

Sanctuary

in Barne Barton



Barne Barton History

Located in North West Plymouth, the Barne Barton estate was at one time one of the largest naval estates in England. Sanctuary's part of the estate is home to 120 maisonettes split across ten blocks. In 1995 the freehold for this part of the estate was sold to Quintain Estates who then entered into a 50-year lease with Sanctuary Housing.

Some residents have chosen to buy the leasehold to their property and subsequently these leaseholds may have been sold several times. The buyers of the properties have either chosen to live in their maisonette themselves or to privately rent the property to others.

Sanctuary's aspect of the Barne Barton estate is split between 82 homes that Sanctuary rents to our residents, with the remaining 38 properties belonging to private leaseholders. All units in five of the blocks are rented out to tenants by Sanctuary, four blocks contain a mix of properties rented by Sanctuary and others that have private leaseholds, and one block is completely private leaseholders.

Built in approximately 1965, the structure of the blocks and key components of the apartments are now showing their age. Significant investment is required in order to modernise the buildings.

Key Relationships

There are currently three organisations committed to the future of the Barne Barton estate.

The freehold for the site is currently owned by Quondam Estates (a wholly owned subsidiary of Quintain Estates) and Aviva.

As Sanctuary does not hold the freehold to any of the properties, and with 27 years remaining on the lease, there are restrictions on what we can currently do with the homes without the agreement of all parties.

Sanctuary's short-term plan is to continue with the current reinvestment programme that is underway. This started in 2018 and includes heating upgrades, internal decoration, communal door upgrades, roof repairs, window replacements, external decorations and bin store and walkway repairs.

Collaboration between all three parties is needed to move the Barne Barton estate into its next phase; however exciting plans are in motion to breathe new life into the area.

Proposals for the area

Sanctuary is committed and determined to move the estate into a new era. As an organisation we want to provide homes that our residents can be proud of and bring the estate up to a modern standard.

We are committed to making a multi-million pound investment in the Barne Barton estate, and we want to know your thoughts. As part of the consultation, we will be asking local residents and community stakeholders to describe the future Barne Barton they want to see.

Currently there are two options being considered:

1. Full regeneration

Start afresh and demolish all current properties, enabling bespoke designs to be created. These would take into account work underway by Clarion nearby to create a coherent new street scene. A full regeneration such as this would take a couple of years but would transform the area and create the opportunity for new green spaces and a greater choice of housing. However, it would only be possible if Sanctuary is able to purchase the freehold for the entire site and come to an agreement to purchase properties from the current private leaseholders.



Visualisation of the potential for a regenerated estate following a full rebuild, as seen from what is currently Talbot Gardens.

