

BARNSBURY eNEWS

MARCH 2025



BARNSBURY
HOUSING ASSOCIATION

Best things come in small packages: us and some Hollywood stars!



PARTNERS OF ISLINGTON & BARNSBURY HOUSING ASSOCIATION HAVE TEAMED UP TO BRING YOU AN AFTERNOON AT THE CINEMA

TOP GUN: MAVERICK

2022 | PG - 13 | 2 hours, 10 mins
WEDNESDAY 19 MARCH
DOORS OPEN 1.30PM FOR 2PM START

EVERYMAN CINEMA
SCREEN ON THE GREEN
83 UPPER STREET, N1 0NP



TICKETS NOW...
INCLUDES LIGHT REFRESHMENTS



Tickets limited so book NOW! First come, first served

To book or ask a question email asif@barnsbury.org or call 020 7704 2324. Asif will need your name, your phone number and address and the number of tickets you want.

Please be on time to avoid disturbing others



ACCESS INFO: TWO STEPS AT ENTRANCE - TWO STEPS TO CINEMA

In a first for us, we will at 2pm on Wednesday 19 March be bringing Tom Cruise to Islington. To be a more specific, to the screen at Screen on the Green in the Angel.

Along with a comfy ringside seat in a warm room, you'll get to see Mr Cruise close up in 2022 blockbuster *Top Gun: Maverick*.

Your free ticket also comes with non-alcoholic refreshments from the cinema bar.

Ticket numbers for *Top Gun: Maverick* are limited so get your order in fast. First come, first served!

Doors open at 1.30pm so please get there early to avoid disturbing others when the film starts.

This departure from our normal service comes courtesy of social housing group Partners of Islington, which has for some time now run a popular film afternoon at the cinema.

As some of you will know, we also share our main office space with Partners.

To book or ask a question email asif@barnsbury.org or call 020 7704 2324. Asif will need your name, your phone number and address and the number of tickets you want.

***Top Gun: Maverick* is rated PPG - 13. The film lasts for two hours and 10 minutes**

Diary reminder: VE Day tea party on Thursday 8 May

On Thursday 8 May at Highbury Terrace we will be celebrating the 80th anniversary of VE Day.

VE Day has for eight decades marked the official surrender of Germany to the World War II allies in 1945.

We've come up with some ideas for the day with tenant board member Janice Walsh and would love to chat to more of you.

Right now it's looking like music and food from 1pm to 4pm and a memory wall or photo display of personal stories.

Janice has reminded us that sadly very few of those who saw active service during WWII are still with us and it may be our last chance to pay tribute to those who are. They will now be in their mid to late 90s or even older.

If you have a story or memory of VE Day you'd like to share do please get in touch with us. Call us on ☎ 020 7704 2324, email us at colette@barnsbury.org or write to Colette Lyons at the Highbury View bungalow: 89 Ronalds Road, London N5 1XQ.


Drop in for a cuppa and a chat with our top brass

Chief executive Susan French and housing and communities director Cheryl Whittle will be hosting the first of this year's quarterly drop-in chats at our Morland Mews office on Barnsbury Mews estate on **Tuesday 11 March from 6pm to 7.45pm.**

Drop in if you'd like to talk to Susan or Cheryl about your home, your neighbourhood or our services - or just fancy tea or coffee and a hot cross bun.

No need to book - just call in at the office between 6pm and 7.45pm at 60 Morland Mews, N1 1HN.

Any questions for our top team?

 *Drop by for a chat, a cuppa and a bun with*

**chief executive
Susan French and housing
and communities director
Cheryl Whittle**

**at 60 Morland Mews
11 March, 6pm to 7.45pm**

Lower heating bills on the way as number of Barnsbury Mews homes getting home energy efficiency works rises to 81

We're delighted to report great progress being made at Barnsbury Mews where 81 homes are getting an energy efficiency boost, up 18 on the original target.

More homes added

The 18 extra homes all had an acceptable EPC 'C' rating but we found we could upgrade their energy efficiency with no hit to our budget.

