

## NEW BARNSBURY - WINTER 2025 UPDATE

Dear Residents,

This bulletin provides an update on the new planning application, the reasons for it, and why it's crucial you take part in the **Test of Opinion** from **27th January to 14th February 2025**.





Phase 1a of the New Barnsbury Estate Transformation was approved by Islington Planning Committee in November 2024. This means we're still on track and aiming to start work on the new Phase 1a in summer 2025, and we're as keen as you are to get building. Phase 1a will now provide homes for Newlon residents from Adrian, Blackmore, Jocelin, Mavor, Messiter, Molton, and Thurston Houses.

Whilst we're getting ready to get the spades out for Phase 1a, we are also considering your comments on our recent consultations on the proposed changes and preparing the new planning application for the whole estate. These changes are essential as a result of the new fire safety regulations, incorporating second staircases and additional fire safety measures in each of the new buildings.

These plans will deliver around 1,140 homes in total on New Barnsbury, of which around 440 will be affordable homes, and around 700 as new market-sale homes. They will also speed up rehousing and the overall completion of the scheme.

These proposed changes are why we're coming to you again to find out how you feel about the new proposals. **We need your support to progress and deliver for you, our New Barnsbury residents.**

### THESE CHANGES WILL DELIVER NEW HOMES FOR NEW BARNSBURY THAT ARE:

-  Built to modern safety standards with the highest level of build quality
-  Have their own private space, such as a balcony, terrace or patio and access to communal courtyards for the residents of those blocks
-  Highly insulated, meaning homes will be warmer in winter and cooler in summer
-  Built from high quality materials to help to reduce noise, making the homes more peaceful to live in.

It was great to see so many residents at our recent consultations. There's plenty happening at Barnsbury in the coming months, and we look forward to seeing you again at events taking place over the next few months.



**ANDY HUNT**  
Construction Director  
ahunt@mountanvil.com



**ANDREW ADDO**  
Resident Engagement  
Manager  
aaddo@mountanvil.com



**JANE CASS**  
Resident Liaison Officer  
jane.cass@newlon.org.uk



## NEW PLANNING APPLICATION

We're preparing a new planning application and because we've introduced a few additional changes it's important to hear your views on these. We're working with Source Partnership to gather your views.

We want to know how you're feeling about these newer proposals. Your feedback is important to us and will help us to keep moving through the development timeline.

**Source Partnership** will be carrying out an independent Test of Opinion that will be open to all New Barnsbury Estate residents who meet either of the two criteria below.



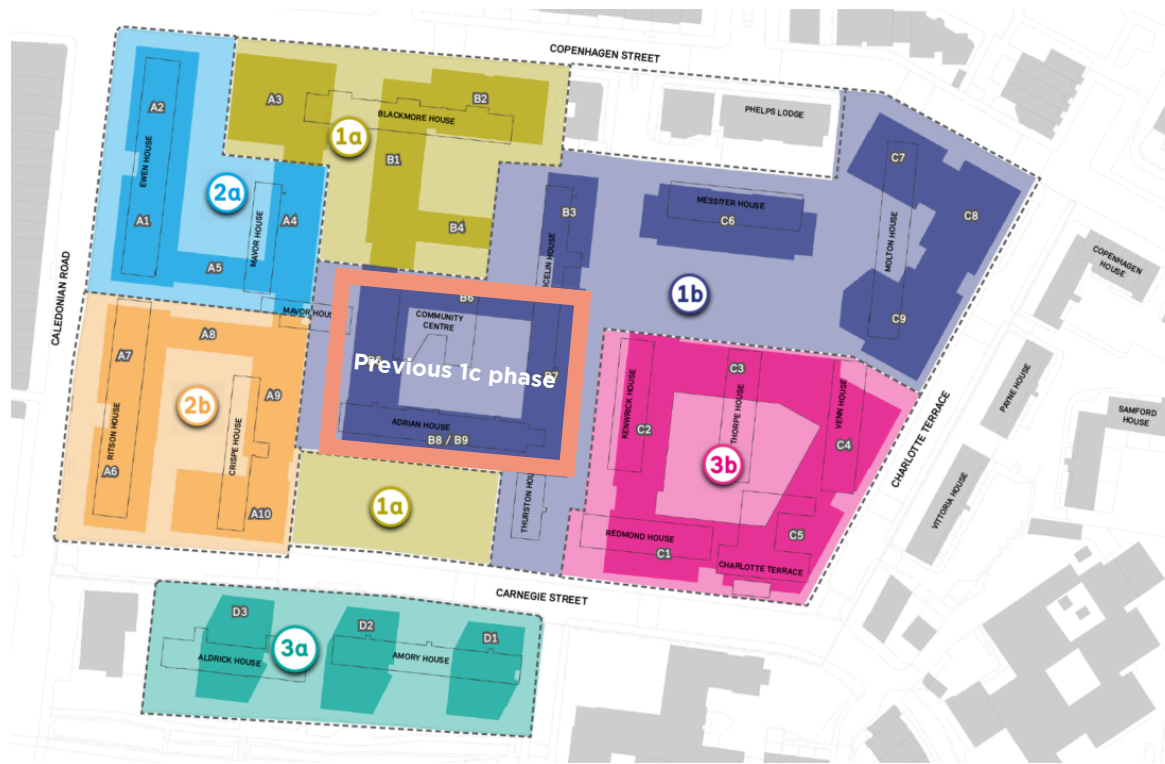
Newlon tenants named on the tenancy (including those with secure, assured, flexible or introductory tenancies).



