

Consultative Panel Reports

March 2008

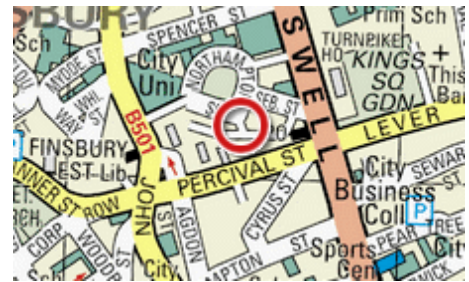


www.homesforislington.org.uk

Consultative Panel Meeting Times and Venues

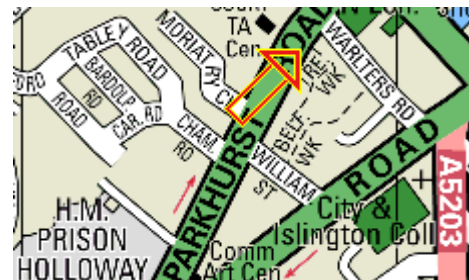
Central Street Area Housing Panel 7pm

Brunswick Estate Meeting Room
Mulberry Court (ground floor)
Tompion Street EC1V 0HP
Refreshments provided



Holland Walk Area Housing Panel 7pm

Williamson Street Community Centre
Parkhurst Road N7
Refreshments provided



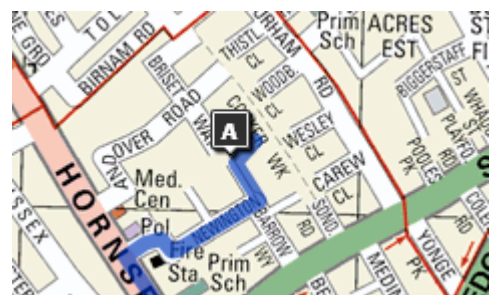
Lyon Street Area Housing Panel 7pm

Westbourne Community Centre
Roman Way N7
Refreshments provided



Upper Street (North) Area Housing Panel 6.30pm

Andover Community Centre
Corker Walk N7 7RY
Refreshments provided



Upper Street (South) Area Housing Panel 7pm

Town Hall
Upper Street N1 2UD
(See notice board for room)
Refreshments provided



Islington Leaseholder Forum

Meeting cancelled

Tenant Management Forum

7:30pm

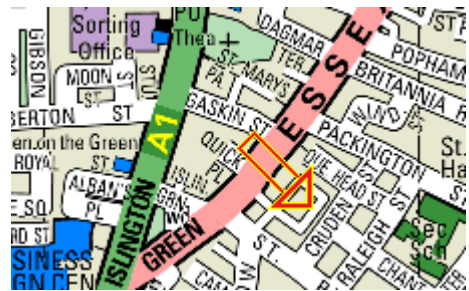
Miranda Community Hall
London
N19 3UL

Picture not available

Partners For Improvement in Islington Residents Forum

6:30pm

Partners Offices
4-6 Colebrooke Place N1 8HZ
Refreshments provided



For more information about consultative panel meetings call one of the relevant numbers below:

Central Street AHP	020 7527 6259
Holland Walk AHP	020 7527 7471
Lyon Street AHP	020 7527 6818
Upper Street North AHP and South AHP	020 7527 5379
Tenant Management Forum	020 7527 4397
Islington Leaseholder Forum	020 7527 7810
PFI Residents Forum	020 7288 8343

If you are unsure which meeting is relevant to you please call 020 7527 4033

Consultative Panel Dates for 2007/08

MEETING	MAY 07	JULY 07	SEPT 07	NOV 07	JAN 08	MAR 08
Holland Walk AHP	Wednesday 16 th May	Wednesday 18 th July	Wednesday 19 th September	Wednesday 21 st November	Wednesday 23 rd January	Wednesday 19 th March
Central Street AHP	Thursday 10 th May	Thursday 12 th July	Thursday 13 th September	Thursday 15 th November	Thursday 24 th January	Thursday 20 th March
Upper Street (North) AHP	Monday 14 th May	Monday 16 th July	Monday 10 th September	Monday 12 th November	Thursday 24 th January	Thursday 13 th March
Upper Street (South) AHP	Thursday 17 th May	Thursday 19 th July	Thursday 13 th September	Thursday 15 th November	Thursday 17 th January	Wednesday 12 th March
Lyon Street AHP	Tuesday 8 th May	Monday 16 th July	Monday 10 th September	Monday 12 th November	Monday 21 st January	Monday 17 th March
Islington Leaseholder Forum	Wednesday 16 th May	Wednesday 18 th July	Wednesday 19 th September	Wednesday 21 st November	Wednesday 16 th January	Meeting cancelled
Tenant Management Forum	Thursday 17 th May	Monday 16 th July	Tuesday 18 th September	Wednesday 21 st November	Thursday 24 th January	Monday 17 th March
Partners Residents Forum	Thursday 17 th May	Thursday 19 th July	Thursday 20 th September	Thursday 22 nd November	Thursday 24 th January	Thursday 13 th March



Glossary of Housing Terms and Acronyms

Term	Explanation
A	
ABC	Acceptable Behaviour Contract
ACG	Annual Capital Guidelines
ACC	Association of County Councils
ADC	Association of District Councils
ADH	Assistant Director of Housing
ADP	Approved Development Programme
AHO	Area Housing Office
AHP	Area Housing Panel
ALG	Association of London Government
ALMO	Arms Length Management Organisation
ALS	Approved Landlord Scheme
AMA	Association of Metropolitan Authorities
ASBO	Anti-Social Behaviour Order
B	
BAFO	Best and Final Offer
BCA	Basic Credit Approval
BME	Black and Minority Ethnic
BS4I	Building Solutions for Islington
BV	Best Value
BVPI	Best Value Performance Indicator
BVPP	Best Value Performance Plan
BVTMO	Bemerton Villages Tenant Management Organisation
B'Wide	Boroughwide
C	
CAB	Citizens Advice Bureau
Caxton Islington	Company providing repair service to Homes for Islington
CBL	Choice-based lettings – system that allows tenants to bid for properties according to how many housing register points they have
CCTV	Closed Circuit Television
CDM	Construction Design and Maintenance Regulations
CE	Chief Executive
CIH	Chartered Institute of Housing
CIS	Cash Incentive Scheme – a scheme which enables council tenants to purchase property in the private sector
CLLRS	Councillors
C&NRS	Community and Neighbourhood Renewal Strategy
Confidence Limits	Statistical term to describe a range with a specified probability that a given parameter lies within the range
CORE	Continuous Recording of New lettings
CREP	Cyclical Remedial and Enhancement Programme
CRI	Capital Receipts Initiative
CSAHO	Central Street Area Housing Office
CSAHP	Central Street Area Housing Panel
CSSB	Contracted Services Sub-Board
D	
DCLG	Department for Communities and Local Government
Debt Pool Reduction	The overall reduction in debt since the start of the financial year
Departmental Collectors	Members of staff that are responsible for providing the performance monitoring team with performance statistics for their department
Development Voids	Empty properties that require major repairs work, are awaiting funding or are awaiting disposal

DFG	Disabled Facilities Grant
DHS	Decent Homes Standard
DIYSO	Do-it-yourself Shared Ownership
DLO	Direct Labour Organisation
DTI	Department of Trade and Industry
E	
EHA	Empty Homes Agency
ERCF	Estates Renewal Challenge Fund
ESF	European Social Fund
ESO	Estate Services Officer
ESOL	English as a Second Language
F	
FC	Finance Committee
FEFC	Further Education Funding Council
FITA	Federation of Islington Tenant & Resident Associations
G	
GF	General Fund
GLA	Greater London Authority
GNI	General Needs Index
GOL	Government Office for London
H	
HA	Housing Association
HAC	Housing Aid Centre
HAG	Housing Association Grant – Now SHG – Social Housing Grant
HAWP	Housing Associations Working Party
HAZ	Health Action Zone
HB	Housing Benefit
HC	Housing Corporation
HCOM	Housing Committee
HECA	Home Energy Conservation Act
HEES	Housing Energy Efficiency Scheme
HFI	Homes for Islington
HIP	Housing Investment Programme
HMO	Housing in Multiple Occupation
HNI	Housing Needs Index
HH1	Form completed when an instance of harassment is first reported
HH2	Investigation and recommendation form – contains further details of harassment case and any action taken
HH3	Case conference decision from for harassment
HMIS	Housing Management Information System, now replaced by iWorld
HFISMT	Homes for Islington Senior Management Team
HO	Housing Officers
Hot 50	Monthly report to members of key indicator performance (also known as MPG, Management Performance Group)
HouseMark	A forum through which housing organisations benchmark performance information
HRA	Housing Revenue Account
HRC	Human Resources Committee
HSE	Health and Safety Executive
HWAHO	Holland Walk Area Housing Office
HWAHP	Holland Walk Area Housing Panel
I	
ICSL	Islington Cleansing Services Limited
IDC	Investment and Delivery Committee
IGP	Innovation and Good Practice

liP	Investors in People
ILD	Index of Local Deprivation
IRL	Islington Repair Line - Call centre for tenants and leaseholders to report repairs
ISP	Islington Strategic Partnership
ITN	Invitation to Negotiate
iWorld	Housing Management IT system
K	
KPI	Key Performance Indicators
KXP	Kings Cross Partnership
L	
LA	Local Authority
LBBF	London Borough Benchmarking Forum (for example HouseMark)
LBI	London Borough of Islington
LCP	London Capital Programme
LDA	London Development Agency
LHC	Local Housing Company
LGA	Local Government Association
LI	Local Indicator
LKPI	Local Key Performance Indicator
LLIC	Local Labour in Construction
LSAHO	Lyon Street Area Housing Office
LSAHP	Lyon Street Area Housing Panel
LVSC	London Voluntary Sector Council
LVSRC	London Voluntary Sector Resource Centre
M	
Management Voids	Empty Properties that require minor repairs work
Margin of error	Statistical term denoting the probability that the figure does or does not lie within the confidence interval (+/-)
MRA	Major Repairs Allowance
MP	Member of Parliament
MEP	Member of European Parliament
MPG	Management Performance Group
MPSB	Managed Property Sub-Board
N	
NHCM	Neighbourhood Housing Contract Manager
NHER	National Home Energy Rating
NHF	National Housing Federation
NHS	National Health Service
NLCB	National Lotteries Charity Board
Non-decent	Homes that fail to meet the Decent Homes Standard
Non-urgent repairs	Repairs that do not have to be completed within H0-H3 timescales
NRF	Neighbourhood Renewal Fund
NW	Neighbourhood Warden
NWU	Neighbourhood Warden Unit
O	
OHMS	Open Housing Management System
Operations	Division within Homes for Islington consisting of the following functions: tenancy management, contact centre, central services
P	
P.E.P.	Priority Estates Project
Performance Basket	Set of performance indicators used to measure and compare performance of area housing offices and Partners for Improvement in Islington

PFI	Private Finance Initiative
PFI1	Partners for Improvement in Islington – company contracted to manage PFI 1 scheme for roughly a third of street properties
PHO	Principal Housing Officer
PI	Performance Indicator
Property Services	Division within Homes for Islington consisting of the following functions: repairs, asset management, capital programme, support services
PSA	Public Service Agreement
Q	
QSP	The Council/Homes for Islington's financial management system
R	
Reception Centres	Units of temporary accommodation, managed by the Operations division of Homes for Islington
Re-let	When a new tenancy is created at a previously empty property
Rent roll	The total amount of rental income due
Repair Priorities	Target timescales for completing repairs: HO = 2 hours (weekends); H1=3 calendar days; H2= 2 hours (week days); H3=3 working days; H4= 9 working days; H5 = 10 working days; H6 = 25 working days
Resources	Division within Homes for Islington consisting of the following functions; accounts, income management, HR & company administration, IT & infrastructure
Responsive repairs	A term used for day-to-day repairs requested by residents
RH	Racial Harassment
RSG	Revenue Support Grant
ROLECS	Replacement of Life Expired Components
RPI	Retail Price Index
RSL	Registered Social Landlords (same as Housing Associations)
RTB	Right to Buy
S	
SAP	Standard assessment procedure (for energy efficiency)
S&C	Strategy and Commissioning
SCA	Supplementary Credit Approval
SCG	Specified Capital Grants
SCP	Single Capital Plot
Seasonal trend	Variations in performance due to seasonal factors
SEU	Social Exclusion Unit
SER	Social and Economic Regeneration
SERPS	State Earnings Related Pension Scheme
Sheltered	Sheltered accommodation for the elderly and infirm
SHG	Social Housing Grant
SLUG	Short Life User Group
SNMA	Special Needs Management Allowance
SPO	Suspended Possession Order
SPV	Special Purpose Vehicle
SRB	Single Regeneration Budget
SSA	Standard Spending Assessment
T	
TC	Tenants Compact
TCNC	Tenants Compact Negotiating Committee
T & RA's	Tenants and Residents Associations
TEC	Training and Enterprise Council
TMC	Tenant Management Co-operative (TMOs that were set up before the Right to Manage in 1994)
TMO	Tenant Management Organisation

Tenant participation compacts	Locally negotiated agreements between Homes for Islington and its tenants, that sets out how tenants can be involved in decisions in services
Top quartile performance	Top quartile performance scores (that is, within the top 25%) attained during the previous year (used as a benchmark), either on a national or London level
TOR	Terms of Reference
TUPE	Transfer of Undertakings Protection of Employment
Turnaround time	The number of days or weeks between a property becoming vacant and being relet to a new tenant
U	
UDC	Urban Development Corporation
UDP	Unitary Development Plan
URA	Urban Regeneration Agency
Urgent repairs	Repairs to be completed within the H0-H3 priority bandings
USAHO	Upper Street Area Housing Office
USAHP	Upper Street Area Housing Panel
V	
VFM	Value for Money
Voids	Properties that are vacant
Y	
Year End	The final performance at the end of the financial year (end of March)
YOT	Youth Offending Team

Homes for Islington Board Meetings

Homes for Islington's Board meetings are open to the public.

Agenda and papers for these meetings are available three days in advance of each meeting through Homes for Islington's website. A hard copy is available to view in Area Housing Offices.
www.homesforislington.org.uk

All meetings take place at 6.30pm
at
(Highbury House, 5 Highbury Crescent)

You are welcome to attend meetings on the following date:

Tuesday 22nd April 08
Monday 30th June 08
Monday 26th August 08
Monday 20th October 08
Monday 15th December 08
Monday 16th February 09

If you have any enquiries or require a sign language interpreter contact:

HFI Governance Team at Highbury House, Highbury Crescent, London N5 1RN,
telephone 020 7527 4033 or email wendy.gajadhar@homesforislington.org.uk

Homes for Islington Sub-Board Meetings

Homes for Islington's Sub-Board meetings are open to the public.

Agenda and papers for these meetings are available three days in advance of each meeting through Homes for Islington's website. A hard copy is available to view in Area Housing Offices.

www.homesforislington.org.uk

All meetings take place at **6.30pm**

at

(Highbury House, 5 Highbury Crescent)

You are welcome to attend meetings on the following dates:

Contracted Services Sub-Board

Tuesday 15th April 08

Tuesday 17th June 08

Tuesday 19th August 08

Tuesday 14th October 08

Tuesday 9th December 08

Tuesday 10th February 09

Managed Property Sub-Board

Wednesday 16th April 08

Wednesday 18th June 08

Wednesday 20th August 08

Wednesday 15th October 08

Wednesday 10th December 08

Wednesday 11th February 09

If you have any enquiries or require a sign language interpreter contact:
HFI Governance Team at Highbury House, Highbury Crescent, London N5 1RN,
telephone 020 7527 4033 or email wendy.gajadhar@homesforislington.org.uk

Feedback from Panels in January 2008

Consultative Panels were asked to comment on three items at the January 2008 cycle of meetings. The comments of Panels were used as follows:

Housing Revenue Account: Review of Rents, Fees and Charges for 2008/09

Consultative Panels were asked to comment on charging proposals arising from the annual review of increases in rents, Communal Heating, parking penalty charges and caretaking charges for 2008/09, in light of the draft HRA rent and subsidy information received in early December. The comments of the Panels were fed back to the London Borough of Islington to feed into the report to LBI's Executive to decide on future charging.

Developing Islington's Housing Strategy 2008-2012

Consultative Panels were asked to comment on the intention to review Islington's Housing Strategy in 2008-12 and for any comments or views on the housing challenges facing the borough over the next five years and how these should be prioritised. The comments of the Consultative Panels were fed back to the relevant LBI staff member to consider when developing the strategy.

Consultative Panel Tenants Compact and Estate Security 2008/9

Consultative Panels were asked to comment on the various funding options available for local area improvements during 2008/9. The Panels agreed to hold further sub-panel meetings to allocate their local area tenants compact and estate security budgets.

Consultative Panels - Central Reports
March 2008

	Contents	Status	Page
Homes for Islington Items			
1	Consultative Panel dates 2008/09	Decision	1 - 4
2	Tenants Compact Annual Review	Consultation	5 - 12
3	HFI and Consultative Panel update	Information	13 - 14
4	Decision Items at last Board and Sub-Boards	Information	15 - 17
5	Forward Plan	Information	19
6	Capital Programme 2007/08 monitoring 3 rd quarter	Information	21 - 95

Report of	Team	Job Title
Mike Sims	Chief Executive Directorate	Company Secretary

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2008	1	Decision

Subject of Report: Consultative Panels - Meeting dates and venues

1. Synopsis

1.1 This report asks Panels to make decisions on their meeting dates for 2008/9.

2. Recommendation

2.1 That Consultative Panels agree:

2.1.1 Dates, times and locations for meetings in 2008/09.

3. Background

3.1 Consultative Panels are asked to make a decision on when and where to hold their meetings for 2008/09. Staff have planned a two-week window where Panels can meet, although the actual choice of day, time and location must be made by the Panel. The windows are:

- May 12th – May 23rd 2008
- July 14th – July 25th 2008
- September 15th – 26th 2008
- November 10th – 21st 2008
- January 14th – 25th 2009
- March 10th – 21st 2009

3.2 Please also find attached the draft Council timetable of meetings for 2008/9 (Appendix 1). LBI asks that Panels consider possible clashes with council commitments when choosing their meeting dates for 2008/9.

3.3 Panels are asked by LBI to avoid setting dates of its meetings on those that clash with specifically:

- Full Council
- Executive
- Liberal & Labour group meetings

3.4 However, Panels should also try to bear in mind and accommodate any other commitments that their councillors might have.

3.5 Panels are reminded that the dates once chosen are to remain fixed. This is so that meetings can be publicised well in advance on the HFI website and resident

newsletters, so that staff can plan their attendance and so that the Panel comments remain in a cycle that can be fed to the Sub-Boards, the Board and the Council as appropriate.

3.6 Panels are also asked to bear in mind that their choice of meeting location should be compliant with Equality and Diversity considerations. In choosing their meeting locations Panels should consider:

3.6.1 Whether choices of faith buildings may act as a barrier that prevents participation for all residents.

3.6.2 Whether buildings are DDA compliant.

3.6.3 Alternative locations if the first choice of location may not be available, especially dependent on the size of rooms required.

