

WELCOME TO WORKSHOP 11!

We'll be getting started very soon.

- Your audio and video is automatically turned off and will remain off throughout the presentation.
- For technical help, please contact us at Best@Newlon.org.uk
- On the screen you can see the panellists from the project team.
- There'll be a Q&A session at the end, as well as the chance to ask questions after each presentation.
- We'll be running polls throughout the session which you can answer via the dedicated button at the bottom of your screen. Please do fill out the feedback form – via the copy sent to you, through the website or by emailing us – as well as answering these polls.
- If you think of a question, please type it in the Q&A box at any time.

PHASING INFORMATION

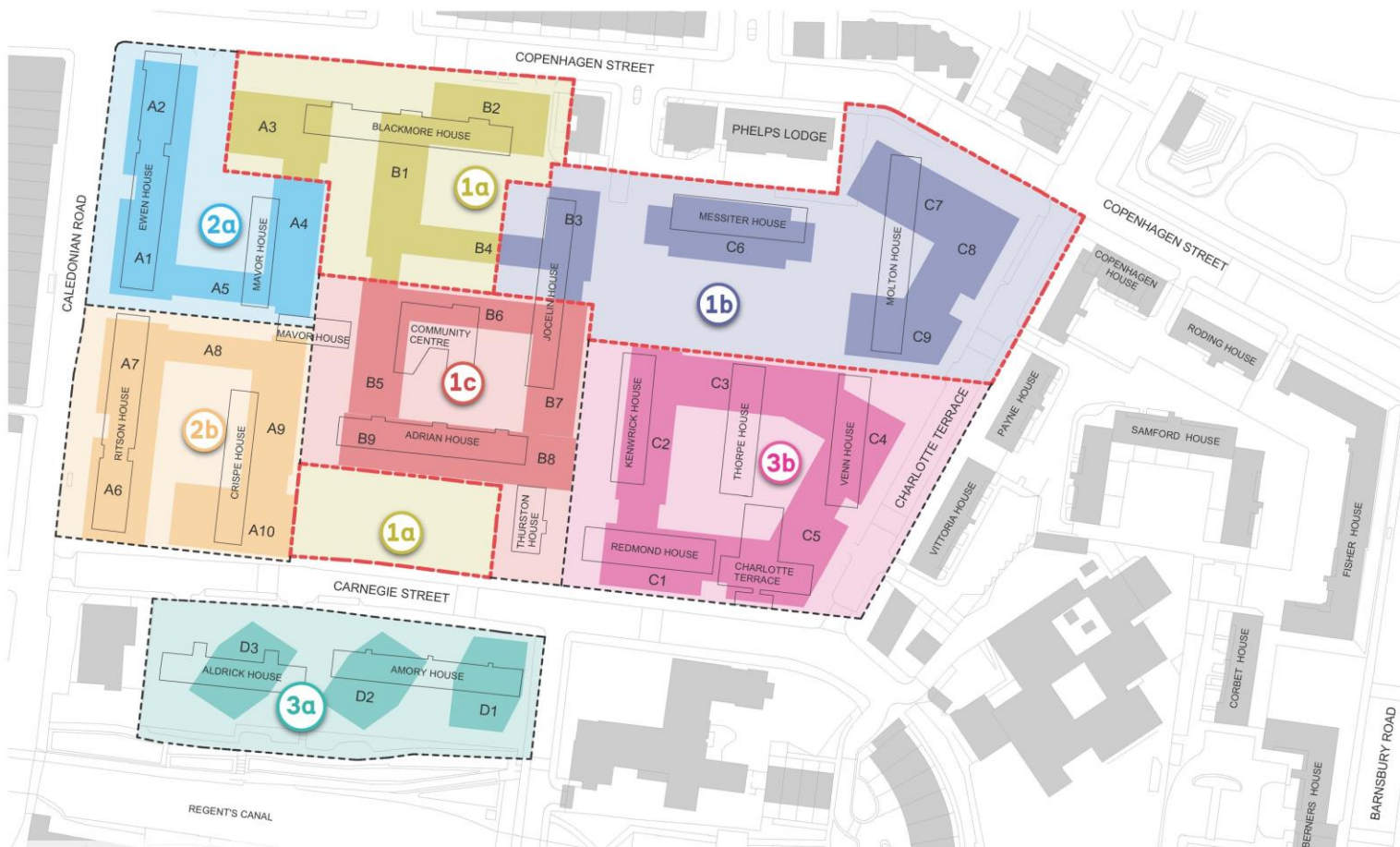
TENANTS

Block	Aiming to rehouse into	Rehousing Year
Blackmore House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Jocelin House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Messiter House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Molton House	Phase 1a - Blocks A3, B1, B2, B4*	2025
Adrian House	Phase 1b - Blocks B3, C8, C9	2027
Thurston House	Phase 1b - Blocks B3, C8, C9	2027
Mavor House	Phase 1b - Blocks B3, C8, C9	2027
Ewen House	Phase 1b - Blocks B3, C8, C9	2027
All the other blocks	TBC	2030 - 2033

* Block B4 includes only 5-bedroom homes.

