



WELCOME



OUR WORK SO FAR

THE BALLOT

79.2% of residents and resident leaseholders voted on the proposals.
72.9% of voters voted 'yes' on the proposals.



BEST BARNSBURY ESTATE TRANSFORMATION

JANUARY 2021
THE LANDLORD OFFER

newlon HOUSING TRUST

THE FUTURE OF THE BARNSBURY ESTATE

VOTE YES

FOR THE BARNSBURY ESTATE TRANSFORMATION

YOU DECIDE ON THE FUTURE OF THE BARNSBURY ESTATE

WWW.BETTERBARNSBURY.ORG.UK



Thirteen workshops held from 2019 to 2022 to hear your thoughts and shape the proposals



BEST BARNSBURY ESTATE TRANSFORMATION

newlon HOUSING TRUST

BARNSBURY ESTATE TRANSFORMATION

OLD BARNSBURY CONSULTATION



We are now finalising our proposals for Old Barnsbury so that we can submit a planning application to Islington Council.

We will be hosting the following events in May so that you have every opportunity to ask questions and share your feedback before the application is submitted.

Door knocking and pop-up workshop: Tuesday 10 May from 12-5pm on Old Barnsbury
Drop-in session: Tuesday 17 May from 5.30-7pm in the Barnsbury Community Centre
Resident walkaround: Tuesday 17 May starting at 7pm from the Barnsbury Community Centre

We look forward to seeing you then and discussing the plans!

Get in touch

best@newlon.org.uk
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www.betterbarnsbury.org.uk

Scan me to visit the website

NEW BARNSBURY

The planning application for New Barnsbury was approved by Islington Council's Planning Committee on 29 November 2022



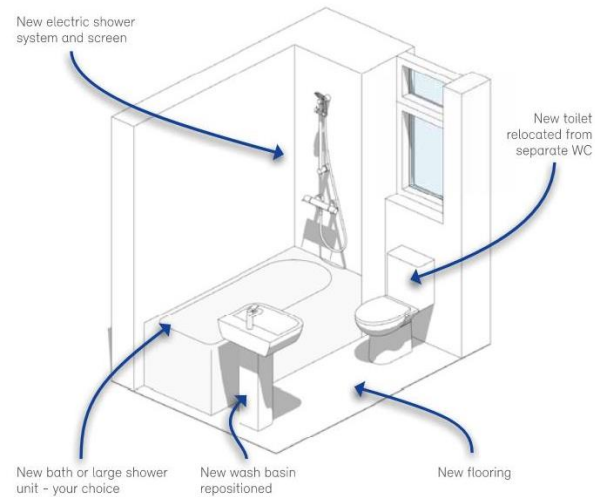
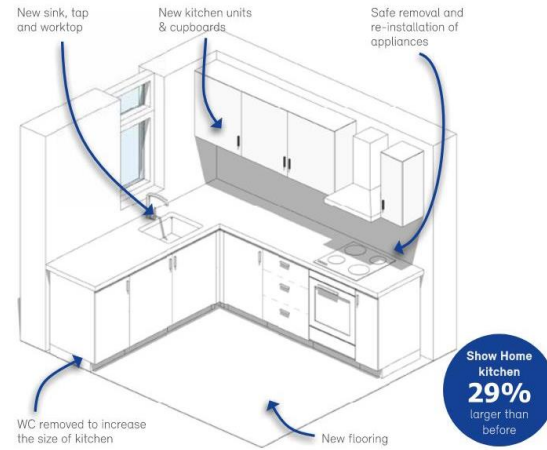
OLD BARNSBURY

The planning application for Old Barnsbury was approved by Islington Council's Planning Committee on 6 December 2022



REFURBISHMENT WORKS

- New kitchens
- New bathrooms
- New windows and doors
- Improved landscaping
- New play spaces



OUR ENERGY AND SUSTAINABILITY PACKAGE

- Your homes will not fall behind the standard of the new homes on New Barnsbury.
- We need to move away from gas boilers as they will be unlawful for new homes from 2025, and from 2030 for existing homes.
- This will decarbonise properties and help address the climate emergency declared by Islington Council.
- Your homes will be future-proofed and more comfortable.



**ENERGY AND
SUSTAINABILITY**

Newlon has been working hard to deliver the ballot promises to Old Barnsbury residents, ensuring your homes don't fall behind the quality of new build homes on New Barnsbury.