3.6.4 Start times to maximise participation for all residents.

Report Author: Wendy Gajadhar, Governance Manager
Telephone: 020 7527 4033
Email address: wendy.gajadhar@homesforislington.org.uk

**LONDON BOROUGH OF ISLINGTON
PROGRAMME OF MEETINGS 2008/09**

MAY												JUNE																							
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th												
5	6	7	8	12	13	14	15	19	20	21	22	26	27	28	29	2	3	4	5	9	10	11	12	16	17	18	19	23	24	25	26				
BH ↓ ↓	JB PR SR		RR WP EP	Gps	AC		Ov			Lic CS		BH ↓ ↓	HALF TERM →			SP NP	JB WP EP	Ex		Lab	S W	N E		PR	St RR		Pens SR	Gps	Ov		C				
				LC								LD								LR				LA								LB			

JULY												AUGUST																			
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th				
30	1	2	3	7	8	9	10	14	15	16	17	21	22	23	24	28	29	30	31	4	5	6	7	11	12	13	14	18	19	20	21
CS			Ex		WP		S	Gps	JB		Ov	← SCHOOL HOLIDAYS →								SP		WP									
SP	MSR				EP		W		N											NP		EP									
NP				C-IT					E																						
				LC				LD								LA								LB							

SEPTEMBER												OCTOBER																			
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th				
25	26	27	28	1	2	3	4	8	9	10	11	15	16	17	18	22	23	24	25	29	30	1	2	6	7	8	9	13	14	15	16
BH ↓ ↓			Lib	SP	PR		WP	N	JB		Ex			Lab				Lib	CS	Ov		SP	Gps	WP		C	St		Ex		
				NP	SR		EP	E	S						Lib.Dem Conference			Labour Conference				NP		EP			Pens	PR			
							RR		W																		SR				
				LC				LD				LA				LR				LB											

NOVEMBER												DECEMBER																			
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th				
20	21	22	23	27	28	29	30	3	4	5	6	10	11	12	13	17	18	19	20	24	25	26	27	1	2	3	4	8	9	10	11
RR	JB								N		Ov	SP	WP	Lab	S		Ex		SR	Pens		PR	Gps	RR		C	SP	JB	WP		
								Lib	E			NP	EP		W												NP	Ov	EP		
																											Pens				
				LC				LD				LA				LR				LB											

				JANUARY												FEBRUARY															
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	T	W	Th								
15	16	17	18	22	23	24	25	29	30	31	1	5	6	7	8	12	13	14	15	19	20	21	22	26	27	28	29	2	3	4	5
LC Gps				BH SCHOOL				BH				Lib				N JB Ex				SP S WP				CS RR Lib				Ov Lab			
				HOLIDAYS												E PR				NP W EP				SR St							
												LD								LA											

FEBRUARY								MARCH																							
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	T	W	Th				
9	10	11	12	16	17	18	19	23	24	25	26	2	3	4	5	9	10	11	12	16	17	18	19	23	24	25	26	30	31	1	2
Ex PR				SP WP				Gps Ov Ex				RR Ov Pens				Gps N C				SP SR Ex				WP S CS				Gps Ov C			
JB				NP EP				C				PR				E (MA)				NP				EP W RR				JB			
LB				LC				LR				LD				LA															
HALF TERM																															

APRIL								MAY																											
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th								
6	7	8	9	13	14	15	16	20	21	22	23	27	28	29	30	4	5	6	7	11	12	13	14	18	19	20	21	25	26	27	28				
LB				BH				PR SP Ex				WP				BH SR RR								AC				E S Ex				BH			
				SCHOOL HOLIDAYS				St NP JB				EP Lab								Gps Ov				W N JB				HALF TERM							
				LC				LR				LD				LA																			

JUNE															
M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th	M	Tu	W	Th
1	2	3	4	8	9	10	11	15	16	17	18	22	23	24	25
CS NP EP				EC				Ov Pens Ex				Gps C			
L SP WP				Elecs											
Gps															
LB															

- AC : Annual Council
- C : Council
- Ex : Executive
- N :)
- S :) Area Cttees
- E :)
- W :)
- NP : North Planning
- SP : South Planning
- EP : East Planning
- WP : West Planning
- Ov : Overview
- JB : Joint Board (9.30am)
- CS : Corporate Services
- L : Licensing
- LR : Licensing Regulatory (2.30pm)
- LA : Licensing Sub 'A' 10am
- LB : Licensing Sub 'B' 10am
- LC : Licensing Sub 'C' 10am
- LD : Licensing Sub 'D' 10am
- St : Standards
- Pens : Pensions Sub
- PR : Performance Review
- RR : Regeneration Review
- SR : Sustainability Review
- OTHERS
- Gps : Labour and Lib.Dem Groups
- Lib : Liberal Democrat Group
- Lab : Labour Group
- EC Elec : European Union Elections
- BH : Bank Holiday
- MSR : Mayor's Summer Reception
- C-MA : Council - Mayor's Awards
- C-IT : Council - Islington Today

Report of	Team	Job Title
Simon Kwong	Chief Executive Directorate	Head of Performance & Service Development

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 08	2	Consultation

Subject of Report: Review of Tenants' Compact Summary

1. Synopsis

- 1.1 This report presents Consultative Panels with the revised summary of the Tenants' Compact (Appendix 1).

2. Recommendation

- 2.1 That Consultative Panels comment on the revised document for 2008/09 that will be then be published on HFI's website.

3. Background

- 3.1 The Tenants' Participation Compact Summary was last reviewed in 2007, in particular to reflect changes to the Area Housing Panels, and following consultation with panels to decide how the funding associated with it would be allocated. The summary document is now due another annual review.
- 3.2 The document was previously published on the HFI web-site and can easily be printed off as required. (Note that a new pamphlet on Resident involvement, including publicity for TRAs and Consultative Panels, was produced in 2007 and is widely available to residents through area offices and other venues).

4. Changes to the document

- 4.1 The revised document (Appendix 1) has been amended slightly to reflect changes of fact and emphasis, notably:
- A single Partners (PFI) Consultative Panel rather than two
 - That the Tenant Management Forum will no longer be a formal HFI Consultative Panel after March 2008, but does continue to provide valuable additional liaison between HFI and residents of Tenant Management Organisations and Co-ops
 - Removal of the statement that the Islington Leaseholder Association (ILA) will be funded through service charges
 - Reference to the fact that the Islington Leaseholder Forum no longer exists, and that discussions are taking place with those leaseholders recently elected originally to a separately funded Islington Leaseholder Association (ILA), on whether they may be constituted as a similar body for consultation purposes.

5. Financial considerations

- 5.1 The Area Housing Panel budgets indicated in the summary will continue to be split between panels proportionate to housing stock, as discussed by Area Housing Panels and agreed by the sub-boards in May 2007.

6. Conclusion

- 6.1 The current Tenants' Compact Summary is due for its annual review. The attached draft document will replace the existing summary on HFI's website following consultation with Consultative Panels.

Thank you in anticipation of your comments and feedback on this report. These comments will be forwarded to the relevant member of HFI staff to feed in to the process. If you were unable to provide feedback at the Consultative Panel meeting itself, or would like to give further feedback to HFI on the report, please email or write to the author of this report with your own views or views of your TRA.

Report Author: Sue Penrose, Service Development Advisor
Telephone: 020 7527 2511
E-mail address: susan.penrose@homesforislington.org.uk

Appendix 1

Summary of tenant participation compact (agreement) – 2008

Introduction

The Government first published the 'National Framework for Tenant Participation Compacts' in 1999, setting out the principles for involving residents in issues that affect their homes and communities, and updated it in March 2005. Compacts are part of the Government's agenda to improve local services for local people. They are agreements between local councils and their tenants, setting out:

- how tenants can get involved collectively in local decisions on housing matters that affect them
- what councils and tenants want to achieve locally through compacts, such as better ways of working together, improving local services or a better quality of life, and
- how the compact is implemented and checked to make sure it is working properly.

Islington Tenant Participation Compact

The general principles set by the government are followed in the 'tenant participation compact' between the London Borough of Islington and the tenants and leaseholders in Islington. It also makes provisions to set up local compacts with individual consultative panels. The first Islington Tenant Participation Compact was signed in March 2002, following extensive discussion and negotiation with residents.

The main principles of the compacts are that they:

- give residents the chance to decide the range of housing and related issues they want to be involved in, and
- allow residents to choose the level of their involvement – from simply being kept informed, through consultation, to being closely involved in developing policy and strategic decision-making.

This summary covers the main elements of the compact. It is reviewed annually to reflect changes in circumstances, any issues the Housing Inspectorate may raise, feedback from residents, and experience we have gained.

Homes for Islington

In 2004 the management of most of Islington Council's housing stock was transferred to Homes for Islington (HFI), following consultation with residents about the future of Islington's council housing. HFI is owned by Islington Council and overall responsibility for housing services was passed from the Council's Executive to a Board of Directors at HFI. The Board includes Council-nominated members, residents and independent members of the community. HFI has responsibility for ensuring that the Tenants Compact is met for the housing services it provides, including involving residents in consultation about major capital works required to meet the Decent Homes Standard as set by the government.

Private finance initiatives - Partners for Improvement in Islington

Under the Private Finance Initiative, and again following extensive consultation with residents, most of Islington Council's street properties are now managed by 'Partners for Improvement in Islington' under two long-term contracts. Arrangements for consultation have been agreed with residents, including a consultative panel for all residents of properties managed by Partners – the Partners Residents' Forum (see below).

Consultative Panels

Consultative Panels have an important role within the Tenants Compact. The stock managed by HFI has evolved over time, with the introduction of the two PFI contracts and a growing number of leaseholders as tenants exercise the 'Right to Buy'. The Area Office structure has also been reviewed and re-organised, and was reduced to four offices from April 2007. To reflect these changes, and following consultation with the panels, the consultative panel structure is now made up of:

- Area Housing Panels that reflect the area offices structure: Upper Street (split into North and South), Holland Walk, Lyon Street and Central Street.
- Islington Leaseholders' Forum
- Partners Residents' Forum.

Tenant Management Forum

The Tenant Management Forum will no longer be a formal HFI consultative panel from April 2008 onwards as TMOs already have a seat at one of the five Area Housing Panels. The TMF will however continue as a specialist liaison meeting between HFI and management committee representatives of Tenant Management Organisations and Co-operatives in Islington.

The compact

The compact defines the principles of resident involvement. It then goes on to set out the range of issues residents have said they want to take part in.

The type of issues covered by the compact are:

- regeneration programmes;
- budgets, setting rent and service charges;
- managing housing services;
- leaseholder issues (including major work);
- services and performance strategies;
- customer care;
- consulting residents and complaints procedures;
- proposals for transferring housing: and
- proposals for private finance schemes.

There are different levels of involvement which are reflected through the Consultative Panels and other consultative mechanisms eg. Tenants' and Residents' Associations or specially convened groups.

- **Advice.** Issues under this heading will simply be reported to, and noted for information, by the Consultative Panel before we refer them to HFI's Executive or Board.
- **Consultation.** We will refer any views the Consultative Panels have identified through consultation to HFI's Executive or Board.
- **Participation.** With issues marked as participation, the tenants and residents' representatives on the Consultative Panels will nominate members to form subgroups to consider policy for these issues. The Consultative Panels will consider the subpanels' reports before highlighting their views and passing them to HFI's Executive or Board.

Resources for tenant participation

We have worked out a 'service level agreement' setting out the resources we will make available to make it easier for tenants to get involved (participate). These include resident association 'start-up', administration and publicity grants, and training and resource materials such as equalities information packs. We also pay the travelling and childcare expenses of tenants attending recognised meetings, and provide meeting places or help with hire charges.

The agreement (which was reviewed in 2007) also provides for the core funding for the Federation of Islington Tenants Associations (FITA) to cover rent, staff's salaries and other running costs. FITA is the umbrella organisation for Tenants' and Residents' Associations.

The agreement also sets out the responsibilities of Tenants' and Residents' Associations (TRAs), including giving HFI copies of the constitution, association minutes and accounts, and evidence of what they have done to deal with equality issues and to promote the widest possible level of resident awareness and participation.

Local compacts and budgets

The tenants' compact is allocated an annual budget for environmental and capital works, plus supplementary budgets such as estate security. The budget is split between the Area Housing Panels with the split being proportionate to the managed housing stock for each panel. The Area Housing Panels prioritise money locally under the following budgets:

- **Environmental and Capital Works** (currently approx. £1.5 million annually)

The local 'environmental' budgets are for items such as communal lighting, fencing and pathways, play areas and equipment, re-surfacing pathways and roads and laying speed bumps, repairing or demolishing outbuildings, and planning gardens.

The local 'capital' issues can include security gates, doors and entryphones, community centres, repairing garages and putting up new walls or fences.

- **Estate Security** (currently approx. £185,000 annually)

Area Housing Panels have freedom to decide how this budget is spent, provided it is linked to improving estate security. It may be allocated to items already mentioned under 'Environmental and Capital Budget', or to play and youth schemes.

Performance indicators

We have developed performance indicators to assess the efficiency of Housing Services, and these form part of the consultation arrangements with residents. The performance indicators include:

- Voids and letting
- Collecting income
- Harassment
- Answering phone calls
- Repairs
- Contact from the public
- Enquiries from members
- Rent arrears
- Complaints
- Enquiries from the Ombudsman

Area panels may also add to the list of performance indicators to reflect issues of particular local concern.

Consulting and involving leaseholders

While tenants and leaseholders share many common interests there are issues that are of particular concern to leaseholders, ranging from initial applications to buy their homes to how we work out service charges. Increasingly too, leaseholders have bought their homes on the open market. They may have no 'council-tenant' experience or identity and so have different priorities and expectations.

'Islington Leaseholders' Forum' (ILF) was originally set up with resident members directly elected by leaseholders, to consider housing issues from the leaseholder's point of view. Early in 2007 a ballot of leaseholders was conducted regarding the set-up and funding of an independent Islington Leaseholder Association. The ILF has stopped meeting from 2008 and discussions are taking place between HFI and the elected shadow board of the ILA whether to constitute it as a similar consultative body.

Resident Involvement Strategy 2007

In April 2007 HFI's Board agreed a new Resident Involvement Strategy. One of the main aims is to increase resident satisfaction with opportunities for involvement. The strategy will ensure that HFI engages with more residents and offers more choice and opportunities to participate. To achieve this we have strengthened our existing resident involvement structures and developed a new approach in the form of an Involvement Register.

Resident Involvement Register

The register encourages a wide range of residents to express their preferences for how to get involved, in what and how often. In addition to the structured participation through Tenant and Resident Associations, umbrella organisations (FITA and the ILA), consultative panels and Board and Sub-boards, residents may chose to be consulted or involved in other ways. For example:

- Individual customer comments and complaints
- Focus groups
- Mystery shopping
- An annual Residents' Conference
- Satisfaction surveys
- Involvement in procurement
- Resident service statements (for local areas)

The register is used by HFI to target resident involvement to different groups of people with different interests, and is particularly useful for getting a wider range of views from residents who may not be involved in the traditional involvement structures.

Compact and resident involvement reviews

We will review how the compact operates at least once a year. This will take into account changes in circumstances such as feedback from residents, comments from the Audit Commission inspections, what we have learned, structural changes within HFI, and annual budget changes.

These reviews aim to introduce amendments reflecting experience we have gained and changing circumstances. Changes will involve representations from all consultative panels.

Comments and suggestions

This summary sets out the main principles and features of the compact and incorporates changes over time. For more details, or to make your comments or suggestions, contact:

Service Development Team
Homes for Islington
Highbury House
5 Highbury Crescent
London
N5 1RN.

e-mail: service.development@homesforislington.org.uk

Report of	Team	Job Title
Eamon McGoldrick	Chief Executive Directorate	Chief Executive

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	March 2008	3	Information

Subject of Report: Homes for Islington (HFI) and Consultative Panel update

1. Synopsis

1.1 This report updates Consultative Panels on current events in HFI.

2. Recommendation

2.1 That Consultative Panels note this report.

3. Background

3.1 New Council Housing

3.1.1 Homes for Islington working in partnership with Islington Council is set to start building new council homes in the borough, the first for over 20 years.

3.1.2 The housing being built will be owned by Islington Council. The Council are funding the development and Homes for Islington will build the homes and them thereafter.

3.1.3 The building work will be carried out by a contractor, supervised by HFI, and appointed through a short competitive procurement process that will include the existing framework contractors working on the decent homes programme.

3.1.4 Demolition of the former Boleyn Road Area Housing Office is well underway. The Council has granted planning permission for ten new flats and houses on this site.

3.1.5 A second site is also subject to a planning application for new council housing on the site of the garages at Armour Close. Building work on the new properties is planned to begin in the summer.

3.2 Better Play for Islington

3.2.1 Over £600,000 of lottery funding will be spent on improving play areas for local children and young people in Islington over the next three years.

3.2.2 Islington Play Partnership bid for the money based on what children, young people and their parents told us they wanted. This included safety, choice, accessibility, nearness to home, quality of equipment and inclusiveness.

3.2.3 The council will be introducing a play ranger service in the evenings, weekends and school holidays. The rangers will be on hand to supervise play and offer organised activities and mobile equipment in our parks and on our estates.

3.2.4 Adventure playgrounds will be improved and some school playgrounds will be equipped so that they can open outside school hours. Over 340 children live on the Andover Estate, putting huge pressure on the current play facilities. A new outdoor play area will be created there with plants, play equipment and somewhere to sit. It will be supervised by the new play rangers to ensure that it's an inviting and safe place for youngsters to visit.

4. Items for Consultation – March 2008

4.1 HFI is aware that not all TRA members attend every Panel meeting. Where this is the case then you are welcome to pass your comments on to the report author by phone, email or in writing.

4.2 For the March cycle there are two items for consultation. Papers are included in this pack.

Report Author: Eamon McGoldrick, Chief Executive
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Report of	Team	Job Title
Eamon McGoldrick	Chief Executive Directorate	Chief Executive

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2008	4	Information

Subject of Report: Items considered at Board/Sub-Boards and Consultative Panel forward plan.

Items considered at HFI Board Meeting 25th February 2008:

1. Business Plan 2008-13
2. HFI Business Plan Objectives 07/08 (qtr 3) and December Performance Indicators
3. New Build Proposals
4. Risk Management
5. Efficiency Strategy Action Plan Update
6. Capital and Financial Performance Management
7. Neighbourhood Efficiencies
8. LBI Housing Strategy

Items for consideration at HFI Board Meeting 21st April 2008:

1. Approval to Trade
2. Resident Involvement Action Plan update
3. New Build Governance Arrangements

Items for consideration at Contracted Services Sub-Board (CSSB) 15th April 2008

Items for consideration at Managed Property Sub-Board (MPSB) 16th April 2008

1. Performance Indicators	1. Performance Indicators
2. Risk Register	2. Responsive Repairs
3. Performance reports – Partners – PF11 and PFI 2 and TMOs / TMCs	3. Consultative Panel feedback reports
4. Consultative Panel feedback reports	4. Petitions received at Consultative Panels
5. Risk Register	5. Risk Register
	6. Anti-Social Behaviour Team update
	7. Community Centres
	8. Update on ILA and ILF

**Report back from the Contracted Services Sub-Board (CSSB) –
12 February 2008
Kate Barns – Chair**

Election of Chair and Vice-Chair

- CSSB elected Kate Barns as Chair and Claudia Webbe as Vice-Chair.

Employment Key Lines of Enquiry (KLOEs) for Tenant Management Organisations

- CSSB approved an Employment KLOE for use by HFI to monitor the performance of TMOs from April 2008.

Performance Indicators

- CSSB received and noted a report giving the performance indicators for December 2007.

Report Back from PFI 1 contractor - Partners for Improvement in Islington

- CSSB noted a report giving information about the performance of Partners in delivering the PFI 1 contract for refurbishment, maintenance and housing management services to 2,400 street properties across the borough.

Report Back from PFI 2 contractor - Partners for Improvement in Islington

- CSSB noted a report giving information about the new PFI contract, referred to as PFI2, delivering refurbishment, maintenance and housing management services to 1,871 street properties, comprising a total of 4,101 dwellings across the borough.

Report Back from TMOs/TMCs

- CSSB noted a report giving information on the performance of the 24 estate-based TMOs and TMCs, delivering housing management and maintenance services to 4,000 properties on behalf of the London Borough of Islington.

Risk Register

- CSSB noted the current position with regard to all risks that relate to its remit.

Allowances for Tenant Management Organisations (TMOs) and Co-operatives (TMCs) in 2008/09

- CSSB noted a report on how the allowances for TMOs and TMCs have been set for the financial year 2008/09..

Report Back from Consultative Panels

- CSSB received a report giving feedback from the November round of Consultative Panels on items for consultation.

Forward Plan

- CSSB agreed the forward plan.

**Report back from Managed Property Sub-Board (MPSB) -
13 February 2008
Jessie White – Chair**

Election of Chair and Vice-Chair

- MPSB elected Jessie White as Chair and Jyoti Vaja as Vice-Chair.

Performance Indicators

- MPSB received and noted a report giving the performance indicators for December 2007.

HFI / Kier Islington Repairs and Maintenance

- MPSB noted a report showing performance data for repairs and commentary on issues affecting the service

Home Ownership Service Scrutiny

- MPSB noted a report summarising current performance, recent developments and future issues relating to the service areas covered by Home Ownership Services.

Risk Register

- MPSB noted the current position with regard to all risks that relate to its remit.

Update on petitions received by Area Panels

- A petition was presented by residents of Kennedy Court TRA asking that a survey for new windows could be brought forward. MPSB noted that this fell in the remit of the Investment and Delivery Committee and would ask it to consider the matter.

Consultative Panel Feedback report

- MPSB received a report giving feedback from the January round of Consultative Panels on items for consultation.

Forward Plan

- The forward plan was agreed.

