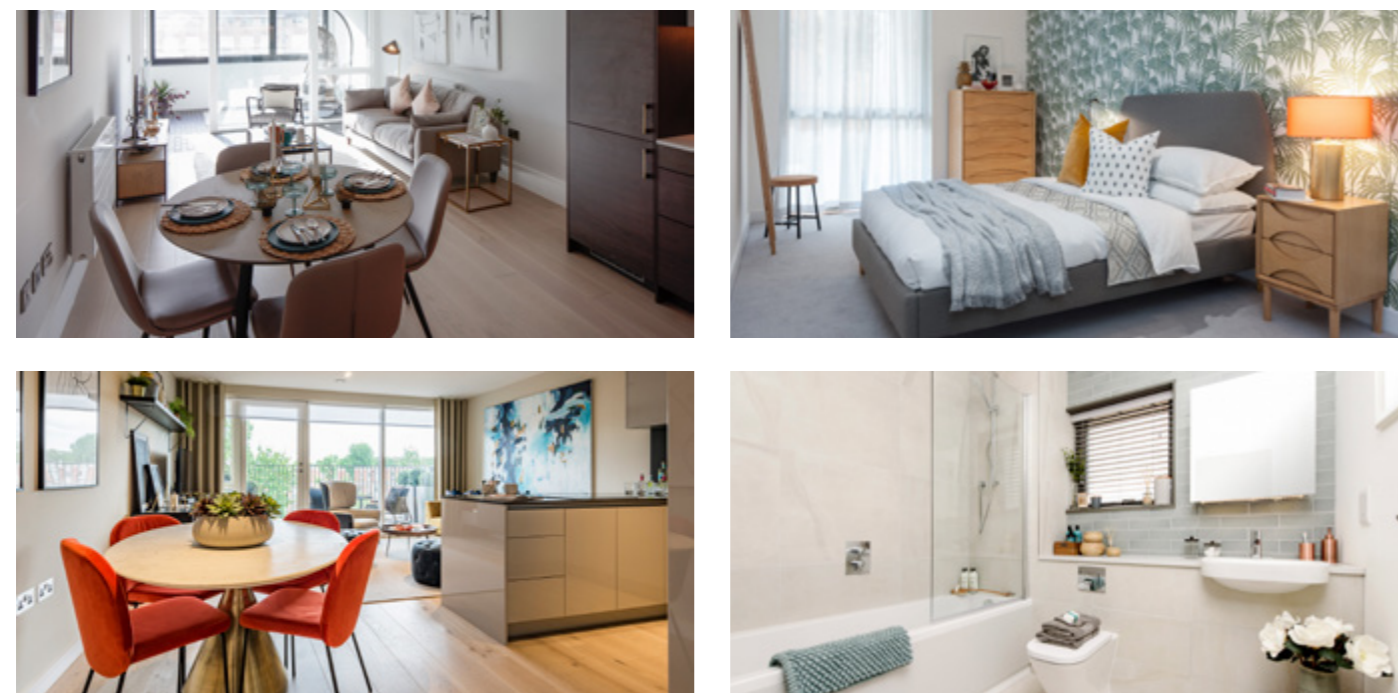
Example layout of a wheelchair accessible flat with combined living and dining, and a separate kitchen.

Typical two bedroom flat for four people

- 70m²**
MINIMUM AREA
- RECOMMENDED MINIMUM AREA**
27m²
COMBINED LIVING, KITCHEN & DINING TOTAL AREA
- 2m²**
BUILT IN STORAGE
- 7m²**
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE



Example open plan layout with combined living, kitchen and dining (with option for separate kitchen).



Example images of a typical lounge, kitchen, bedroom and bathroom

Typical three bedroom flat for five people

86m²
MINIMUM AREA

29m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

2.5m²
BUILT IN STORAGE

8m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example layout for combined kitchen and dining room with separate living room.

Typical four bedroom maisonette for seven people

115m²
MINIMUM AREA

31m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

3m²
BUILT IN STORAGE

10m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example layout for combined living and dining with separate kitchen.

Typical three bedroom maisonette for five people

93m²
MINIMUM AREA

29m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

2.5m²
BUILT IN STORAGE

8m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example layout for combined living and dining with separate kitchen.