Our objectives are to:

We are looking at achieving this by:



Reduce your energy use



Adding insulation to walls and roofs



Make sure your homes are warmer and more comfortable



Installing better windows and doors



Improve health and wellbeing



Installing enhanced ventilation systems



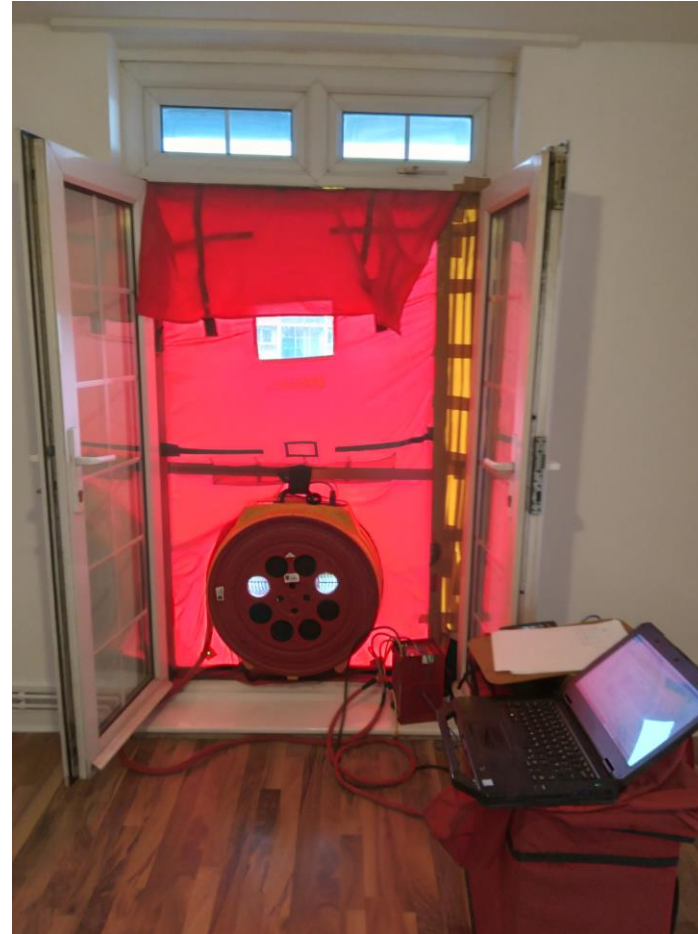
Reduce impact on environment



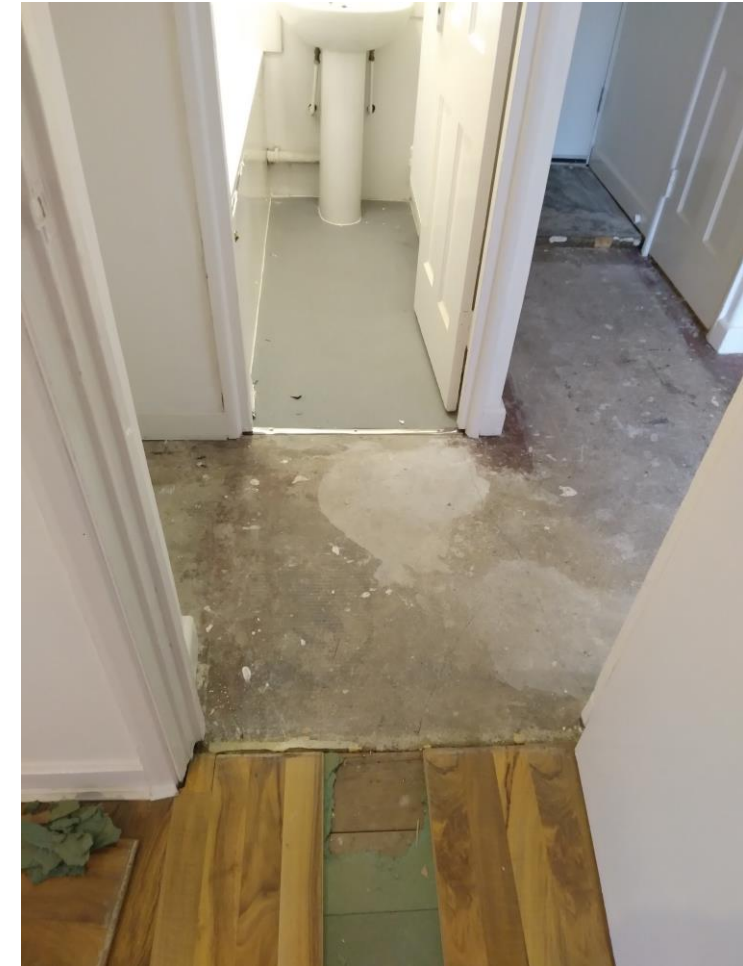
More efficient heating and hot water systems

We have been learning more about the existing buildings by:

- Completing structural surveys
- Conducting an air-tightness test
- Stripping out finishes

