

# BEST

BARNSBURY  
ESTATE  
TRANSFORMATION

newlon  
HOUSING TRUST

MOU  
NTA  
NVIL



## RESIDENT NEWSLETTER SEPTEMBER 2023

Above: Dr Janine Griffiths-Lee from RBG, Kew begins her sampling research at The Barnsbury Estate

## RBG, KEW BEGIN THEIR BIODIVERSITY MISSION

We've kicked off on our commitment to improve the biodiversity quality of the estate with the first phase of research being carried out by Royal Botanical Gardens, Kew scientist **Dr Janine Griffiths-Lee**. She visited the The Barnsbury Estate to sample the existing biodiversity, discovering and recording what wildlife and plants currently exist currently here.

This research is important to measure the improvement to biodiversity we'll bring with an injection of new plants and consideration for pollinators and wildlife as the transformation progresses.



## DEMOLITION OF BLACKMORE HOUSE

You should have received a letter from us explaining that the government has announced new building safety standards will be introduced for residential buildings soon. Further information from the government on these standards is expected in the autumn, and these may have an impact on the design and construction of your homes.

We have therefore made the difficult decision to pause on the demolition and construction of homes until the government releases further details. Your safety is of paramount importance to us.



## CONSTRUCTION UPDATE

We need to pause on the delivery of Phase 1a while we await further information from the government about new building safety standards.

Unfortunately, the works to Carnegie Park remain on hold while we await approval from Islington Council for the updated plans.



## RESIDENT STEERING GROUP UPDATE

**Next Meeting:  
1st November 2023  
6pm till 8pm**

Special thank you to all the residents that have taken the time to attend our Resident Steering Group representing: **Aldrick, Adrian, Mavor, Jocelin** and **Charlotte Terrace**. We would also like to welcome our newest representative from **Thorpe House**.

We are looking for reps from the following blocks; **Amory House, Crispe, Ewen, Kenwick, Molton, Redmond, Ritson, Thurston, Venn, Messiter** and **Molton**.

The Resident Steering Group (RSG) meets with representatives from Newlon and Mount Anvil every other month 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. Our last meeting took place on 6<sup>th</sup> September 2023.

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



## À LA CARTE AND ART SUMMER - MULTI USE GAMES AREA

This summer we hosted a weekly art brunch for families on Barnsbury Estate. The brunch consisted of an array of food and fruits to nourish the artistic appetites.

Through the sessions we took a deeper look at various art styles and how they related to the Multi Use Games Area (MUGA) designs being created by Stazzy Artist. This helped residents to feedback on what they would like to see designed, what sentiment it bring to the area and why.

If you would like to share your view on the MUGA art you would like to see, use the QR code below to fill in our short questionnaire. The questionnaire closes on **30<sup>th</sup> September 2023**.



We also wanted to capture how people felt about living on Barnsbury and what words represent the estate - The most common words were 'fun' and 'friendship'.

**WHAT TWO WORDS WOULD YOU USE TO DESCRIBE BARNSBURY ESTATE?**

Residents made their own 3D rooms and rooftop gardens, the creations showed with uniqueness and creativity from those that took part in the sessions.



The group went on to enter our hoarding competition to create a picture to be printed on the hoarding. Staff will decide on their favourite and the chosen art will be showcased in a later newsletter. Residents also designed their own MUGA after looking at MUGA designs from around the world.

We closed the summer with an amazing sports day with boxing, basketball skills, games and prizes.

**Thank you to all that took part in the project and hopefully we see you again for our next Barnsbury community sessions.**





## MOUNT ANVIL CONSTRUCTION DROP-INS

Join us at the next drop-in and ask any questions in response to the construction pause letter, or any other queries about the construction.