Forward Plan for Consultative Panels 2007-2008

Date of meeting	Items on the Agenda	Status	
May-08	Heating Charges	C	Asks you to comment on heating charges set by LBI
	Area Housing Panels Terms of Reference	C	Asks you to comment on the revised terms of reference
	Repairs Policy	C	Asks you to comment on a review to the repairs and recharges policy
	Panel Election guidance	I	Tells you about the process for the Panel elections for 2008/09
	Business Plan Objectives 2008-13	I	Tells you what are HFI's priorities for the next five years
	Review of Complaints / Ombudsman	I	Tells you about the complaints received by HFI in 2007/08
	Capital Programme 2007/08 monitoring 4th qtr	I	Tells you about local capital projects for 2007/08
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas	
Jul-08	07/08 Pis	I	Tells you about HFI's performance in 2007/08 across a key range of Performance Indicators (Pis)
	Land Disposal update	I	Tells you about land being disposed on estates by LBI
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas
Sep-08	Capital Programme 2008/09 monitoring 1st qtr	I	Tells you about local capital projects for 2008/09
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas
Nov-08	Business Plan 2009-14	C	Asks you to comment on the priorities for the Business Plan for 2007-12
	Review of Complaints / Ombudsman	I	Tells you about the complaints received by HFI in 2008/09
	Capital Programme 2008/09 monitoring 2nd qtr	I	Tells you about local capital projects for 2008/09
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas

Report of	Team	Job Title
Peter Taunton	Chief Executive Directorate	Director of Property Services

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2008	6	Information

Subject of Report: 2007/8 Capital Programme – 3rd quarter monitoring

1. Synopsis

1.1 This report advises Consultative Panels on the progress of all local schemes of 2007/8.

2. Recommendation

2.1 That Consultative Panels note the report.

3. Background

3.1 This report monitors progress on capital projects in each Housing Area up until the end of the 3rd quarter (31st December 2007). A further update up to the end of the 4th quarter (31st March 2007) will be presented to the Consultative Panels at their May 2008 meetings.

Report Author: Aiden Stapleton, Manager – Project Management
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CENTRAL STREET CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE – February 08

CAPITAL PROGRAMME 2006-2007 SCHEMES

2006-2007 Contract 22 Greenwood House, Partridge Crt, Earnshaw, Grimthorpe, Tompion, Crayle, 10-12 Hermit Street, 6-7 & 17-19 Paget Street, 8-11 & 38-39 Wilmington Square		
Scheme	CREPS, kitchens & bathrooms and associated rewiring works to Tenanted Flats Replacement of electrical mains laterals to Grimthorpe, Crayle, Tompion, Earnshaw & Greenwood only. Window replacement to Partridge Court only.	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	9 th October 2006	
S20 Expiry	9 th November 2006	
	This Month	Last Month
SOS Date	11 th December 2006	11 th December 2006
Completion Date	8 th October 2007	8 th October 2007
Project Officer	Azom Choudhury	

2006-2007 Contract 23 – St Luke's Estate – Godfrey House, Bath, Newland & Paterson Court Plus Roby House		
Scheme	Creps, Roof, Internals (kitchens & bathrooms) and Electrical Works	
Constructor	Murphy	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	3 rd January 2007	
S20 Expiry	2 nd February 2007	
	This Month	Last Month
SOS Date	16 th April 2007	16 th April 2007
Completion Date	July 2008	July 2008
Project Officer	Jason Ross	

2006-2007 Contract 23B – Gambier House	
Scheme	Roof, Windows, structural repairs, internals (Kitchens, Bathrooms & associated wiring)

Constructor	Murphy	
Out to Tender	N/A - Framework	
Tender return	N/A	
S20 Notice	16 th May 2007	
S20 Expiry	15 th June 2007	
	This Month	Last Month
SOS Date	6 th August 2007	6 th August 2007
Completion Date	July 2008	July 2008
Project Officer	Jason Ross	

2006-2007 Contract 24 – Peregrine & Kestrel House		
Scheme	Creps, Windows, Internals (Kitchens & Bathrooms) & Domestic Rewiring at Peregrine House. Full roof only at Kestrel, canopy roof only at Peregrine. Cleaning of stack pipes, cavity wall ties	
Constructor	Apollo	
Out to Tender	N/A - Framework	
Tender return	N/A	
S20 Notice	25 th September 2006	
S20 Expiry	24 th October 2006	
	This Month	Last Month
SOS Date	20 th November 2006	20 th November 2006
Completion Date	18 th July 2008	30 th May 2008 (revised to 18 th July 2008)
Project Officer	Lena Shah	
2006-2007 Contract 25 - The Triangle Estate		
Scheme	Window replacement, roof renewal, structural repairs & internals (Kitchens & boiler replacement)	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	10 th May 2006	
S20 Expiry	9 th June 2006	
	This Month	Last Month
SOS Date	14 th May 2007	14 th May 2007
Completion Date	7 th March 2008	7 th March 2008
Project Officer	Azom Choudhury	

2006-2007 Contract 26 – Finsbury Estate – Joseph Trotter Close, Michael Cliffe, Charles Townsend and Patrick Coman House	
Scheme	K & B and electrical works to all blocks . Structural works & windows to MCH and CTH. Roof replacement to PCH, MCH & CTH. Soil stack replacement at PCH & MCH. Laterals to CTH, PCH & MCH

Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	21 st July 2006	
S20 Expiry	20 th August 2006	
	This Month	Last Month
SOS Date	18 Sept 06	18 Sept 06
Completion Date	March 2008	29 th February 2008 (weather permitting)
Project Officer	Lena Shah	

2006/07 SECURITY WORKS

2006-2007		
King Square Security Works (Funded by EC1 New Deal) Turnpike House, Rahere House, President House, Macclesfield House, Telfer House (Barnabas House opted out)		
Scheme	Installation of Fob Controlled Security Doors, CCTV Cameras and fully-staffed monitoring station	
Name Of Constructor	Apollo	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	28 th Sep 2006	
S20 Expiry	27 th Oct 2006	
	This Month	Last Month
SOS Date	20 th Nov 2006	20 th Nov 2006
Completion Date	12 th October 2007	12 th October 2007
Project Officer	Azom Choudhury	

2007/08 SECURITY WORKS

2007/08		
Percival Estate Security Works (Funded by EC1 New Deal) Grimthorpe House, Crayle House, Cyrus House, Partridge Court (Tompion & Earnshaw opted out)		
Scheme	Installation of Fob Controlled Security Doors	
Name Of Constructor	Tbc	
Out to Tender	12 th November 2007	
Tender return	12 th December 2007	
S20 Notice	17 th January 2008	
S20 Expiry	17 th February 2008	
	This Month	Last Month
SOS Date	March 2008	January 2008
Completion Date	July 2008	July 2008
Project Officer	Azom Choudhury	

CAPITAL PROGRAMME 2007/08/09 SCHEMES

Contract 41 – Angel Area Gough House, Price House, Finnemore House, Strang House, Turnbull House, Asman House, Hermitage House, Charles Lamb Court, Colinsdale, 36-137 Elia Street, Widford House, 5-11 Rawstorne Place, 41 & 42 Rawstorne Street, 19-24 Wynyatt Street
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Scheme	Varied works – all survey dependent	
Name Of Constructor	Apollo	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	Tbc	
S20 Expiry	Tbc	
	This Month	Last Month
SOS Date	K&Bs March 2008	K&Bs 11 th February
Completion Date	tbc	tbc
Project Officer	Azom Choudhury	

Contract 42 – Bevin Court Area Bevin Court, Holford House, Amwell House, Claremont Close, Prideaux House, Sanders House, Charles Rowan House, Sherston Court, 4-23 Attneave Street		
Scheme	Varied works – all survey dependent	
Name Of Constructor	Apollo	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	tbc	
S20 Expiry	tbc	
	This Month	Last Month
SOS Date	K&Bs 07 January 2008	K&Bs 07 January 2008
Completion Date	tbc	tbc
Project Officer	Jason Ross	

Contract 43 – Pleydell & Whitbread Estates Galway House, Grayson House, Gastigny House, Palyn House, Radnor House, Cooper House, Farriers House, Shire House		
Scheme	<u>Whitbread Estate</u> – M&E works subject to survey, communal light fittings only <u>Pleydell Estate</u> – K&B and M&E to tenanted properties subject to survey, communal lighting, risers and laterals subject to survey, communal ventilation system at Grayson & Galway House only	
Name Of Constructor	Mansell	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	tbc	
S20 Expiry	tbc	
	This Month	Last Month
SOS Date	Spring 2008	Spring 2008
Completion Date	tbc	tbc
Project Officer	Lena Shah	

2006/07 DOOR ENTRY SCHEMES

Estate/Block	SOS date	End date	Comments
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Stafford Cripps	26 th Feb 2007	29 Feb 2008	All doors locked. Electrical Mains Replacement will follow
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2006/07 RISERS & LATERALS RENEWALS

Estate/Block	SOS date	End date	Comments
Stafford Cripps	Due to start once door entry complete	tbc	

2006/07 CCTV WORKS

Estate/Block	SOS date	End date	Comments
Bentham Court - CCTV	tbc	tbc	Estate being surveyed in partnership with Circle Anglia. Site meeting to take place on Feb 14 th to discuss final design and specifications

TENANT COMPACT (BUNHILL) PROJECTS 2005-2006

Schemes	SOS Date	End Date	Budget Committed	Comments
St Luke's Estate – Replace carpet with lino in Bath and Newland Court	23/06/05	27/06/05	£3018.75	Awaiting date from Kier to carry out remedial raised with senior management – Kier to return & carryout works once major works have finished

TENANT COMPACT PROJECTS (BUNHILL) 06-07

Schemes	SOS Date	End Date	Budget Committed	Comments
Cyrus House - Resurface Courtyard	29/11/07	Completed 5 th Nov 07	£20,000.00	Includes £5k from 07/08 scheme.
Gambier House – Supply & Fit Lino in Lobby Area	TBC by TMO	TBC by TMO	£3,000	TMO to carry out works, awaiting quotes
Stafford Cripps – New Lobby flooring to all 3 blocks @ £1,335.15 per block	TBC	TBC	£4,005.45	To be done after door entry completed
Stafford Cripps – improve communal lighting	TBC	TBC	£18.730	Order raised 21.12.07 - Job No 7606454. - to chase Kier for Programme.

TENANT COMPACT PROJECTS (ST. PETERS) 06-07

Schemes	SOS Date	End Date	Budget Committed	Comments
Bentham Court – improving fencing	tbc	tbc	£10,000.00	Site meeting to take place on Feb 14 th to

				finalise scope of works
Upper Dengie Walk & Birdbrook Walk – door entry	Tbc	tbc	£75k	Tender sent out 25 th October 2007, but on hold due to a procurement issue which is expected to be resolved early in February. Planning implications also being sought

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Arlington House	Arlington House	Replace doors to pram shed	Scheme removed as works already carried out	£0.00	£770.50
Bunhill	Redbrick Estate	Bartholomew CT, Steadman CT & Vickery CT & Garages	Fit 2 Additional lights on stairwells of each block. 04 new lights in top garage. 1 ext. light on side of garage	Scope of works agreed and tenders returned. Order to be raised by end of October	£5,796.00	£4,000.00
Bunhill	Redbrick Estate	Outside Bartholomew CT & Vickery Ct & Steadman CT bin chambers	Install new tap for use by caretaker	Works in progress and due for completion mid December	£862.50	£1,500.00
Clerkenwell	Bevin Court	Bevin Court	To upgrade lighting to areas by rear of block for security reasons as per specification	Works completed 22nd October	£1,541.00	£3,818.00
Clerkenwell	Bevin Court	Bevin Court	To take up existing grass and dirt approx 16sqm to area outside side entrance of block. To prepare and regulate surface, cut chases and apply DBM primer and DBM tar macadam wearing course to entire area approx 16sqm to form hard surface for bike stands to be installed. To manufacture, supply and fit 8no bike stands concreted into position within the newly formed tarmac area. Bike stands to be situated in 2 rows of 4no each allowing approx 800mm space within each one. Bike stands to be etch primed, undercoat and black gloss finish	Location of bike racks agreed with Estate Services. No conservation issues with location. Tenders delayed - expected back end of January	£3,956.00	£1,518.00
Clerkenwell	Charles Rowan House	First floor stairwells	Repair/replace entry gates (no entry phone)	Revised scope of works. Tenders returned 28th January. Awaiting TRA comments before programming works	£3,438.50	£2,000.00
Clerkenwell	Charles Rowan House	Court yard	Repair/replace broken standing light in court yard	Supplier for unique light design found. Tenders delayed - expected back end of January	tbc	£2,000.00
Clerkenwell	Charles Rowan House	All areas	Replace old notice boards with new notice boards	Works completed in December	£2,535.75	£2,000.00
St Peters	Cluse Court	Cluse Court	To manufacture, supply and install 2no notice boards as agreed jointly on site with projects, and TRA.	Works completed 28th September	£1,373.10	£2,231.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
St Peters	Cluse Court	Cluse Court	Proposal for lighting to be changed within all the green communal areas	Tenders delayed - expected back end of January. Works expected to commence in March	tbc	£24,032.00
St Peters	Colinsdale Estate	Colebrook Row N1	Boundary fencing, front and side of block 1-6, renew/replace missing and vandalised fencing railings with mild steel type to match complete with missing spikes. Also add non-offensive mesh on front to prevent bikes and scooters being attached.	Revised scope of works now agreed and order placed. Programme of works expected early February	£2,948.80	£5,500.37
Bunhill	Cyrus House	Cyrus House	To uplift all paving and existing defective tar macadam surface (not previously allowed for) in courtyard area from garden fencing line out to bell mouth of roadway area to complete courtyard area and cart to authorised recycling tip. Supply and lay type 1 sub-base as necessary and compact surface. Supply and lay DBM tar macadam base course to whole of courtyard area. Supply and lay DBM tar macadam wearing course to whole of courtyard area to falls. Additional funds for 06/07 scheme	Works completed 30th October	£5,119.00	£5,000.00
Clerkenwell	Earlstone Estate	Between Wynyatt St & Manningford Close	Anti-moped barriers	Original proposal not feasible. Quote for alternative works to be provided in early February	tbc	£2,000.00
Clerkenwell	Earlstone Estate	Midway Hse & Moorgreen Hse	To remove 3 no existing column head fittings and replace with new down lighting type as per specification	Works completed 13th August	£1,374.25	£3,677.50
Clerkenwell	Earlstone Estate	Midway Hse & Moorgreen Hse	To prepare and paint 6 no column posts.	Works completed 20th August	£1,035.00	£1,035.00
Clerkenwell	Earlstone Estate	Midway Hse & Moorgreen Hse	To manufacture, supply and fit 1 No floor indication sign, powder coated green with details and text applied in vinyl graphics and finished with anti graffiti covering	Artwork agreed end of November. Works expected to start in February	£287.50	£287.50
Clerkenwell	Finsbury Estate	5-a-side kick about space	Raising height of railings/fencing around the pitch - balls constantly going over and hitting windows	Legal issues delaying works. Funding may be carried over into 08-09 financial year	tbc	£20,000.00
Clerkenwell	Finsbury Estate	Unity Rooms	To supply and install threshold to bottom of door to deter debris entering building	Works to be carried out by another contractor as part of DDA works	£0.00	£100.00

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Finsbury Estate	Michael Cliffe Hse/Charles Townsend Hse/Joseph Trotter/Patrick Coman Hse	To supply and install 1no new 28W Design Plan light fitting underneath concrete arch where wooden frame previously removed. Allow for approx 22LM soft surface dig up and approx 1LM tarmac dig up if electricity not live under arch to enable picking up existing estate lighting circuit from column post MCH1/5. To re-instate all cable and containment dig ups to original state. To upgrade 4 no existing column globular light heads on posts MCH1/3, MCH1/4	Works completed 1st October	£4,179.10	£15,000.00
Bunhill	Macclesfield House	Macclesfield House	Remove the bench that is in the entrance hall lobby	Works not required. Bench already removed	0.00	£517.50
Clerkenwell	Margery Street Estate	Gwynne House	To take up existing flooring and supply and lay vinyl flooring to stairs and landings to the above block including hallway leading to rear entrance.	S20 consultation expires 28th December. Awaiting delivery of materials - works expected to commence in February	£11,206.75	£9,545.58
Clerkenwell	Mallory Buildings	Mallory Buildings	Re-dec staircase, provide new play toys in the playground, additional lights in communal areas and new benches in the playground	Estate Services to finalise scope of works and provide plans by early February. Works expected to commence in March	tbc	£15,000.00
Bunhill	Peregrine House	Hall Street	To break up existing path at rear of football pitch and lay tar macadam path	Works due to commence 17th December	£8,820.50	£9,200.00
Bunhill	Peregrine House	Hall Street	Underground walkway to garages floods when it rains. Pavement above appears to be sinking.	Works inspected and final scope agreed. Costs are due by mid February	tbc	£7,130.00
Bunhill	Pleydell Estate	Galway / Grayson	To supply and lay non slip vinyl flooring to entrance areas and hallways to match existing at rear.	Works in progress and due for completion early February	£5,635.00	£6,000.00
Bunhill	Pleydell Estate	Galway / Grayson / Gastigny	To remove 52 no concrete bollards and install 50 no black steel street bollards to same areas	Works programmed to commence 10th December	£13,052.50	£10,000.00
Bunhill	Pleydell Estate	Galway Street	To repair existing barrier gate lock and overhaul. Paint gate set with red & white bands	Works completed 12th December	£776.25	£805.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Bunhill	Pleydell Estate	Gastigny House	To mark out 140 LM of double yellow lines, 1 no disabled logo, 13 parking bays and 45sqm of hatching using thermoplastic paint.	Works in progress and expected to complete end of January	£1,892.90	£1,644.50
St Peters	Popham Road	Spellbrook Walk Basire Street, N1	Fencing: At the bin chambers access lane between Flat 7 & 8, install high railing gate to prevent over-use and general dumping, drug area use and used as a toilet.	Works completed 14th November	2,438.00	£2,120.60
St Peters	Popham Street	Shalford Court, Charlton Place	Fencing. Improve security and prevent estate roadway from being used as toilet; add high gate/fencing and lock. Large gate for vehicle access, and a lockable side gate.	Estate Services to provide a revised scope of works in January as original scheme not feasible	tbc	£3,599.50
Bunhill	Quaker Court	Bottom of each staircase 3 staircases in total	Install & make access available to water taps for cleaning stairs	Scope of works now finalised. Tenders delayed and now due to be returned by end of January	£0.00	£1,500.00
Bunhill	Quaker Court	Near Flat 64, in front of flat 68 near planters	Fit 25 new paving slabs and reset 20 paving slabs	Works completed in December	£1,150.00	£1,000.00
Bunhill	Quaker Court	Top of Lumber Room	Fit Security barrier to prevent access to top of lumber room - spinners	Specification required revision. Works to be retendered - due end of January	£3,128.00	£2,500.00
Bunhill	Quaker Court	Bay No: 1-6 on Corner of Baird St & Roscoe Street	Car Parking Bays Nos: 1 - 6 To be tarmaced or covered with cobblestones and marked	Works in progress and due for completion end of January	£7,415.20	£4,597.13
Bunhill	Redbrick Estate	Throughout Estate	To remove 2 No bollards and 50 No paving slabs laying new on new sand base.	Works in progress and due for completion by end of January	£2,587.50	£1,293.75
St Peters	Rotherfield Street	1A Rotherfield Street N1	Alleyway to bin chamber needs a new metal gate erected at the rear end (waiting on quote)	Planning application required - to be submitted in February	£2,990.00	£2,116.00

