

BEST

**BARNSBURY
ESTATE
TRANSFORMATION**

newlon
HOUSING TRUST

MOU
NTA
NVIL



RESIDENT NEWSLETTER APRIL 2023

Left to right: Mike Hinch, Cllr Kaya Comer-Schwartz, Cllr Rowena Champion, Ayan (Resident), Tom Copley, Cllr Diarmaid Ward, Killian Hurley



BREAKING GROUND EVENT

On the 12th of April we held a 'Breaking Ground' event to mark the beginning of construction works. We were joined by Tom Copley, the GLA's Deputy Mayor for Housing, the Leader of Islington Council, Councillor Kaya Comer-Schwartz, and Deputy Leader Councillor Diarmaid Ward, as well as Ward Councillor Rowena Champion, colleagues from Newlon and Mount Anvil and Barnsbury Estate residents.

THANK YOU TO THOSE WHO JOINED THE CONSTRUCTION WORKSHOPS

Over 50 households joined us for the construction workshops to understand the upcoming schedule of works, as well as take part in our basketball court design consultation where residents shared their ideas with Stazzy Artist. For those who joined, received a link to free London Lions tickets for the dates below.

Friday 7th April (London Lions vs Leicester)
Sunday 16th April (London Lions vs Newcastle)

**WE HOPE YOU ENJOYED YOUR FREE
TICKETS TO THE LONDON LIONS'
BASKETBALL GAME!**



WE'VE STARTED ON SITE!

PLANNING UPDATE

On the 23 March 2023 planning permission for the transformation of New Barnsbury was officially granted. This is a significant milestone for the project and means we have been able to begin work on the New Barnsbury part of the Transformation.

CONSTRUCTION UPDATE

Works on site started on 29th March hitting our end of March deadline to get the re-development underway. We have started infrastructure works in front of Blackmore House, installing pipework for the drainage system. We have also begun some early works in Carnegie Park.



Carnegie Park ground drainage initial inspection



Front of Blackmore House drainage run install

We have been working closely with the tree officer from Islington and our chosen contractor and will be removing some trees around Blackmore House and Carnegie Park towards the end of April into early May 2023.

Further works to Carnegie Park and the new Multi Use Games Area (MUGA) are planned to start in the first week of May and as discussed in the recent construction drop-ins, we are aiming for these works to be completed in September 2023.



OLD BARNSBURY UPDATE ON WORKS

Newlon has recently written to Old Barnsbury residents to provide an update on the works to refurbish and improve your homes. We have been looking again at how we can future proof the heating systems and insulation in homes on Old Barnsbury to make them as energy efficient as possible.

We are developing information for residents on these additional works and will be discussing our proposals at a series of workshops over the coming months so we can consult and collaborate with you.

Next workshop drop-in session

- Tuesday 16th May
- 6pm start for a presentation and Q&A session at the Community Centre

If you can't make it there is a drop-in session on Thursday 18th May between 5.30 - 7.30pm at the Community Centre.

RESIDENT SURVEY

Thank you to all the residents that have filled in our resident survey. We have had a response of 91 residents and would like to capture more voices. We have reopened the Survey until the end of May 2023. Help us pass the 150 mark and get involved - we want many resident voices to be heard.



ARE YOU FROM EWEN, JOCELIN, MOLTON, THURSTON, AMORY, CHARLOTTE, KENWRICK, RITSON, THORPE OR VENN?

WOULD YOU LIKE TO BE A RESIDENT REP FOR YOUR BUILDING?

Join our Resident Steering Group and receive a £30 Love2Shop voucher as a thank you each time you attend!

The Resident Steering Group (RSG) meets with representatives from Newlon and Mount Anvil to discuss the New Barnsbury Transformation. Since it started in November 2021, the RSG has covered topics of what the new homes on New Barnsbury will look like, how the landscaping will look across the Estate and how best we can engage with residents about our plans. We are currently seeking reps for Ewen, Jocelin, Molton, Thurston, Amory, Charlotte, Kenwick, Ritson, Thorpe and Venn blocks.

Resident reps on the RSG will act as a representative for their block, and have the ability to ask questions to the team, and feedback answers to their neighbours. This is a key role as we move into the first delivery phase of the Transformation. Residents will of course still be able to speak to the team directly whenever they would like.

