

RESIDENT NEWSLETTER

MARCH 2022

AN UPDATE FOR OLD BARNSBURY RESIDENTS



View outside Old Barnsbury

What we've been working on since the Ballot

We realise it's been a while since we last updated you on the plans for the refurbishment of Old Barnsbury. In the meantime, you may well have attended one of the New Barnsbury workshops. The project team you know; Newlon Housing Trust, architects Pollard Thomas Edwards and landscape architects Farrer Huxley, have been working hard behind the scenes to plan out the refurbishment of Old Barnsbury:

- We have surveyed residents regarding the proposed layout changes within their homes, including whether you wish to enlarge your kitchen by moving the separate toilet into the bathroom, or converting your toilet into storage for example.
- Surveyors have been doing structural surveys to assess whether these proposed layout changes are possible. We have almost finished these surveys and we'll share the findings with you as soon as we can.
- We have completed our initial acoustic surveys on the Old Barnsbury buildings. These surveys help us to understand what work is required in each block to improve sound proofing and reduce the noise you hear from your neighbours.
- We are committed to being environmentally responsible and reducing carbon emissions on Old Barnsbury. This is a key principle in our planning for the refurbishment.

Old Barnsbury consultation events

We're almost ready to take you through our updated proposals for Old Barnsbury at a series of drop in events at the Community Centre!

Turn over to see details of these dates and an upcoming night walk of Old Barnsbury.

FREQUENTLY ASKED QUESTIONS

Do you need a reminder of the plans for the Estate, particularly Old Barnsbury? If you do then we've included some key questions and answers below as a recap.

There's lots more FAQs on the Barnsbury website - www.betterbarnsbury.org.uk/faqs. Or you can contact us using the contact details on the back page of this newsletter.

What are the proposals for the Barnsbury Estate?

In brief, our proposals are to refurbish Old Barnsbury, redevelop New Barnsbury and undertake a comprehensive programme of works to improve public spaces on the Estate and create a new, larger community centre.

What does this mean for Old Barnsbury residents?

On Old Barnsbury the refurbishment will involve internal improvements for tenants alongside improvements to the structure of the buildings and communal areas. The outdoor spaces will be transformed into green, usable and secure areas for all residents to enjoy. The refurbishment does not require any demolition of the buildings on Old Barnsbury.

When will the refurbishment works begin and how long will they take?

We anticipate that the refurbishment works will start in late 2023 and be completed in 2028.

What is the offer to Old Barnsbury resident and non-resident leaseholders?

Resident leaseholders won't have to make a financial contribution to the exterior refurbishment works as part of this project. Resident leaseholders will also have the option of possibly buying into the internal improvement works while these are being undertaken to tenants' flats.

Non-resident leaseholders will be required to provide financial contributions consistent with their lease obligations. Newlon will apportion the refurbishment build costs and ensure that financial contributions are restricted to the communal areas and external elements of their specific building. A cap of £50,000 will be applied to this work and there may be eligibility to pay less than this or pay over a longer period.

What is included within the refurbishment?

Tenants will be eligible for internal refurbishments and these will be agreed with you in advance. They will include:

New kitchen:

- Reconfigured layout to increase size, where possible.
- New units including the safe removal and reinstallation of your appliances.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

New bathroom:

- Reconfigured bathroom layout to include a toilet, where possible.
- New bath/shower, sink and toilet.
- New fixtures and fittings.
- New flooring.
- Walls painted and decorated.

Other refurbishments:

- New heating and ventilation upgrades to reduce condensation and mould growth.
- New windows throughout and new front entrance doors.
- Improved and/or increased storage.
- Improved smoke and fire detection.
- Rewiring if required.

What choices will I get?

All tenants will have a number of choices. Whilst we may not be able to do everything you'd like, we'll do our best to accommodate as many of your choices as possible. This could include the following:

Layout:

Option 1: Enlarge the kitchen by removing the separate toilet room where possible. The toilet will be moved into a reconfigured bathroom.

Option 2: Keep the separate toilet room and provide smarter storage solutions in the kitchen wherever possible.

Finishes:

- Kitchens: Worktop and kitchen unit doors.
- Bath and shower, plus tiling.
- Paint Finish: Colour to redecorated walls.
- Flooring: Flooring in kitchen and bathroom.
- Windows and external doors.

OLD BARNSBURY CONSULTATION EVENTS – PLEASE COME ALONG!

We are looking forward to talking with you about our proposals for Old Barnsbury! We'll be hosting some events at the end of the month, and would love for you to come along.

Join us on the following dates at the Barnsbury Community Centre to speak to the team and hear our updates for Old Barnsbury on one of the following dates:

- Tuesday 29 March 2022 – 4pm to 6pm
- Tuesday 5 April 2022 – 6pm to 8pm

These drop-ins will be a chance to ask the team questions, and we will share the findings of our recent surveys, and our ideas for the outdoor spaces around Old Barnsbury, which we would love to hear your feedback on.

Join us on our walkabout session - Thursday 24 March, 6.30pm



Our previous walkabout sessions of the Barnsbury Estate

Following the success of our previous walking tours, we are looking at holding another guided walk with residents so that we can better understand what you would like to see in outdoor spaces around Old Barnsbury.

The next walk will be hosted by experts from Light Follows Behaviour, who are focused on improving lighting on the Estate.

If you would like to come along to the walkabout session then please sign up using the contact details below.

Would you like to talk to a member of the BEST team about these proposals? If so please:

✉ **Email** best@newlon.org.uk

☎ **Call** 020 7613 7596 **or** 020 8709 9172

Alternatively, you can call our independent advisors Source Partnership on **Freephone 0800 616 328** or at info@sourcepartnership.com