

# BEST BARNSBURY ESTATE TRANSFORMATION

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HOUSING TRUST

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NVIL



## RESIDENT NEWSLETTER JUNE 2023

Above: Artist's impression of the MUGA



## CARNEGIE STREET PARK AND MUGA

The Council have asked us to make some amendments to the approved drawings including redesigning the access into the MUGA, boundary treatments, and some other design details.

We have submitted an updated design proposal to them, to respond to their feedback.

Unfortunately, the changes mean we have needed to pause the construction works on the park for the moment and we will need to wait until the updated design proposal has been approved by the Council before we can recommence work.

We are working to secure their approval as soon as possible.

The pause will inevitably result in a delay in the completion of works and opening of the new facilities. We now estimate an opening in December but will keep you regularly updated.

We estimate the existing basketball court will need to be closed after the summer holidays in early September, to enable construction on this area to begin.



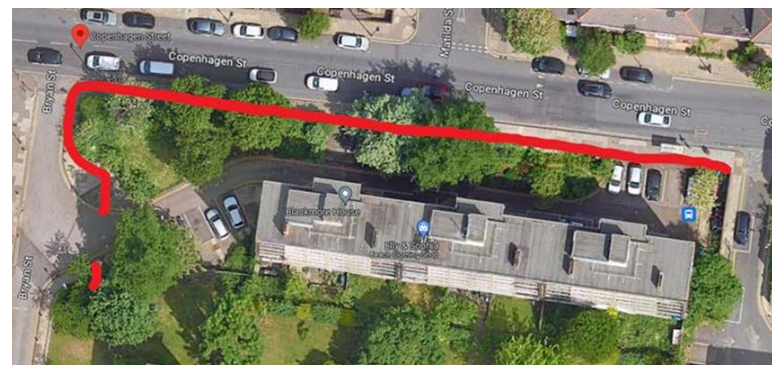
## CONSTRUCTION UPDATE - DEMOLITION AND HOARDING

We have started surveys in Blackmore House in preparation for demolition works.

Hoarding has been erected outside parts of Blackmore House. The hoarding has been installed on the Copenhagen Street side of the building, the works will also have a small return down Bryan Street.

The red lines on the aerial opposite represent where the first part of the hoarding will be.

Once the last few residents vacate Blackmore House, hoarding will be going up behind Blackmore House and Mavor House too.



We currently have residents in occupation in Blackmore House so we are unable to give a firm date for demolition at the moment. We are working together to relocate residents and once this has been achieved, we can begin building the new homes.



## INITIAL DEMOLITION NOTICE

Residents in New Barnsbury will have received an Initial Demolition Notice advising you that the buildings will be demolished on or before June 2030.

We don't have dates at the moment but when confirmed you will receive a Final Demolition Notice.

The purpose of the Notice is to suspend completion of Right to Buy sales while the transformation is in progress. Your Right to Buy will be reinstated on expiry of the Notice or when you move to your new home.

## OPEN SPACE CONSULTATION

We would like to thank the residents who were able to attend the consultation sessions on Monday 26th June where we discussed options for the management of the new outside spaces including parks, courtyards and the MUGA. A draft plan will be shared with residents shortly for further input.

In the meantime, if you were unable to attend and would like to find out more, please get in touch with the BEST Team who will be happy to meet with you.

## ADAPTATIONS TO NEW HOMES

If you think you will require any adaptations to your new home please ensure the BEST team are aware and you have completed a medical assessment.



## UPDATE ON OLD BARNSBURY

Following recent workshops with Old Barnsbury residents, Newlon has shared a summary of the key priorities people told us about the energy and sustainability works that we've been looking at. You can view our update flyer on the Better Barnsbury website, on the 'Consultation So Far' page.

We are now developing the proposals based on your feedback to ensure that what we bring forward is right for you. We will be hosting another set of workshops soon - keep an eye out for the next set of dates!

The next Barnsbury Residents Group meeting will take place on the **17<sup>th</sup> of July**, where Keith Mandy - Old Barnsbury Regeneration Lead - will be giving a short update on how our proposals are progressing. This will be ahead of presenting a more detailed update at our next consultation event.

We would also like to remind residents about updating us if your household gets bigger or smaller as it's important for our data quality.

