

Sanctuary Housing

Barne Barton Update

August 2020

Questions and answers

When will work start?

We are pleased to say that work to demolish the fire damaged block on Savage Road is nearly complete and marks the first stage of our estate regeneration. We are currently undertaking a new consultation with residents and the wider community and based on feedback are hoping to submit a planning application for the development in September. Residents can view our new proposals and provide feedback by visiting www.barnebartonsanctuary.co.uk

Building and traffic management

How will the new build work impact on the traffic for residents living in the neighbouring area?

Our contractors will be working to minimise disruption for everyone living in the area. There will be some construction traffic as part of the work, but we will continue to keep residents informed throughout the project and where possible work with together as the site develops through the build programme.

During the regeneration there will be lots of trucks moving around the estate. Will part of Savage Road be shut whilst knocking the blocks down?

At this stage we expect that, if there is a need for any road closures, they will be short term and limited to minimise disruption. Closure of any parts of the road would be agreed with Plymouth City Council and communicated clearly with as much notice as possible given to all residents.

Are there plans to close off each end of Wilkinson Road?

At this stage, Sanctuary has no plans to close the road but there may be an impact from the regeneration work being carried out by Clarion.

Are there any time restrictions on the hours the builders will be working?

Throughout the project we will be agreeing upfront acceptable working hours with our builders to help minimise disruption to residents. Residents will be made aware of the site's working hours once work starts on site.

There are already a lot of pot holes in the roads. Will the big trucks make this worse?

The roads will be maintained through the duration of the project and any improvements will be made once work is completed.

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Will there be fencing around Blackie Woods?

Fences to the boundary of the site will be considered as part of the consultation and planning process. Our current plans will see the current access to Blackie Woods maintained and improved and will be released to local residents once the consultation process has been completed.

New homes

Design of the new homes is still subject to consultation and planning approval. Residents are encouraged to provide their feedback on design proposals through the consultation process by visiting www.barnebartonsanctuary.co.uk

The current proposals are for 94 one and two bed units to be built. Can you be more precise as to the actual numbers? What sort of units will occupy the ground floor in the blocks as this is of interest to those with mobility issues? There is roughly an even split of one and two bedroom units but the final mix is still subject to the planning process and the ongoing consultation; please visit www.barnebartonsanctuary.co.uk for more details. The plans include a lift in the blocks which will maximise access for residents with mobility issues.

How many floors will the flats be?

It is too early to say at this stage and the design will be determined through the consultation and design process, and subject to planning approval from Plymouth City Council. We would encourage residents to continue to provide feedback throughout the consultation as we really value your thoughts and opinions.

Will there be decent sized balconies on the flats?

Our intention is to provide properties with balcony space that is suitable for all residents. However, the final design will be determined through the consultation and design process, and subject to planning approval from Plymouth City Council.

Will there be lifts in the flats?

The installation of lifts will be subject to the final design proposals. At this stage we are looking to include lift and we would continue to welcome residents' feedback on these proposals.

Will there be a shed provided with the flats?

While plans are at a very early stage, it is unlikely there will be sheds with the new homes, but we will aim to provide alternative storage space.

Will the flats be soundproofed?

The properties will be built to the current building standards and this includes sound proofing to a far greater level than the current homes.

Will there be letter boxes on doors, or will it be like it is now?

We would welcome feedback from residents on this throughout the consultation and can use this to inform the design proposals.

Is the main door to flats going to be fob entry or key like it is now?

We will be looking at all the options for a door entry system that is safe and secure and would welcome your views on this.

Is CCTV going to be installed?

We are considering the installation of CCTV as part of the project. If agreed, this would be included in the service charge so we would welcome your views on the use of CCTV across the estate.

Will there be cameras fitted in the door intercoms so we can see who is there?

While we cannot commit to door intercoms at this stage, we will be exploring the option of including them in the new homes through the design process.

Will there be central heating or storage heaters in the new homes?

While it is too early in the project to confirm what heating system will be included, our aim is always to offer heating systems that are efficient and minimise impact on the environment while ensuring bills are affordable for residents.

Will we be on water meters?

Water meters will be fitted in line with requirements for all new homes.

Will there be showers and baths?

This will be agreed through the design process of the new homes and we would welcome residents' feedback during the consultation period.

Will there be rotary lines and benches in the communal gardens of flats?

We would welcome residents' feedback on this during the consultation process to help create outdoor spaces that residents find both useful and enjoyable.

