| Old Barnsbury Residents meeting - 26/10/23  Chair: Kane  Attendees: Ann, Maggie, Jilani (Islington Councillor), Rob (Source), Kane, Kerry, Simon, Sally, Simon, Abdelazig, Mary, Rarwye, Brayan | | | | |
| --- | --- | --- | --- | --- |
| Item | Notes | Actions | Action owner | Status |
| 1 | **Newlon’s update on proposals for Old Barnsbury.**  Keith Mandy and/or Jo Holsworthy had been invited to attend to lead this item and respond to August’s queries but the group was alerted just before the meeting that neither would be attending and instead they sent updates via email.  The Group was very disappointed by this lack of engagement and reasons given. Sally/Kane agreed to pass this on to Newlon and request that it does not happen again. The request to attend had been very clear and could be evidenced through email. | **26/10/23** Email to be sent to Newlon.  **26/10/23**  **An apology from Newlon will be expected.** | Kane  Newlon | Complete 29/10/23  Open |
| 2 | General agreement that internal wall insulation would not have been practical but choice of electrical heating and hot water solution seems to be driving the wall insulation options and there are some concerns there.  **Response via email from Newlon 26/10/23:**  *There is no direct connection in relation to heating affecting the choice between internal or*  *external insulation.*  *The preferred External choice has been selected since it will be less disruptive to residents,*  *as well as not reducing internal room sizes.*  **26/10/23 meeting**  Group queried why insulation needed if not related to heating choice. External cladding will very extremely disruptive to residents in both communal and private balconies so much more consultation needed on options and how much cost is impacting choices. Old Barnsbury should not be an experiment - there are not precedents for 1930s blocks like ours as far as we have been advised. | **26/10/23 Raise again with Newlon, request more detail at next meeting.** | Sally to raise with Newlon via meeting minutes |  |
| 3 | Proposed cladding - more detail needed, is another option to systematically re-point the buildings? Proposal could be like ‘a large plastic wrapper’ with unforeseen consequences for the building.  Will the brick facade truly replicate the detail of the original fabric of the building?  What will the impact be on personal balconies as well as communal ‘front door facing’ balconies, dimensions need to be considered because of the impact on space. Will Newlon choose the cheapest option?  **Response via email from Newlon 26/10/23:**  *We are reviewing options for the new brick façade to find the best solution.*  *We are looking at what can be achieved to replicate the existing brick details to preserve the*  *current historic character. We will have samples of the brick slips to show residents at future*  *consultations.*  *This is an ongoing discussion with Islington planners and agreeing what will be acceptable.*  *Intention is to replicate / enhance in a respectful way.*  *Private balconies will be removed before the insulation is installed, with temporary safety*  *measures. We are reviewing if the existing balconies are refurbished and re-installed, or if*  *new balconies are to be provided*  *Islington Planners need to agree this - WIP.*  **26/10/23 meeting**  This is the first time that the group has heard anything about private balconies being removed. Concerns raised that the group is not involved to a sufficient degree on options being discussed between Newlon and Islington planners. We have requested more detail /samples for all elements proposed and no response has been received.  Islington Councillor Jilani offered to invite a planning officer to a future meeting to help us understand the detail more. | **8/8/23** Technical detail to be requested from Newlon needed for all cladding elements proposed -  **26/10/23 action still outstanding. Sally to re-request response from Newlon and**  **take up Councillor offer and request an Islington planning official to attend a residents’ meeting so that the group is included in discussion of the options** | Sally to raise with Newlon via meeting minutes/contact with Councillor Jilani | Open |
|  |  | Request confirmation that the brick slips will exactly match existing brick work colours/angles etc  **Response via email from Newlon 26/10/23:** *Work in progress*  **26/10/23 - raise again next meeting, samples need to be seen** | Sally to raise with Newlon via meeting minutes | Open |
|  |  | Request Newlon to mock up of the cladding including brick slips to be available ahead of planning submission  **Response via email from Newlon 26/10/23**  *Work in progress*  **26/10/23 - raise again next meeting, samples need to be seen** | Sally to raise with Newlon via meeting minutes | Open |