2. Site refurbishment

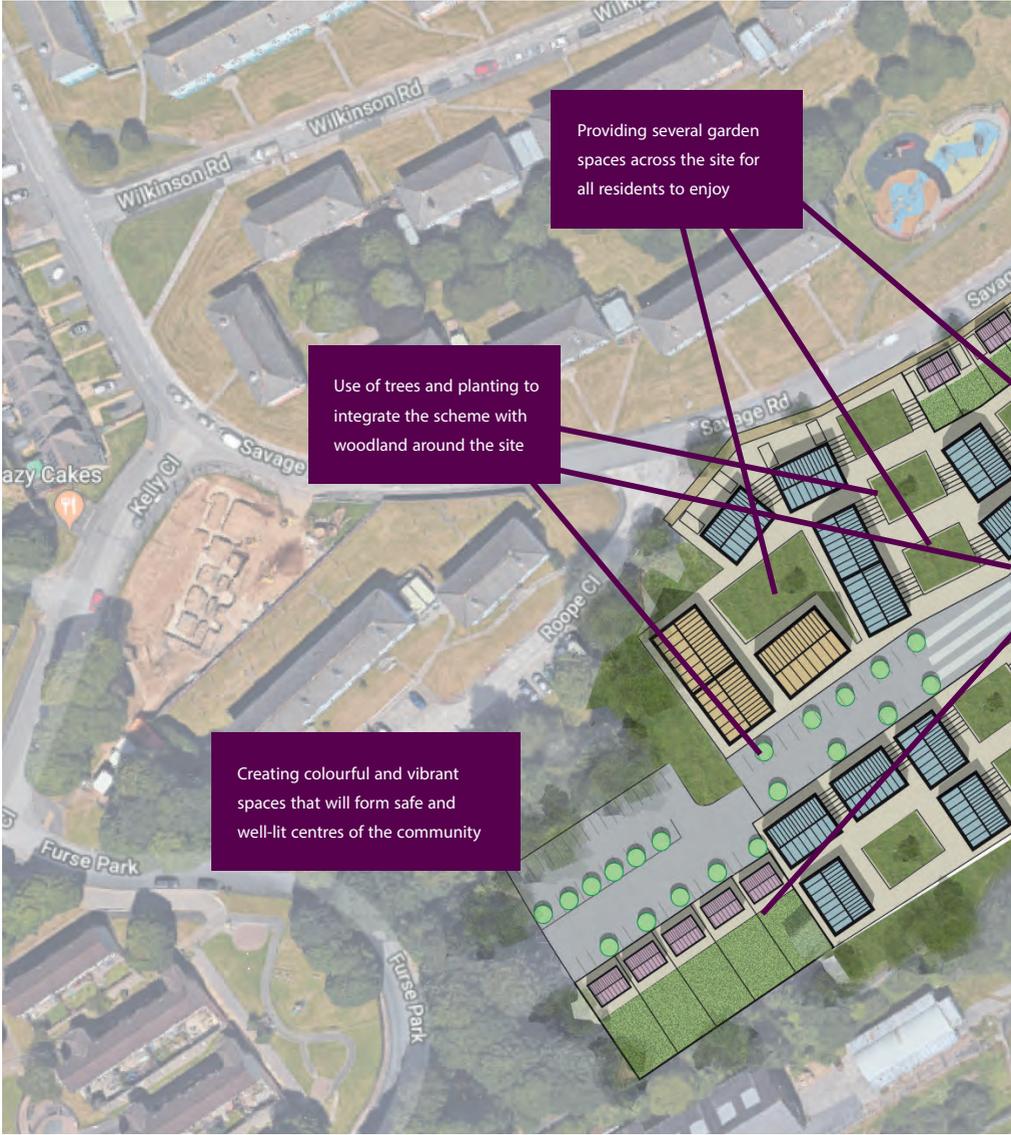
It would take an extensive refurbishment project to bring the existing buildings, across the whole site, up to the standard Sanctuary wants to deliver. If we cannot obtain the freehold, we could still do this work following a period of extensive engagement with private leaseholders. This work is likely to include new insulated render, refurbishment of communal areas, extensive landscaping across the site and further works to walkways. Leaseholders would remain responsible for paying for the refurbishments to their properties and for contributing to any works to communal areas.

Before we decide on any course of action we will be seeking to secure local partnerships with Plymouth City Council, who will need to be consulted on Compulsory Purchase Order powers, and resident groups in the community to find out what local residents want.

We want to hear your views, to get in touch please contact us by calling 0800 917 0477 from a landline, 0300 123 3590 from a mobile or emailing BarneBarton@sanctuary-housing.co.uk



Proposed site plan for the area following a full regeneration



Providing several garden spaces across the site for all residents to enjoy

Use of trees and planting to integrate the scheme with woodland around the site

Creating colourful and vibrant spaces that will form safe and well-lit centres of the community

Accommodation Schedule



Terraced house
2 Bed - 6 No.



Semi-detached house
3 Bed - 24 No.



