

Talbot Gardens Barne Barton

Regeneration Proposals



Background

For the last 24 years, Sanctuary has managed a scheme of 120 homes in Barne Barton, Plymouth. Most of these properties are rented by tenants from Sanctuary but the leaseholds of others are privately owned, with some owners subletting to their own tenants.

It is now time to breathe new life into the scheme and create homes that are fit for modern ways of living. This will build upon and complement the neighbouring regeneration scheme currently being planned by Clarion. Together it is hoped these projects will transform the area and provide the local community with high-quality, vibrant homes for many years to come.

In March 2019 Sanctuary held a consultation to hear what residents and other stakeholders would like to happen with this site. Support for regeneration was overwhelming.

After almost a year of negotiation with the freeholder, Sanctuary now own the site and are in a position to move forward. Before going any further, we are looking to share our current ideas for the scheme and to gain the views of the local community.

Regeneration proposals

Sanctuary is working with PRP Architects to develop ideas that help us to imagine the full potential of the site. A topographical survey as well as a variety of other investigations have been carried out to help inform these options. Any new layout will also need to consider how to utilise the existing access roads and to find a solution for the gradient changes across the site.

Early work suggests that we could deliver approximately 130 new homes while creating a mix of property types and sizes, in line with the needs of the local community. This could include a range of apartments as well as houses. It is important to us that the scheme continues to provide at least 82 homes for social rent, as currently on the site, and we are committed to achieving this.

We are also having conversations with Clarion about their regeneration plans for the area so we can ensure both complement each other.

Our ideas will be subject to full consultation with local authority planners, residents, leaseholders and other individuals and groups with an interest in seeing Barne Barton thrive. At this point we are looking to share some of our initial concepts with the local community for feedback in order to enable us to develop a more detailed plan for the scheme.

Initial plans

An initial phasing plan outlining each potential stage of the regeneration has been developed to support the consultation.

We are delighted this has started with current works to demolish the empty, fire damaged block. We understand the block has served as a reminder to the community of the arson attack in 2018 and have made it our priority to begin demolition since purchasing the freehold for the site last year. Demolition of the block will enable us to start work building the first phase of the new homes, which we could then move existing residents into before moving on to other areas of the site. Sanctuary will carefully consider the route of build based on the best options for the site and would work with residents to ensure that everyone is kept updated.

Planning the regeneration in phases would help to minimise disruption and should prevent the need for residents to move more than once. In the meantime, throughout the entire regeneration project, we will continue to carry out all required maintenance works across the blocks to ensure homes meet the needs of residents.



Floor plans of a typical 1 and 2 bedroom flat



Indicative sketch of the entrance block

What will I receive?

Extensive individual consultation will be carried out with all residents and leaseholders to understand their individual needs and if they wish to remain on the estate.

We have worked up a set of offers for all residents and leaseholders to discuss in detail through the consultation process.

Sanctuary tenants

If we get the agreement of the local community and all necessary planning consent, we would look to develop a new home for all tenants of Sanctuary on the Barne Barton site.

As part of this, our tenants would receive a statutory home loss payment upon moving as well as support with removal costs.



Site plan



View showing scale of development

Private leaseholders currently living on the site

An offer for the property would be made by Sanctuary following an independent valuation. We would pay for the valuation, but it can be organised by the leaseholder. As well as the value of the property we would offer a home loss payment, reasonable legal fees and appropriate other costs.

An offer would also be made to resident leaseholders to move into one of the new properties on the scheme, either as a tenant of Sanctuary on an affordable rent basis or by purchasing a shared equity property. Further information on this will be provided as the consultation progresses.

Private leaseholders who do not live on the site

Non-resident leaseholders will receive an offer of the value of their property subject to an independent valuation.

Stakeholders

Effective external stakeholder communication and consultation is essential to the success of the regeneration programme. A comprehensive communication strategy has been developed for the project and the key groups include:

- Plymouth City Council
- Homes England
- MP Johnny Mercer
- Local councillors
- Neighbouring residents
- Savage and Talbot Association of Residents (STAR)
- Local community groups
- Local schools
- Clarion Group
- Plymouth Community Homes

Next steps

This consultation is the first step of the regeneration programme, and we will be holding further events throughout the year. As part of the consultation we would like to discuss the potential timeline for the project and will indicate a preferred phasing plan. We are determined to ensure that people move directly from their current home to a new one if possible.

Sanctuary will also be speaking with all residents and leaseholders individually to understand their future housing needs and answer any questions they may have.

We appreciate this might be an unsettling time, but Sanctuary has extensive experience of delivering major regeneration programmes and transforming communities for residents. We are committed to delivering positive outcomes both for the individuals affected and the wider community.

The next step will be to use feedback from residents and stakeholders to draw up some more detailed plans for the estate, before finalising our ideas and applying for planning permission for the new homes.

Further Feedback

Residents can ask questions and comment on the proposals by calling 0800 917 0477 from a landline, 0300 123 3590 from a mobile, emailing BarneBarton@sanctuary-housing.co.uk or speaking directly to their housing officer.

