

# SECTION 2: OLD BARNSBURY

## OLD BARNSBURY

Old Barnsbury is defined as the 1930’s brick buildings situated between Barnsbury Road and Charlotte Terrace.

If you live in Berners House, Corbet House, Copenhagen House, Fisher House, Payne House, Roding House, Samford House or Vittoria House, then you live on Old Barnsbury.



View of the improved growing garden on Old Barnsbury



View of the proposed Green Walk on Old Barnsbury

## OFFER TO OLD BARNSBURY RESIDENTS

OFFER	TENANTS	RESIDENT LEASEHOLDERS	NON-RESIDENT LEASEHOLDERS
High quality refurbishment			
Extensive, high quality refurbishments to your homes.	✓	✓ (if you choose to buy-in)	
New bathrooms, kitchens, heating, rewiring, flooring and improved storage.	✓	✓ (if you choose to buy-in)	
The complete replacement of all windows, plus flat entrance and balcony doors.	✓	✓	✓
Works will be organised to minimise disruption allowing you to stay in your home. You will not have to move to temporary accommodation unless you need to for medical or mobility reasons. The disabilities and special needs of residents will be respected and carefully considered.	✓	✓ (if you choose to buy-in)	
Your choice			
Choice of floorings, kitchen and bathroom fittings and paint colour to make your home your own.	✓	✓ (if you choose to buy-in)	
Where possible layout changes will be considered and agreed with you, e.g. knocking through the kitchen/toilet to create a more usable space.	✓	✓ (if you choose to buy-in)	
Your rights			
Your tenancy will not change unless you choose to move off Old Barnsbury.	✓		
You will not have to make a financial contribution to the exterior refurbishment works.	✓	✓	
You will be requested to provide financial contributions consistent with your lease obligations. Newlon will apportion the refurbishment build costs and ensure that financial contributions are restricted to the communal areas and external elements of their building. A cap of £50,000 will be applied to this work and there may be eligibility to pay less than this or pay over a longer period.			✓
Transformed outside spaces			
Improvements to the outside spaces including new accessible routes, improved green spaces and play areas.	✓	✓	✓
Repair or replacement of defective brickwork and pointing.	✓	✓	✓
Renewed footpaths and lighting, as well as improvements to entrances, communal areas and security.	✓	✓	✓
Parking			
We propose to reorganise the parking and improve the layout. If you have a valid parking permit then we will work hard to ensure you keep this.	✓	✓	✓
Overcrowded households			
Overcrowded Old Barnsbury households should be able to move to a new home with the correct number of bedrooms for your housing need. This could be on the redeveloped New Barnsbury, a larger home on Old Barnsbury, or elsewhere if this is their choice. This is subject to agreeing an Estate Lettings Plan.	✓		



## OLD BARNSBURY — YOUR REFURBISHED HOME

### What is included?

Tenants will be eligible for internal refurbishments to their existing homes if the ballot is successful. Resident leaseholders will also have the option to buy-in to the internal refurbishments if they want to.

The refurbishments will be discussed with you in advance of any works taking place and you will have a choice about all elements of the refurbishment in your home. This could include:

#### New kitchen:

- Reconfigured layout to increase size, where possible.
- New units including the safe removal and reinstallation of your appliances.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

#### New bathroom:

- Reconfigured bathroom layout to include a toilet, where possible.
- New bath/shower, sink and toilet.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

#### Other refurbishments:

- New heating and ventilation system if required.
- Improved and/or increased storage.
- Improved smoke and fire detection.
- Rewiring if required.

## YOUR CHOICE

This is your home and so all tenants will be provided with a number of choices as part of the internal refurbishment. Whilst we may not be able to do everything you would like, we will do our best to accommodate as many of your choices as possible.

We will pay particular attention to the needs of Old Barnsbury residents with disabilities and special needs to ensure that all aids and adaptations are consulted upon and carefully thought through, designed and installed. This is very important to us.

#### Layout:

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

#### Finishes:

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

In the event of a YES result in the residents' ballot we will meet with you to discuss your choices.