| 3 | MVHR - more details needed on size and pipework, will it be recessed  **Response via email from Newlon 26/10/23:**  *There are two options for MVHR units, either wall mounted (within a high level kitchen*  *cupboard) or ceiling-mounted (concealed within a lowered ceiling). There are pros and cons*  *to each solution, and we will share this in upcoming workshops.* | Request from Newlon  **26/10/23 - raise again next meeting, sample units need to be seen** | Sally to raise with Newlon via meeting minutes | Open |
| 4 | Solar panelling - could savings be directly diverted to residents heating vs communal areas, how will savings be evidenced otherwise?  **Response via email from Newlon 26/10/23:**  *It is a technical challenge to be able to split the energy produced into each individual home.*  *We are looking into how best to use this energy and how to ensure residents benefit from the solar panels.* | Request from Newlon  **26/10/23 - Expect Newlon to evidence any savings achieved and for these to be passed on to Tenants through appropriate mechanisms** | Sally to raise with Newlon via meeting minutes | Open |
| 5 | Balustrade proposals replacement of brick with metal needs to be explored further. What other options for an alternative? Need to see the material proposed  **Response via email from Newlon 26/10/23:**  *It is unlikely that we can retain a brick appearance in this location due to the thickness of these and the need to keep walkways as wide as possible. Therefore a thinner balustrade*  *material is being considered. We are working up the design of the balustrades and will share*  *this design development. The aim is to maintain the spirit of the original buildings but in a new*  *material.*  *Islington Planners need to agree this - WIP.* | Request from Newlon  **26/10/23**  **As above, more involvement of residents in discussion of options. Concerns that 1930s look and feel should be protected. The Group could consider applying for conservation status. Confirmed by Rob that Old Barnsbury abuts a conservation area but is not one itself. Concern that residents will be presented with a fait accompli.**  **As above, next meeting Newlon should bring mock-ups/open the discussion on more on thinner cladding options to retain character and Planning officials should be present at the meeting too** | Sally to raise with Newlon via meeting minutes | Open |
| 6 | Noted that 10 year project is pushing out the development for some blocks by a very long time. Query whether Influenced by costs being incurred by the delay to New Barnsbury starting and the financial implications of this for Newlon? Feels far too long. Proposals for bringing forward kitchen and bathroom refurbishments across the whole estate are positive but noted that Newlon advising that window replacements will have to follow cladding - not acceptable for residents with poor windows currently who could be waiting several years. Who is going to meet the additional cost of heating if MVHR and new kitchens and bathrooms are installed before new windows and/or cladding?  **Response via email from Newlon 26/10/23:**  *Old Barnsbury transformation is aligned to the New Barnsbury Regeneration project, which is*  *currently on hold due implications of proposed changes to building regulations, whilst further*  *clarity is sought from Government & the local planning authority.*  *The phase 2 planning application for OB for proposed additional sustainability works to*  *achieve a close to net Zero decarbonisation, is for the time being not to be submitted for*  *planning. This is due to* the recent Government changes to national Net zero carbon targets.  We will however continue to develop and consult on these proposals which are still the  ambition, subject to further information and funding clarity from Government.  *We recognise the delay to the original proposed ballot works have been a frustration to some residents, and now that the further sustainability design work is currently not to be proceeded*  *with, are pleased to announce that Kitchen, bathroom &amp; mechanical ventilation works are to proceed commencing at Fisher House.*  *This work will not involve a change to current gas heating systems, and will not affect the cost of current heating.* | Newlon to comment please  **26/10/23**  **More information needed on why electric combi boilers could not be considered for Fisher House as part of the renovations.**  **More information needed on degree of disruption, not clear how consultation will work on an individual basis and what can be achieved in what timescales with residents not moved out.**  **Also very keen to understand the block phasing beyond Fisher and when the work in Fisher will begin. Has the work gone to tender? If using existing framework contractors then how will concerns about current poor quality of maintenance work in tenants’ properties be addressed?** | Sally to raise with Newlon via meeting minutes |  |