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Sherston Court	Sherston Court	To upgrade 2no existing light fittings on side wall along estate road and to rear of car park against boundary wall. Upgrade fittings using 70W Son T light fittings inclusive of all necessary connections and terminations. (See pictures of where fittings are located) - to upgrade 3no existing light fittings situated outside each of the 3no garages to rear car park. Upgrade fittings using 28w Design Plan inclusive of all necessary connections and terminations.	Works completed 4th October	£1,301.80	£2,000.00
Clerkenwell	Sherston Court	Sherston Court. Entrance to parking area	To disassemble existing barrier gate and 3no posts and make good ground. Infill whole of estate road entrance and pathway with 1no vehicle access gate hung on 150 x 150 H/S posts concreted 700mm into ground. Vehicle access gate constructed 4m wide using 50 x 50 H/S to form all outer frame-work and in-filled at 60mm centres using 25 x 25 H/S. locking mechanism FB1 morticed deadlock. Pedestrian gate in same alignment constructed as previously described also inclusive of FB1 morticed deadlock. All gates hung on heavy duty 50 x 20 flat bar pin hinges with 20mm shanked bolts with nuts welded to prevent unauthorised removal. All new steelwork etch primed, undercoat and black gloss finished.	Works completed 12th October	£4,841.50	£7,015.00
Clerkenwell	Spa Green	First floor stairwells	Stripping of rubber flooring in all lobbies to first floor stairwells	TMO to carry out works. Works being tendered in February	tbc	£7,000.00
Clerkenwell	Spa Green	Whole Estate	Most wayfinding signs on the estate have been lost or damaged. Seven need to be replaced: 2 name signs to each building plus one for the office. We also need the following: 6 x "CCTV in operation here..." (one for each side of each block), 1 x No dogs allowed in playground, 1 x Fly-tippers will be prosecuted. The cost is estimated at £5000	TMO to carry out works. Works being tendered in February	tbc	£5,000.00
Bunhill	St Lukes	Outside Godfrey House	To remove all shrubbery and bushes with roots in planted area opposite football play area	St Lukes TRA have requested that the funding be used towards another scheme as yet undetermined. Awaiting further advice from TRA and Estate Services - expected early February	£0.00	£500.00
Bunhill	Stafford Cripps	Sapperton Court	Removal of redundant flower bed	Scope of works agreed and tender returned. Order to be raised by end of October	£3,565.00	£2,500.00
Bunhill	Wenlake Estate	Wall bordering Wenlake Estate	To hack off existing defective render and sand and cement render boundary wall and paint	TMO seeking quotes for works. End of January	£4,830.00	£1,380.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Weston Rise	Playground	Raise height of walls to prevent children from climbing over onto road to pick up footballs and intruders from climbing over - Provide fencing to top of wall along side of play area	Awaiting decision from TMO before proceeding - expected early February	£11,580.50	£5,000.00
Clerkenwell	Weston Rise	Playground	Supply & fit goal post	Awaiting decision from TMO before proceeding - expected early February	£10,612.20	£2,500.00
Clerkenwell	Weston Rise	TMO, Stelfox	To extend fencing to enclose bin chamber area to prevent rubbish dumping by commercial operator	Awaiting decision from TMO before proceeding - expected early February	£11,040.00	£2,000.00
Bunhill	Whitbread Estate	Shire / Cooper House	New Door Entry for Shire, Cooper and Farriers House. £60k from Tenant Compact 07-08 + £32,500k from 06-07 Planned Maintenance	Tenders returned and all documentation now received for S20s to be issued. S20 notices and residents meeting to be arranged by mid February	38,978.73	£60,000.00
Clerkenwell	Wynatt Street	Wynatt St - 19-24	To supply and fit stainless steel anti-pigeon spikes to the following areas: - All front and rear parapet wall leading edges, all window sills, front and rear canopies, leading edge by stairwell at rear of block	Works completed 15th October	£2,179.25	£1,500.00
					£184,468.08	£271,434.43

Community Safety 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Bevin Court	Bevin Court	New Door Entry Phone System	Listed Building Consent and planning approval has been received. A procurement issue is currently delaying the programming of the works.	£239,324.50	£210,000.00
					£239,324.50	£210,000.00

Planned Maintenance 07/08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
St Peters	Arbon Court	Arbon Court	New Door Entry System	Tenders returned 21st December. S20 requests sent to Home Ownership 28th January. Works expected to commence in March/April	£31,439.60	£32,079.00
St Peters	Hermitage House	Hermitage House	New Door Entry System	Tenders returned 21st December. Works to be programmed in conjunction with major works. S20s to be arranged by mid February	£37,364.28	£46,620.00
					£68,803.88	£78,699.00

Paving 07-08 Budget 40k

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
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Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
St Peters	Popham Street	Barnston Walk/Copford Walk/Redford Walk	To take up paving slabs and relay with new sand base to all trip hazards along the 3 walkways	Works completed 7th November	£2,587.50	-
St Peters	Cumming Estate	Turnbull House	To take up 2sqm of brick paving, apply new sand base and make good trip hazard	Works completed 12th November	£103.50	-
Bunhill	Percival Estate	Grimthorpe House	Remove existing cobblestone, prepare and regulate surface.	Works completed 21st November	£1,472.00	-
Bunhill	Pleydell	Various locations	concrete and tarmac repairs across estate	Works due to commence 10th December	£1,006.25	-
Clerkenwell	Margery St	Various locations	Paving repairs	Works complete 12th November	£1,541.00	-
Bunhill	Rahere House	Front pathway and entry	Tarmac path and entry to match	Works completed but not to a satisfactory standard. Site visit arranged for 10th December for further inspection	£15,548.00	-
Bunhill	Rahere House	Front pathway and entry	Tarmac path and entry to match	Works on hold until major works are completed in March	£5,974.25	-
Clerkenwell	Clerkenwell Close	Access road and car park	Remove paving blocks and tarmac	S20 consultation expires 3rd January. Works expected to commence in February	£8,702.05	-
					£36,934.55	£40,000.00

Lighting 07-08 Budget 30k

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Weston Rise	All blocks	Upgrade 13No Son T Light Fittings	Works due to complete by end of January	£2,691.00	-
Clerkenwell	Weston Rise	Within estate grounds ie Stelfox, Hurst	Renew 37No Design plan 28W 2D	Works due to complete by end of January	£6,808.00	-
Clerkenwell	Weston Rise	All blocks	Upgrade 14 No Column light using industria 2000 head	Works due to complete by end of January	£5,152.00	-
Bunhill	Quaker Court	By Car Park slope	Renew 1 No 70 W fitting	Works completed 12th September	£207.00	-
Bunhill	Quaker Court	By Quaker House	Upgrade Column light using industria 2000 head	Works completed 12th September	£368.00	-
Bunhill	Quaker Court	Whole Block	price per unit renew bulkhead light fittings using 16W 2D Fern Howard	Works completed 12th September	£1,495.00	-

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Bunhill	Stafford Cripps	Front side and rear of all blocks	Upgrade 30 No 70W Son T Light fitting	Works completed 21st September	£6,210.00	-
Bunhill	Stafford Cripps	Estate grounds	Upgrade 13 No Column light using industria 2000 head	Works completed 21st September	£4,784.00	-
Bunhill	Stafford Cripps	Estate grounds grassed areas	Supply and fit 3 No Column light using industria 2000 Head trenched and wired into existing circuit	Works completed 21st September	£759.00	-
Clerkenwell	Sherston Court	Car park and end staircase	Supply and fit 70w Son T fitting on wall and 28w design plan in staircase	Works completed 12th September	£420.00	-
Clerkenwell	No 15 Yardley St	Lighting to car park	Supply and fit 70w SonT fitting on back wall	Works completed 11th September	£290.00	-
Clerkenwell	Catherine Griffiths	Lighting to rear car park	Supply and fit 70w T Son fitting at bottom of path	Works due to complete by end of January	£290.00	-
					£29,474.00	£30,000.00

M&E Lift Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Bevin Court	Bevin Court	Complete refurbishment of 2 lifts	S20s expired in September. TAR approved. Works to be programmed in conjunction with impending Major Works	£265,000.00	£244,200.00
Bunhill	Wenlake Estate	Anchor House	Complete refurbishment of lift	TAR approved. Works expected to commence in May	£65,000.00	£99,900.00
Clerkenwell	Sherston Court	Sherston Court	Complete refurbishment of lift	TAR approved. Works expected to commence in May	£90,000.00	£99,900.00
					£420,000.00	£444,000.00

M&E Mechanical Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Bevin Court	Bevin Court	Heating works	S20 consultation expired. Works cannot commence until after the heating season - around May	tbc	£111,000.00
Clerkenwell	Spa Green	tbc	Heating works	Current estimated cost stands at £506k. Cost savings being sought before S20 consultation is carried out	£506,000.00	£455,100.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Bunhill	St Lukes	Godfrey House	Water Booster	Works completed 10th August.	£62,654.84	£105,450.00
Bunhill	St Lukes	Bath Court, Paterson Court & Newland Court	Water Booster	Works completed 10th August.		
Clerkenwell	Brunswick Close	Brunswick Close Estate	Water Booster	Works due to commence early February and complete by the 18th February	£26,038.94	£66,600.00
					594,693.78	£738,150.00

M&E Electrical Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Harold Laski House	Harold Laski House	Renewal of laterals	Tenders returned late December. Works expected to commence in March	£50,020.46	£47,016.94
					£50,020.46	£47,016.94

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE FEBRUARY 2008

Contract 15 (Elthorne & Hornsey La)	
132-166 Ashbrook Rd	CYCLICAL REPAIRS, Roof, Kitchen, Electrical COMPLETE DECEMBER 2007
Beachcroft Way	CYCLICAL REPAIRS, Roof, Kitchen, Electrical COMPLETE DECEMBER 2007
Bretton House	CYCLICAL REPAIRS, Roof, Kitchen, Electrical COMPLETE DECEMBER
Sanders Way	CYCLICAL REPAIRS, Roof, Kitchen, Electrical COMPLETE DECEMBER 2007
74-96 Duncombe Way	Kitchens, Electrical COMPLETE DECEMBER 2007
17-23 Hazelville Rd	Kitchens, Electrical COMPLETE DECEMBER 2007
1-16 Holland Walk	Kitchens, Electrical COMPLETE DECEMBER 2007
Partington Close	Kitchens, Electrical COMPLETE DECEMBER 2007
St Johns Way	Kitchens, Electrical COMPLETE DECEMBER 2007
Westacott Close	Kitchens, Electrical COMPLETED DECEMBER 2007
Grovedale Rd Estate – Turpin Way	CYCLICAL REPAIRS, Roofs, Windows, new central heating COMPLETE DECEMBER 2007
Bruce Glazier House	CYCLICAL REPAIRS, Windows, Electrical
Margaret Macmillan	CYCLICAL REPAIRS, Windows, new central heating and electrical upgrades, New Roof
John Wheatly House	CYCLICAL REPAIRS, Windows, new central heating and electrical upgrades
Arthur Henderson Hse	New central heating and minor electrical upgrades, New Roof
Caroline Martyn Hse	New central heating and minor electrical upgrades
Enid Stacey House	New central heating and minor electrical upgrades
1-32 Kier Hardy (West)	New central heating and minor electrical upgrades
Beechcroft Court	CYCLICAL REPAIRS, new Windows, new roof new central heating and electrical upgrades.
17-21 Hamilton Park	Kitchen, Electrical upgrades and new windows

31-100 Hillrise Mansions	CYCLICAL REPAIRS, new windows, new roof, new central heating and electrical upgrades. (New door entry to blocks 51-75 and 76-100)	
1-30 Hillrise Mansions	New central heating and electrical upgrades	
1-20 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical	
43-57 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical and new door entry	
58-72 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical and new door entry	
Constructor	Murphy for main works and central heating installed by Castlepoint. Electrical upgrades by Powerminster.	
Out to Tender	AMP 28/6/06	
Tender return		
S20 Notice	14 th August 2006	
S20 Expiry	14 th September 2006 Consultation period extended to mid November 2006	
GRI Online updated	May 2007	
	This Month	Last Month
SOS Date	<p>Elthorne Estate 26th February 2007</p> <p>Hornsey Lane March 2008</p> <p>Hillrise Mansions Aug 2007-Jan 2008 (block by block basis)</p> <p>Warltersville Mansions July – Sept 2007 (block by block)</p>	<p>Main Contract began on site February 2007</p> <p>Individual estate listed opposite</p>
Completion Date	Main Contract December 2008	Individual estates listed above in main text.
Project Officer	Brenda Rodney	

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME COMPLETED SCHEMES STILL IN 12 MONTHS DEFECTS LIABILITY PERIOD FEBRUARY 2008

New Orleans Ph5		
All blocks on New Orleans Walk Estate	In addition to Kitchens and electrical rewiring roof repairs to Orpheus House and Shreveport House	
Scheme	Kitchens / Internal rewiring	
Constructor	Murphy for main works and electrical upgrades by Powerminster.	
Out to Tender	AMP – 10 th November 2005	
Tender return		
S20 Notice	14 th November 2005	
S20 Expiry	15 th December 2005	
GRI Online updated	13/02/2007	
	This Month	Last Month
SOS Date	6 th February 2006	6 th February 2006
Completion Date	Completed March 2007 Defects Liability Period ends March 2008	15 th January 2007
Project Officer	Brenda Rodney	

Contract 4		
Blenheim Court	New UPVC windows, new roof, new Kitchen & bathrooms & External redecoration and structural repairs.	
Constructor	Apollo	
Out to Tender	AMP – 19 th September 2005	
Tender return		
S20 Notice	28 th October 2005	
S20 Expiry	29 th September 2005	
GRI Online updated	6 th April 2006	
	This Month	Last Month
SOS Date	9 th January 2006	15 th November 2005
Completion Date	Completed Dec 2006 Defects Liability Period ends Dec 2007	22 nd December 2006
Project Officer	Terry Rawles	

Contract 1		
Highcroft Estate	CYCLICAL REPAIRS and central heating	
Cardinals Way	CYCLICAL REPAIRS, kitchens and central heating	
Louise White House	CYCLICAL REPAIRS, kitchens and door entry and central heating	
Pilgrims Way	CYCLICAL REPAIRS, kitchens, door entry and central heating	
Flats 9+10 88 Hazelville Road	CYCLICAL REPAIRS, Windows, Kitchens and central heating	
Levison Way	CYCLICAL REPAIRS, Windows, kitchens and central heating	
Hornsey Rise Gdns	CYCLICAL REPAIRS, Windows, kitchens	
Mary McArthur Hse	CYCLICAL REPAIRS, and central heating	
32-53 Kier Hardy House (East)	CYCLICAL REPAIRS, Roofs and central heating	
Constructor	Kier Islington for main works and central heating installed by Castlepoint. Electrical upgrades by Powerminster.	
Out to Tender	AMP –23/6/06	
Tender return		
S20 Notice	30/6/06	
S20 Expiry	30/7/06	
GRI Online updated	September 2007	
	This Month	Last Month
SOS Date	November 2006	November 2006
COMPLETED	29th November 2007	October 2007
Project Officer	Brenda Rodney	

Contract 14 (Margery Fry & Wilfred Fienburgh)	
Scheme	Both blocks new windows, new door entry, central heating, electrical rewires, external redecoration cyclical repairs. Margery Fry Kitchens Wilfred Fienburgh Kitchens and Bathrooms
Constructor	Eugena for main works and central heating installed by RW Edwards. Electrical work by Wiggintons
Out to Tender	AMP 1 st November 2006
Tender return	
S20 Notice	21 st September 2006
S20 Expiry	21 st October 2006
GRI Online	October 2007

	This Month	Last Month
SOS Date	27 th November 2006	27 th November 2006
Completion Date	February 2008	November 2007
Project Officer	Brenda Rodney	

Holland Walk Capital Programme Proposed Future Schemes 2007/8

Contract 28 – Fairbridge Estate Area and local Co-op Properties		
Fairbridge Estate		
Byworth Walk	New windows, New Kitchens and associated mechanical and electrical works.	
Nyton Close		
277-235 Sussex Way		
Bowerman Court	New kitchens and bathrooms and associated mechanical and electrical works. New roof and new windows.	
Co-op Properties		
Arch Elm Co-op Mowatt Close	New kitchens and associated mechanical and electrical works. New Roof. Minor structural works	
Brooke Park Co-op Ashbrook Road Holland Walk Scholfield Road	New kitchens and associated mechanical and electrical works.	
Holbrook Co-op Ashbrook Road Buxton Road Holland Walk	New kitchens and associated mechanical and electrical works.	
Elthorne 1st Co-op Duncombe Road Mulkern Road Partington Close St Johns Way	New kitchens and associated mechanical and electrical works.	
	This Month	Last Month
Start on Site Date	May 2008 work to tenanted properties Brooke Park, Holbrook, and Elthorne 1st Main Contract August 2008	March 2008
Project Officer	Terry Rawles	
Constructor	Mansell	
Contract 29 – Girdlestone Estate		
Annesley Walk	New kitchens and associated mechanical and electrical work. Repairs to roof and asphalt balconies.	
Girdlestone Walk		
Salisbury Walk		
	This Month	Last Month
Start on Site	Work to Kitchens March/April 2008 Main Contract May 2008	March 2008

Project Officer	Brenda Rodney
Contractor	Mulalley

Contract 30- Hornsey Rise Estate		
Goldie House	New kitchens and associated mechanical and electrical work. Window Renewal. New front doors to tenanted flats.	
Ritchie House		
Welby House		
	This Month	Last Month
Start on Site	May 2008	March 2008
Project Officer	Kim Farrelly	
Constructor	Eugena	

Contract 31 – Ilex House		
Ilex House	New kitchens and bathrooms and associated mechanical and electrical work. Window Repairs. Decorations to communal areas. Roof to be renewed. External structural work.	
	This Month	Last Month
Start on Site	Main Contract June 2008	March 2008
Project Officer	Terry Rawles	
Constructor	Murphys	

Contract 32 – Hornsey Road Area		
Stubbs House	New kitchens and bathrooms and associated electrical and mechanical work. Window renewal.	
Gainsborough House		
Reynolds House		
Turner House		
Shelley Court	New kitchens and bathrooms and associated electrical and mechanical work. Window renewal	
Cottenham House	Kitchens and bathrooms and associated electrical and mechanical work. Window Renewal.	
307-369 Hornsey Road	New Kitchens and associated electrical and mechanical work. Window Repairs.	