Resident home owners named on the lease who have lived at New Barnsbury Estate for at least 12 months before the 31st March 2022.

## WHY ARE WE PREPARING A NEW APPLICATION?

These updates will mean all residents will be rehoused by 2032—three years earlier than would previously have been possible—with the whole scheme being completed by 2035. We need to meet new safety standards, deliver new homes across the estate at a faster rate, and minimise disruption from construction works and delivering more homes supports that.



**A new, quicker construction programme. By combining Phase 1b, Phase 1c and updating the masterplan, we can deliver new homes at a faster rate.**



## PROPOSED PHASING AND SPEEDING UP DELIVERY

This new phasing means we can deliver new homes more quickly, meaning less disruption from construction works for you and your neighbours. **Your support will mean:**

2027		2030		2032
<b>Ready to move in</b>		<b>Ready to move in</b>		<b>All residents to be re-housed (accelerated by <i>three years</i>)</b>
<ul style="list-style-type: none"> <li>Jocelin</li> <li>Molton</li> <li>Messiter</li> <li>Blackmore</li> </ul>	<ul style="list-style-type: none"> <li>Adrian</li> <li>Thurston</li> <li>Mavor</li> </ul>	<ul style="list-style-type: none"> <li>Crispe</li> <li>Ewen</li> <li>Ritson</li> </ul>	<ul style="list-style-type: none"> <li>Amory</li> <li>Aldrick</li> </ul>	<p>If we were to build the consented scheme now, all residents would be rehoused by 2035.</p>

The below diagram provides an overview of the landscaping and wider masterplan strategy across the estate. The heights shown on this plan are an indication of the direction of travel.

Please note - where we've indicated a range of heights (e.g. block D2), this is where we're still finalising exact building heights. This is because we're working through final details around maximising the number of affordable homes in these blocks. Building heights will not exceed the upper limit on the indicated banding.





## WHAT'S HAPPENING NEXT?

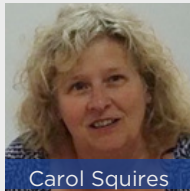
Towards the summer months, there will be some movement on site. Andy and his team are planning to be back at Copenhagen Street to safely prepare for substation works.

In the meantime, a lot of work is taking place behind the scenes to prepare for the delivery of the development, subject to progress on the new planning application. The team aims to restart Carnegie Park and commence the demolition of Blackmore House later this year.

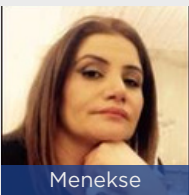
**If you have any queries about the Test of Opinion, please contact Rob or Carol from Source Partnership.**



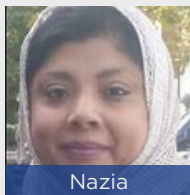
Rob Williams



Carol Squires



Menekse



Nazia

You can call the Source freephone number on [0800 616 328](tel:0800616328) or email [info@sourcepartnership.com](mailto:info@sourcepartnership.com)



bitly

You can view existing consultation materials and wider FAQ on the BEST website. Scan the QR code or visit [betterbarnsbury.org.uk](http://betterbarnsbury.org.uk)

## WHAT CHOICES WILL I GET?

**Your choices have not changed.** We want to give you the opportunity to ensure your new home is right for you. This could include factors such as location, which floor you live on, or who your neighbour is.

We will do our best to accommodate as many of your preferences as possible, and make things as easy and comfortable as we can throughout.