Typical five bedroom home for eight people

The Housing Needs survey has indicated that a small number of larger family homes are required and so we will be providing a number of five bedroom homes.

121m²
MINIMUM AREA

33m²
RECOMMENDED MINIMUM AREA
COMBINED LIVING, KITCHEN & DINING TOTAL AREA

3.5m²
BUILT IN STORAGE

11m²
OUTSIDE SPACE
BALCONY, GARDEN OR TERRACE

Example images of a typical lounge, kitchen and bedroom

NEW STREETS AND GREEN SPACES

New Barnsbury will have a variety of streets and green spaces which will be safer, cleaner and easier to access. They will be designed to be accessible and inclusive for the use and enjoyment of all residents, including wheelchair users and those with disabilities or additional needs.

All of the streets and open spaces will have front doors and windows looking onto them to improve security. A variety of outdoor amenity and sports facilities will ensure the estate is active and the design will eliminate dark corners and dead ends. The majority of the new homes will be dual-aspect meaning that most residents will have two views. Some windows may face the street or communal garden courtyards and some will look out over green space and trees.

The height of proposed buildings will relate to the width of the streets and spaces. Narrower streets will have small houses, while larger buildings are located on wider streets and around open space.

PULTNEY STREET PARK

As one of the three proposed new areas of public space, Pultney Park will be open to everyone with plenty of seating and areas for people to spend time with friends and family or relax peacefully.

New play equipment will be provided for children surrounded by new and existing trees and planting.



View of a transformed Pultney Park

COMMUNITY HUB PARK

The existing green space along Carnegie Street will be redesigned to provide a range of activities for residents of all ages.

This new area of public realm will include new and existing trees, paths, seating and opportunities for adventure play, sports and fitness, including a semi-sunken multi-use games area.



View of private amenity space overlooking the Community Hub Park.

NEW SHARED AND PRIVATE OUTSIDE SPACES

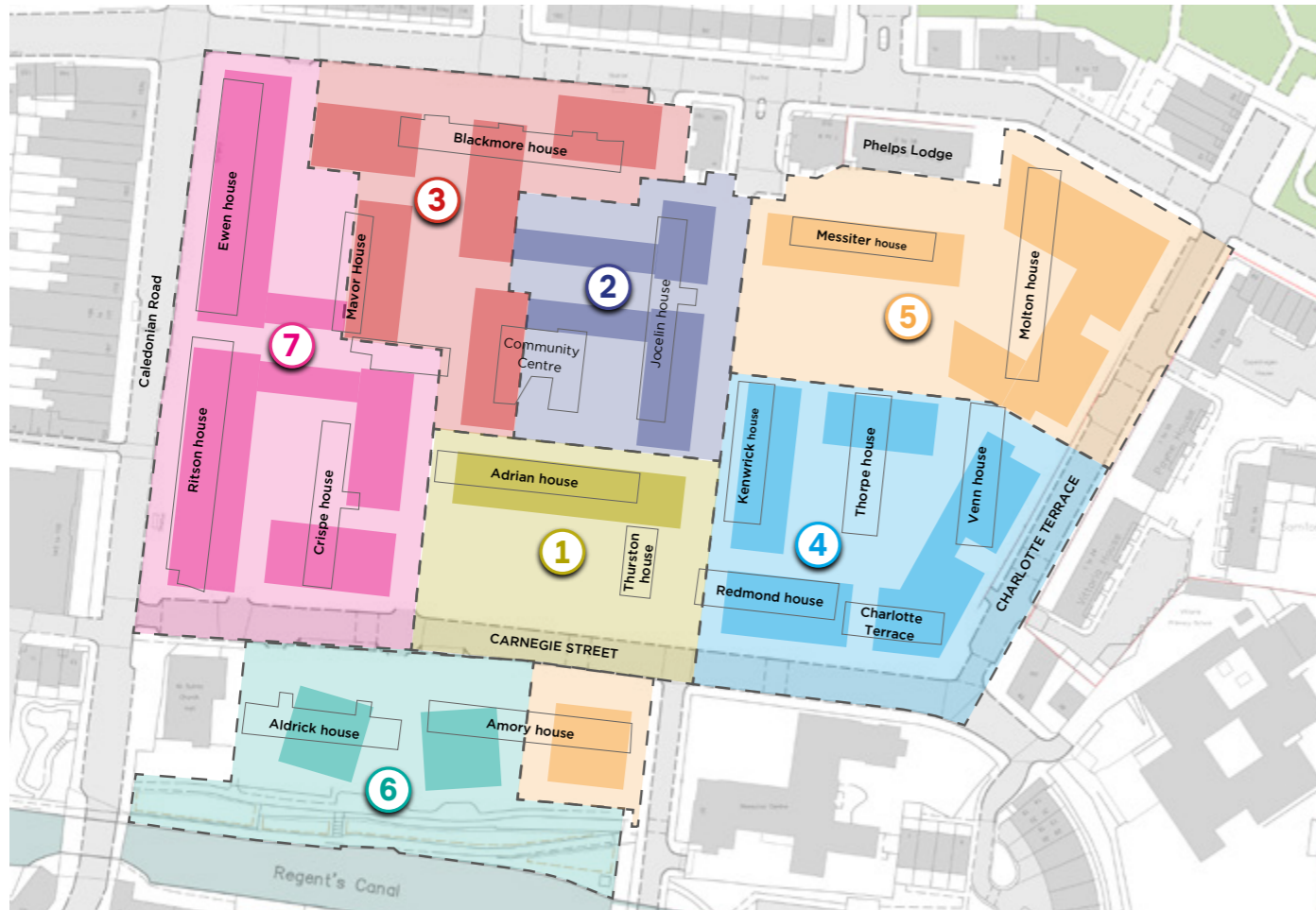
All new homes on New Barnsbury will have direct access to their own private outside space such as a balcony, terrace or patio.