Ringmer Gardens	New Kitchens and associated electrical and mechanical work. Window repairs and internal/external decorations.	
Landseer Court	New Kitchens and associated electrical and mechanical work.	
Larchmore Court	New Kitchens and bathrooms and associated electrical and mechanical work.	
81-87 Tollington Park	New Kitchens and bathrooms and associated electrical and mechanical work.	
Searle Place	New Kitchens and bathrooms and associated electrical and mechanical work. Window renewal to 1-17 only.	
	This Month	Last Month
Start on Site Date	June 2008	March 2008
Project Officer	Kim Farrelly	
Constructor	Eugena	

Holland Walk Area - Minor Capital Works Update 07-08

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Hillrise	Fairbridge Estate	Nyton Close (Back of the Estate)	To form dedicated lumber storage area within 1st car parking bay of Nyton Close by way of brick wall surrounds	Works completed 20th August	£4,140.00	£15,000.00
Hillrise	Fairbridge Estate	Nyton Close (Back of the Estate)	3 large noticeboards in total throughout the estate. 1 post mounted and 2 wall mounted.	Works completed 3rd September	£3,080.85	£5,000.00
Hillrise	Fairbridge Estate	Nyton Close, Byworth Walk, Sussex Way	Wheely bins to be supplied to residents, or eurobins if wheelies not feasible.	Works completed 1st August	£1,669.00	£3,500.00
Hillrise	Wartlersville Road (Highcroft + Highlands)	Hillrise x 5, Leydon x 2, Lochbie x 2, Coleman x 2, Wartlersville x 3, Jessie Blythe Lane x 2	8 small noticeboards in total throughout the estate. 1 wall mounted and 7 postmounted.	Works completed 24th September	£7,501.00	£8,000.00
Hillrise	Hornsey Lane Estate	1-23 Mary McArthur House	Intercom system needs updating to match other systems currently in place on Estate.	Works in progress and due to complete February	£6,287.05	£6,000.00
Hillrise	Hornsey Lane Estate	1-15 Margaret McMillan House	Intercom system needs updating to match other systems currently in place on Estate.	Works in progress and due to complete February	£6,115.01	£6,000.00
Hillrise	Hornsey Lane Estate	7-12 Arthur Henderson House	Intercom system needs updating to match other systems currently in place on Estate.	Works in progress and due to complete February	£3,058.08	£6,000.00
Hillrise	Hornsey Lane Estate	1-14 Caroline Martyn House	Intercom system needs updating to match other systems currently in place on Estate.	Works in progress and due to complete February	£6,111.79	£6,000.00
Hillrise	Hornsey Lane Estate	12-14 John Wheatley House	Install canopies to properties on top floor of John Wheatley House	Works due to commence end of January	£8,625.00	£9,000.00
Hillrise	Hornsey Rise	Outside Welby House	Re-tarmac whole roadway outside Welby House.	Scheme removed at request of TRA. Funds to be used on Polysafe flooring scheme.	£0.00	£4,000.00
Hillrise	Hornsey Rise	Welby, Goldie & Ritchie House	Polysafe flooring to stairs and landings of the three blocks.	Scope of works agreed, tenders returned. Still awaiting TRA to confirm locations	tbc	£20,000.00
Hillrise	Hornsey Rise	Welby, Goldie & Ritchie House	closers locks for 8 bin chamber doors.	Works delayed. Due to complete early February	£2,840.50	£2,000.00
Hillrise	New Orleans Walk	New Orleans Walk	TRA have stated that 5 blocks should have the non slip nosings.	Works completed 29th October	£14,568.98	£20,000.00

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Junction	Bowerman Court	1-32 Bowerman Court	2 sets of pensher doors to be installed including 4 screens. TRA requested green doors only.	Works currently on hold due to a procurement issue. Resolution expected in January	£35,327.18	£29,175.50
Junction	Bowerman Court	Across estate	3 small wall mounted notice boards. 1st on wall outside 42-54 Bowerman Ct, 2nd & 3rd on at main entrances to 1-32 Bowerman Ct	Works completed 17th September	£2,059.65	£3,000.00
Junction	Bowerman Court	St Johns Way Side and Giesbach Road entrance communal landings	7 bin chutes and 1 bin chamber door require rubber lining. 4 chutes at 1-32 Bowerman and 3 chutes at 42-54 Bowerman	Works delayed. Due to complete early February	£994.75	£2,000.00
Junction	Bowerman Court	Communal Garden All Areas	Flower beds to be installed in bare patches in between No 41 and play area	Works completed 5th October	£1,304.10	£2,000.00
Junction	Palmers Estate	Throughout The Estate	To remove all brick walls located in central grassed area opposite No.19 Greatfield Close to improve sight lines – Approx 40 linear metres	Works completed 2nd July	£7,739.50	£9,000.00
Junction	Palmers Estate	Refuse area by Longley House	Area outside bin shed to be expanded to accommodate the lumber that is stored outside the shed.	Scheme removed, funds to be used on estate improvement works	£0.00	£6,000.00
Junction	Palmers Estate	Main Entrance to the Palmers Estate from Tufnell Park Road	To improve main entrance roadway to the Palmers Estate with the removal of redundant vehicle entrance barrier set, roadway tarmac surfacing and low level brick wall removal with replacement of railings	Works completed 20th August	£16,565.75	£10,000.00
Junction (Elthorne)	Girdlestone Estate	1-275 Salisbury Walk. Adjacent to bus station.	To rebuild the broken and fallen lower walls.	Works completed 8th October	£7,302.50	£7,000.00
Junction (Elthorne)	Girdlestone Estate	1-245 Girdlestone Estate	To remove and renew 3no car park barrier gates complete on Bredgar Road elevation of the estate. To refurbish and overhaul 2no car park barrier gates on Vorley Road elevation of the estate.	Works completed 1st October	£8,843.50	£7,500.00
St George's	Brecknock	Carpenter House Lobby by back door	New Secure Door for cupboard where current door is broken beyond repair	Works removed from Tenant Compact as completed by Estate Services	£0.00	£1,000.00
St George's	Brecknock	Community Rooms - 1 Blake House	Package of repairs renovations - Shelves in cupboard, - Fit door + lock to cupboard, - install cork board in lobby, - mend light fitting, Initial new back fence, - mend gate, -renovate & repaint front of building (TRA to supply costing for work)	Works completed 9th April	£2,450.00	£2,450.00

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
St George's	Brecknock	Community Rooms - 1 Blake House	Fit outside tap to outer wall that backs onto community room kitchen. Install metal gate around with padlock and supply 4 keys to TRA	Works delayed. Works due to complete early February	£713.00	£500.00
St George's	Brecknock	Community Rooms - 1 Blake House	M/S/F sign that highlights the Brecknock Estate Community Rooms	Works completed 14th September	£438.15	£250.00
St George's	Tufnell Park Road Estate	Hollins House/McCall House	To M/S/F specialist steel infill screens to centre of 6No balcony walkways of Hollins & McCall to divide door entry systems currently accessed via walkways.	Works completed 14th September	£9,315.00	£15,000.00
St George's	Tufnell Park Road Estate	Hollins House/McCall House	To fit additional security features, anti climb barriers to recently installed screens.	Works due to commence 11th February	£3,277.50	£5,685.00
St George's	Wedmore	In old laundry room next to 03 Wessex House	Remove old drier, install a ramp on both sides of door and install bike loops for bikes to hang up on.	Works completed 14th September	£5,100.25	£4,000.00
St George's	Wedmore	Flooring in communal areas	£28k was allocated from last years TC budget, this was insufficient to carry out the work to the whole estate. £11,270k from 0708 TC budget is for the remaining painting at Norcombe House	Works completed 4th April	£11,270.00	£11,500.00
St George's	Moelwyn Hughes Court	Lower windows, both sides of staircase in Communal entrance	Replace lower windows only on communal entrance to stair well. Replace with shatterproof glass	Works completed 17th August	£1,437.50	£2,000.00
St George's	Saxonbury Court	Saxonbury Court Hilldrop road	To remove brick walls contained within garage entrance gates and replace with railings. To paint railing and gates with lock replacement	Scheme removed at request of TRA and funds reallocated to scheme below	Scheme removed at request of TRA and funds reallocated to scheme below	Scheme removed at request of TRA and funds reallocated to scheme below
St George's	Saxonbury Court	Saxonbury Court Hilldrop Road	Install pensher key fob gate utilising existing door entry system.	Works due to commence 28th January and due for completion end of February	£13,027.81	£10,000.00
St George's	Hilldrop Crescent	Hilldrop Crescent blocks 11-21 and 43-57	Dean Dumulin, TRA Chair, has stated that residents no longer want anti-slip paint, but anti-slip vinyl. Kier to re-tender, MD to discuss with TRA.	TRA has requested that we put this whole scheme on hold until Feb/Mar so they have the opportunity to see similar works that are being carried out on another estate.	£14,662.50	£15,000.00

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Tollington	Shaw Court	19-26 Shaw Court	Complete new door entry systems	Works currently on hold due to a procurement issue. Resolution expected in January	£17,577.41	£10,000.00
Tollington	Kingsdown Rd	84 ABC Kingsdown Rd	M/S/F metal gate to side of 84 Kingsdown.	Works completed 31st October	£1,886.00	£3,000.00
Tollington	Holly Park Estate	Block 149-179	Complete new door entry systems	S20 consultation expires 20th December. Works expected to commence end of February	£52,303.31	£60,000.00
					£277,592.62	£326,560.50

Tenant Compact reserve list						
Hillrise	Miranda	Flat 1-30 Henfield Close (1-7 & 15-30)	Replacement of paving and levelling of ground around pensioners and disabled blocks due to subsidence.	Tenant Compact reserve scheme - tender expected mid February		£8,000.00
St Georges	6-122 Dalmeny Avenue	6-122 Dalmeny Avenue	Blocks 6-52 are currently covered in carpet and are presenting a H&S concern as many have been lifted.	Tenant Compact reserve scheme - tender expected mid February		£20,000.00
					£0.00	£28,000.00

Community Safety 07-08						
Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Elthorne Estate	Various locations	Renewal of column lights, and miscellaneous security works	Estate Services prioritising works required in consultation with Safer Neighbourhoods Team. Scope of works dependent on the proposed removal of the stair case at Buxton Road	tbc	£15,000.00
Hillrise	Elthorne Estate	1-18 Buxton Rd	Provide new fob operated door entry system at 1-18 Buxton Rd.	Architects commissioned to carry out feasibility of the requested removal of a stair case. Planning and building regulation view being sought.	tbc	£35,000.00
Hillrise	New Orleans Estate	Various locations	Metal Gerda security grills and doors fitted to existing roof doors.	Works completed 6th November	£64,909.53	£72,000.00
Junction	Palmers Estate	Palmers Estate regeneration	Estate lighting improvements	Funds transferred to TFL & Holland Walk Estate Services regeneration joint venture	£13,205.18	£13,205.18
Junction	Palmers Estate	Longley House	The works include for the supply and fitting of a new steel security main entrance door and rear door with screens, complete with maglocks, door entry panel push-to-exit buttons.	Works currently on hold due to a procurement issue. Resolution expected in January	£31,794.82	£31,794.82

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Tollington	Holly Park Estate	180-245 Holly Park	The works include for the supply and fitting of a new steel security main entrance door and rear door with screens, complete with magnalocks, door entry panel push-to-exit buttons.	Works completion delayed due to contractor issues. Due for final lock up end of January	£123,164.38	£159,000.00
					£233,073.91	£326,000.00

Planned Maintenance 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Junction	Tremlett Grove	1-10 Fell House, 1-33 Merryweather Court and 1-9 Llewellyn House	New door entry system	Tenders returned 21st December. S20 notices to be issued early February. Works expected to commence in April	£55,887.31	£44,900.00
Hillrise	Leyden Mansions	6-19 & 30-56 Leyden Mansions	New door entry system, including doors and screens	Tenders returned 21st December. S20 notices to be issued early February. Works expected to commence in April	£67,329.83	£66,600.00
Junction	Wedmore Estate	11-20, 21-30 Melchester House	New door entry system, including doors and screens	Tenders returned 21st December. S20 notices to be issued early February. Works expected to commence in April	£28,730.00	£33,300.00
					£151,947.14	£144,800.00

Environmental Improvement 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
St George's	Margery Fry Court	Margery Fry Court	Environmental Improvements	Full scope of works have been now been agreed. S20 consultation expires 3rd Feb. Works due to commence end of February	tbc	£50,000.00
Hillrise	New Orleans Estate	Various	Lighting Phase 1	Works completed mid November	£43,803.10	£43,803.10
Hillrise	New Orleans Estate	Various	Lighting Phase 2	Phase 2 of lighting works now agreed. Order to be placed by mid Feb.	tbc	£26,196.90
					£43,803.10	£93,803.10

Paving Schemes 07-08 - £30k

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Elthorne Estate	308-324 St Johns Way	Replacement of 20 paving slabs	Works completed 31st August	£1,150.00	£1,150.00
Hillrise	Elthorne Estate	Buxton Road	replace cracked paving by stairs and bin chamber to the rear of the office by underground car park, add 2x bollard to prevent future parking/damage	Works completed 18th October	£3,852.50	£3,852.50
Hillrise	Manchester Mansions	Manchester Mansions	Pothole repairs in tarmac (accident reported this month) along main path	Works completed 21st September	£1,145.50	£1,145.50

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Junction	Grovedale Road	58-67 Turpin Way	Remove old paving by large tree with multiple trip hazards replace with tarmac	Works completed 20th September	£2,543.31	£2,543.31
Junction	Girdlestone Estate	Salsbury Walk	Repair paving around large tree by bin chamber and car park gate	Works completed 19th September	£2,550.20	£2,550.20
Tollington	Holly Park Estate	Holly Park Estate	Hack up and relay paving on the stair path side of no.153	Works completed 28th August	£1,035.00	£1,035.00
Junction	Wedmore Estate	Wedmore Estate	Remove damage tarmac, cutting line to receive new - 20mm wearing course 6mm and 12mm topcoat.	Works completed 5th October	£6,353.75	£6,353.75
Hillrise	Manchester Mansions	Manchester Mansions	Take up and relay trip hazard paving slabs in communal garden area at back of blocks 1-8 and 9-16.	Works completed 29th September	£4,305.60	£4,305.60
Hillrise	Wartlersville Road	1-20 Coleman Mansions	Replace approx 37 cracked paving slabs at back of block 1-20 in front of flats 2 & 3.	Works completed 21st September	£1,437.50	£1,437.50
Hillrise	Wartlersville Road	21-40 Coleman Mansions	Remove and relay damaged tarmac roadway/pathway area at back of block 21-40 by entrance to estate.	Works completed 21st September	£1,173.00	£1,173.00
Hillrise	Wartlersville Road	Hillrise Mansions	Take up uneven paving and relay along top pathway between playarea and blocks 61-75 and 86-100. Several trip hazards. Approx paving slabs.	Works completed 19th September	£4,312.50	£4,312.50
Hillrise	Fairbridge Estate	Opposite play area on Nyton Close	Relay approximately 15 paving slab to falls by tree where new entrance to Childrens kickabout area will be	Works completed 18th September	£2,760.00	£2,760.00
					£32,618.86	£32,618.86

Lighting Schemes 07-08 - £30k

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
St Georges	Dalmeny Avenue	Dalmeny Avenue	To renew 2no. Bollard lights to match existing	Works completed early December	£1,667.50	£1,667.50
St Georges	Dalmeny Avenue	Dalmeny Avenue	To upgrade 9no. Bulkhead lights using Design Plan 29w 2D light fittings.	Works completed early December	£1,055.70	£1,055.70
Tollington	Shelly Court	Shelly Court	Affix to spot lights to block 43-54	Works completed end of January	£989.00	£989.00
Tollington	Turner Estate	Turner House	Upgrade side entrance bulkhead fittings	Works completed 21st September	£1,380.00	£1,380.00

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Tollington	Sedgley House	Sedgley House	Upgrade Lighting (21 bulkheads)to 28w 2d fittings	Works completed 30th September	£2,463.30	£2,463.30
St Georges	Penderyn/Trecastle	Penderyn Way	To upgrade 4no. Column lights using Industria 2000 heads	Works completed early November	£3,083.00	£3,083.00
Junction	Palmers Estate	Manorfield Close	To ugrade 6no. Bulkhead lights	Works completed 10th October	£3,105.00	£3,105.00
Junction	Palmers Estate	Greatfield Close	To upgrade 5no. Column lights	Works completed 5th September	£1,840.00	£1,840.00
St George's	Tufnell Park Road Estate	Hollins & McCall House	Lighting to the football pitch	Works completed 29th September	£6,057.50	£6,057.50
Tollington	Stubbs House	Stubbs House	Upgrade all external light fittings	Works completed 1st October	£4,296.40	£4,296.40
Junction	Palmers Estate	Palmers Estate	S/F 2 floodlights for the football pitch - late entry	Works completed 16th October	£3,013.00	£3,013.00
					£28,950.40	£28,950.40

Lift Programme 07-08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Hornsey Lane Estate	Enid Stacey House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	Tenders returned in December. S20 notices delayed and to be issued in February	tbc	£99,900.00
Hillrise	Hornsey Lane Estate	Mary McArthur House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability	Tenders returned in December. S20 notices delayed and to be issued in February	tbc	£99,900.00
Hillrise	Hornsey Lane Estate	Kier Hardie House	Complete refurbishment of both lifts. 22 year old lifts, parts are not easily available and has poor reliability	Tenders returned end of November. S20 consultation expires 8th February.	tbc	£99,900.00
Hillrise	Hornsey Lane Estate	Bruce Glasier House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	Tenders returned end of November. S20 consultation expires 8th February.	tbc	£99,900.00
St Georges	Brecknock	Lee House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability	S20 consultation expired 6th December. Woks expected to commence in May	£80,197.69	£99,900.00
St Georges	Brecknock	Blake House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability	S20 consultation expired 6th December. Woks expected to commence in May	£87,123.52	£99,900.00

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
St Georges	Brecknock	Carpenter House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	S20 consultation expired 6th December. Woks expected to commence in May	£80,197.69	£99,900.00
					247,518.90	£699,300.00

Water Booster 07/08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Redwood Court	Redwood Court	Upgrade/Replacement of exisiting pump set	S20 consultation expired 19th December. Works programmed to commence in February	£16,917.47	£33,300.00
					£16,917.47	£33,300.00

ISLEDON ROAD CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE – FEBRUARY 2008

Contract 16 Harvist Estate		
Regina Road	M&E / Kitchens / Structural / Roof / Windows / CYCLICAL REPAIRS / Doors	
Saltdene	Windows / CYCLICAL REPAIRS / Doors	
Shaw Court	K&B / Windows / M&E / Doors / Roof / Structural	
Sedgely House	Kitchens / Windows / M&E / Doors / Roof /	
Harvist High Rise-	Kitchen and bathrooms – Now managed by Upper Street Area Housing Office	
Harvist Low Rise	Cyclical Repairs/Kitchens and bathrooms- Now managed by Upper Street Area Housing Office	
Bennett Court	K&B / CYCLICAL REPAIRS / central heating upgrades – Now managed by Upper Street Area Housing Office	
Constructor	Mansell	
Out to Tender	AMP – 20 th June	
Tender return		
S20 Notice	1 st September 2006	
S20 Expiry	1 st October 2006	
GIR updated	May 2007	
	This Month	Last Month
SOS Date	27 th November 2006	October 2006
Completion Date	All blocks except Bennett Court February 2008 Bennett Court March 2008	February 2008
Project Officer	Kim Farrelly	GIR Online – 15/6/06

Albermarle Mansions		
Scheme	Full DHS refurbishment to dwellings 9-24 using 1-8 as decant properties after minimal works done. Specific works incl. New timber windows/K&B's/Electrical/Entryphones. New kitchens and bathrooms.	
Constructor	Murphy	
Out to Tender	AMP – 15 th September 2005	
Tender return		
S20 Notice	19 th October 2005	
S20 Expiry	18 th November 2005	
	This Month	Last Month
SOS Date	5 th December 2005	5 th December 2005
Completion Date	Completed 15th February 2007 Defects Liability Period ends February 2008	15 th February 2007
Project Officer	Brenda Rodney	GIR Online 24 th March 2006
NOTE	This property has now been transferred to the EAST area covered by UPPER STREET	
Holly Park and Twyford House		
Holly Park	Structural works including underpinning 29 th January 2007	
Twyford House	Structural works including underpinning 26 th February 2007	
Constructor	Apollo	
Out to Tender	AMP 10 th January 2007	
Tender return		
S20 Notice	N/A	
S20 Expiry	N/A	
GRI Online updated		
	This Month	Last Month
SOS Date For Main Contract see below for individual blocks	29 th January 2007	29 th January 2007
Holly Park Completed	2 nd November 2007	September 2007
Twyford House Completed	2 nd November 2007	October 2007
Project Officer	Terry Rawles	
NOTE	Twyford House has now been transferred to the EAST area covered by UPPER STREET	

Outstanding Community Safety Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
180-245 Holly Park Estate 1. Upgrade entry phone system Numbers	8 th Sept	17 th December	£123,164.38		New doors installed However problems with fobs that have been issues. Residents to be updated on the situation.