RESIDENT LEASEHOLDERS

Block	Aiming to rehouse into	Rehousing Year
Blackmore House	Phase 1b - Block C7	2027
Jocelin House	Phase 1b - Block C7	2027
Messiter House	Phase 1b - Block C7	2027
Molton House	Phase 1b - Block C7	2027
Adrian House	Phase 1b - Block C7	2027
Thurston House	Phase 1b - Block C7	2027
Mavor House	Phase 1b - Block C7	2027
Ewen House	Phase 1b - Block C7	2027
All the other blocks	TBC	2030 - 2033



Phase 1a (2023-2025)

Phase 1b (2025-2027)

Phase 1c (2027-2030)

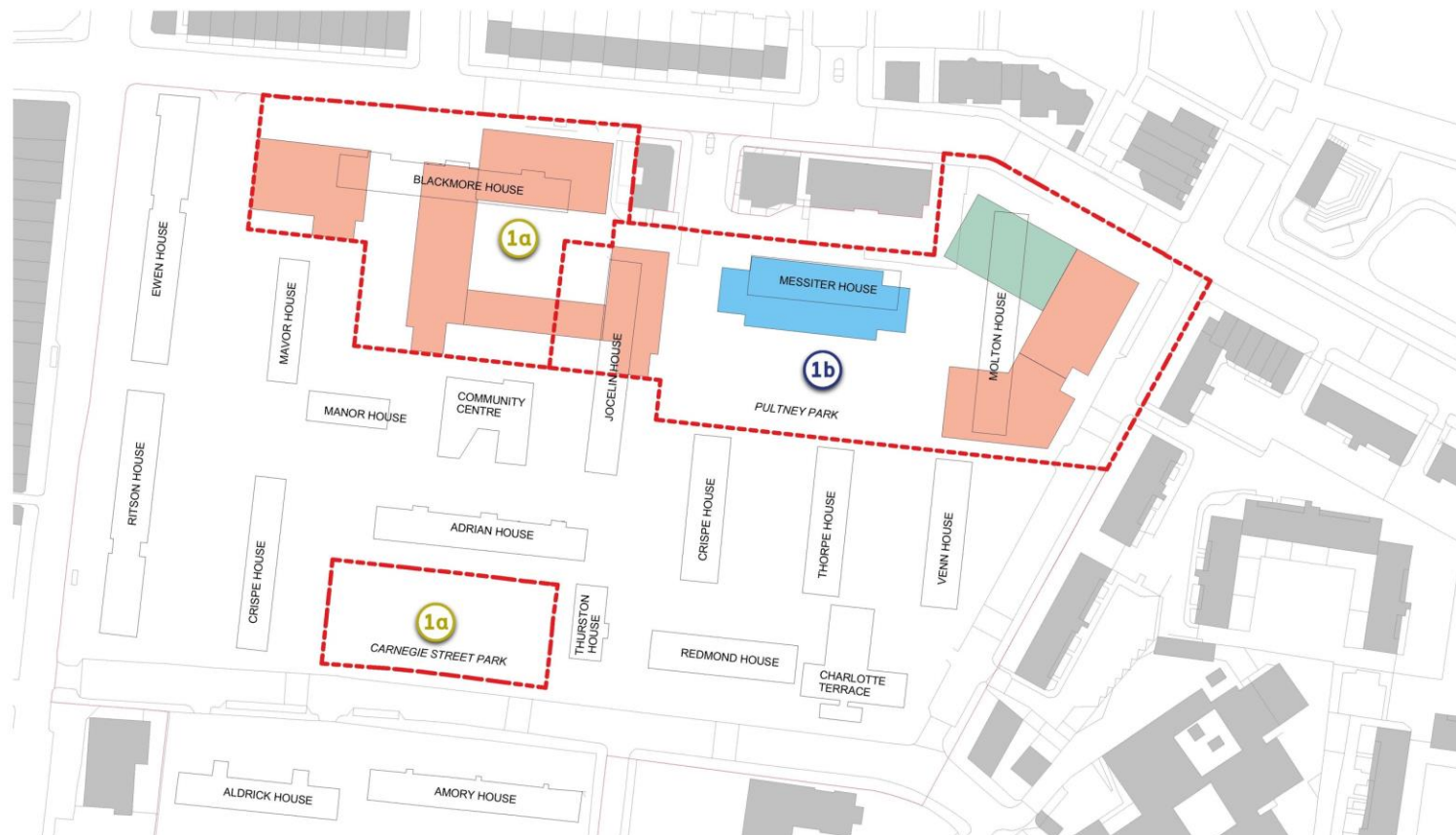
Phase 2a (2027-2030)