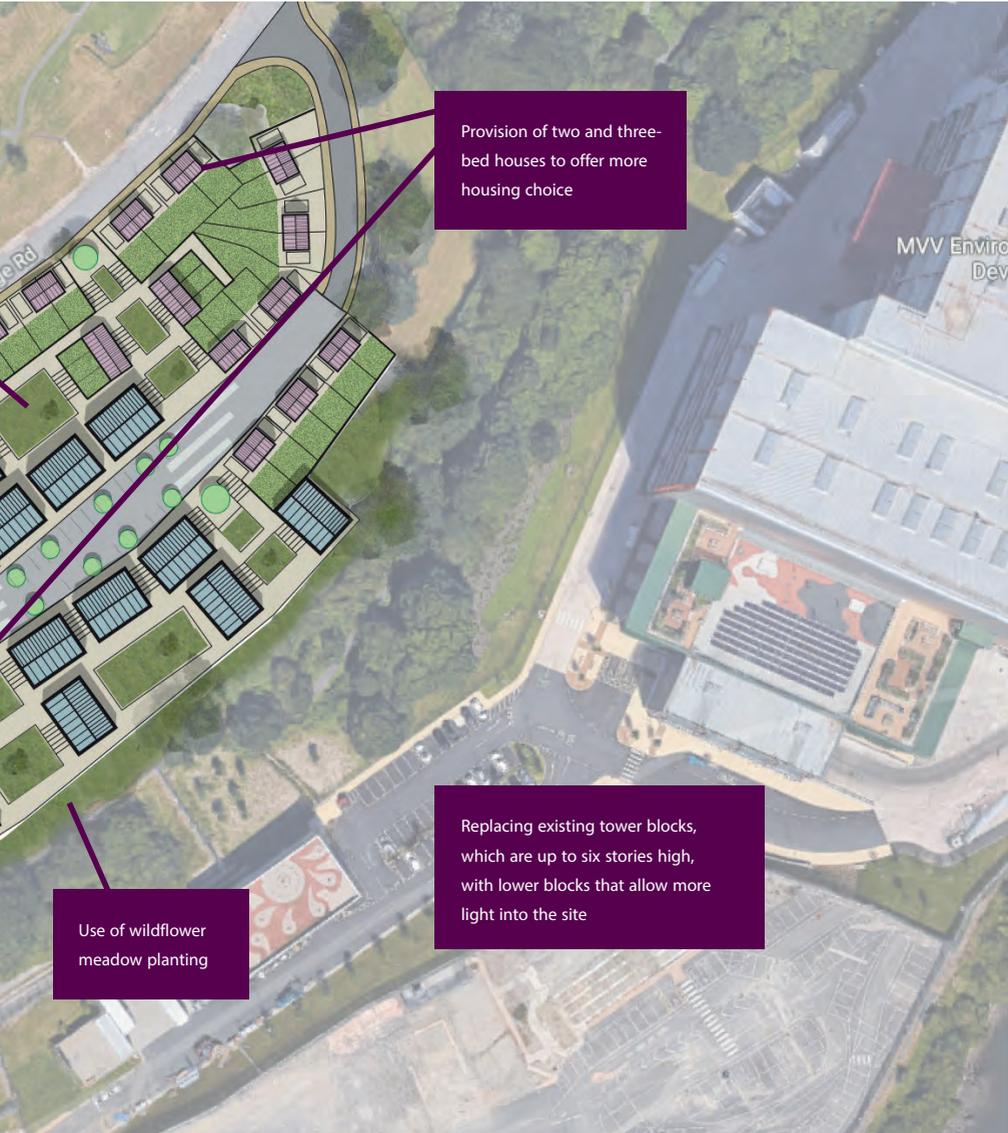
Detached house
3 Bed - 5 No.



Apartments
2 Bed - 76 No.



Apartments
1 Bed - 9 No.
2 Bed - 15 No.



Provision of two and three-bed houses to offer more housing choice

Replacing existing tower blocks, which are up to six stories high, with lower blocks that allow more light into the site

Use of wildflower meadow planting

Sanctuary's experience and commitment to communities

Sanctuary is committed to maintaining our properties and we have reinvested more than £508m over the last five years. This includes works such as new kitchens and bathrooms, window and roof replacements, central heating upgrades, external and internal decorating and anything else required to ensure our properties remain safe and decent homes for our residents to enjoy.

Alongside this, we have extensive experience delivering large scale regeneration across our entire portfolio, transforming areas both to upgrade existing homes and build new ones.