| 7 | Noted that all very experimental in terms of no equivalent 30s buildings being retrofitted like this which can be given as examples, Newlon seemed to be saying there are none, is this degree of risk acceptable?  *This retrofit is quite new and on a large scale so we want to get it right. Local authorities are*  *developing suitable planning guidance for retrofit.*  *Newlon will be having a further meeting with Planning Officers at Islington. At local level collaboration & joint leaning has already been established around retro fit solutions with*  *overall positive feedback on our proposals, subject to further meetings and detail.*  *This is especially recongnised by Islington as 50% of this LA’s housing stock falls into either historic or conservation areas, or those of listed status. Sustainability measures need to be*  *addressed to existing buildings &; not just to new builds.* | **26/10/23**  **Does not answer question, will be asked again until acknowledged - what are the precedents/other examples for 30s style building retrofits? Feels experimental and residents are not being consulted sufficiently. Others in the area not subjected the risk of retrofit, is social housing the most appropriate guinea pig?** | Sally to raise with Newlon via meeting minutes | Open |
| 8 | Quality of contractors selected is going to be critical - Old B residents must be involved in formal design panel and procurement. Newlon’s commitments on this were not clear, though a design workshop is being proposed by them for Autumn.  **Response via email from Newlon 26/10/23:**  *Newlon will select a specific group of contractors for tender who specialize on the delivery of these nature of works. As part of the tender process there will be a quality v price split. The quality element will enable residents of Old Barnsbury the opportunity to include questions to ask of the tendering contractors that are important to them. The responses from the chosen*  *contractors will be scored and will go towards the decision on who gets appointed.*  *There will also be contractor interviews where resident could join the panel to interrogate the*  *contractors’ proposals.*  *Design workshop – once the proposals are known, a series of design solutions will be*  *proposed to the residents and where possible include som*e *choices of design. We intend to develop a show flat where residents can visit and provide their feedback on the proposed*  *options.*  *Newlon staff project surveyor working with Martin Arnold independent surveyors will oversee & check work quality.* | Request formal engagement in procurement and design group to be set up  **26/10/23**  **Restate above request, it has not been responded to. How will quality be better than it is for maintenance works currently (overwhelmingly felt to be poor as per examples given at meeting)** | Sally to raise with Newlon via meeting minutes | Open |
| 9 | Request that materials/documents Newlon is sharing show up to date proposals e.g. path at the back of Samford House needs to be removed as this was ruled out at planning stage  **Response via email from Newlon 26/10/23:**  Architect has acknowledged this error. | Newlon to confirm that the path and other planning rejections are reflected in promotional and other literature  **26/10/23**  **Keep open pending further Newlon presentations/documentation.** | Sally to alert Newlon via meeting minutes | Open |
| 10 | Phasing - Fisher House residents present (2) felt positive about going first, other residents wanted to understand the phasing after that and more details of what is involved.  **Response via email from Newlon 26/10/23:**  *We will advise of the next block to be receiving new Kitchens & Bathroom as soon aspossible Sequencing of future work will need to reflect the ability to handle the potentialamount of site traffic, site set up, deliveries and material storage.* | **26/10/23**  **Residents need to know indicative phasing for all blocks - key for residents as this is known to be a project spanning several years, ballot was now a few years ago. And urgent ongoing repairs/cyclical works needed in many blocks regardless. When will Fisher House works start?** | Sally to raise with Newlon via meeting minutes | Open |
| 11 | Useful panorama programme to look at with energy options if people wish to be better informed.  **Response via email from Newlon 26/10/23:**  *Newlon and our consultants are keeping up to date with latest Industry information and*  *development.* | All to look up on BBC iplayer if interested  **26/10/23**  Ongoing | Sally to raise with Newlon via meeting minutes |  |
| 12 | All to explore networks for any contacts who may be able to advise the group on elements of the Newlon proposals  **Response via email from Newlon 26/10/23:**  *Independent review.* | **26/10/23**  Ongoing | Sally to raise with Newlon via meeting minutes | Open |
| 13 | Need advice on amount of time blocks are going to be in scaffolding/netting/walkways blocked etc  **Response via email from Newlon 26/10/23:**  *This may vary according to the size and complexity of each block being worked on and when*  *any additional sustainability works proceed.* | **26/10/23 - re - request more detail** | Sally to raise with Newlon via meeting minutes | Open |