2030 - 2033

Phase 2b

Phase 3a

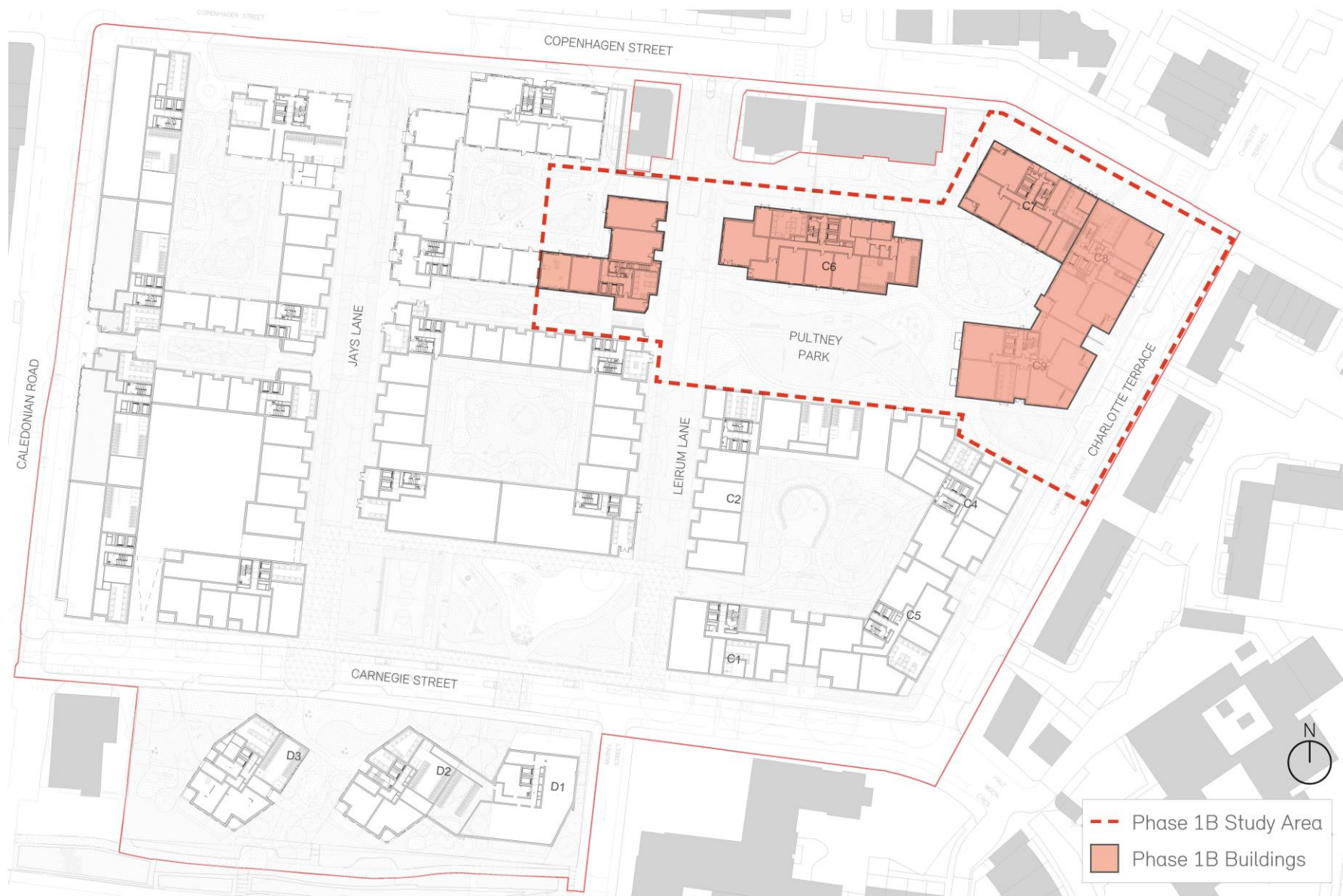
Phase 3b



KEY

- Social Rent (Reprovision)
- Shared Equity / Homes for sale
- Homes for sale

PHASE 1B





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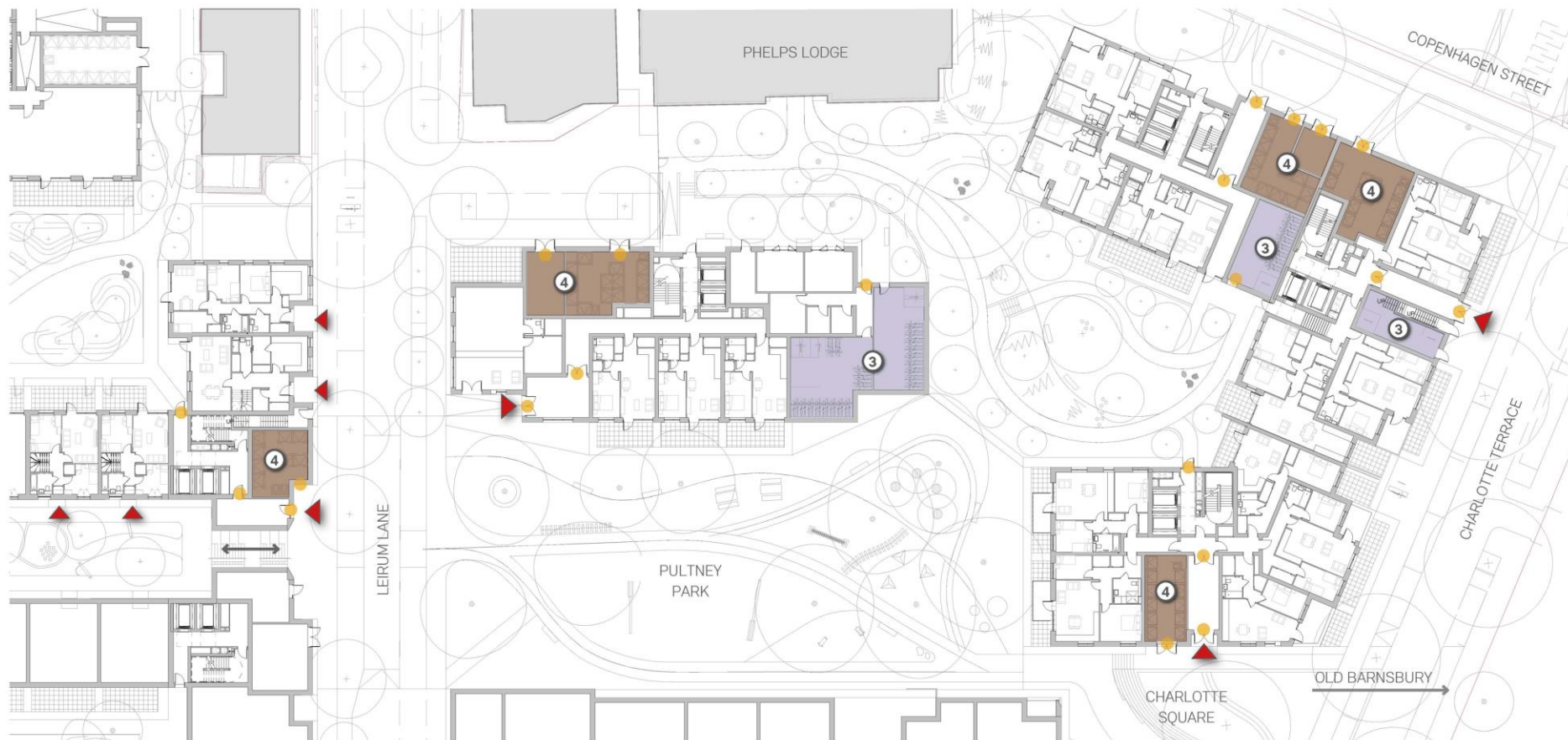
1 Communal Entrance