LYON STREET CAPITAL PROGRAMME
CAPITAL PROGRAMME COMPLETED SCHEMES
IN DEFECTS

Bemerton Estate Framework 2005/006	
Scheme	Component Renewal Programme
Name Of Contractor	Apollo London Ltd
Out to Tender	Framework
Tender return	Approved 2 nd November 2005
S20 Notice	Not required for this scope of works
S20 Expiry	Not required for this scope of works
SOS Date	7 th November 2005.
Completion Date	13 th April 2006
Update	Clerk of works to undertake defects inspections 21.2.08
Area Programme Manager acting as Project Officer.	Lyn Edwards

Lyon Street (Frame Work) 2005/2006 Penn Road, Calshot St Faidene Court, Everilda St Paradise Passage New Wharf Rd Sturmer Way And Russett Crescent	
Scheme	Cyclical Maintenance, and Component Renewal Programme
Constructor	Kier Islington
Out to Tender	Frame work
Tender return	N/A Maximum Price was agreed
S20 Notice	6 th February 2006
S20 Expiry	8 th March 2006
SOS 13 th February 2006. Completed	22 nd February 2007 End of Defects 22 nd February 2008
Update	Letters have gone out to residents to enable them to report any defects with respect to the decent homes works undertaken in their home. End of defects period inspections organised for end of February.
Area programme Managers acting as Project Officer	Lyn Edwards

CAPITAL PROGRAMME SCHEMES 2006 – 2007

Lyon Street Contact 18 5 Package 18/06	
Scheme	Cyclical Maintenance and Component Renewal Programme.
Constructor's	Kier Islington Castle Point Gas and Heating Ltd and Lovelock and Taylour Ltd
Out to Tender	Frame work
Tender return	N/A Maximum Price was agreed
S20 Notice	July 3 rd 2006
S20 Expiry	August 3 rd 2006
SOS Date	Main works commenced 25 th September 2006
Completion Date	December 14 th 2007
Update	Snagging works underway prior to final inspection of works.
Area Programme Manager acting as Project Officer	Lyn Edwards

Capital Programme 2007/8/9

Lyon Street (Frame Work) 2007/8/9 Mersey Estate	
Scheme	Where applicable new roofs component renewal and structural works. Full surveys to be undertaken.
Constructor's	Kier's and Edwards
Out to Tender	Framework
Tender Return	N/A Maximum price to be agreed end of March 2008
Section 20 Notice	Service date to be set
Section 20 Expires	Service date to be set
Update	Public meeting held on the 23 rd of August 2007. Steering Group meetings take place every month. Budget agreed 13.2.08 Cost check meeting with leaseholders to be arranged for early March.
SOS Date This month	May 2008
Area Programme Manager acting as Project Officer	Lyn Edwards

Lyon Street (Frame Work) 2007/8/9 Deli Outram Estate	
Scheme	External Decoration, Component renewal and structural repairs
Constructor	Kier's and Edwards
Out to Tender	N/A Framework
Tender Return	N/A Maximum price to be agreed by end of February 2008
Section 20 Notice	March 2008
Section 20 Expires	April 2008
Update	First public meeting took place on the 26 th of July. Second steering group meeting 18.2.08. Cost check meeting with residents took place on 28.11.07.
SOS Date This month	April 2008
Area Programme Manager as acting as Project Officer	Lyn Edwards

Tyndale Mansions Upper Street London N1	
Scheme	External redecoration repairs & New roofs. Kitchens, Bathrooms, Boiler renew & associated electrical works
Constructor	Mansell Ltd
Out to Tender	N/A Framework
Tender return	N/A Framework Scheduled for agreement March 2008
S20 Notice	March 08
S20 Expiry	April 08
SOS Date This month	June 08
Completion Date	December 08
Update	First public meeting has taken place. Second steering group to be arranged Project Team currently working to achieve an earlier start than scheduled June date. Planning application submitted W/C 11 th February 2008. Cost check meeting with leaseholders took place 19.2.08.
Project Officer	Albert Neal

Lyon Street (Frame Work) 2007/8/9 Shearing Way Estate	
Scheme	Where applicable Component Renewal external decoration works. Full surveys to be undertaken.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	N/A Maximum price scheduled for agreement end of February 2008
S20 Notice	March 08
S20 Expiry	April 08
SOS Date	This Month June 2008
Update	First public meeting held on 11 th of October. First Steering Group meeting to be held February 21st. Cost check meeting with leaseholders held on the 14 th of February. Looking at programme to see if an earlier start date can be achieved.
Area Programme Manager acting as acting as Project Officer	Lyn Edwards

TENANT COMPACT PROJECTS 2006/7

emes	SOS Date	End Date	Comments
Paving Westbourne Estate	Feb 2008	Feb 2008	Works underway

MECHANICAL 6/7 ELECTRICAL SCHEMES	SOS Date	End Date	Budget	Comments
Adams Place Boiler Plant		Dec 2007	200,000.00	Main works completed. Contractor working through minor snagging items before leaving site.
Water Tanks Phase 4 Hartnoll/Geary/ 1-25 Cairns HS Buckmaster		Dec 2007 Geary House End of Feb 08	Hartnoll £6,134.23 Geary £13,687.65 Cairns £2435.24 Buckmaster £6896.07 177-221 Biddeston Rd £3,511.19	Main works completed to be inspected by Homes for Islington.
Stranrear House Ventilation works	Jan 2008	March 2008	56,000.00	

Pangbourne House Ventilation works			48,000.00	Some design issues to be addressed expected start on site end of February.
Carnoustie Drive ventilation works	Jan 2008	March 2008	33,000.00	
Coatbridge House Ventilation works	Jan 2008	March 2008	37,000.00	

Community Safety 6/7 Planned Maintenance	SOS	End Date	Budget Committed	Comments
49-63 Lorraine Mansions 2-16 Lorraine Mansions Door Entry Schemes	April 2008	June 2008	14,500.00 14,500.00	Section 20 notices were served in February. Works expected to commence beginning of April.

Lyon Street 07-08 Minor Capital Budgets

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Barnsbury	Albert Mansions	Albert Mansions 359 Liverpool Road	To remove existing supply and install 10No. Internal light fittings within stairwell.	Works completed 28th June	£1,380.00	£6,000.00
Barnsbury	Barnes Court	Lofting Road	To supply and install bulkhead lights to bin chambers X 2.	Works due to commence 17th December	£828.00	£2,500.00
Caledonian	Bemerton Estate	Adjacent to Orkney House	Remove existing defective steps and wall and replace with ramp to aid access for elderly and disabled	Scope of works agreed and approved. TMO arranging works themselves as part of a broader scheme of Environmental Improvements	£10,000.00	£10,000.00
Caledonian	Bemerton Estate	Orkney House	Landscape green area around Orkney House to incorporate planting and estate sign	Scope of works agreed and approved. TMO arranging works themselves as part of a broader scheme of Environmental Improvements	£10,000.00	£10,000.00
Caledonian	Bemerton Estate	Bemerton Estate	Resurface football pitch at Orkney house	Works already carried out by CYPY, funds to be redirected to budget shortfalls on other approved or reserve schemes	£0.00	£20,000.00
Caledonian	Boston & Nailour Estate	Whole Estate	To supply and install bulkhead light fittings above entrances to staircases of blocks - 9 in total.	Works complete 5th September	£4,398.75	£10,000.00
Caledonian	Boston & Nailour Estate	Green area at top of Conistone Way	Railings fixed around the green area at top of Conistone Way	Works completed 7th January 08	£3,795.00	£6,000.00
Caledonian	Boston Estate	Fulbeck House	Add trade button to door entry system	Works completed 23rd November	£667.00	£750.00
Holloway	Camden Estate	Caretakers store Rowstock Gardens	Combine old lumber store with caretaker's store to create more space in the caretaker's store.	Works in progress. Due for completion early February	£6,844.80	£3,000.00
Holloway	Camden Estate	Rowstock Gardens	Repaint and no. car parking bays outside block 1-8 (9 bays) and rear of 77-84 (9 bays)	Works in progress. Inspection with TRA scheduled for 31st January to inspect the works	£1,552.50	£750.00
Holloway	Camden Estate	Pangbourne/Moulsford	remark parking bays (9 in total)	Works in progress. Inspection with TRA scheduled for 31st January to inspect the works	£632.50	£750.00
St Mary	Colebeck Mews	Colebeck Mews	To mark out in Thermoplastic line marking, 1no. Fire access keep clear, 15no numerals, 54LM double yellow line in the car park area.	Scope of works agreed and tenders returned. Works delayed and now expected to commence in February	£602.60	£517.70

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Barnsbury	Colne House	Colne House	Improve communal garden by adding pathway on grass area, erecting two benches and installing a bin storage area	Works completed 21st November	£6,003.00	£6,000.00
Caledonian	Delhi-Outram Estate	9-15 Delhi/Outram Est	To break up dangerous concrete pathway outside properties 9-15 and lay tar macadam to existing falls.	Works completed January 08	£14,662.50	£9,000.00
Holloway	Fairdene Court	Between pramsheds and block	Provide and install a flower bed of railway sleepers, approximately 3 sq. metres, between pram sheds and block	Works completed 28th September	£1,265.00	£2,000.00
Holloway	Field Court	Field Court	Allocation towards budget shortfall for 05-06 Door Entry scheme	Works completed 15th December	£14,670.12	£15,000.00
St Mary	Forest Court	1-16 Forest Court	To break out curb stones and make good ground with concrete mix manufacture supply/fit 2 no side panels and 1 no gate to fit opening 6750 wide x 2100 high gate hung on 150x150 h/s posts concreted into ground. Gate fitted with heavy duty hinges, 1 no chubb	Specification revised. New drawings expected by end of January. TRA to be consulted soon after	£3,703.00	£3,703.00
St Mary	Halton Mansions	1-112 Halton Mansions	To M/S/F railings to recess void area on Canonbury Road.	Works currently on hold, planning advice being sought. Scheme may require revision.	£0.00	£0.00
St Mary	Halton Mansions	1-112 Halton Mansions	To M/S/F deterrent railing to low level planters at either end of Halton Mansions.	Order raised 7th December. Planning advice being sought following meeting with Planning 25th January	£5,290.00	£4,190.60
Holloway	Hillmarton Road	20 Hillmarton Road	Fit new barrier gate and introduce parking scheme	Scope of works agreed and tenders returned. Works delayed and now expected to commence in February	£2,760.00	£3,000.00
St Mary	Hume Court	1-36 Hume Court	To supply and lay non-slip flooring to 2 No stairs and landings of Hume Court.	Order raised 10th January following completion of S20 Consultation. Awaiting materials, works due to commence in February	£15,640.00	£11,325.20

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Keighley & Staveley	All over estate	To prepare and paint 29 No column posts as per specification.	Works completed 19th July	£3,880.10	£4,000.00
Holloway	Keighley & Staveley	Bin Store facing car park, next to speed hump	Replace with steel door to prevent damage and abuse by drug users	Works completed 4th October	£1,380.00	£1,400.00
Holloway	Keighley & Staveley	Multiple Locations	Replanting in many areas. Remove concrete in fill put in when bushes died and replant. Plant large and small areas now empty and just weeds and earth.	Works completed December 07	£4,910.10	£5,000.00
Holloway	Keighley & Staveley	Car Park	Additional Electrical works required for the removal of speedhump	Works completed 14th September	£517.50	£0.00
Holloway	Keighley & Staveley	Car Park	To remove large brick speedhump and tarmac area to falls with line marking.	Works completed 14th September	£3,139.50	£2,000.00
Holloway	Keighley & Staveley	22 Staveley Close	Fit barrier gate by area outside no 22.	Works completed 4th October	£2,070.00	£3,000.00
Holloway	Keighley & Staveley	Entrances	Remove and make good, swing steel barriers. No longer used. Unattractive and in need of painting. NB do not confuse with barriers within estate which need to be retained and painted.	Scheme complete through 06/07 tenant compact	£0.00	£500.00
Caledonian	Lion Court	1 Lion Court	Replace low fencing with taller fencing	Scope of works now agreed. Due for completion by mid February	£1,518.00	£750.00
Holloway	Loraine Estate	Loraine Estate	Remark or repaint the parking bays on Loraine Estate between Cranworth Hse & Chelmsford Hse	Works expected to commence in February	£1,093.00	£1,000.00
Barnsbury	Maygood Street	Maygood Street	Upgrade door system from keys to fob on block 7-9 Maygood Street	Specification being drawn up. Tenders to be sought by mid February. Additional funding allocated from Wynn Court scheme	tbc	£3,500.00
St Mary	Mersey Estate	Side of No.6 Tranmere House	Spinners are required to reduce Anti-Social behaviour in this area	Works completed 12th October	£4,858.75	£4,628.75

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Caledonian	Nailour Est	Rydston Close	To lower manhole opposite No.6 and resurface roadway adjacent – approx 50sqm.	Works due to complete mid December	£7,406.00	£2,000.00
Caledonian	Nailour Estate	Nailour Est	Bollards needed for Rydston Close, Kerwick Close, Bradley Close & Conistone way - 70 Black Steel in total	Scheme removed following resident consultation. Alternative locations for bollards being sought.	£9,775.00	£10,000.00
Barnsbury	Offord Road	Legion Close, Offord road	Improve and relocate barrier gate	Location agreed between Estate Services and residents, but further inspection required as options for scheme are limited	£3,622.50	£2,500.00
Barnsbury	Offord Road	150-160 Offord Road	New light at the bottom of staircases x 2	Works completed 23rd November	£1,058.00	£850.00
Holloway	Pollard Close	Pollard Close	Barrier Gate needed to large carpark	Scheme removed at request of Estate Services	£0.00	£2,500.00
Holloway	Poynder Court	Poynder Court	To resurface approx 442 meters of tarmac to car park area	Works completed 12th November	£20,268.75	£20,268.75
Holloway	Poynder Court	Poynder Court	To resurface approx 305meters of tarmac on estate road	Works in progress and due for completion early February	£13,695.35	£7,731.25
Holloway	Ringcross	Radford House - George's Road	Extra lighting by car park near block 4-14 Radford House	Works completed 21st November	£1,311.00	£2,500.00
Holloway	Ringcross Estate	Papworth Gardens	Tree cutting for Estate	Works completed 15th October	£3,710.00	£5,000.00
St Mary	Sebbon Street	Sebbon Street	Open space environmental improvements Option A (see separate information)	Site meeting scheduled 29th January to assess final designs and discuss whether further consultation required	£49,940.00	£49,940.00
Holloway	Shearing Way Estate	Shearing Way Estate	To remove and upgrade with new 6No bulkhead lights to Pedlars Walk. To remove and terminate 25 No inset wall lights on Shearing Way - brick infilling holes.	Works completed 17th September	£3,608.70	£5,000.00

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Stock Orchard Estate	Stock Orchard Estate	Renew and level paving slabs at the top of staircase leading to Sturmer Way.	Works completed 22nd October	£639.40	£1,000.00
St Mary	Wakelin House	1-12 Starliner Court	Resurface concrete stairs	Works due to commence 11th February. Residents have been notified	£1,334.00	£2,148.20
Caledonian	Westbourne Estate	Fortuna close	To improve lighting with bulkhead fittings and column top to areas in Atlas Mews, Vulcan Way and Fortuna Close.	Works complete 27th July	£1,573.20	£2,000.00
Caledonian	Westbourne Estate	Atlas Mews				
Caledonian	Westbourne Estate	Roman Way, Westbourne Rd, Atlas Mews, Vulcan Way, Jupiter Way	Rusting barrier gates	Works already carried out as part of 06-07 Tenant Compact. Funds to be redirected to fund budget shortfalls on other schemes	£0.00	£3,000.00
Caledonian	Westbourne Estate	Atlas Mews	Resurface playground in "wetpour" safety surface	Works not required. Funds to be redirected to cover budget shortfalls for other schemes, or reserve Tenant Compact works	£0.00	£10,000.00
Holloway	Williamson Street	Vaynor House	Remove damaged paving and replace with tarmac	Works due to commence 7th December	£2,588.00	£4,000.00
Holloway	Willow Court	Willow Court	Allocation towards budget shortfall for 05-06 Door Entry scheme	Works scheduled to commence 3rd March. Residents to be notified in advance	£15,000.00	£15,000.00
Barnsbury	Wynn Court	Wynn Court - Liverpool Road	Door entry required	After further inspection it has been determined that these works are not required and it is recommended that the funding be used to increase the budget for the door entry works at Maygood Street	£0.00	£9,000.00
	TBC	All Areas	Tree works - where required	Most works complete. Awaiting notification of final costs and remaining budget from Greenspace - expected in February	tbc	£5,000.00
St Mary	Canonbury Court	133-141 Canonbury Court	Resurface concrete stairs	Works due to commence early February. Residents have been notified	£3,036.00	£2,806.00
					£266,627.62	£312,509.45

Community Safety 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
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Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Caledonian	Bernerton Estate	Whole Estate	Various security works	TMO organising works themselves. Works approved. Site meeting between HFI and TMO 1st February to agree how works will be arranged	tbc	£70,000.00
					£0.00	£70,000.00

Planned Maintenance 07/08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Holloway	Camden Estate	Pangbourne House	Installation of New Doors	Scheme not to proceed as will be carried out as part of 08-09 Community Safety	£0.00	£13,320.00
St Mary	Forest Court	Forrest Court	New Door Entry System	Tenders due back 21st December. Works expected to commence in March	tbc	£44,933.00
						£58,253.00

Paving 07-08 Budget 40k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
St Mary	Hume Court	Hume Court	To overlay path area outside by entrances and pathway in between each approx 38m2 in total with 6mm DBM wearing course. To dig out old pathway approx 100mm depth, dispose of rubbish at authorised tip and reinstate pathway with 20mm base course at 75mm plus timber edging and 6mm wearing course at 25mm.	Works due for completion in February	£5,083.00	-
Holloway	Williamson Street	Williamson Street(Outside no30 Belfont Walk (square)	Take up 14sqm of defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base.	Works completed 19th September	£772.80	-
Holloway	Williamson Street	Williamson Street(Outside no46 Belfont)	Take up defective block paving, rebuild sub base to correct levels 3sqm. Renew block paving.	Works completed 19th September	£241.50	-
Holloway	Williamson Street	Williamson Street(Belfont Walk – tree pit by recycling bins)	Take up defective paving and cart away to authorised recycling tip. Supply and lay Type one and compact. Supply and lay resin bonded shingle 6sqm.	Works completed 19th September	£1,759.50	-
Caledonian	Delhi-Outram	Delhi/Outram (outside 2 & 4)	To break out area of dilapidated concrete, sub base approx 10sqm and cart all spoil to authorised recycling tip. Reform area using C20 concrete mix laid to falls.	Works completed 26th September	£1,322.50	-
Holloway	Keighley/Steveley	Steveley Close (Outside no5 Steveley)	To break out existing tarmacadam 64sqm and cart all spoil to authorised tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 64sqm to enable smoother access for disabled tenant.	Works completed 17th October	£4,784.00	-

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Keighley/Staveley	Staveley Close (Outside no8 Staveley)	To break out existing tarmacadam 16sqm and cart all spoil to authorised tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 16sqm to enable smother access for disabled tenant.	Works completed 17th October	£1,196.00	-
Caledonian	Caledonian Estate	Old Caledonian Estate (Rear Scott House outside caretakers lodge)	To uplift and cart away all defective paving 20sqm. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls 20sqm.	Works completed 19th September	£1,380.00	-
Caledonian	Caledonian Estate	Old Caledonian Estate (Side and rear 1-15 Wallace House)	To uplift and cart away all defective paving 46sqm. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls 46sqm.	Works completed 19th September	£3,174.00	-
Caledonian	Caledonian Estate	Old Caledonian Estate (Rear 27 Irvine House from archway to communal ramp)	To uplift and cart away all defective paving 70sqm. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls 70sqm.	Works completed 19th September	£4,830.00	-
Caledonian	Calshot Street	13-49 Calshot Street	Pathway area – uplift and renew 2no paving slabs Tree areas – To uplift paving and sub base 42sqm. Cart all spoil to authorised recycling tip. Supply and lay 42sqm of top soil ready for planting by others	Works completed 27th September	£1,660.60	-
Holloway	Rowstock Gdns	Rowstock Gardens (Corner of pathway outside block 9-22)	To break out and remove 2no bollards. Take up paving 8sqm and cart all spoil to authorised recycling tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 8sqm	Works completed in October	£736.00	-
Holloway	Shearling Estate	Shearling Way (area by football pitch)	Take up all defective paving 9sqm and cart all spoil to authorised recycling tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls, 9sqm.	Works completed in Decemeber	£787.75	-
Holloway	Loraine Estate	Buckmaster House (26-55)	To break out existing concrete or tarmac to outside area of bin chamber. To form concrete run up to a height of maximum 50mm to enable easier manoeuvring of bins.	Works completed 27th September	£1,207.50	-
Holloway	Stock Orchard Est	Stock Orchard Est	To break out existing concrete or tarmac to outside area of bin chamber. To form concrete run up to a height of maximum 50mm to enable easier manoeuvring of bins.	Works completed 27th September	£7,245.00	-

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Lorraine Estate	Buckmaster House	Manufacture supply and fit 2no steel bollards to deter parking on pavement.	Works completed in October	£517.50	-
Caledonian	Nailour Estate	Conistone Way (98-100)	Take up defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base approx 6sqm	Works completed 25th September	£331.20	-
Caledonian	Nailour Estate	Conistone Way (Rear of block 29-35)	Take up defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base approx 10sqm.	Works completed 25th September	£552.00	-
Caledonian	Nailour Estate	Conistone Way (Rear of 27)	Take up defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base approx 3sqm	Works completed 25th September	£165.60	-
Caledonian	Nailour Estate	Conistone Way (outside no 12)	Take up defective paving around tree pit and cart away to authorised recycling tip. Sub base and supply and lay resin bonded shingle around base of tree approx 3sqm. (Unable to relay any paving due to heave from roots)	Works completed 19th September	£816.50	-
Caledonian	Boston Estate	Entrance of Skegness Hse	Take up defective paving and cart away to authorised recycling tip. Re-level and consolidate sub base, supply and lay approx 8LM new paving	Works completed 19th October	£496.80	-
Holloway	Ringcross Estate	Radford House(paving repairs by garages)	To prepare area and regulate surface to required levels, supply and install 5LM granite kerb edging to match existing. To supply and lay 7sqm of paving on new sub base and sand base. To cart all spoil away to authorised recycling tip	Works completed 19th October	£1,017.75	-
					£40,077.50	£40,000.00