| 14 | Trees - some overgrown near Fisher house, what is happening here?  **Response via email from Newlon 26/10/23:**  *Newlon will review trees on the estate and in line with the proposed landscaping proposals.*  *Our landscape contractor have recently removed a tree near Fisher house which was noted*  *as deceased.* | **26/10/23 - noted, Fisher House residents to confirm trees concerned about are covered by this recent felling** | Fisher House residents | Open |
| 15 | Overcrowding.. Families with 2 or 3 bed homes, can they be traded for 2 x 1 bed flat to give adults living with parents a home? Does this have to be negotiated via Islington or Newlon. Housing section - Source to Advise name of person who can answer these questions  **Response via email from Newlon 26/10/23:**  *Angela sent document. OBNB Estate allocations 08-23.pdf*  **26/10/12 meeting** - Rob from Source advised all residents impacted by overcrowding to contact them for advice, Newlon is making arrangements to move people within the estate under dispensation from Islington Council | **26/10/23**  **Residents to contact Source for more information** | Residents | Open |
| 16 | Would be helpful to understand the draft local lettings policy, at least one person has moved from OB to NB, how many voids are there in old and New B? Guessing 5, assume voids are being held in OB for NB? - Any leaseholder requiring a shared equity block will require a void .. but at some point Source advises there will be a surplus.  **Response via email from Newlon 26/10/23:**  *Barnsbury Allocations policy applies and is available on the BEST Web site.* | **26/10/23**  **Residents to contact Source for more information** | Residents | Open |
| 17 | Don’t believe Newlon is qualifying for a grant for insulation - because of SAP Grade C?  **Response via email from Newlon 26/10/23:**  *This is correct – the overall EPC rating for Old Barnsbury is SAP rated ‘C’ therefore the*  *blocks don’t qualify for current SHDF funding. The industry awaits for further funding details for Net zero costs from Government.* | **26/10/23 - noted, is cladding therefore definitely needed. More information needed from Newlon on the implications of SAP C rating please.** | Sally to raise with Newlon via meeting minutes | Open |
| 18 | Parking enforcement - chase Keith for actions from previous meetings. In Berners, there appears to be enforcement but patchy in other blocks?  **Response via email from Newlon 26/10/23:**  *This has been updated previously.* | Keith to advise  **26/10/23 - No record of a response from Keith to his action to follow up and evidence how parking enforcement is working (see previous minutes of meetings when Keith first joined Newlon). To be re-requested** | Sally to raise with Newlon via meeting minutes | Open |
| 19 | Believe plan is to retain the same numbers of permits but not guaranteed  **Response via email from Newlon 26/10/23:**  *No more permits are being issued currently.* | Newlon to confirm  **26/10/23 - Residents do not believe they have been advised of this. Newlon to confirm and provide details of any new policy for discussion with residents.** | Sally to raise with Newlon via meeting minutes | Open |
| 20 | What happens to cyclical works and repairs in the meantime, drains and sewage smells remain a concern, will the works address this? - e.g Payne house example, clean up standard of work was very poor by contractors when there was a critical access issue for disabled residents  **Response via email from Newlon 26/10/23:**  *Newlon will be reviewing repairs and essential works to blocks. These will be priority*  *rated.*  *For example work is intended to upgrade and replace mains water supplies and discussions*  *are to commence with Thames Water.*  **26/10/23** Remains a very high concern for residents. Unacceptable response, who determines priority? Who decides and communicates what will and won’t be done? When will redecorating be undertaken?  Source advised that Residents have a right to repair and Newlon would be held legally responsible for issues in properties not properly maintained.  Flooding issues at Vittoria raised as an ongoing example as well as poor heating boiler condition at an individual flat there. Newlon escalation names to be given to resident with boiler issues | Escalation names provided to Resdient at meeting.  2**6/10/23 -**  **Key agenda topic for next meeting. Newlon to advise who needs to attend for this item.**  **Residents’ group to escalate on behalf of residents of Vittoria re flooding and damage.** | Sally to raise with Newlon via meeting minutes | Open |
| 21 | Source confirmed that last Weds of each month they offer a 4-6pm drop in |  |  | Closed |