## SHOW HOME

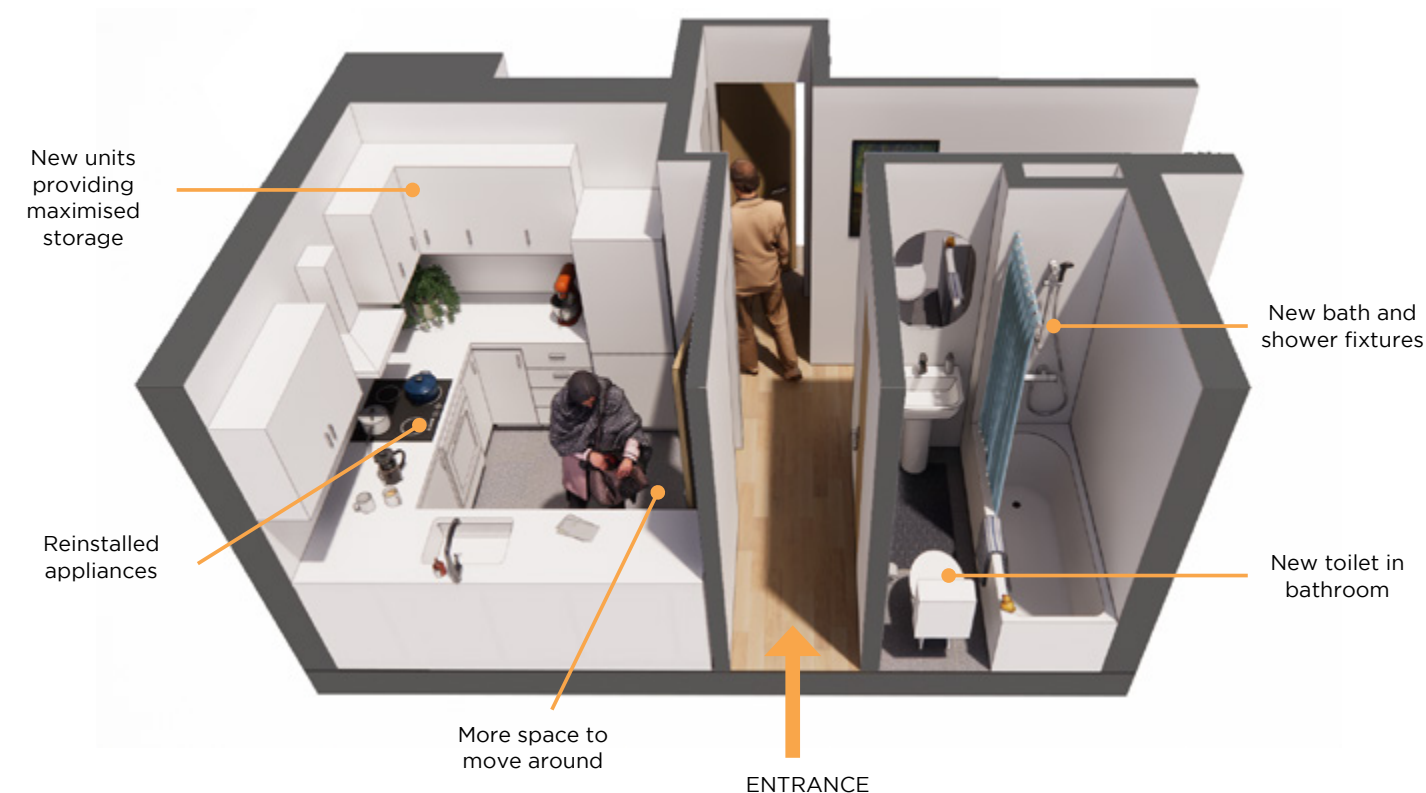
We are fitting out a new kitchen and bathroom at 29 Berners House to show you what the refurbishment of your home could look like and showcase the quality workmanship you can expect. It will include a reconfigured kitchen and bathroom.

Unfortunately due to the lockdown restrictions we don't think it is currently going to be possible to enable you to physically visit the show home. We are going to be providing a before and after video to show you the changes that are possible.

Once we are able to then we will invite you to visit the show home.



Example images of kitchen and bathroom fixtures and fittings



Example layout of a refurbished kitchen and bathroom



## OLD BARNSBURY – TRANSFORMING GREEN SPACE

### Creating spaces for the community to enjoy

- Improving the resident-only growing garden at Samford House with new raised beds, including wheelchair accessible beds. We also plan on adding new railings and boundary planting, a new storage shed and new fruit trees, paths and seating.
- The growing garden will be secured at all times with a fob-access gate system that only residents will have access to.
- Refreshing the existing playground between Fisher House and Corbet House with accessible play apparatus and paths, planting and new seating.
- Creating Barnsbury Road Park which will include new planting, trees, paths, seating and possibly outdoor fitness space or equipment. The park will be accessible during the day but secured with a resident fob gate system at night.
- Creating child-friendly play areas and spaces with 'play-on-the-way' activities such as boulders, balance logs and stepping stones.
- Planting more trees and plants to celebrate nature and create new places for people to rest, relax and spend time with their neighbours and families.



View of the improved community growing gardens



View into Barnsbury Road Park

### Delivering a new green walk

Creating a new, quiet green link connecting Barnsbury Road with Charlotte Terrace and continuing on to Pultney Park and the Community Hub.

The green link will:

- Connect the outdoor spaces and run alongside the communal growing garden.
- Be an accessible pedestrian link for all residents to use.
- Be well-lit, overlooked and safe.
- Be softened and made green with new trees and planting.
- Integrate fob-access gates to secure this route for residents only after dark.