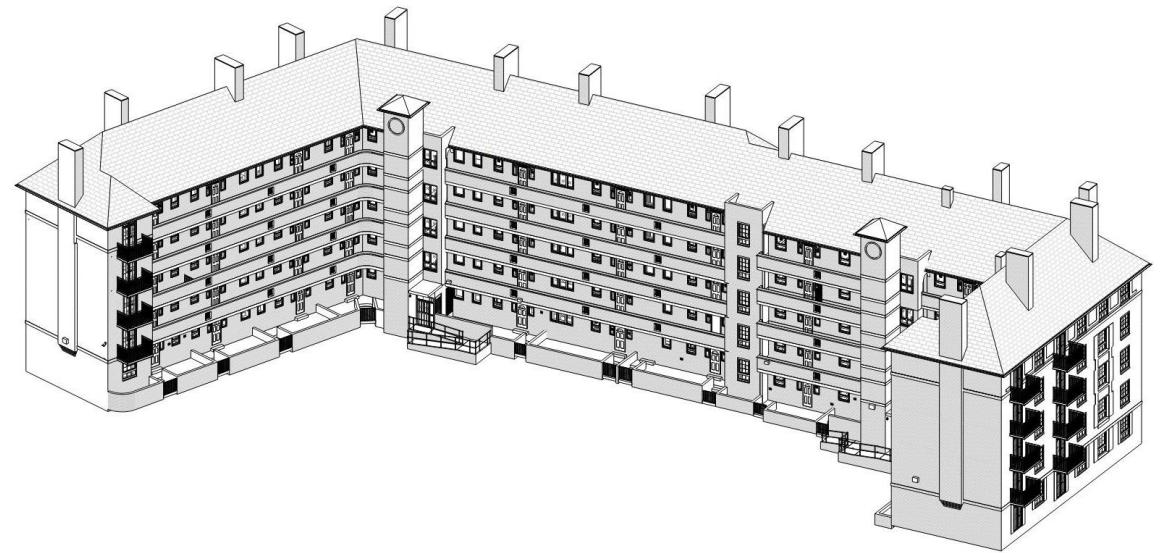


Using a vacant flat in Copenhagen House for testing



From this, we've been investigating options to improve the buildings by:

- Using a computer model to test the performance of different options
- Talking to manufacturers and contractors to better understand products and processes
- Meeting fire engineers to ensure the options maintain building safety





Adding insulation to walls and roof

Adding insulation to the walls and roof is the best way to keep homes warm in winter and cool in summer

Option 1
Internal wall insulation



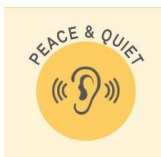
Option 2
External wall insulation



External wall insulation in deck access to improve thermal efficiency and aspect

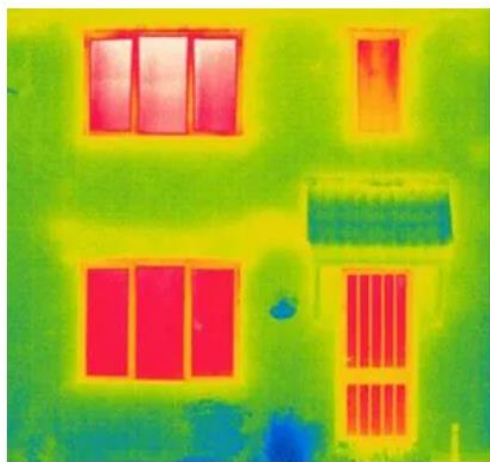


External wall insulation with brick slips in street facing facades to maintain the aesthetic



Installing better windows and doors

Adding insulation alone to the walls is not enough. We'd also look to improve the windows and doors to keep homes warm.