| 22 | Needs of vulnerable people to be addressed during building world - how recant will work etc when needed  **Response via email from Newlon 26/10/23:**  *We will address individual needs and respite flat will be able if needed..*  *Before work commences the contractor and their teams will undertake a prestart survey that*  *may identify extra needs that need to be considered for a particular resident.* | 2**6/10/23 -**  **Should form part of charter - Source to advise on latest status of this.**  **Group not sure staying in properties is viable for extensive work to be undertaken including re-wire across whole flat. More discussion needed** | Sally to raise with Newlon/Source via meeting minutes | Open |
| 23 | Action for how residents are to be involved in procurement, post procurement as well, what the red lines, where does the charter fit in, Joe confirmed as residents liaison officer  **Response via email from Newlon 26/10/23:**  *There will also be contractor interviews where resident could join the panel to interrogate the*  *contractors’ proposals.* | Newlon to advise, Keith acknowledged that residents should play a role.  **26/20/23 - Feeling that residents should be involved at pre-procurement stage, ie now** | Sally to raise with Newlon via meeting minutes | Open |
| 24 | Do all residents have their  own choice in whether we  switch to Electric?  With this being a new  Kitchen being put in place, I  all residents should be  provided a new cooker not  just those switching over to  full electric.  Will new lighting be fitted?  **Response via email from Newlon 26/10/23:**  *The move from gas to electric needs to be universal, in Old Barnsbury and eventually across*  *the UK. Currently recent Government announcement has put any move away from gas on*  *hold.*  *If were to be replacing gas pipes in homes, this will mean that any gas cookers won’t be able*  *to work. Newlon will ‘gift’ any homes fitted with a gas cooker currently with a new*  *freestanding electric cooker. • You will get this for free and it will be covered by a warranty,*  *but you would be responsible for any repairs or replacements in the future beyond that.*  *In any new kitchens and bathrooms fitted the specification will allow for new LED lighting.* | **26/10/23 -Noted, but see query above re electric combi-boilers being a better choice than gas potentially. Continue discussion with Newlon** | Sally to raise with Newlon via meeting minutes | Open |
| 25 | My wife has epilepsy in  terms of health and safety  for any changes to the  bathroom, i.e. new shower  will any rails will installed  for example for her to hold  onto  Will any mirrors on the wall  be moved and but back.  Will any storage be  installed for toiletries  Toilets need to have a  larger bowl, ideally  macerator toilets  **Response via email from Newlon 26/10/23:**  *Specific resident needs can be discussed with Newlon, when we get into the layout options of*  *each home. Individual need and adaptations can be accommodated to include grab rails. In*  *some cases this may require an approved OT assessment.*  *Bathroom mirrors will be removed in order for the works to take place. Whether the same*  *mirrors are re-installed or replaced with new is TBC.*  *Storage units are not to be provided.* | Noted |  |  |
| 26 | Are residents choosing  their own designs / colours  / doors and windows etc.  for the plans when we get  to see the choice or is this  a vote?  **Response via email from Newlon 26/10/23:**  *Resident will have the choice of kitchen, toilet and bathroom layout that works within their*  *home. This includes either a bath or shower. There will be choices in the colour of internal*  *finishes, from a pre-selected palette.* | Noted |  |  |
| 27 | The Balconies on Charlotte  Terrace side find that  pigeons like to hide on the  balcony, will this area be  blocked off.  **Response via email from Newlon 26/10/23:**  *We are looking at how to improve the existing balconies and one idea is to enclose the*  *underside to reduce areas pigeons can sit and nest.*  **26/10/23 - will this action be taken on current balconies ?** | **Newlon to confirm response to 26/10/23 query** | Sally to raise with Newlon via meeting minutes |  |
| 28 | Old Barnsbury Reps agreed:- need Corbett and Copenhagen and Vittoria people too;  Samford: Kane, Annie, Ann and Sally  Berners: Feven and Vaarnan  Fisher: Diane and Sipil  Roding: Stefano  Payne: Maggie  **26/10/23 update:**  Kerry Samford, Mary - Vittoria  Still need Corbett and Copenhagen Reps identified | 2**6/10/23 -Old B reps Need to agree how to get blocks not yet represented involved.**  **Rob offered to mention to residents from these blocks as they contact Source.** | Sally/Kane/Rob | Open |
| 29 | Agreed that next meeting will align with the promised end of November briefing from Newlon for Old Barnsbury Residents | TBC with Newlon - Newlon/Source/Islington planning to be asked to attend the Old Barnsbury residents section of the meeting, date is being confirmed by Newlon | Sally to raise with Newlon via meeting minutes | Open |
| 30 | Unanimous decision to form a residents association having considered pros and cons. Chair :Kane, Secretary :Sally Treasurer: Mary. Minimum 3 x meets per year. | Kane to follow up actions on bank account/signed constitution with Emma P-D. | Kane | Open |