So what's been happening? In a nutshell lots of inspecting, testing and adapting homes to make possible all the energy efficiency measures.

One key improvement, says project manager Avis, is filling the gap between the inner and outer walls of homes with insulating material.

'We first use a borescope to inspect the existing cavity. Inside we found lots of materials, like insulation and insulation batts but also rubble, which shouldn't be there!'

Rubble, Avis explains, causes 'cold spots' which let heat escape and create draughts.

'We are carefully taking out rubble and older insulation then filling the cavity with modern grey expanded polystyrene bead insulation.'

It is, she says, a much more effective way of keeping heat inside your home.

We will bring you a much fuller report on the project in the spring issue of *Barnsbury News*.

Works now in hand include:

- scaffolding is going up so cavity walls can be insulated
- brickwork is being repointed to seal the walls before they are insulated
- loft hatches are being installed in some homes so lofts can be insulated
- some Pugin Court homes that aren't part of the project have also had loft hatches installed so the roof above them can be assessed before we install solar panels.

If you live close by we do appreciate your patience while the noisier, dirtier work is being done. This stage should be complete soon, with the project as a whole scheduled to finish in autumn.

If you have any questions about the works please get in touch with Avis or Nikki.

Avis Venning, project manager
☎ 07958 403 052

✉ avis@barnsbury.org

Nikki Hobbs, Purdy resident liaison officer

☎ 07841 996 301

✉ nikki.hobbs@purdycontracts.co.uk

Rents and service charges: letters for 2025/26 going out

This week you should get a letter from us telling you how much you will be paying for rent and service charges for the next 12 months from 1 April 2025.

Rent debts are dropping slowly

We're pleased to see rent arrears continuing to drop, with housing officer Nicky Anderson keeping a look out for missed payments.

'Tenants who had fallen behind with their rents are working with us to clear them,' Nicky says.

'They have either cleared their arrears in full or agreed a plan with us to pay their rent back in manageable amounts.'

Sheds, garages and parking spaces

More recently a crackdown on arrears owed by tenants renting garages, sheds and/or parking spaces has also paid off.

'People had been tending to pay these charges whenever they wanted,' Nicky says. The result was some fairly hefty debts.

'We followed our own procedures, right through to sending those in arrears a Notice to Quit. We have seen some of these paid off in full and some are even in credit.'

Help with repairs, rent and tenancy queries

At our Wednesday and Friday morning support and advice sessions at 60 Morland Mews we now offer help and advice with repairs, rent and tenancy matters.

We can also give advice if you are struggling with gas or electricity bills and on a pre-payment meter.

Housing officer Nicky and assistant property manager Lorraine run the sessions at 60 Morland Mews on Wednesdays and Fridays, from 10 to 12 noon.

To book a meeting with Nicky or Lorraine, or with independent living officer Colette if you live at Highbury View, call ☎020 7704 2324, email us at info@housing.org or go to www.barnsbury.org

Planned building repairs, upgrades and decorating over the next 12 months

We have a long list of tasks we do on a regular rota scheduled for this year. We'll bring you a full list in the April edition of *Barnsbury News*.

Most of the works will be to repair, replace, upgrade or weather-proof buildings and surrounding areas. The work is done at scale to get best value for money from these contracts

Barnsbury Street, Liverpool Road and Upper Street are all due a

fresh lick of paint in shared parts of the buildings. Barnsbury Street will also get new carpets for shared halls, stairs and landings.

When we redecorate shared parts of your buildings we always try to offer you a choice.

We did hold a consultation meeting for Barnsbury Street, Liverpool Road and Upper Street tenants but fear only one of you turned up!

Tell us your building safety concerns

Our approach to building safety has traditionally been very much us telling you what you have to do.

We're keen to get it more two-way, with you telling us if anything makes you feel uneasy or unsafe in your building and what you would like done about it.

We still have to meet strict government regulations but the end goal is making you safe and secure in your home.

Examples could include ways to prevent a fire, water hygiene or gas or electrical safety advice.