- Safe and secure entrance to building
- Welcoming entrance that is well lit
- Resident fob access
- Communal postboxes in main lobby area
- Clear wayfinding signage
- Wheelchair and pushchair accessible



Example communal entrance

- Fob access points
- ▶ Entrances
- Communal entrances and circulation space

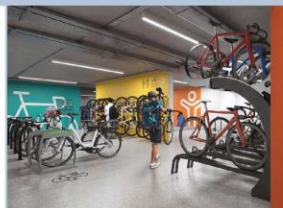


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3 Cycle Stores

- Safe and secure
- Resident only fob access
- Well lit and easily accessible
- Every home is allocated a cycle space(s)



Example cycle store

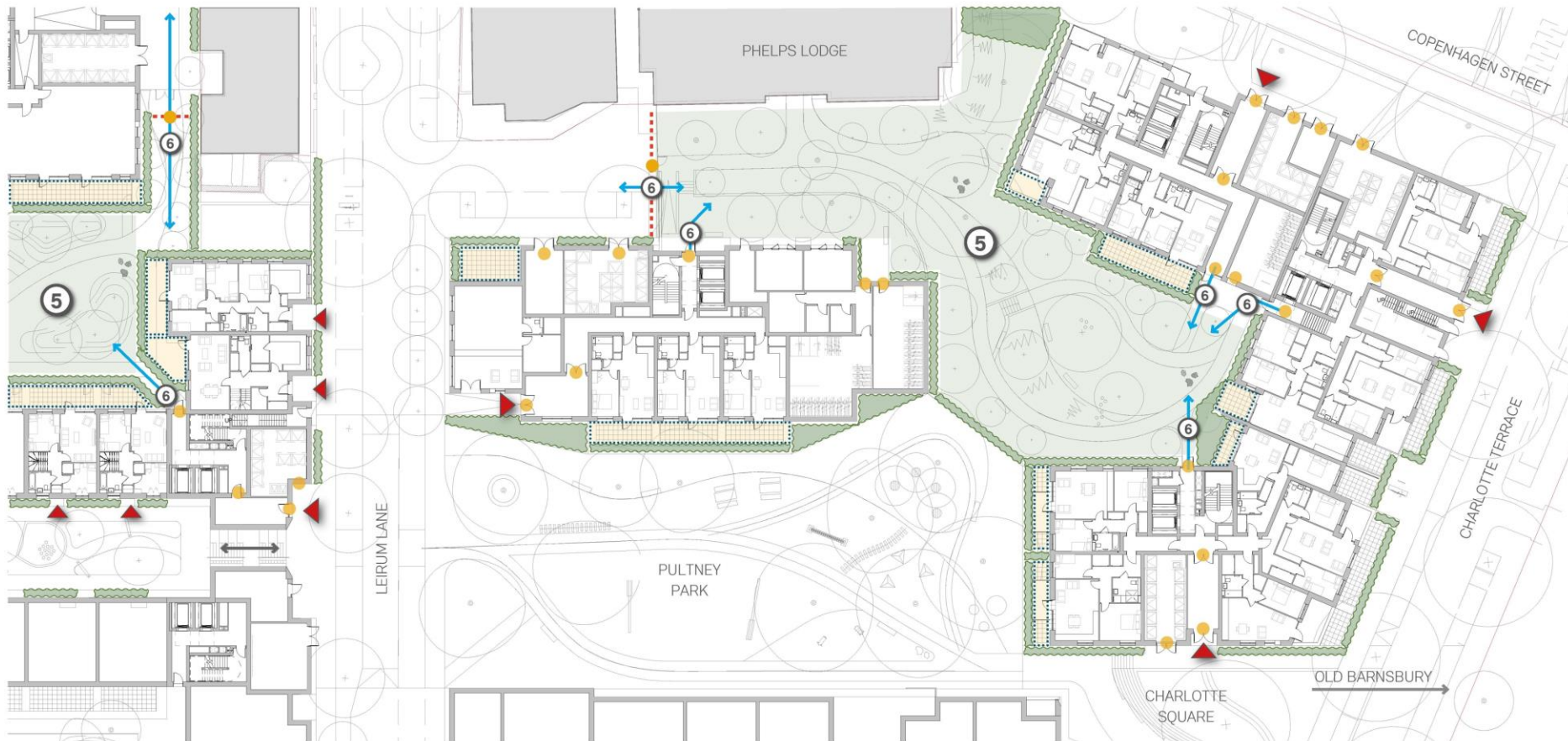
4 Bin Stores

- Enough bins to serve all homes
- General, recycling and food waste bins
- Safe and secure resident fob access
- Well ventilated to reduce smells
- Well lit and easily accessible