Lighting 07-08 Budget 40k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Holloway	Williamson Street	Williamson Street (Entrance of underground garage area)	Upgrade 1no 70W Son T light wired into exiting estate lighting above garage entrance	Works due to commence at the end of January	£391.00	-
Holloway	Williamson Street	Williamson Street (Side wall no30 & 31 Belfont Walk)	Supply and install 2no 70W Son T light fittings wired into existing estate lighting. We have allowed for approx 7LM cable and containment	Works due to commence at the end of January	£910.80	-

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Caledonian	Delhi-Outram Estate	21-36 Outram Place	To remove lantern heads to existing 2no columns by newly formed depot area. Manufacture, supply and fit 2no cow horn brackets to top of columns. Supply and install 2no 150W spotlights directing into compound area and wired into existing estate lighting.	Works completed Decemeber 07	£1,196.00	-
Holloway	Rowstock Gdns	Rowstock Gardens (Side wall block 9-22)	Upgrade 2no existing lights to 2no 70W Son T with metal halide white light fittings.	Works completed 12th October	£791.20	-
Holloway	Shearing Estate	Shearing Way (area by football pitch)	To run new power supply to column inclusive of all trenching and backfilling to enable column light to be in good working order.	Works completed in December 07	£1,437.50	-
Holloway	Shearing Estate	Shearing Way (area by football pitch)	Upgrade existing 6no lights to 6no 70W Son T with metal halide fittings inclusive of rewiring of cable and containment between lights 4 & 6.	Works completed 10th October	£2,001.00	-
Holloway	Loraine Estate	14-21 Cranworth House (Stairwell)	To upgrade all existing lighting using 28W 2D light fittings inclusive of all terminations and connections	Works completed 19th October	£1,076.40	-
Holloway	Loraine Estate	14-21 Cranworth House (Outside Properties)	To upgrade all existing lighting using 28W 2D light fittings inclusive of all terminations and connections	Works completed 21st October	£4,186.00	-
Barnsbury	Barnes Court		To supply and install 1no 5m column complete with industria 2000 lantern, excavate and trench 20LM supply and install contained and backfill tarmacadam finish. (by bay 8)	Works completed 22nd October	£3,335.00	-
Barnsbury	Barnes Court		Grassed area adjacent to car park.To supply and install 1no 5m column complete with industria 2000 lantern, excavate and trench 16LM supply and install contained and backfill grassed area.	Works completed 22nd October	£2,990.00	-
Barnsbury	Albert Mansions	Albert mansions (Above front entrance)	To supply and install 1no 150W high level spotlight wired into existing estate lighting, inclusive of all cable and containment as well as drilling through walls.	Works due to commence at the end of January	£667.00	-
Barnsbury	Albert Mansions	Albert mansions (Side and rear of back communal garden wall)	To supply and install 2no 70W Son T light fittings wired into existing estate light inclusive of all cable and containment.	Works due to commence at the end of January	£1,018.90	-
Holloway	Loraine Estate	Chelmsford House (1-15 & 16-45)	To upgrade existing lighting using 28W 2D light fittings inclusive of all terminations and connections	Works completed end of November	£5,382.00	-
St Mary	Carleton House	Carleton House	To upgrade 5no bulkhead lights using 28W 2D light fittings inclusive of all terminations, connections, cable and containment.	Works completed 1st October	£598.00	-
St Mary	Hume Court	Hume Court	To upgrade 52no bulkhead lights using 28W 2D light fittings inclusive of all terminations, connections, cable and containment.	Works reported as complete but post inspection required to confirm - expected end of January	£6,219.20	-

Lyon Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
St Mary	Tyndale Mansions	273 Upper Street	1. To supply and fit 2no 70W Son T light fittings complete with photocells, containment, wiring and all terminations & connections at rear exit as well as garden area.	Works due to commence at the end of January	£644.00	-
Caledonian	Westbourne Estate	1-10 Fortuna Close	1. To supply and fit 3no 28W 2D light fittings wired into existing estate lighting inclusive of all containment, wiring, terminations and connections.	Works due to commence at the end of January	£1,138.50	-
St Mary	Forrest Court	Forrest Court	3. To upgrade 1no 70W Son T fitting complete with all necessary connections, terminations and containment.	Works completed 12th October	£276.00	-
St Mary	Forrest Court	Forrest Court	1. To upgrade 33no bulkhead lights using 28W 2d fittings complete with all necessary connections, terminations and containment.	Works completed 4th October	£3,946.80	-
					£38,205.30	£40,000.00

Mechanical Programme 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Barnsbury	Half Moon Estate	All communal heating areas	Communal heating works	S20 consultation expired 14th December. Works on hold until resident/leaseholder concerns have been addressed	£481,357.33	£333,000.00
					481,357.33	£333,000.00

UPPER STREET AREA CAPITAL PROGRAMME

January 2008

Contract 6 Highbury Station Area Napier Terrace, Battishill Terrace, Elizabeth Kenny House, 41-167 Highbury Station Road, 32-38 Laycock Street, 294-300 Liverpool Road and Mitchell House		
Scheme	CREP, new windows, decent homes standard works as necessary	
Constructor	Kier Islington	
Out to Tender	N/A Joint Venture Contract	
Tender return	N/A Joint Venture Contract	
S20 Notice	24.10.05	
S20 Expiry	25.11.05	
	Last Panel	This Panel
SOS Date	Early works 23.01.06	Early works 23.01.06
Completion Date	23.12.06	23.12.06
Project Officer	Colette Clail	

Contract 7 Canonbury East Walkinshaw Court, Cedar Court, 1-5 Rotherfield Street, Downham Court, 49-57 Ecclesbourne Road, Lindsey Mews and Parker Court		
Scheme	CREP, new windows decent homes standard works as necessary	
Constructor	Murphy & Sons	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	17.11.05	
S20 Expiry	17.12.05	
	Last Panel	This Panel
SOS Date	Early works 09.01.06	Early works 09.01.06
Completion Date	Feb 07	30 January 07
Project Officer	Richard Berwick	

Contract 8 St Mary's Area 7-10 & 13-32 Richmond Grove, 1-9 & 13-18 Sebbon Street, Tressel Close, Wakelin House, 273 Upper Street and Tyndale Mansions		
Scheme	CREP, windows, decent homes standard as necessary, Tyndale on hold	
Constructor	Mansells Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	06.03.06	
S20 Expiry	05.04.06	
	Last Panel	This Panel
SOS Date	Early works 16.01.06/main works 23.05.06	Early works 16.01.06/main works 23.05.06
Completion Date	June 2007	14.05.07
Project Officer	Richard Berwick	

Contract 19 2006/07 Arundel Grove, Elton Place, Landor Court, Woodville Road, Gay House, Southwell House, Emerson House, Beckford House, Campion House, Congreve House, Conrad House, Lydgate House, Meredith House, Neptune House, Patmore House, Sewell House, Skelton House, Waller House, Webster House, 1-40 Besant Court, 41-70 Besant Court, Park View		
Scheme	External repair and painting and decent homes work to Arundel Grove, Elton Place, Landor Court, Woodville Road, and Park View 1 – 40 Besant Court, external repair and painting plus new windows, and roof renewal. Decent Homes internal works only to tenanted units in all other blocks	
Constructor	Mulalley	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	17 September 2006	
S20 Expiry	18 October 2006	
	Last Panel	This Panel
SOS Date	Main contract 15 January 2007	Main contract 15 January 2007
Completion Date	June 2008	April 2008
Project Officer	Moji Lasisi	

Contract 20A 2006/07		
Elizabeth Avenue 1-15, Orchard Close 1-3, Morton Road 29a, James Court, Morton Road 2-24, New North Road 230-254, Queensbury Street 6-46, Raynor Place 1-5, Rotherfield Court,		
Scheme	Internal works to tenanted units only as required following survey	
Constructor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	Not applicable tenanted works only	
S20 Expiry		
	Last Panel	This Panel
SOS Date	19 February 2007	19 February 2007
Completion Date	14.06.07	14.07.07
Project Officer	Richard Berwick	

Contract 20 2006/07		
Arran Walk 1-9 & 11-13 odd, Bute Walk 1-10, Scarba Walk 1-10, Caldy Walk 1-10& 19-24, Crowline Walk 16-27, Handa Walk 31-42, Shuna Walk 1-7, Transay Walk 1-7, Bardsey Walk 1-13, Crowline Walk 1-6, Handa Walk 1-6 & 8-21, Lismore Walk 1-8, Mull Walk 1-4 & 11-14, Upper Bardsey Walk 1-19, Upper Handa Walk 1-17 & 22-34, Upper Lismore Walk 1-16, Walney Walk 1-17, Alderney House, Guernsey House, Jersey House, Jethou House, Sark House, 1-31 Colebeck Mews, 118-128 Elmore Street, Southgate Court, Carleton House, Devonshire House, Caldy Walk, Red House Square, Cardigan Walk, Gulland Walk, Islay Walk, Lundy Walk, Upper Caldy Walk, Upper Gulland Walk, Ramsay Walk, Rona Walk 8-14, Upper Ramsay Walk 7-30, Walney Walk 1-17		
Scheme	Blocks listed in black to have external repair and painting plus Decent Homes internal works to tenanted stock. Blocks listed in red to have Decent Homes Standard works to tenanted units only.	
Constructor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	18.05.07	
S20 Expiry	15.06.07	
	Last Panel	This Panel
SOS Date	13.08.07	13.08.07
Completion Date	17.11.08	17.11.08
Project Officer	Richard Berwick	

Contract 21 2006/07 Taverner Square Estate		
Scheme	External repair and painting to all blocks including the windows plus Decent Homes internal works to tenanted units as required, structural underpinning to entrance lobby of 37 – 48 Peckett Square and associated works.	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	13 October 2006	
S20 Expiry	12 November 2006	
	Last Panel	This Panel
SOS Date	16 07.07	16 07.07
Completion Date	02.05.08	02.05.08
Project Officer	Moji Lasisi	

Contract 33 2007/08 Blackstock Estate Decent Homes Works		
Scheme	New kitchens, bathrooms, central heating, electrical works subject to survey to tenanted units only. All works subject to survey	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	07.01.08	21.01.08
Project Officer	Colette Clail	

Contract 33A 2007/08 Blackstock Estate Decent Homes Works		
Scheme	Renewal of Laterals to all blocks except Blackstock House	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Summer 2008	Summer 2008
Project Officer	Colette Clail	

Contract 34A 2007/08 Highbury Quadrant		
Scheme	Internal upgrades to tenanted units in Crowfield House, Birchmore Walk and 145-191 Highbury New Park. All works subject to survey	
Contractor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	21.01.08
Project Officer	Moji Lasisi	

Contract 34 2007/08 Highbury Quadrant		
Scheme	New windows, external repair and painting plus Decent Homes works to Catherall Road and remaining blocks in Highbury New Park. Possible structural works to two blocks at Highbury New Park T Blocks.	
Contractor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	Spring 2008
Project Officer	Moji Lasisi	

Contract 35 2007/08 Drayton Park/Gillespie area		
Scheme	New windows and decent homes works to Hood Court, External repair and painting plus decent homes works at The Woodlands, concrete repairs and decent homes work to Drakeley Court, internal upgrades to Vaudeville Court, Avenall Mansions and Herbert Chapman Court, Jack Walker Court. All works subject to survey	
Contractor	Mulalley Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	Spring 2008

Project Officer	Colette Clail
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Contract 36 2007/08 Highbury Estate		
Scheme	Decent Homes works to all tenanted units on the estate. New windows and external repair and painting to all blocks except Larchfield and Hillfield Houses. All works subject to survey	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	Spring 2008
Project Officer	Colette Clail	

Contract 37 2007/08 Haliday House Area		
Scheme	New windows, structural works plus decent homes works at Haliday House. External repair and painting at Haslam House.	
Contractor	Murphy Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	July 2008
Project Officer	Richard Berwick	

Contract 37A 2007/08 Haliday House Area		
Scheme	Decent Homes works at Florence Nightingale and Sybil Thorndike Houses. Renewal of laterals at Sybil Thorndike Ouse	
Contractor	Murphy Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	04.02.08
Project Officer	Richard Berwick	

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Finsbury Park	Bennet Court	Axminster Rd	Overhaul / Refurbish Gents & Ladies toilets	Works due to complete early February	£10,223.50	£6,000.00
Finsbury Park	Andover Estate	Andover Estate Community Centre	DDA works to main hall including ramp access and replacing fire escape door.	Works completed end of September	£10,854.00	£15,344.83
Finsbury Park	Andover Estate	Hanmer and Todds Walk	To M/S/F approx 18 linear metres of railings to low-level walls in children's playground – Todd's Walk	Works completed on 13th July	£4,657.50	£18,032.00
Finsbury Park	Andover Estate	Sonnenburge Road	To M/S/F railings to enclose newly planted area opposite playground – approx 67 linear metres of railing.	Works due to commence early February	£15,337.55	£10,000.00
Finsbury Park	Bennett Court	Bennett Court	To supply and fit 2no 150W spotlights overlooking car park area.	Works completed on 13th July	£780.00	£1,500.00
Finsbury Park	Bennett Court	Bennett Court	5 Litter bins around the estate	Works completed 30th November	£2,472.50	£1,250.00
Finsbury Park	Haden Court	Haden Court	To fabricate and form 2 No steel grid bicycle enclosures on grassed areas opposite blocks 37-38 & 108-122	Order raised 23rd November. Works still being finalised in consultation with the TRA	£18,860.00	£15,000.00
Finsbury Park	Andover Estate	Andover Estate Community centre	Replace curtains with blinds / suspended ceiling in office and associated works	Works completed 24th November	£26,606.08	£29,921.42
Finsbury Park	Andover Estate	Andover Estate Community centre	To install suspended ceiling to encase existing roof structure to the main hall of community centre inclusive of 24No inset lights.)	Works completed on 13th July	£11,138.90	£24,416.90
Finsbury Park	Andover Estate	Play Area - Corker & Roth Walk	To supply and fit 2No combination goal/basketball units with lines marked out for play.	Works completed on 13th July	£13,666.00	£9,000.00
Highbury East	Highbury Quadrant	Birchmore Walk 50-73	Re-mark out bays and provide numbers and yellow lines/ hatching as required	Works completed 30th January	£966.00	£1,000.00
Highbury East	Highbury Quadrant	233-337 Highbury Quadrant	To remove 5No up & over defective garage doors and replace with heavy duty steel side hung doors & frames.	Works completed 20th July	£7,762.50	£5,000.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Highbury East	Highbury Grove	7-11 Highbury Grove: Bungalow properties used by elderly and disabled residents	To upgrade 3no column fittings on posts and 1no bulkhead fitting as per specification tendered.	Works completed on 13th July	£1,794.00	£1,362.40
Highbury East	Highbury Grove	Highbury Grove 7-11	To repair barrier gate and paint with red and white bands as per specification tendered.	Works completed on 13th July	£834.00	£828.00
Highbury West	Drakeley Court	Blocks 1- 13, 14- 22, 32-41	To prepare and paint all entrance gates, infill screens and external bin chute – bottle green.	Works completed on 13th July	£2,760.00	£4,000.00
Highbury West	Vaudeville Court	St. Thomas's Road	Reinstate CCTV Camera recording equipment	Works to be carried out under normal maintenance	£0.00	£1,000.00
Highbury West	Vaudeville Court	Vaudeville Court	Replace existing Pc DVR. Replacement exiting system padlocks. Relocation of the lift j/b box outside the intake 2nd floor intake room. Replacement of damaged camera housing lexons	Works to be carried out under normal maintenance	£0.00	£5,413.05
Highbury West	Avenell Mansions	Avenell Mansions	Remove broken entry gate at the opening to the block	Works completed 30th October	£483.00	£5,000.00
Highbury West	Drakeley Court	Blocks 14- 22, 32-41	To M/S/F 2No double sets of steel doors and frames to bin chambers of blocks 32-41 & 18-22.	Works completed on 13th July	£3,105.00	£4,000.00
Highbury West	Vaudeville Court	Resurfacing of communal areas	Resurfacing of communal areas	Works in progress and due to complete 6th December	£20,297.50	£20,000.00
Highbury West	Vaudeville Court	Estate signs	Estate signage	Sign to be installed by mid February	£516.00	£500.00
Highbury West	Stephens Ink	1-6 Kenton House, Stephens Ink	Supply and fit railing frontage and gates to match existing with 6No. gates	Scheme removed as works already carried out	£0.00	£8,901.00
Mildmay	John Kennedy Court	Newington Green Road	New security gates (entry), the existing gates are metal and unsightly making the place look more like a prison than a residence	Works currently on hold due to a procurement issue. Resolution expected in January	£32,877.29	£12,000.00
Mildmay	John Kennedy Court	Newington Green Road	Refurbish bin area. The doors are old and also unsightly pipes nearby that leak	Works completed 12th October	£1,437.50	£2,500.00
Mildmay	Seaforth Crescent	Communal Walkways: North & South side blocks	To carry out internal electrical works within fittings required, also changing bulbs and protective face leaving all lights in working order.	Works completed on 13th July	£3,565.00	£5,000.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Mildmay	Seaforth Crescent	Playground	Remedy drainage problems around playground and improve playground area	Works completed 2nd October	£2,277.00	£10,000.00
Mildmay	79-81 Newington Green Road	79-81 Newington Green Road	Upgrade door entry system to Pensher doors with fob operation	Works agreed and tenders returned. S20 consultation expired mid September. Order raised 18th October. Works currently on hold due to a procurement issue which is expected to be resolved in January	£18,960.44	£16,500.00
Mildmay	Spring Gardens	Spring Gardens	Anti Cycle barrier	Works completed under another scheme	£0.00	£2,907.20
Mildmay	New River Crt	New River Crt	To take up paving and relay/renew on new sand base to various areas as per specification tendered.	Works completed on 27th July	£7,762.50	£10,000.00
Mildmay	Besant Court	Besant Crt 1-40 & 41-71	CCTV System	M&E recommending the scheme is retendered. Confirmation expected early February.	tbc	£50,000.00
Mildmay	Sinclair Crt	Sinclair Crt	Upgrade lighting	Order raised 16th November. Works due to complete mid December	£3,946.50	£2,536.00
Mildmay	Tudor Crt	Tudor Crt	Block 9-16 communal globe light decommissioned lighting upgrade scheme to all globe lights to King Henrys Walk side of estate	Works completed 4th December	£3,570.75	£3,000.00
Mildmay	Burder Close	Burder Close	To lift and remove defective paving adjacent caretakers facility and resurface area using tarmac.	Works completed 4th August	£3,611.00	£6,000.00
Mildmay	37 King Henrys Walk	38 King Henrys Walk	Additional lighting required to drive way entrance	Works completed 4th October	£1,730.75	£2,500.00
Mildmay	Sewell Hse	Sewell Hse	Dead trees removed from hardstanding to front of block make good tree pits by using coloured tarmac	Works completed by Estate Services	£0.00	£600.00
Mildmay	Bronte Hse	Bronte Hse	Additional column light/bulkhead needed from Matthias Rd pathway onto estate + play area requires more lighting	Scope of works agreed. Tender to be returned by end of January	tbc	£3,500.00
Mildmay	Northampton Prk	Northampton Prk	Fencing around entrance to prevent fly tipping	Scheme revised. Tender to be returned by end of January	tbc	£2,000.00
Mildmay	Wells Crt	Wells Crt	Upgrade wooden doors to fob operated metal pensher system	Works currently on hold due to a procurement issue which is expected to be resolved in January	£42,806.15	£52,500.00
Mildmay	Orwell Crt	Orwell Crt	Upgrade wooden doors to fob operated metal pensher system	Works completed December 07	£22,988.85	£48,000.00