Artist impression of the new Carnegie Park



Artist's impression of the gateway from Charlotte Terrace

# Our offer to New Barnsbury residents hasn't changed

## OFFER

TENANTS

RESIDENT  
LEASEHOLDERS

NON-  
RESIDENT  
LEASEHOLDERS

### High quality redevelopment

You will be provided with a new home on the Barnsbury Estate.	✓	✓	
Your new home will be built to a high quality, including higher performance windows, walls and insulation making homes warmer and quieter.	✓	✓	
All homes will be built to modern space standards and have usable outside space.	✓	✓	

### Your rights

You will not pay more rent for a home of the same number of bedrooms and your tenancy rights will be protected.	✓		
If you are overcrowded and you move to a bigger home, your rent will go up in accordance with the existing rent levels.	✓		
You will not have to pay for any of the proposed transformation works.	✓	✓	✓
If you do not wish to remain on the estate, or you are a non-resident leaseholder, then Newlon will offer to purchase your property.		✓	✓
You could be eligible to receive a moving home payment (known as a disturbance payment) to help with the reasonable costs of moving e.g. if you are required to move into temporary accommodation.	✓	✓	

### Your choice

You will be able to choose colours, finishes, kitchens and bathrooms.	✓	✓	
You may be able to choose different internal layouts, such as open plan or separate kitchen/dining and living area.	✓	✓	

### Location

You will be able to discuss the location of your new home and will have some choice of more than one property.	✓	✓	
--	---	---	--

### Transformed outside spaces

Access to your own private space such as a balcony, terrace or patio and access to semi-private communal courtyards.	✓	✓	
Transformed landscape and planting, carefully selected for minimal maintenance to keep service charges down.	✓	✓	

### Parking

New on- and off-street parking. We are seeking, as far as possible, to retain the required number of spaces for existing residents, although this will be subject to planning.	✓	✓	
--	---	---	--

### Overcrowded households

You will be eligible for a new home with the number of bedrooms identified through your housing needs assessment.	✓		
Resident leaseholders will be offered a new home with the same number of bedrooms as their existing property.		✓	



## FAQs

### **Q: Who are Source Partnership?**

A: Source Partnership are your independent resident advisors, and they will be carrying out the Test of Opinion to ensure that it is fair and transparent.

### **Q: Why does this Test of Opinion not involve Old Barnsbury?**

A: The Test of Opinion only relates to a planning application for New Barnsbury. There is no impact on residents of Old Barnsbury, and therefore it is limited to the eligible New Barnsbury residents.

### **Q: How can I provide feedback?**

A: The Test of Opinion papers will be arriving with you on **27th January 2025 and will be open until 14th February**. The paper will set out the various ways in which you can submit your opinion. You can respond to the Test of Opinion via phone, text, email, and post.

### **Q: When will residents moving into Blackmore, Messiter, Molton, Jocelin, Mavor, Adrian, and Thurston Houses get a further update?**

A: We'll be in touch very soon with dates for those residents who will be moving into these blocks. We'll share more information on what to expect, including how we'll take your preferences into account.

### **Q: Will there be changes to service charges and bills?**

A: Newlon is dedicated to addressing the estate's long-term challenges through the redevelopment and refurbishment of homes. By using high-quality, durable materials and landscaping, the need for ongoing maintenance will be reduced, helping to minimise service charges. Residents will be consulted and actively involved in decisions impacting these charges. Additionally, the new properties on the estate will be more energy-efficient, which should help to lower fuel bills.

### **Q: We've already completed a ballot once - why do we need to register our opinion again?**

A: The previous permission that we had consulted you on is now undeliverable as we've since incorporated latest fire safety regulations into our proposals. Given this is a newly designed scheme (with new safety regulations incorporated), we need to understand whether you're still supportive of these newer proposals.

### **Q: If people do not support the proposals, does it mean these proposals will not go ahead?**

A: If these proposals aren't supported, we'll need to use your feedback to amend them, which will incur further delays.



Indicative image of Barnsbury from the 2022 consented scheme

## Barnsbury Consultation

### Join Newlon and Mount Anvil to see the latest proposals

If you'd like more detail on the latest proposals for Barnsbury, we're holding two consultations in February.

You'll be able to chat with the project teams in person and ask any questions.

Food and drinks will be provided. We hope you can join us!

### Drop-in to either of our sessions:



Barnsbury Community Centre  
12 Jays Street  
London  
N1 0FE



Thursday 6th February



4 pm - 7.30 pm



Saturday 8th February



10 am - 1.30 pm





## NOTES