Example bin store

- Fob access points
- ▶ Entrance to home
- Cycle store
- Bin store



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5 Communal Courtyard



Example communal courtyard

6 Courtyard Access



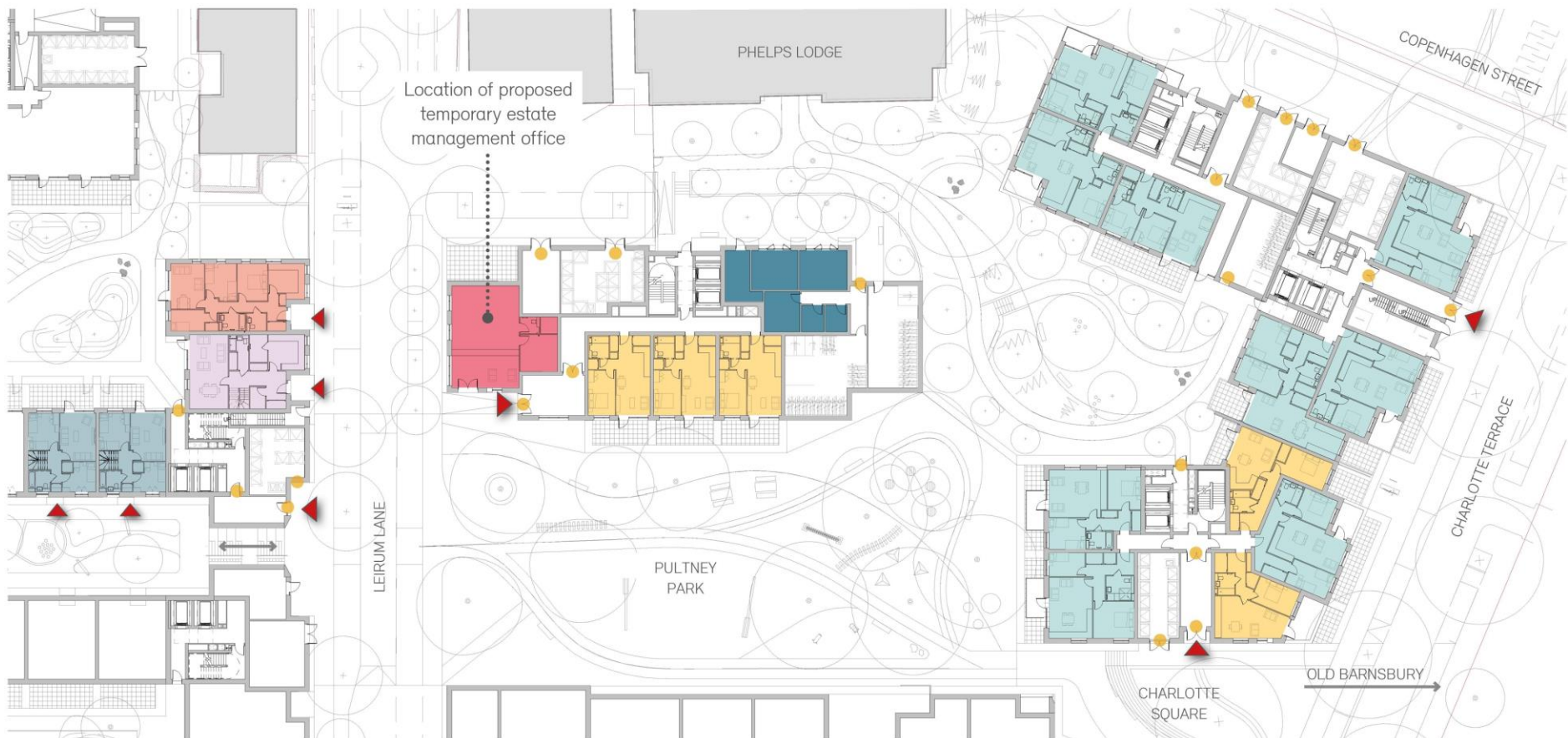
Example courtyard access

Private resident
outside space

Resident communal
courtyard

Resident access to
shared courtyards

PHASE 1B: GROUND FLOOR HOMES



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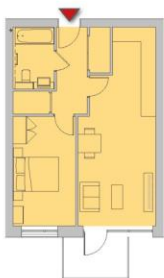
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- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- 5 bedroom home
- Plant
- Temporary estate management office

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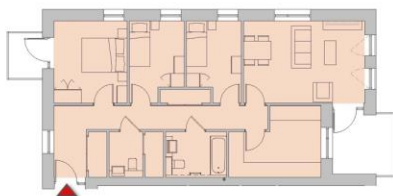
1A Typical 1 Bed 2 Person Flat



2A Typical 2 Bed 4 Person Flat



3A Typical 3 Bed 4 Person Flat



3B Typical 3 Bed 5 Person Flat



5A Typical 5 Bed 7 Person Mews House



Ground Floor

First Floor

Second Floor



KEY

- 1 bedroom home
- 2 bedroom home
- 3 bedroom home
- 4 bedroom home
- 5 bedroom home
- ▲ Entrance to home

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Recommended
minimum space
standards

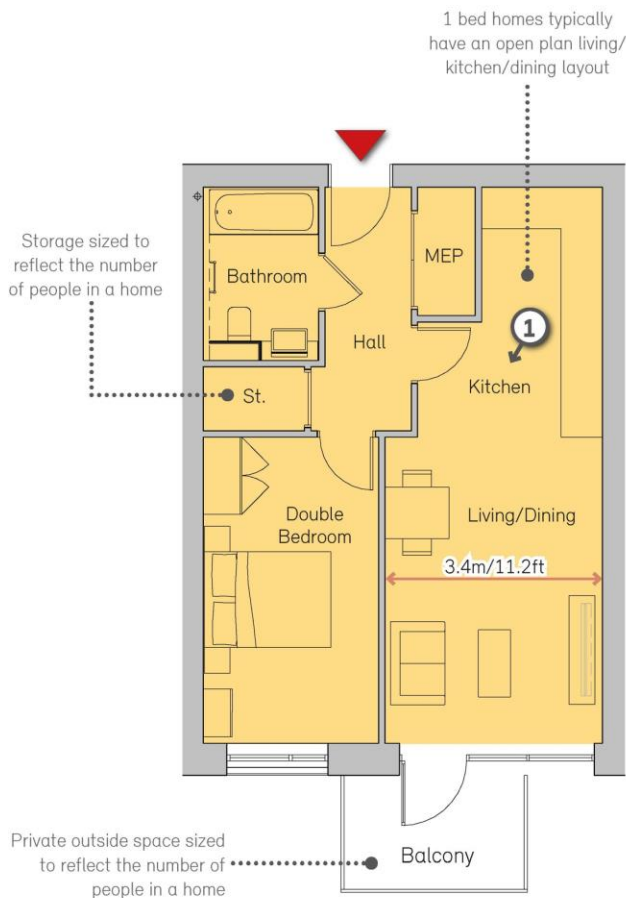
1 Bed
1 or 2 Person
**50m² /
538sq.ft**
MIN AREA