Send in your comments using:

- one of the suggestion boxes we put up last year
- filling out the online comments and suggestions form on barnsbury.org
- or email your suggestion to us at info@barnsbury.org

Missed repair appointments

Since last March 32 repairs to tenants' homes were finished late because our contractor could not get in to do the work.

We know you all have things you need to do but please let us know, by phone or by email, if you are not going to be home for a planned appointment.

Every missed appointment is money down the drain from our hard-pressed repairs budget

Stock condition survey underway

We currently have surveyors out inspecting the condition of every building we own, from street houses to larger blocks.

The work began in February and is expected to be finished by the middle of April.

The survey will give us vital information needed to identify existing and potential problems and/or weaknesses so we can plan well ahead all the works likely to be needed in coming years.

Assessing fire risk

We will be starting fire risk assessments in blocks of flats with a shared stairwell in April.

This follows the fire door inspections done in February.

There should be very little disturbance for most of you in these blocks.

The inspections will include checking there is nothing to hinder or slow down safe exit from the building in an emergency.

They will also look for ways fire safety might be further improved.

Any concerns will be reported to us for prompt action.

Staying Connected visits

More Staying Connected visits are underway. If you have not yet had one of these visits from us we will be contacting you to arrange one.

The visits are an opportunity for you and us to connect and talk about any issues with your home, our services or the neighbourhood.

Estate walkabouts underway

Joining us on the first three estate walkabouts of the year in January were two visitors from the Ministry of Housing, Communities and Local Government.

We were especially pleased to see that those of you at Pugin Court, Lofting Road and 60-62 Barnsbury Street are helping keep shared areas tidy and clean and taking fire safety rules seriously.

We picked up a few matters that are now getting attention on the walkabouts and noted one serious eyesore: the bin area at 60-62 Barnsbury Street.

Some of you had already raised this with us. We are pleased to say Marius has now dealt with the problem. More on this in the spring issue of *Barnsbury News*.

You can read our walkabout report for your property on your noticeboard or find it on our website.

Flytippers on notice

Staff are keeping a watchful eye out for flytipping to try to keep the problem at bay across all our properties.

Flytipping (dumping unwanted furniture or bulky items of rubbish) is strictly forbidden at all our properties.

Anyone found dumping waste on our property will be recharged. The recharge will include the cost to us of removing and disposing of dumped items

We may also take legal action under the terms of the tenancy agreement.

A reminder that last year Barnsbury Mews tenants were consulted on options for dealing with furniture and other large items no longer wanted.

Most agreed it was for the owner to organise and pay for these items to be cleared away legally. That remains our position.

Prize draw for repairs survey: online feedback could win you a £50 shopping voucher

Your feedback is vital to helping us pick up any shortcomings with our repairs service including how well we communicate with you and keep you up-to-date if there are likely to be delays.

We've got a very easy way for you to do this by using our online survey if you have access to the internet.

It also comes with the chance of a £50 Love to Shop voucher if your name is one of three pulled from our regular cash draw.

You can also send feedback by:

- email info@barnsbury.org
- the post to 4-6 Colebrooke Place, London N1 8HZ
- in person to our office at 60 Morland Mews, Barnsbury Mews Estate, N1 1HN
- (Colette's office in the bungalow if you live at Highbury View or Ronalds Road)
- or over the phone on ☎ 020 7704 2324.

To fill in the online survey go to our website <https://barnsbury.org/resident-information/repairs/tell-us-how-your-repair-went/>

Put the date in your diary: annual funday this year on Saturday 20 September

This year's funday will be on Saturday 20 September.

We got lovely feedback about last year's funday and hope this year will be even better.

Get in touch with Chelsey if you'd like to chip in with ideas or suggestions, run your own stall or activity or help out in any other way.

You can contact Chelsey by email chelsea@barnsbury.org or phone ☎ 020 7704 2324.

This is a printed version of our March eNewsletter which we email to all tenants on our email mailing list. If you would like to get this newsletter sent to you by email please go to our website at <https://barnsbury.org/news/newsletter/> or email info@barnsbury.org