## OLD BARNSBURY – OUTSIDE SPACE AND BUILDINGS

### Refurbishing the outside spaces, communal areas and blocks





## OLD BARNSBURY - PHASING

### Old Barnsbury Phases 1-6

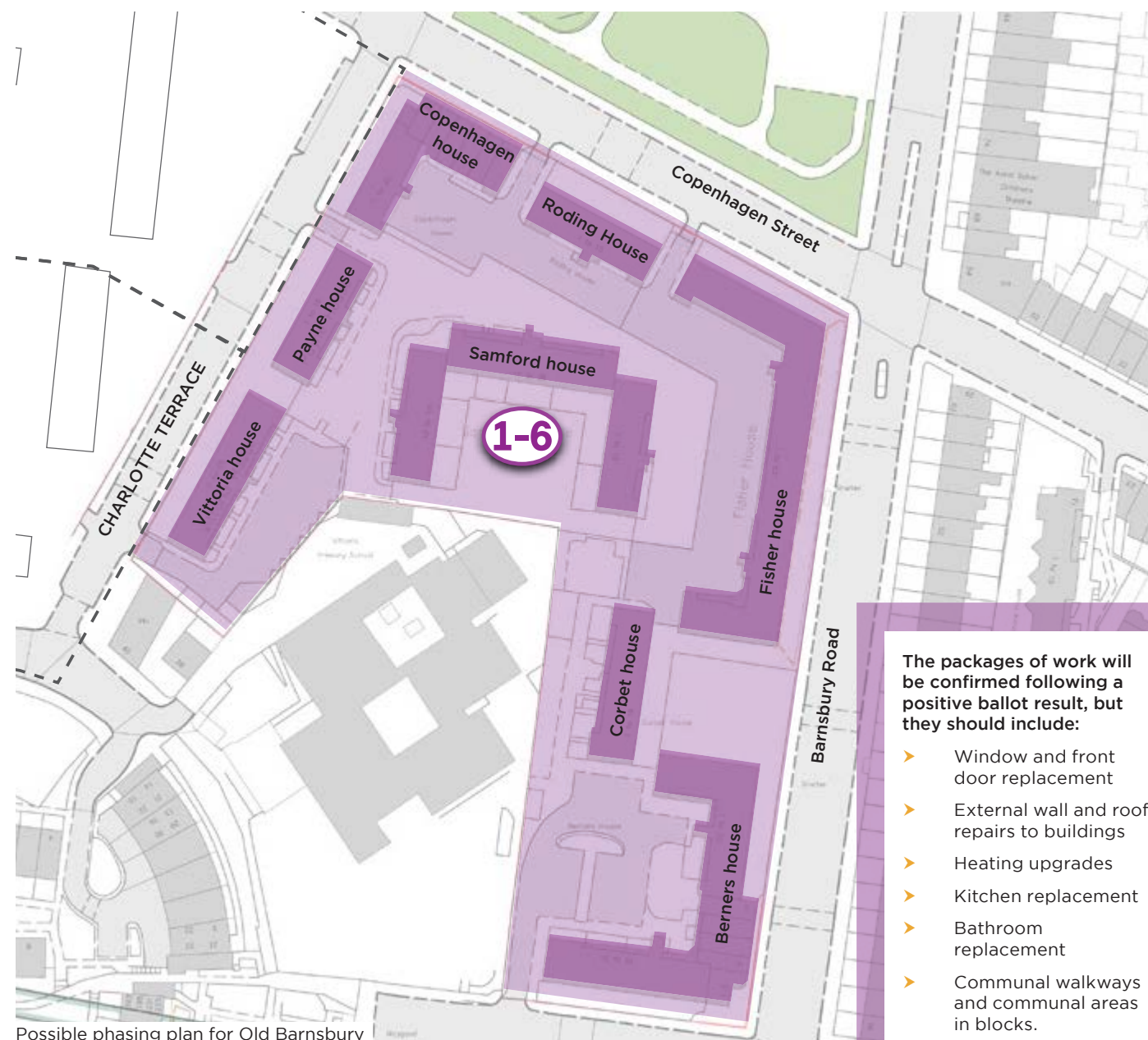
Proposed timeline: 2022 - 2028

Refurbishment works split into smaller packages to reduce disruption to you

#### What will the refurbishment works entail?

We are proposing that the refurbishment works will be split into smaller packages of works to reduce disruption to you. For example we would carry out all of the window replacements first. Once this 'package' of work is completed we would move onto the next package.

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 unless you need to do so for medical or mobility reasons.



The packages of work 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.

#### When will all of this work start?

We expect that the work on Old Barnsbury would start in 2022 – the same time as New Barnsbury.

#### Will I need to move out while the works take place?

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

#### My household is overcrowded, what are my options?

If you are an overcrowded Old Barnsbury household then we will explore the possibility of a new home in the redeveloped New Barnsbury or a larger home on Old Barnsbury with the correct number of bedrooms for your housing need. This is subject to agreeing an estate lettings policy which will prioritise existing tenants.

**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. This could include the layout of your kitchen and bathroom, choice of flooring and fittings, or paint colour.



This view looking down Charlotte Terrace shows how new trees, paving and soft planted boundaries will improve the experience of the estate at street level, making it greener and more accessible.