Combined living, kitchen &
dining total area
**23m² /
248sq.ft**

RECOMMENDED MINIMUM AREA

1.5m² / 16sq.ft
Built in storage

5m² / 54sq.ft
Outside space
Balcony, garden
or terrace



Example double bedroom



① View of open plan living / kitchen / dining space

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Recommended
minimum space
standards

2 Bed
4 Person

70m² /
753sq.ft

MIN AREA

Combined living, kitchen &
dining total area

27m² /
291sq.ft

RECOMMENDED MINIMUM AREA

2m² / 22sq.ft



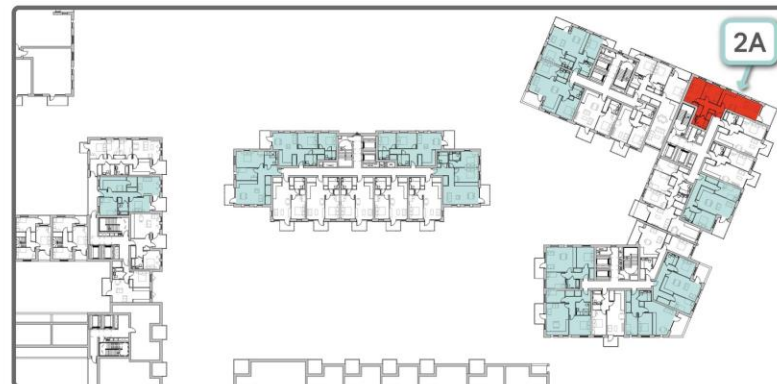
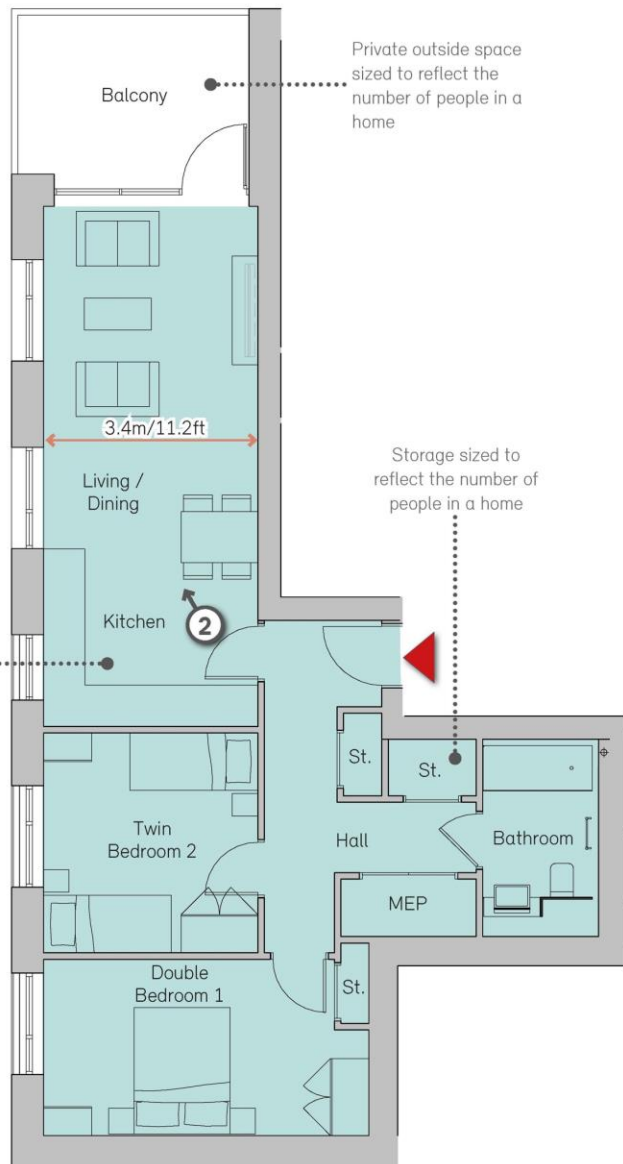
Built in storage

7m² / 75sq.ft



Outside space
Balcony, garden
or terrace

Some 2 bed homes
will be open plan,
whilst some may
have the opportunity
to have a separate
kitchen



Home Location Plan



Example twin bedroom



② View of open plan living / kitchen / dining space

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Recommended
minimum space
standards

3 Bed
5 Person
**86m² /
926sq.ft**

MIN AREA

Combined living, kitchen &
dining total area

**29m² /
312sq.ft**

RECOMMENDED MINIMUM AREA

2.5m² / 27sq.ft

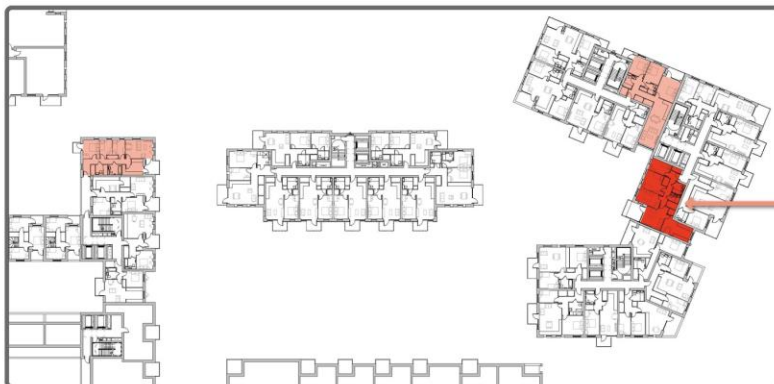


Built in storage

8m² / 86sq.ft



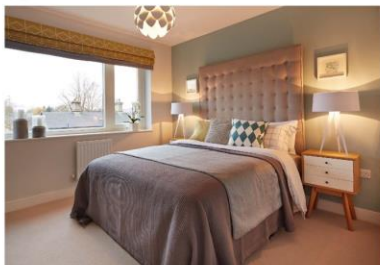
Outside space
Balcony, garden
or terrace