The RSG meets every 2 months, membership is open to residents of New Barnsbury only.

If you're from these blocks and interested in joining, please email Margaret on community@mountanvil.com

BLACKMORE HOUSE VACANT POSSESSION AND EMPTY PROPERTIES

We are nearly there with emptying this block to enable the demolition to start. The property guardians are moving out and the remaining residents are in the process of moving so we hope to be able to start demolition of this block within the next couple of months once demolition investigations are complete.

As we have now identified properties for all the residents living in Blackmore House, our priorities for allocating empty properties across the estate will be changing.

We are meeting with Islington to agree their priorities for allocation to voids that arise on the estate, and once this has been agreed we will advise residents.

In the interim, we will be using some of the properties at Barnsbury for short-term decant cases, to accommodate other Newlon residents who require emergency accommodation due to their homes being uninhabitable, for example due to fire or flood, and until their permanent home is ready for their return.

PARKING SUSPENSIONS

As works commence on site we will have to suspend parking on parts of the site to allow access for works and construction vehicles. The suspended area is on Jays Street, shown in red below.



We will try and limit the amount of time parking bays are suspended and give you notice but this will be unavoidable as works commence. We have stopped issuing estate permits in order to avoid increasing demand on limited available spaces. You are still eligible to apply for a street permit from Islington Council although this will be restricted to existing permit holders in the future.

OVERCROWDING AND ALLOCATIONS

OVERCROWDING

If you are overcrowded or have a specific housing need or your household circumstances have changed, make sure you notify BEST@newlon.org.uk and ensure it is registered with London Borough of Islington.

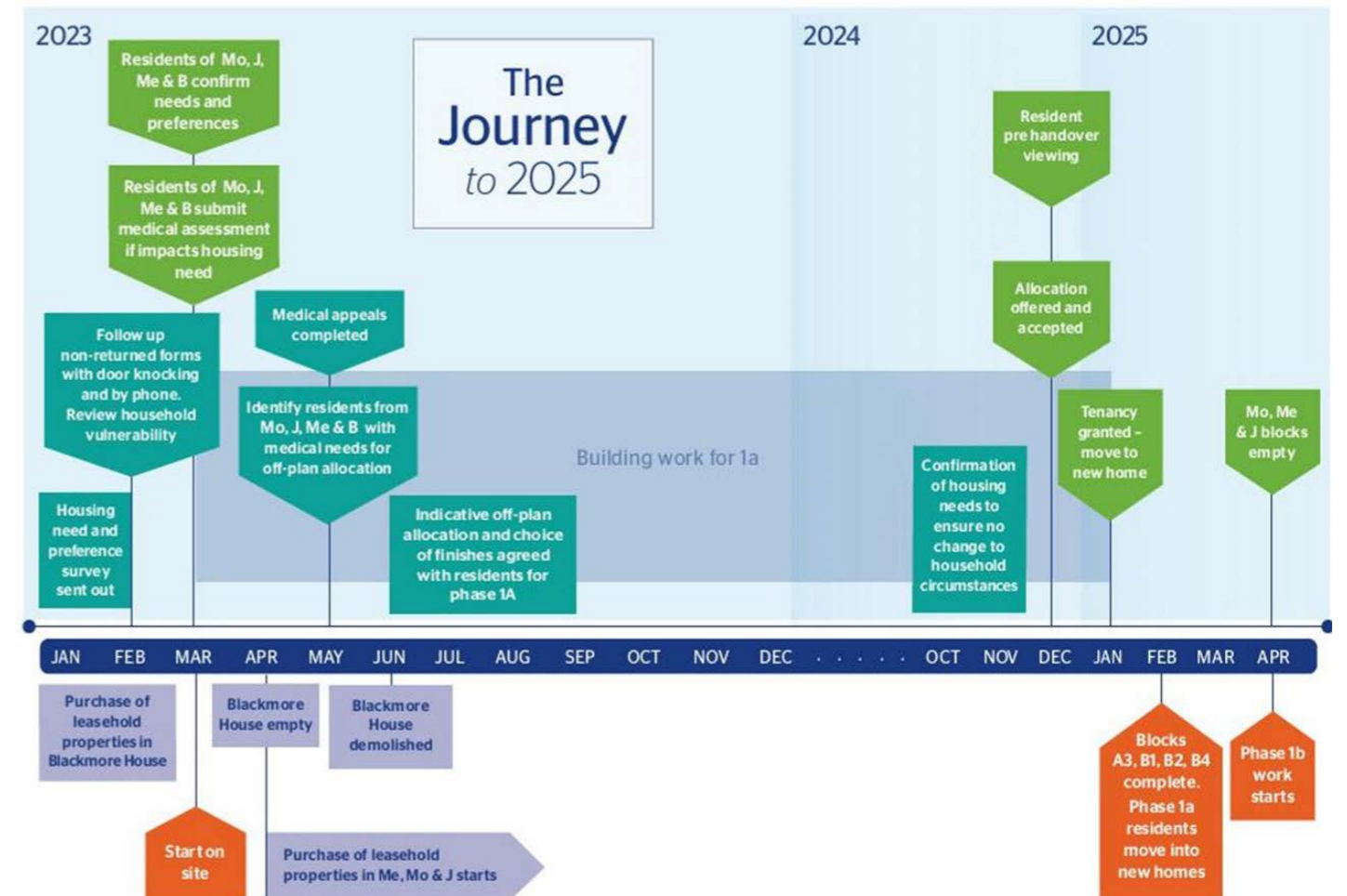
preferences. If you are in Phase 1a or 1b you should have received and returned a Housing Needs survey to the BEST office, which includes a section on your preferences. Note if your housing needs have changed since our first survey this may impact which phase you are re-housed in.