Upper Street Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Mildmay	Athenaeum Crt	Athenaeum Crt	Remove metal container from site and make good ground and relay with turf	Order raised 10th December. Works expected to complete by mid February	£1,373.00	£1,500.00
Mildmay	Hathersage Crt	Spinners to surgery and weld mesh fence panels to stairwell	Improve security measures around fire escape stairwell and Dental Surgery	Works due to commence early February	£4,876.00	£2,000.00
Mildmay	Mayville Estate	Right hand side of Neptune Hse block adjacent to bin store area on corner of Elton Place	To remove existing and M/S/F steel gate and frame fitted with non-standard padlock as per specification tendered.	Works completed on 27th July	£1,012.00	£1,000.00
Mildmay	Hawthorne Close Estate	Hawthorne Close Estate	HFI Branded notice Boards	Works completed December 07	£1,161.50	£1,200.00
Mildmay	John Kennedy Crt	John Kennedy Crt	HFI Branded notice Boards	Works completed December 07	£1,161.50	£1,200.00
Mildmay	Kerrigde Crt	Kerrigde Crt	HFI Branded notice Boards	Works completed December 07	£1,161.50	£1,200.00
Mildmay	Burder Close	Burder Close	HFI Branded notice Boards	Works completed December 07	£1,161.50	£1,200.00
Mildmay	Mayville Estate	Mayville Estate	HFI Branded notice Boards	Works completed December 07	£1,161.50	£1,200.00
Mildmay	Highbury Estate	Highbury Estate	HFI Branded notice Boards	Notice board due to be installed by mid February	£1,161.50	£1,200.00
Canonbury	Rotherfield & Walkinshaw Courts	tbc	A storage container for bigger unwanted rubbish	Scheme removed at the request of the TRA and replaced with additional lighting works	£0.00	£0.00
Canonbury	Rotherfield & Walkinshaw Courts	tbc	A lamp post/column light to be installed outside the back entrance	Scheme removed at the request of the TRA and replaced with additional lighting works	£0.00	£0.00
Canonbury	Rotherfield & Walkinshaw Courts	tbc	Lighting improvements replacing the original schemes	Works completed end of January	£5,660.00	£7,500.00
Canonbury	Marquess	1-5 Gulland Walk	Landscaping of planters	Works completed 10th October	£9,873.75	£10,000.00
Canonbury	Dover Court Estate	Romford House	Car park area to be marked out and numbered with 11 car bays also 36lm double yellow lines and 2no boxed hatched areas.	Works completed 12th November	£977.50	£791.20
Canonbury	Dover Court Estate	Threadgold House Dove Road N1	To supply and lay approx 8 square metres of paving slabs to disused planter area opposite playground.	Works completed on 25th July	£598.00	£6,316.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Walkinshaw Court	Walkinshaw Court N1	To manufacture, supply and fit 16LM anti climbing spinners across top of the perimeter railings and gate and spinners to be painted.	Works completed 21st September	£3,109.60	£3,128.00
Canonbury	Dover Court Estate	Threadgold House N1	To demolish existing pram shed structure and cart away. To make good ground.	Works completed 9th July	£11,270.00	£6,440.00
Canonbury	Swan House	Swan House N1	To manufacturer supply and fit 14LM steel screens to match the existing to infill remainder of 1st floor balcony.	Works completed 20th November	£3,795.00	£3,381.00
Canonbury	Dover Court Estate	Warley House	To renew the pathway at side of Warley House by preparing and regulate area, cut chases and apply DBM Primer, apply DBM tarmacadam wearing course approx 62 sqm	Scheme removed as works already carried out	£0.00	£3,208.50
Canonbury	Walkinshaw Court	Walkinshaw Crt	Existing Lino on the front stairs needs to be pulled up and replaced with new lino plain blue if possible waiting on quote	Works completed 30th November	£9,798.00	£10,961.80
Canonbury	Dover Court Estate	Westcliff House	Groundworks to carry out feasibility for the existing concrete area to be developed as a play area.	Feasibility expected from Groundworks 1st February	tbc	£5,000.00
Canonbury	Marquess Estate	Cardigan Walk	To install security gates to the front area of Cardigan Walk: These should be similar to those in block	Agreed scope of works. Design due early February. Planning advice to be sought by mid February	tbc	£10,000.00
Canonbury	Channel Island Estate	Jersey and Guernsey House	To install new external lighting circuit to entire perimeter of both blocks fitted with 10No floodlights each.	Works completed 20th July	£10,856.00	£9,000.00
Canonbury	Marquess Estate	Red House Square, land opposite play area	landscape the area opposite the play area at the centre of Red House Square	Works completed 5th September	£11,096.01	£11,096.01
Canonbury	Marquess Estate	Bute Walk, Marquess Road	To replace low rise fencing either ends of Bute Walk and replace with higher metal railings approximately 5 foot or under with gates at either end.	Scope of works revised and no longer require planning. Awaiting revised costs - expected by end of January	£16,947.00	£15,000.00
Canonbury	Marquess Estate	Arran Walk grassed area, behind Arran Walk flats, side of Canonbury Crescent.	To supply 30 cubic meters of topsoil to make two raised humps totalling 80m2 in total area within the area to try to stop ball games being played, once the soil has been put in place we will prepare ready for turfing and supply and lay turf as directed.	Works completed 3rd December	£2,400.00	£2,439.00
Canonbury	Marquess Estate	Wall outside of flats 84 and 85 Caldly Walk	Take down and level wall. Remove bulkhead light and allow new brick on edge. Supply and fit metal handrail.	Works completed 17th October	£1,414.50	£718.00

Upper Street Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Cardigan Walk	To remove 14 existing letter boxes and to supply and fit 14 new. post boxes to be manufactured from galvanised steel, with a durable polyester coating, fitted with cylinder locks that come with coded keys for security.	Tenders returned but over original budget. Works require revision in order to reduce costs. To be confirmed by end January	£7,695.80	£1,584.70
Canonbury	Channel Island Estate	Florence Nightingale House	To manufacture, supply and install 2No Penser style main entrance door and screen sets to front of porched entrances to enclose the 3No ground floor flats that are currently not included on the door entry systems.	Works currently on hold due to a procurement issue which is expected to be resolved in January	£30,500.69	£18,858.50
					£438,869.61	554,135.51

Community Safety 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Highbury East	Gardner Court Estate	Gardner Court Estate	Security doors, entry phone system	Works currently on hold due to a procurement issue which is expected to be resolved in January	£177,776.94	£127,000.00
Mildmay	Highbury Estate	Highbury Estate	Security works to complement Environmental Works budget	Further consultation with residents required. Questionnaire to be issued by 8th February	tbc	£62,000.00
					£177,776.94	£189,000.00

Planned Maintenance 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Finsbury Park	Hornsey Road	219-261 & 265-271 Hornsey House	new system	Tenders returned late December. S20 notices to be issued by mid February	£39,633.75	£37,218.00
Cannonbury	Channel Islands	Alderney house	new system	Tenders returned late December. S20 notices to be issued by mid February	£11,187.73	£14,430.00
Highbury West	3-15 Blackstock House	3-15 Blackstock House	new system, new doors and screens	Tenders returned late December. S20 notices to be issued by mid February	£21,017.39	£17,760.00
Highbury East	69-96 Parkview	69-96 Parkview	new system	Tenders returned late December. S20 notices to be issued by mid February	£12,826.74	£23,865.00
Canonbury	Dover Court Estate	Threadgold House	new system	Tenders returned late December. S20 notices to be issued by mid February	£23,303.78	£24,975.00
					£107,969.39	£118,248.00

Environmental Improvements 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Dover Court	tbc	Environmental Improvements - tbc	Proposed scheme under review by HFI & LBI due to potential leaseholder and legal implications	tbc	£30,000.00

Upper Street Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Caldy Walk	Kissing gate installation at Caldy Walk	Works agreed and tender to be returned early February	tbc	£1,800.00
Canonbury	Marquess Estate	Sark House	Landscaping	Order placed with Greenspace 24th January. Programme expected by mid February	tbc	£6,439.40
Highbury West	Blackstock Estate	Blackstock Estate	Playground fencing	Scope of works agreed. Tenders expected early February. Planning advice to be sought by mid February	tbc	£3,933.32
Canonbury	Newbery House	Newbery House	Play area equipment	Works agreed and quote being sought from Greenspace. Quote expected mid February	tbc	£4,360.60
Highbury East	Highbury Quadrant	Birchmore Hall Community Centre	Community Centre Windows and lighting to football pitch	Window installation expected to commence early February. Flood light completed	£26,028.81	£35,000.00
					£0.00	£81,533.32

Lighting 07-08 Budget £40k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Arran Walk	1. Globe lights to block entrances tag No's CAN 1/1-13 + 3No col lights to grassed area + 2. block 64-78 upgrade to bulkhead lights at each block entrance 7No to each	Works completed November 07	£7,562.40	£7,562.40
Highbury West	Beechcroft Court	Beechcroft Court Block 1-40 Car park area	1. Upgrade 31 bulkheads o/s flats+ 2. Change heads to col lights number 5,6,7,8,10 & 11 3. Upgrade spotlight to carpark with 70 wattSonT at high level on flank wall of street property	Works completed November 07	£6,243.35	£6,243.35
Canonbury	Sickert Estate	Canonbury Crescent	Upgrade globe col lights o/s 31a-d 1No + 6No to rear of Ashby Grove	Works completed November 07	£2,576.00	£2,576.00
Finsbury Park	Courtney Court	Courtney Crt 1. Block 17-36 2. & 3 Block 37-62 4. Block 9-16	1. Upgrade 15No bulkhead lights o/s flat entrances and 4No to stairwell 2. 23No bulkheads o/s flats on ground and 1st flr and 3No to stairwell + 3 upgrade 3No bulkheads 2 ceiling mount and 1 face mount to walk through entrance from Drayton Park 4. Change head to 1No Col light in garden area	Works due to commence end of January	£6,217.20	£6,217.20
Canonbury	Channel Islands Estate	Channel Islands	Upgrade globe col light ALD1 located by new garden area on Caldy Wlk	Works completed 10th November	£368.00	£368.00
Canonbury	Elizabeth Kenny House	Elizabeth Kenny Hse	Upgrade globe col light EL 15	Works completed 2nd October	£368.00	£368.00
Highbury West	Hamilton Park	Hamilton Prk 1. Block 1-9	1. Upgrade 1No bulkhead above entrance + 4No to stairwell	Works completed 8th October	£598.00	£598.00
Canonbury	Marquess Estate	2. Upper Gulland Wlk	Upgrade globe col light Gul 1 located adjacent to comm fed to block	Works completed end of December	£368.00	£368.00

Upper Street Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Caldy Walk	Supply and fit new 70w Son T spot light at high level above 6 Caldly Walk to illuminate walkway leading to 1-5 Caldly Wlk + Upgrade globe col lights CAL1&2 to 1-5 Caldly Wlk + Remove adjacent tree stump and demolish small low level planter and make good ground + Upgrade globe col light adjacent to flats 83-89	Works completed December 07	£1,794.00	£1,794.00
Canonbury	Marquess Estate	Gulland Wlk	4. Upgrade 2No globe col lights o/s fits 47 & 43	Works completed in November 07	£736.00	£736.00
Canonbury	Sickert Estate	Riverside Hse	Upgrade globe col light located to rear of block in the com garden area	Works completed 5th November	£368.00	£368.00
Canonbury	Marquess Estate	Handa Walk	Upgrade 5No globe col lights around play area	Works completed 7th November	£1,840.00	£1,840.00
Finsbury Park	Hornsey Road	Hornsey Road 219a-261 Lighting	1. Upgrade 50No bulkhead lights to communal walkways ground to top floor 2. Upgrade 17No total lights to both stairwells including bin chute rooms	Works due to commence end of January	£8,013.20	£8,013.20
Finsbury Park	Simmons House	25-32 Simmons House	To upgrade 1no bulkhead to communal entrance using 70W Son T light fitting inclusive of all connections and terminations	Works due to commence end of January	£216.20	£216.20
Highbury West	Jack Walker Court	Jack Walker Crt 1. Lighting	1. Upgrade ceiling bulkheads o/s flats 36 & 37 + Upgrade globe heads to col lights 2,3,5, &10	Works completed December 07	£1,711.20	£1,711.20
Highbury West	Westerdale Court	Westerdale Crt	Change globe heads to col lights number 1&3	Works completed December 07	£736.00	£736.00
					£39,715.55	£39,715.55

Paving 07-08 Budget £30k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Mildmay	Hathersage Court	Hathersage Crt	Mildmay Park side entrance, break out concrete threshold with highway paving & relay with concrete incorporate metal sleeve for double gate drop bar.	Works completed 22nd October	£2,846.25	£2,846.25
Highbury East	Highbury Quadrant	Block 233-387	Make good all holes and level slabs to podium area to rear of block located adjacent to garage area	Works completed 26th September	£1,656.00	£1,656.00
Highbury West	Aubert Court	Aubert Crt	Break up existing concrete base to each bin chamber (6No in total) and relay concrete to provide safe surface for bin removal	Works completed 15th October	£6,539.50	£6,539.50
Highbury West	Jack Walker Court	Jack Walker Crt	2. O/S 28 Remove brick on edge detail to paving planter and make good with Tarmac	Works completed 12th October	£1,207.50	£1,207.50

Upper Street Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Highbury West	Jack Walker Court	Jack Walker Ct	3. Renew paving from drop kerb around base of col Jac1/2 to col Jac1/3 in front of fits 1-4	Works completed 12th October	£3,105.00	£3,105.00
Mildmay	Kerridge Court	Kerridge Crt	Break up existing tarmac path located between block 1-20 and 111-130 and Kingsbury Rd relay with new tarmac	Works completed 18th October	£9,717.50	£9,717.50
Canonbury	Marquess Estate	Upper Caldly Walk	To supply and fit 5no concrete bollards to stop cars parking on pathway. Remove all rubbish from site and cart away to authorised recycling tip	Works completed 24th October	£1,006.25	£1,006.25
Canonbury	Marquess Estate	Upper Caldly Walk	Remove tree stumps from tree pit. Excavate ground re-level and renew sub base infill hole with block paving to match existing. Remove all rubbish from site to awaiting lorry and transport to authorised tip	Works completed 19th September	£908.50	£908.50
Canonbury	Marquess Estate	Upper Caldly Walk	To supply and fit 3no concrete bollards to stop parking on side of Estate Rd. Remove all rubbish from site and cart away to authorised recycling tip	Works completed 19th September	£603.75	£603.75
Highbury West	Drakely Court	Drakely Crt	Block 32-41 Steps from ground to bin chamber requires slope for safe movement of bins	Works completed 4th October	£517.50	£517.50
Finsbury Park	Simmons House	Block 9-16	1. Podium area to rear of block fill in 4No tree pits & level approx 4sqM of 500x500 concrete slabs as directed on site. 2. Renew bulkhead to com entrance	Works completed 4th October	£1,552.50	£1,552.50
Highbury West	Stephens Ink	Kenton Hse	Quote to lift slabs and relay outside flat 4	Works completed 4th October	£517.50	£517.50
					£30,177.75	£30,177.75

Lift Programme 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Newbery House	Newbery House	Complete Refurbishment of the 3 lifts at Newbery House. It is approximately 31 years old and the parts are not easily available this coupled with poor reliability has made it necessary to refurbish the lift.	S20 consultation expires 3rd February. Residents meeting to be held on 7th February	tbc	£299,700.00

£299,700.00

Upper Street Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Mechanical Programme 07-08						
Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Highbury West	Aubert Court	Aubert Court	Upgrade/replacement of existing pump set	Awaiting final anticipated costs. Works will now require S20 consultation. Works expected to commence in March	£28,709.00	£33,300.00
					£28,709.00	£33,300.00

UPPER STREET CAPITAL PROGRAMME JANUARY 2008

MAJOR SCHEMES ON THE TOLLINGTON ESTATES

Phase 4 Six Acres Estate Tollington Estates Brookfield, Dellafield, Fallowfield, Millfield, Honeyfield, Monkfield, Stonfield		
Scheme	CREP & Security Works	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	17/12/07	
S20 Expiry	18/01/08	
	Last Panel	This Panel
SOS Date	21/01/08	18/02/08
Completion Date	27/9/08	25/10/08
Project Officer	Albert Neal	

Andover Estate Environmental Works Tollington Estates		
Andover Road, Besant Walk, Corker, Hanmer Walk, Mingard Walk, Ray Walk & Todds Walk, Didbin House, Docura House & Noll House. Allerton Walk, Berkeley Walk, Bolton Walk, Falconer Walk, Lazar Walk, Roth Walk, Selden Walk & Tomlins Walk Andover Hse Barmouth Hse Chard Hse Methley Hse Rainford Yeovil Hse		
Scheme	Concierge, Entryphone, Security Gating, Landscaping, Demolition,	
Constructor	Balfour Beatty	
Out to Tender	End June 2007	
Tender return	6 th August 2007 2 lowest tenders withdrawn. Balfour appointed	
S20 Notice	30/1/08	
S20 Expiry	29/02/08	
	Last Panel	This Panel
SOS Date	21/1/08	7/4/08
Completion Date	June 2009	September 2009
Project Officer	Albert Neal	

Six Acres Environmental Works Tollington Estates		
Fyfield		
Scheme	Concierge, New Entrance, Entry-phone, Lift, Division of block, Cladding, Communal Areas	
Constructor		
Out to Tender	April 2008	
Tender return	May 2008	
S20 Notice	June 2008	
S20 Expiry	July 2008	
	Last Panel	This Panel
SOS Date	June 2008	September 2008
Completion Date	Sept 2009	November 2009
Project Officer	Albert Neal	

All above are funded under Tollington Estates Regeneration Scheme

Six Acres Environmental Works Tollington Estates		
Brookfield, Dellafield, Fallowfield, Millfield, Honeyfield, Monkfield, Stonefield, Clifton Court & Haden Court		
Scheme	Security Gating, Landscaping, New roads,	
Constructor		
Out to Tender	June 2008	
Tender return	August 2008	
S20 Notice	September 2008	
S20 Expiry	October 2008	
	Last Panel	This Panel
SOS Date		December 2008
Completion Date		November 2009
Project Officer	Albert Neal	

Didbin, Docura & Noll Houses Tollington Estates		
Scheme	Installation of new boosted water pump set plant in the Communal area of Noll House also to serve Didbin & Docura Houses.	
Constructor	Aston Heating Ltd	
Out to Tender	4/06/07	
Tender return	03/07/07	
S20 Notice	N/A Under £250 per unit	
S20 Expiry	N/A	
	Last Panel	This Panel
SOS Date	12/11/07	12/11/07
Completion Date	19/1/08	14/12/07
Project Officer	Albert Neal	

Above two scheme are water pump schemes funded by M & E

Phase 1 Ex-PFI Properties 32,34,38,36 & 83 Amwell St. 2 Haywards Place. 6,6a, 7, 8, 9, 10, & 11 Mylne St. 335 & 337 ST Johns Street . 15 &17 Hermit St. 53, 58, 60 Offord Rd. 16 Lambert St. 38 & 40 Balfe St. 29 Wharfdale Rd. 3 Wharton Cottages. 15, 21, 38 Granville Sq. 6, 14, 16, 17, 23, 26, 29, & 32 Wharton St. Total 59 Properties. This Contract covers properties in central Street & Upper Sreet.

Scheme	External Redecoration & Minor Repairs & Decent homes work new kitchens, bathrooms & boiler renewal.	
Contractor	Balfour Beatty Ltd	
Out to Tender	19/11/06	
Tender return	19/12/06	
S20 Notice	N/A	
S20 Expiry	N/A	
	Last Panel	This Panel
SOS Date	12/03/07	12/03/07
Completion Date	19//10/07/07	2/11/07
Project Officer	Albert Neal	

Phase 2 Ex-PFI Properties 39, 41,43,45,47,51,79,84,86,87,116,139 Highbury New Park N5

Scheme	External Redecoration & Major Repairs & Decent homes work new kitchens, bathrooms & boiler renewal.	
Contractor	Apollo	
Out to Tender	12/11/07	
Tender return	10/12/07	
S20 Notice	08/02/08	
S20 Expiry	10/03/08	
	Last Panel	This Panel
SOS Date	03/03/08	07/04/08
Completion Date	05/09/08	06/10/08
Project Officer	Albert Neal	

Special Project Update – January 2008

New Build:

- Boleyn Rd. area office is currently being demolished with a view to start developing the 4 houses, 4 flats and 2 maisonettes from June 2008.
- Armour Close scheme of 4 new family houses will be going to the planning committee meeting in March, also with a view to starting works this summer.
- Graham Street scheme is no longer being considered, as it did not represent value for money.

Cavity wall insulation:

- Letters are being sent out to approximately 4,500 properties of 3-storeys and below. Where feasible and not already insulated we will be carrying out full insulation of these cavities. All works are to be funded by a 100% grant from Central Government under their Warm Front Scheme.

Solar panel scheme:

- HFI are currently working with LBI to install solar panels on a number of blocks to help develop renewable energies. In some cases this will supply energy to assist with the block's heating and in other cases it will produce energy for estate lighting.

Communal digital TV

- The aerial update programme is a four year programme that is due for completion in 2012.

Approximately 2,500 properties have had their wall socket installed to date. This represents approximately 9.8% of properties within the Borough that have had their sockets installed.

HFI are devising a plan that will enable us to remove all satellite dishes from the side of buildings and relocate them onto the roofs.



improving housing through partnership

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