Home Location Plan



④ View of living space with separate kitchen/dining area



Example double bedroom



BUILDING APPEARANCE

Building appearance

Building appearance

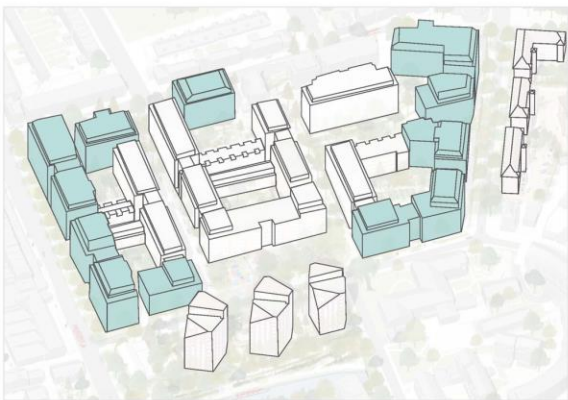
Building appearance

Building appearance

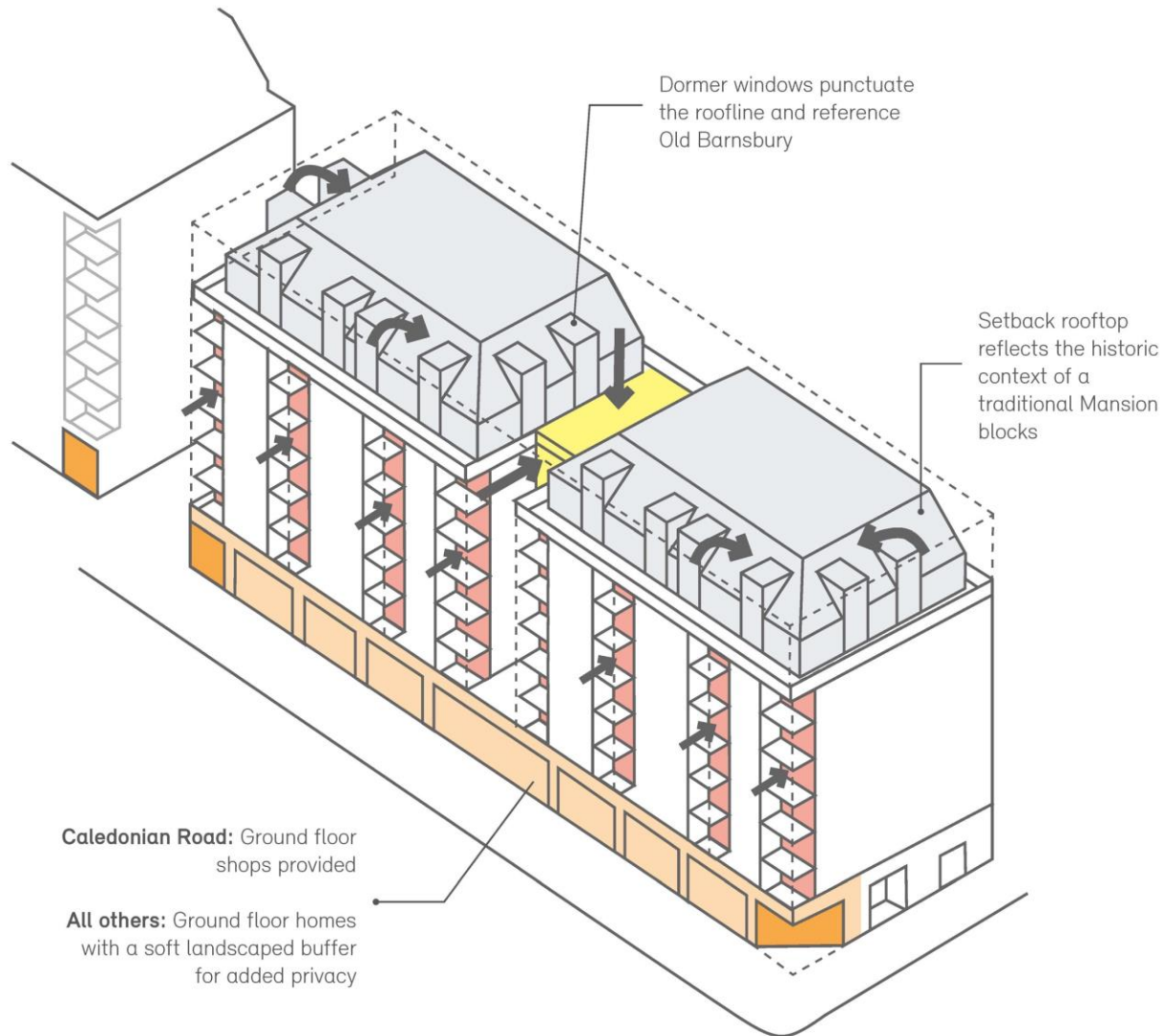
Building appearance

Building appearance

Building appearance



Location Key Plan





Strip elevation

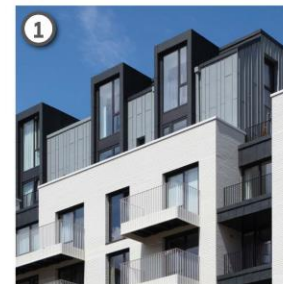
Standing seam zinc material to the roof allows one material to be used across the entire top two floors

Set-back top floor and pitched roof create terraces for private outdoor space to homes

Pale red brick is a contemporary reference to Old Barnsbury and London mansion blocks

Recessed corner balconies provide added privacy

Example images of what the building could look like and the types of materials that could be used.
What do you think?