Will there be built in wardrobes or do we have to buy them?

We would welcome residents' feedback on this during the consultation process as finishing touches, such as built in wardrobes depend on personal opinion.

Is the kitchen going to come with built in cookers or other appliances?

Plans for the homes are at a very early stage and we will discuss this with residents through the consultation process.

Can we keep our pets if we already have them?

Yes. As per our current tenancy agreement, residents are allowed pets in their homes and this will not change. We just ask residents to be respectful of their neighbours and the wider community with their pets.

Will there be solar panels and if so, what will you be doing to make it economically friendly?

We will be aiming to maximise the use of green energy solutions and reduce the carbon footprint of the new homes. This may include solar panels which will be agreed through the design process.

Will there be electric car charging points?

At this stage there are no plans for these, but we are keen to hear residents' feedback through the consultation process.

Care home

The new plans include the building of a care home on the site.

Will there be enough units for all the current tenants and leaseholder owners to move into once the build is complete?

The commitment remains to ensure that all Sanctuary tenants and resident leaseholders will have the opportunity for a home on the new development; only once all these households have been accommodated will the properties be open to the wider waiting list for the area.

What care services will the new care home offer?

It will be a care home offering residential and nursing care and may include specialist dementia care.

Who will run the care home (Private or Public), and what experience do they have of running such a facility?

The care home will be run and managed by Sanctuary Care, part of Sanctuary Group. Sanctuary Care successfully manages over 100 care homes across England and Scotland with more than 20 years' experience of delivering high-quality care to residents. More details about Sanctuary Care can be found by visiting www.sanctuary-care.co.uk

The care home will need parking for staff and visitors. What parking arrangements will exist so that occupants of the new builds can be assured that there is sufficient parking for themselves and their visitors?

The car parking provision for both the care home and residential elements of the proposed development will be closely scrutinised as part of the planning application to ensure that there is adequate parking for all. We would also hope to be able to support any residents interested in doing in finding employment opportunities in the care home which would minimise the amount of travel.

Moving homes

Can I move away from the site?

We are aware some residents have expressed a desire to move away from the site. For those who do want to relocate, residents need to register with the local Devon Home Choice scheme through the council and bid for suitable properties that are available. More details can be found by visiting www.devonhomechoice.com

What is the current position around the Shared Equity scheme that is to be offered to existing Leaseholder Owners?

There remains the option of resident owners buying a property on a shared equity basis in the new development. Details can be discussed on an individual basis. The current proposal is that residents will use the receipt for their existing home to buy a stake in a new property; rent will not be payable but any service charge will be due.

When the owner wishes to sell Sanctuary will have a right to buy the property back based on the valuation at the time.

When do we get the money to move; do we get it before we move?

Any payment due to residents will be discussed individually throughout the regeneration programme and paid on completion of the move from their current home.

Residents are encouraged to speak to us directly before committing to any moving costs so we can ensure they are reimbursed in a timely manner for these.

Will the rent be higher, or will it stay the same?

Our aim is to ensure that rents remain in line with what residents currently pay for a similar sized property. We will provide updates on proposed rents as the project progresses.

Will Sanctuary move the rubbish/furniture people leave behind or will residents be charged moving it?

We will offer reasonable support for residents with the removal of furniture and will discuss needs on an individual basis.

What happens if you are in rent arrears? Can you still bid for a property?

Residents with rent arrears will still be able to move to a new property and we will discuss individual circumstances with all residents through the consultation process.

If a child becomes a certain age during the move will their bedroom entitlement change?

As part of our commitment to providing suitable housing for all residents, we will seek to meet the housing need of everyone moving to a new home on the estate.

Play areas and Sanctuary staff

Where can kids play safely whilst work is taking place and what is happening to the car park space we were allocated for community events?

As part of the redevelopment proposals there will be a need to carry out work to the car park area but we will continue to work with the local community and communicate dates as plans are finalised. We appreciate residents will have concerns about where children can play during the project. We will be working with our contractors to ensure that any publicly accessible area of the site remains safe and secure at all times.

Will there be a play area for children?

We would welcome residents' feedback on this and will also be discussing this matter with Clarion through the consultation process.

Is there going to be another liaison officer as a point of contact for residents? Your local housing team will continue to be your point of contact through the project.

Will our housing officer be the same as now?

There are no plans that your housing officers will change as part of the project.