**Date: 25th October 2023**

**Time: 6pm - 8pm**

**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 **CommunityLiaison@mountanvil.com**

## GET FREE AND INDEPENDENT ADVICE FROM SOURCE PARTNERSHIP

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

**27<sup>th</sup> September 2023  
4pm - 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**



## ALLOCATIONS



### How Newlon will be allocating existing homes on New and Old Barnsbury Estate

Our plan is to allocate any Barnsbury Estate voids in the following order of priority:

- 1** Addressing any housing need arising from a mismatch of housing need against what is being built in phase 1a. For example:
  - Any households requiring larger properties, i.e. 5+ bedroom properties, could be offered rehousing for their adult children in one-bedroom units, where it would reduce the size of property required.
  - Where an overcrowded family in a smaller property can have their housing need addressed by allocating them a void elsewhere on the estate.
- 2** Leaseholders in Messiter, Molton and Jocelin who are taking up the offer of shared equity.
  - There are no leasehold properties in the first homes being built so we will need to provide accommodation elsewhere on the estate.
- 3** Medical transfer for Barnsbury residents who have been accepted onto the Newlon transfer list using **nowmedical** to assess their needs.
- 4** Overcrowded households across the estate.
  - If an overcrowded household is offered a property in Old Barnsbury that meets their housing need, they will not be made an offer of a property in the new build development unless there is a change in their circumstances.
- 5** Under-occupied households across the estate.

#### Please note the following:

Any voids in Messiter, Molton and Jocelin, unless a one-bedroom property, will only be used as temporary decants to minimise the risk of a mismatch of households and an increase in demand for the first homes to be built in phase 1a.

The London Borough of Islington have agreed to consider rehousing people from the estate if they are assessed as being in housing need i.e. for medical reasons or if they are overcrowded and are on their housing needs register, but they will not be regarded as 'decants' and will not receive priority for this.



## UPDATE ON OLD BARNSBURY

We held an update presentation meeting on **Tuesday 8<sup>th</sup> August** with an update on how plans are progressing for refurbished homes on Old Barnsbury, including the heating and ventilation systems proposed, why certain options have been discounted, and the designs of kitchens and bathrooms.

Don't worry if you missed it as you can read the presentation on the **BEST website** under 'Consultation so Far - Old Barnsbury Update Presentation August 2023'.

We will continue to develop our proposals and will hold further sessions in the autumn. If you have any questions in the meantime let us know on **020 3234 2221** or email **best@newlon.org.uk**

## RSG PALETTE SHORTLISTING FEEDBACK



RSG members helped to shortlist the final palettes for the kitchen and bathrooms of the new development.

The group looked at a variety of 5 palettes images with different colours and styles. The group individually fed back on what they thought would work well. The group unanimously decided on three palettes out of a shortlist of 5.

The chosen palettes with samples will be shown to the residents moving in the future.

## MESSITER, MOLTON & JOCELIN HOUSE - HOUSING NEEDS UPDATE FORM

Thank you to all the residents who have completed and returned their Updated Housing Needs and New Home Preference Forms.

There are still however, a handful of Newlon's tenants that have not yet returned their form. Please contact **Jane Cass, Resident Liaison Officer** at the **BEST Office** if you need some help.

The form is extremely important as the information collected will ensure the correct size new home is built for you. Jane will be writing to those residents who have not returned their form confirming the information Newlon hold on their household make-up and what size home we will be building for them.

This data may not be up to date, which is why it is important you get in touch as soon as possible.

## RSG HEATING AND HOT WATER SYSTEMS FEEDBACK

The RSG met on 6<sup>th</sup> September 2023 to discuss the transformation. Members will let their neighbours know what is happening and point them in the right direction for more information.

Members looked at the types of heating and water systems used on other Mount Anvil sites. The sustainability elements, efficiency and what to expect were discussed with the group. Technical Staff from Mount Anvil and Newlon were on hand to answer questions from the reps.

If you would like to be part of the group and represent your block please get in touch.

## TUTORS UNITED

This programme delivers confidence boosting, attainment-raising online tutorials in English and Maths to all Newlon residents who are primary school pupils in school years 4, 5 and 6 (ages 8 - 11 years old). Online tutorials take place on Mondays during term time from 4pm - 6pm.

There are currently spaces available in all age groups. If you are interested, please call the **Barnsbury office** on **0207 833 2525**. Alternatively you can sign up by filling in the online registration form at: **tutorsunited.org/register-your-child/** or email **malique.zephar@tutorsunited.org** if you have any questions.

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

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<sup>rd</sup> to Friday 27<sup>th</sup> October 2023.

Sign up now!

**Web link with registration form:** <https://mountanvil.com/makers-mentors/work-experience/>

**Telephone:** 07827 131 498



# GET IN TOUCH



**New Barnsbury Residents: 020 8709 9172**

**Old Barnsbury Residents: 020 3234 2221**



**[best@newlon.org.uk](mailto:best@newlon.org.uk)**



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