Contemporary dormers



Zinc roof material



Expressed floor slab



Window brick header



Tonal concrete base



Simple brick bays

LEASEHOLDER DOCUMENTS

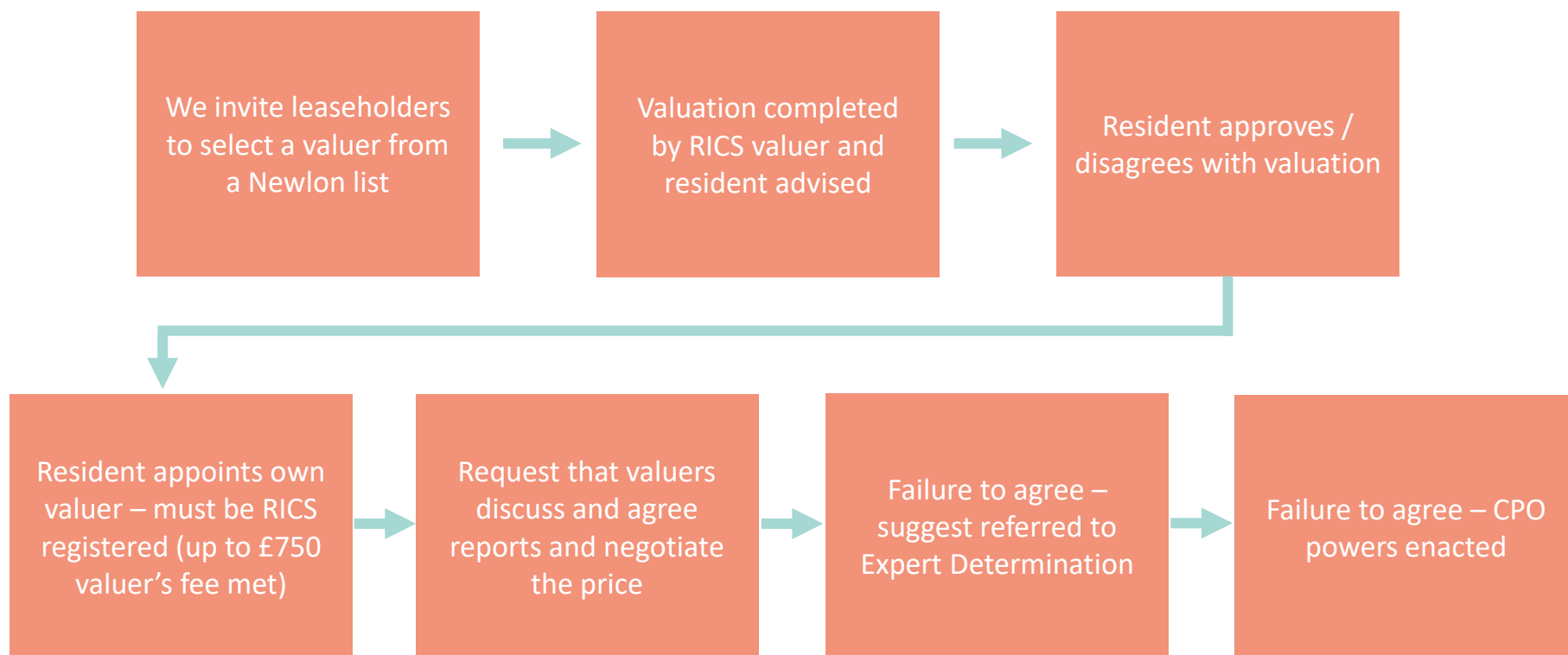
NEW BARNSBURY LEASEHOLD PACK

- Documents
- Resident Leaseholder Guide
- Shared Equity at New Barnsbury
- Decant Strategy
- Non-resident Leaseholder Guide

RESIDENT LEASEHOLDER GUIDE

- Definition of a Resident and Non-resident Leaseholder on New Barnsbury
- Terms of temporary housing offer
- Phasing and buy back process
- Independent advice – Source and IFA
- Compensation, homeloss and disturbance
- Offer of Shared Equity home
- Compulsory Purchase

BUY BACK PROCESS



SHARED EQUITY AT NEW BARNSBURY

- Eligibility to purchase Shared Equity
- Purchase a share in a new home
- Percentage of ownership = the value of existing home + home loss payment
- Money held in Escrow account
- No rent charged on the unsold equity
- Service charges and ground rent (if applicable) payable by resident
- Resident responsible for repairs
- Terms of the Shared Equity lease

ELIGIBILITY TO PURCHASE SHARED EQUITY

- Resident Leaseholder at date of planning and continue to live at the property
- Proof of residency
- Property is your only home either inside or outside the UK
- Able to invest the full buyback sum of your existing property plus the home loss payment
- Ability to meet all costs confirmed by financial assessment
- Ability to clear mortgages and loans on the existing property

DECANT STRATEGY

- Temporary accommodation with same number of bedrooms offered to resident leaseholder who wish to purchase a shared equity home
- Housing on the Barnsbury Estate, Newlon or Council stock in Islington
- No rent charged on temporary home or rent equivalent if own arrangements
- Re-housing in line with the phasing and aim to move residents once
- Disturbance payments to meet costs of moving
- Aim to meet preferences and two properties offered
- Relevant factors considered - medical, personal, schools

NON-RESIDENT LEASEHOLDER GUIDE

- Definition of non-resident leaseholder
- Buy back in line with phasing
- Valuation same as for resident leaseholder
- Home loss is 7.5% of market value
- Disturbance payments due if new investment property being purchased within 12 months

FEEDBACK AND CONTACT DETAILS

**Thank you for attending our Workshop 11
leaseholder webinar.**

If you have any further questions, please contact us by:

- Emailing us directly on **best@newlon.org.uk**
- Phoning us on **020 7613 7596 / 020 8709 9172**

Please leave your feedback by visiting
www.betterbarnsbury.org.uk and completing the
online feedback form. You can also drop your form
in the feedback box at the community centre.