Ardler, Dundee

From 1999 to 2013 Sanctuary carried out a successful major regeneration of the Ardler Estate in Dundee, Scotland.

The Ardler Village project saw tower blocks on the estate replaced with almost 1,000 high quality new homes. Improved retail and community facilities were also provided. At the heart of this project was replacing high-rise blocks with lower density, family housing providing outside space and room for the community to grow.

Delivered in partnership with Dundee City Council, the Scottish Government, and other partner agencies, the project cost £80m and helped to realise the full potential of the estate. The project was so successful it won a number of major awards including the British Urban Regeneration Association award for best practice in regeneration.

Shiregreen, Sheffield

Sanctuary has successfully completed a £90m regeneration programme to modernise 2,500 properties and transform the local environment.

The project began in 2006 following the transfer of homes on the Shiregreen estate from Sheffield City Council to Sanctuary.

Taking place over five years, the programme also saw investment to transform nearly 15 miles of pavements, verges and open spaces across Shiregreen. Community involvement was fundamental to the successful delivery of the project with local residents playing a key role in helping shape the regeneration programme.



River View, Radford

Closer to home, in 2015 Sanctuary completed a two-year regeneration programme in the River View area of Radford, three minutes from the centre of Plymouth. This saw 192 properties receive new kitchens, bathrooms and central heating. In the final stage, a former doctors' surgery was converted into four new homes and an additional 21 new affordable homes were built for rent.

The programme cost £2.7m, which included £500,000 of funding from Homes England, and was delivered in close partnership with Plymouth City Council.

Moving forward

Communication and engagement will play a key role in achieving a large-scale positive change for Sanctuary's homes in Barne Barton. We want to ensure that the decision that is made to move forward with either a new or refurbished site is in the best interests of the whole community.

Sanctuary will continue to:

- Work with current residents to understand the changes that they would like to see at Barne Barton.
- Engage with the freeholders of the Barne Barton estate to attempt to reach a resolution that protects the long-term interests of the area.
- Stay in regular contact with Plymouth City Council as its support, in everything from planning applications to utilisation of its Compulsory Purchase Order powers, will be vital to the success of the project.
- Keep working with our partners at Homes England on solutions to fund the project.
- Work with our appointed architect Stride Treglown on proposals that turn our vision, and that of the local community and its key stakeholders, into proposals that realise the full potential of this part of the Barne Barton estate.

FAQs

Who is being consulted?

Sanctuary Housing has launched a consultation about the future of the homes it manages on the Barne Barton estate. Included in the consultation are residents of:

Maisonettes 1 – 60 Talbot Gardens (5 blocks of 12 maisonettes each)

Maisonettes 91 – 138 Savage Road (4 blocks of 12 maisonettes each)

Maisonettes 19 – 30 Roope Close (1 block of 12 maisonettes)

The owners and renters of the garages at Talbot Gardens

We are also talking to the local MP Johnny Mercer, Plymouth City Council and local councillors and community groups.

What is being proposed?

There are two main options being considered:

- Sanctuary Housing purchases and regenerates the estate.
- Sanctuary Housing refurbishes the existing properties, bringing them up to a modern standard.

Why now?

We began an investment programme to improve the estate in May 2018, but we recognise that significant investment is required to bring the estate up to a modern standard and now want to ask for your views.

How will this affect me?

We want to hear residents' views on the option's

What are the timescales?

We are planning to consult with residents until the end of March 2019. During April 2019 we will write to you to share the initial feedback and may run another event to ask for further thoughts on specific proposals. By that time we should be able to give you a better idea of how long they would take.

What will happen if you cannot buy the blocks?

If owners refuse to sell, or charge a price that makes the project unfeasible, we will continue our investment programme in Barne Barton. We are committed to improving the homes we manage in Barne Barton.

Residents can also give their views and ask questions.

Telephone 0800 917 0477 from a landline

0300 123 3590 from a mobile

Email Barne.Barton@sanctuary-housing.co.uk

www.sanctuary-housing.co.uk