Semi-private courtyards, designed to maximise daylight and sunlight, will be shared by residents living in the surrounding blocks. The courtyards will be designed to be quiet and well-maintained spaces that provide a generous yet also intimate garden space with plenty of seating for rest and relaxation in the sun or shade. They will also incorporate play features, especially for younger children, to give families access to nature and play close to home.



View from within a shared residential courtyard

NEW BARNSBURY – PHASING



Possible phasing plan for New Barnsbury

New Barnsbury Phase 1	New Barnsbury Phase 2	New Barnsbury Phase 3	New Barnsbury Phase 4
Proposed timeline: 2022 - 2024 Adrian and Thurston House to be temporarily rehoused to allow for new homes to be built	Proposed timeline: 2024 - 2025 Residents can move directly into a new home on Phase 1	Proposed timeline: 2025 - 2027 Residents can move directly into a new home on Phase 2	Proposed timeline: 2027 - 2028 Residents can move directly into a new home on Phase 3

New Barnsbury Phase 5	New Barnsbury Phase 6	New Barnsbury Phase 7
Proposed timeline: 2028 - 2030 Residents can move directly into a new home on Phase 4	Proposed timeline: 2030 - 2031 Residents can move directly into a new home on Phase 5	Proposed timeline: 2031 - 2032 Residents can move directly into a new home on Phase 4 or 5

When will all of this work start?

We expect to be able to start Phase 1 of the redevelopment in 2022, and as per the proposed phasing plan we expect Adrian House and Thurston House to be in Phase 1. This means that those residents would move into temporary accommodation whilst these blocks are demolished and the new blocks are built. We will endeavour to ensure this is on the estate and our priority is rehousing existing residents as quickly as possible into a home which meets their housing need.

However, it is also important to note that this is still an indicative phasing plan and it has not yet been confirmed and is subject to change. We will continue to engage with you on the phasing after the ballot.

What choices will I get?

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. We will try and meet as many of your preferences as possible by working with you.

We are also reviewing whether a priority system could be introduced i.e. giving those residents who have lived on the estate for a long time first choice.

We will work with you throughout this process to make things as easy and as comfortable as possible.

This will include meetings with you and your family to discuss your options for each package of works e.g. what type of windows you could have or what layout changes are possible in your flat.

Will I need to move into temporary accommodation?

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

MOVING COSTS:

- Tenants and resident leaseholders will receive a moving home payment (known as a disturbance payment) to help with the reasonable costs of moving.
- If you have to move to a temporary home and then to your permanent home you will receive a payment for each move.
- This payment covers things like removal costs, disconnecting and reconnecting appliances, redirecting mail, and reconnecting telephone, TV and broadband.