

BEST BARNSBURY
ESTATE
TRANSFORMATION

newlon
HOUSING TRUST

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RESIDENT NEWSLETTER JULY 2024

Sampling with Kew Gardens at the
Barnsbury Allotments



SAY HELLO TO YOUR NEW RESIDENT ENGAGEMENT MANAGER



Andrew Addo joined the Mount Anvil team in May 2024 and is excited to meet you all.

He will be leading resident engagement at Barnsbury, but don't worry, Margaret Amadi will still be around to support! If you would like to arrange a meeting on-site, please contact Andrew on 07769 936 728 or email Community@mountanvil.com.



BARNSBURY PUBLIC CONSULTATION MAY 2024

Thank you to all who contributed to our recent consultations which took place on Wednesday 22nd and Thursday 23rd May. We had 56 attendees across both sessions.

The purpose of the consultation was to hear your thoughts on the updated design plans for Phase 1a, following the government's new building safety regulations last summer, which require an additional second staircase. The second staircase provides another route for escape and for emergency services to access the buildings. This now means due to the additional height and extension of the buildings, we are able to provide more homes, which will allow residents to be rehoused sooner.

We really appreciate the valuable feedback provided with many of you supporting the changes. The planning application to Islington Council has now been submitted and we will continue to keep you updated with progress of the development.



CONSTRUCTION DROP-INS

Our construction drop-ins will resume when we have further updates to provide. If you have any queries or would like to have a discussion on the progress, please contact Andrew Addo on 07769 936 728 or email Community@mountanvil.com.

PARKING

We would like to remind you that we are not issuing any new parking permits on the estate.

If you would like a permit, please contact Islington Council for a street parking permit by visiting www.islington.gov.uk/parking/parking-permits or calling 0207 527 2000.



EVENTS AND ACTIVITIES AT BARNSBURY

ARTS AND CRAFTS

When: Wednesdays, 4pm - 6pm

This is free to attend and is open to families or individuals. If you are interested, please contact Naila, the service provider on 07487 708 115 or the Barnsbury office on 0207 833 2525. Please note, this is only available in School Term time.

SUMMER PICNIC

When: Friday 30th August 2024, 12pm-4pm

Join us for an afternoon of fun, food and festivities. There will be games, activities for all ages and a big surprise...

Feel free to bring your favourite picnic blankets and chairs!

If you would like to attend, please confirm your dietary preferences and any allergies with Andrew by Friday 16th August 2024 to ensure we have enough food and drinks for all.

WOMEN ONLY EXERCISE

When: Mondays, 10am - 12pm

They also offer arts and crafts at the basketball court behind the community centre on Tuesdays.

Attendees will need to contribute a small fee. If you are interested, please contact Juliet on 07930 860140.

ALLOTMENT PLOTS

Allotment plots are available to hire. These are currently £15 per year and only available to Barnsbury Estate residents.

If you'd like to know more or are interested in a plot, please call us on 0207 833 2525 or email us via barnsbury@newlon.org.uk.

HAVE YOUR SAY

Do you have any events you would like to take place? Or any additional comments on the proposals at Barnsbury? Let us know what is important to you and get in touch.



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 needs arising from a mismatch of housing needs 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 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 the housing needs register, but they will not be regarded as 'decants' and will not receive priority for this.

TRANSFERS

We have been able to assist with rehousing some families on the estate who have medical needs or are over-crowded, due to the local lettings arrangement in place to enable the redevelopment. It is important that we have your up-to-date information, so please let us know if there are any changes in your household.



UPDATE ON OLD BARNSBURY

In our February and April newsletters, we shared with you that we are preparing to start works to the kitchens and bathrooms for homes at Old Barnsbury.

Other Estate improvements will follow including the playground improvements. These works will begin shortly at Fisher House and will be the first stage of building and landscape improvements approved under planning permission (ref. P2022/2454/FUL).

Ahead of works commencing, we have submitted a planning amendment called a 'Section 73' which is a process that will allow these works to be delivered sooner and on a block-by-block basis. This will minimise disruption to residents as the existing planning permission requires all these works to be delivered in one go.

The kitchen and bathroom works that are being carried out at Fisher House will be available to all old Barnsbury residents. The works include:

- The chance to have an improved and more spacious kitchen and bathroom layout, by choosing to have any separate WC removed and combined into the bathroom with a bath or shower. *
- Installation of new solid core flat entrance doors.
- Other essential works will be carried out at Old Barnsbury including works to the roof spaces, the mains water supply and drainage repairs. We will keep you informed about these works and the timings for them to be carried out.

*Please note there are flat types where it may not be possible to have this choice - this will be discussed with residents individually.

These works are not the 'enhanced retrofit works' we have previously discussed, which we intend to proceed with once government funding becomes available to assist with a national decarbonation programme.

If you have any questions regarding this, please let us know by emailing us at best@newlon.org.uk or calling 020 3234 2221.



WORK EXPERIENCE FROM MAKERS & MENTORS

We've been welcoming people from all walks of life into Mount Anvil to help them gain crucial work experience for some time now - but we don't think that's going quite far enough, so, we've set up a structured programme that offers young people a real shot at finding what they love in the industry.

Our next Work Experience placement programme, for 15-19 year olds, at Mount Anvil will take place in 2025 across a range of weeks throughout the year. Dates to be confirmed.

The work experience will comprise a whole week at Mount Anvil, and the chance for successful applicants to work across all teams in the business. We'd love to have you there!

Contact Andrew Addo on 07769 936 728 or email Community@mountanvil.com to register your interest if you would like a chance to take part.



HOUSING NEEDS UPDATE AND PREFERENCE FORMS - MAVOR HOUSE

Thank you to the residents of Mavor House who have already returned their completed forms. For those who have not yet done so, please send them in as soon as possible. The information you provide is very important to ensure you are allocated the right home for your needs.

If you do need any help, please contact Jane Cass at the BEST Office, call 020 8709 9172 or email BEST@newlon.org.uk



YOU CAN STILL GET FREE AND INDEPENDENT ADVICE FROM SOURCE PARTNERSHIP - CALL, EMAIL OR ARRANGE AN APPOINTMENT!

Source Partnership are still providing advice to residents. If you'd like to book an appointment or wish to discuss anything, you can contact them by calling 020 8299 2550, freephone 0800 616328 or emailing info@sourcepartnership.com.



RESIDENT STEERING GROUP UPDATE

NEXT MEETING SEPTEMBER 2024 (DATE TBC)

We are looking to have our next Resident Steering Group (RSG) meeting in September at the Barnsbury Community Centre. Residents will meet with representatives from Newlon and Mount Anvil every two months, to discuss the New Barnsbury Transformation. Once a date has been confirmed we will let you know.

We are still looking to have a representative from each block, so please contact Andrew if you are interested in volunteering for this role.

Join our Resident Steering Group and become a block representative! Give your block a voice and receive a £30 Love2Shop Voucher as a thank you!

STAFF UPDATE

Sadly, we are losing Jo Holsworthy, our Resident Engagement Officer for Old Barnsbury. Any queries should still be sent to best@newlon.org.uk and will be picked up by the team.

GET IN TOUCH



New Barnsbury Residents: 020 8709 9172



Old Barnsbury Residents: 020 3234 2221



best@newlon.org.uk



betterbarnsbury.org.uk