

RESIDENT NEWSLETTER AUTUMN 2023

REFURBISHMENT UPDATE



Current view of the existing balconies



How the new balconies could look following balustrade improvements

OLD BARNSBURY REFURBISHMENT UPDATE

We recently held a presentation for Old Barnsbury residents on 8 August to update you on progress of the refurbishment project.

We discussed a number of different areas, including the proposed sustainable heating and ventilation systems in your homes, why we have ruled out certain options, the proposed designs of residents' kitchens and bathrooms, and how long this is all going to take.

Turn over to find out what you told us and how we've responded. If you weren't able to make the session don't worry, as all the information presented is now available to view on our website at www.betterbarnsbury.org.uk

Your questions answered



If you remove gas from the blocks will Newlon provide residents with a new electric cooker?

- As we will be replacing gas pipes in your homes, this will mean that any gas cookers won't be able to work. Newlon will 'gift' any homes fitted with a gas cooker a new freestanding electric cooker.
- You will get this for free and it will be covered by a warranty, but you would be responsible for any repairs or replacements in the future beyond that.
- This new cooker will also include an improved electric supply to 40 amp rated.



Will kitchen improvements take place before the proposed energy works?

- We know residents would like to see kitchen and bathroom improvements as soon as possible. With this in mind, we have been looking again at how it may be possible to bring these works forward without compromising the planned improvements to the energy efficiency of your home.



Where will new pipes be installed in our flats and how visible will these new pipes be?

- The proposed new Mechanical Ventilation and Heat Recovery (MVHR) ducts will run along the ceiling and above the cupboards in your kitchens, and will be concealed.
- Each room will have a small vent high on the wall (likely above the door) to either deliver fresh air or extract stale air.
- We will show what this will look like in a show flat we will create and invite residents to view later this year.



Why are new balustrades needed and will these be safe?

- By having the improved insulation on the outside of the flats, rather than on the inside, it will mean that walkways could become slightly smaller, for accessibility.
- We will therefore be replacing the brick balustrades with something thinner. Metal is currently the favourite for replacement as it is thin, strong and can be designed to imitate the look of private balconies.
- These new balustrades will be the same height as the brick or slightly taller so that they meet regulations.
- More details on this will be shown at the consultation taking place later this year.



How long will works be taking place and are there estimated timelines for each individual flat yet?

- Specific timelines for each flat may vary based on individual residents' needs but we'll be having those conversations with people in the future after we receive planning permission.
- In the meantime, we'll be talking with contractors to get an understanding of how long works could take on average for individual homes, and levels of disruption.
- We will present more details on what we have learnt at the next stage of consultation.



Overview of Old Barnsbury

Next steps

We will now be finalising our proposals based on all the feedback we have heard, and we will present them to you later this autumn before submitting the application to Islington Council.

Keep your eyes peeled for more details in the near future!

Stay in touch

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