ALLOCATIONS

Following consultation with you we have now published our allocations criteria which is on our website. This sets out the priority for allocating the new properties which we will do with you taking into account your

The timeline below shows the key milestones in the housing allocations process over the next two years. A version is also available on the BEST website. The off-plan allocation process will begin in June, following completion of housing needs and preferences work and medical assessments.

INDICATIVE TIMELINE FOR PHASE 1A



Key: Moilton (Mo), Jocelin (J), Messiter (Me), Blackmore (B).



LEASEHOLDERS IN MESSITER, MOLTON AND JOCELIN

If you are a leaseholder in blocks in phase 1b you should have received a letter inviting you to contact us about buying your property from you. Contact newbarnsburyleaseholders@newlon.org.uk to come and talk to us.

The planning permission date - the 23rd March 2023 - is the relevant date for assessing whether you are a resident or non-resident leaseholder. To be considered a resident leaseholder and therefore eligible to be considered for a new home on the estate you will need to be able to provide evidence of your residency on this date, and until we purchase the property.

SAY GOODBYE TO MOUNT ANVIL RESIDENT ENGAGEMENT MANAGER CRYSTAL

The time has come to say goodbye to Mount Anvil's Resident Engagement Manager Crystal who has left to start a new adventure travelling abroad!



"I have really enjoyed getting to know you all and working with you. Barnsbury Estate will remain close to my heart and wish you all the best".



INTRODUCING YOUR NEW MOUNT ANVIL RESIDENT ENGAGEMENT MANAGER MARGARET



"I am really looking forward to continuing the great engagement on Barnsbury Estate and keep you all informed and included. I admire the community cohesion, the area and love the development plans."



NEW MONTHLY CONSTRUCTION DROP-INS

Join Mount Anvil's Construction Director Andy Hunt and Senior Technical Manager David Bracken to ask any questions about the construction and delivery of your new homes on the New Barnsbury Estate. You can also take part in the survey at the new monthly Construction drop-in.

Dates for the coming months:

- 26th April
- 31st May
- 28th June
- 26th July

Time: 6:00pm-8:00pm

Location: Barnsbury Community Centre

This session is a drop-in but if you'd like to book an appointment or wish to discuss anything with Mount Anvil, you can contact them by calling Margaret on 07827 131 498 or emailing community@mountanvil.com

GET FREE AND INDEPENDENT ADVICE FROM SOURCE PARTNERSHIP

Come and see your Independent Resident Advisor Source Partnership at the Barnsbury Community from 4pm to 6pm on:

- 31st May
- 28th June
- 26th July

This session is a drop-in but if you'd like to book an appointment or wish to discuss anything with Source, you can contact them by calling 020 8299 2550, freephone 0800 616328 or by emailing info@sourcepartnership.com

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GET IN TOUCH



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