Before

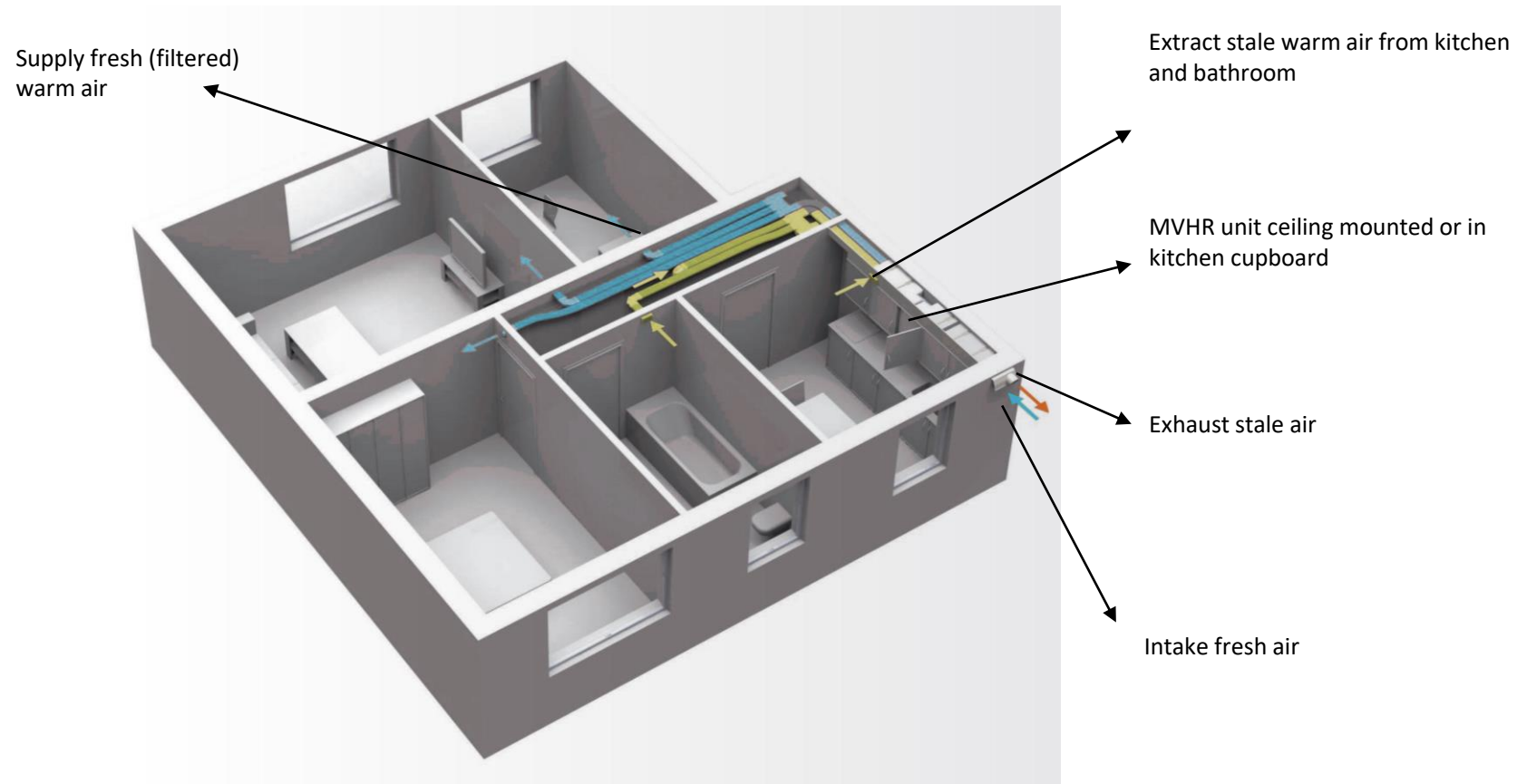
After





Installing enhanced ventilation systems

With more air-tight walls, windows and doors, we need to make sure fresh air is circulated through your homes.



Benefits of the mechanical system:

- Fresh air delivered to rooms even when windows are closed.
- Filters out pollution.
- Reduces heat loss.
- Captures heat from bathroom and kitchen.



Mechanical ventilation unit



Air supply grille (bedroom)



Extract grille (bathroom)



More efficient heating and hot water systems

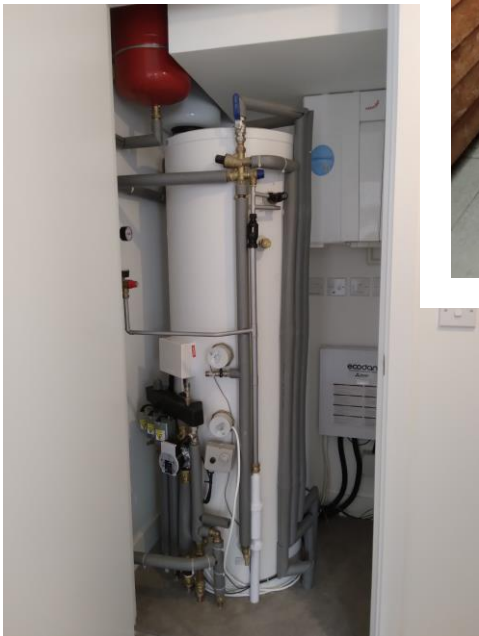
The world is moving away from gas boilers, so we are looking at using an electric system to reduce carbon emissions.



Option 1
Air source heat pump +
Hot water cylinder



Option 2
Electric boiler





Health and wellbeing



Indoor air quality



Lower energy
demand, lower bills



Carbon emissions
reduction



Fabric first



Thermal comfort

- Capture and respond to your feedback
- Continue to investigate the best options and put proposals together
- Keep an eye out for update newsletters and more information about future workshops