We'll keep talking and listening to you, so if you have any questions in the meantime, please contact **Jo Holworthy**, your Old Barnsbury Regeneration Officer, on **020 3234 2221** or email **BEST@newlon.org.uk**.



## CONSTRUCTION DROP-INS



During our last construction drop in, we took residents to walk the hoarding line around Blackmore House and answered your questions. Thank you for the residents that joined us. We followed the session with a Q&A at the Barnsbury Centre.

Join Mount Anvil's Construction team at our next drop in. You can ask any questions about the construction and delivery of your new homes on the New Barnsbury Estate. You can also take part in the resident sentiment survey at the monthly Construction drop-in.

**Date:** 26th July 2023

**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**

## WOULD YOU LIKE ADDITIONAL CONSTRUCTION UPDATES AND WORKSHOP REMINDERS?

For residents who would like to receive additional updates on construction matters that may arise between each monthly newsletter, you can sign up to a construction mailing list to make sure you don't miss any news.

Mount Anvil will also use this list for Construction Workshop reminders.

If you would like to join, please register your information by emailing **community@mountanvil.com** with your name and mobile number with subject: **CONSTRUCTION MAILING LIST.**

## RESIDENT STEERING GROUP UPDATE

**Next Meeting:  
5<sup>th</sup> of July 2023  
6pm till 8pm**

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.

**JOIN OUR  
RESIDENT  
STEERING GROUP  
AND RECEIVE  
£30 LOVE2SHOP  
VOUCHER AS A  
THANK YOU EACH  
TIME YOU ATTEND!**

## PALETTE SHORTLISTING AT THE NEXT RSG

RSG members will be helping us shortlist the final palettes for the kitchen and bathrooms of the new development.

We look forward to sharing the outcome with you in future newsletters.

## GET INVOLVED WITH MOUNT ANVIL'S MAKERS & MENTORS WORK EXPERIENCE PROGRAMME



If you're aged 16-24 and want to see what it's like to work in the property industry, then Mount Anvil has just the thing for you! Sign up to a work experience week with Mount Anvil to learn more about the variety of careers within the property industry and find out more about planning, design, and construction through to sales and marketing.

### Autumn Half-Term:

Monday 23 to Friday 27 October.

Sign up now at [www.mountanvil.com/makers-mentors/work-experience/](http://www.mountanvil.com/makers-mentors/work-experience/)

Telephone: 07827 131 498

## MAKE SURE YOUR RECORDS ARE UP TO DATE

If your household gets bigger or smaller make sure we know so that we can plan your future housing.

Note this may affect the phase you are housed in so please come and talk to the BEST team if this might affect you.

## CARNEGIE STREET PARK AND MUGA

Stazzy Artist has been appointed to bring life to the design of the MUGA with his artistic skills. Stazzy consulted residents earlier this year and he is currently working on some options for how the MUGA area could be painted in art. There will be a chance for you to continue to participate in the evolution of the artistic conversation at an event on the **26<sup>th</sup> of July**, at **Barnsbury Community Centre** from **3pm to 7pm**.

Following this, there will be chance to share your views on Stazzy's designs during an event in **August** - we will confirm the date in the next newsletter. All Barnsbury Estate residents will have the chance to look at the designs and cast a vote for your favourites. Your feedback will guide the final art design for the Court and games area.

## GET FREE AND INDEPENDENT ADVICE FROM SOURCE PARTNERSHIP

Come and see your Independent Resident Advisor Source Partnership at the Barnsbury Community Centre on:

**26<sup>th</sup> July 2023**  
**4pm to 6pm**

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](mailto:info@sourcepartnership.com)

## APPRENTICESHIPS, LOCAL LABOUR, AND SUPPLIERS - BARNSBURY ESTATE CONSTRUCTION SITE

For residents who would like more information on apprenticeships and jobs working on the Barnsbury construction site, they will be advertised by Islington Council here:

**Website:** <https://www.islington.gov.uk/jobs-and-careers/support-finding-work>

Roles specific to the Barnsbury Estate construction will be highlighted in the newsletter, and you will be directed to the site above to apply.

Local suppliers will have an opportunity to meet the buyers later in the year, we will keep you updated on this event.





# GET IN TOUCH



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[betterbarnsbury.org.uk](http://betterbarnsbury.org.uk)

