| Old Barnsbury Residents meeting - 8/8/23  Chair: Sally  Attendees: Christian, Feven, Saron (on behalf of Abey), Ann, Maggie, Jilani, Annie, Carol, Rob, Kane,Stefano, Diane, Seipil, Vaarnan | | | | |
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| Item | Notes | Actions | Action owner | Status |
| 1 | Newlon’s update on proposals for Old Barnsbury discussed |  |  |  |
|  | 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. |  |  |  |
|  | 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? | 1. Technical detail to be requested from Newlon needed for all cladding elements proposed | Sally | Open |
|  |  | 1. Request confirmation that the brick slips will exactly match existing brick work colours/angles etc | Sally | Open |
|  |  | 1. Request Newlon to mock up of the cladding including brick slips to be available ahead of planning submission | Sally | Open |
|  | MVHR - more details needed on size and pipework, will it be recessed | 1. Request from Newlon |  |  |
|  | Solar panelling - could savings be directly diverted to residents heating vs communal areas, how will savings be evidenced otherwise? | 1. Request from Newlon |  |  |
|  | Balustrade proposals replacement of brick with metal needs to be explored further. What other options for an alternative? Need to see the material proposed | 1. Request from Newlon |  |  |
|  | 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? |  |  |  |
|  | 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? |  |  |  |
|  | 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. | Request formal engagement in procurement and design group to be set up |  |  |
|  | 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 | Newlon to confirm that the path and other planning rejections are reflected in promotional and other literature |  |  |
|  | 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. |  |  |  |
|  | Useful panorama programme to look at with energy options if people wish to be better informed. | All to look up on BBC iplayer if interested |  |  |
|  | All to explore networks for any contacts who may be able to advise the group on elements of the Newlon proposals |  |  |  |
|  | Need advice on amount of time blocks are going to be in scaffolding/netting/walkways blocked etc |  |  |  |
|  | Trees - some overgrown near Fisher house, what is happening here? | Newlon to advise |  |  |
|  | 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 | Source to provide required information |  |  |
|  | 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 reqyire a void .. but at some point Source advises there will be a surplus. | Newlon to advise |  |  |
|  | Don’t believe Newlon is qualifying for a grant for insulation - because of SAP Grade C? | Newlon to confirm |  |  |
|  | Parking enforcement - chase Keith for actions from previous meetings. In Berners, there appears to be enforcement but patchy in other blocks? | Keith to advise |  |  |
|  | Believe plan is to retain the same numbers of permits but not guaranteed | Newlon to confirm |  |  |
|  | 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 | Newlon to advise |  |  |
|  | Source confirmed that last Weds of each month they offer a 4-6pm drop in |  |  |  |
|  | Needs of vulnerable people to be addressed during building world - how recant will work etc when needed | Should form part of charter |  |  |
|  | 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 | Newlon to advise, Keith acknowledged that residents should play a role. |  |  |
|  | 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 | Old B reps Need to agree how to get blocks not yet represented involved |  |  |
|  | Aim for next meeting end of Sept/early OCt. | TBC with Newlon |  |  |
|  | Possible community options - how can we help each other within and across blocks where needed? | Generally felt that there was good support within blocks but all open to suggestions. |  |  |