

Consultative panel reports

November 2008

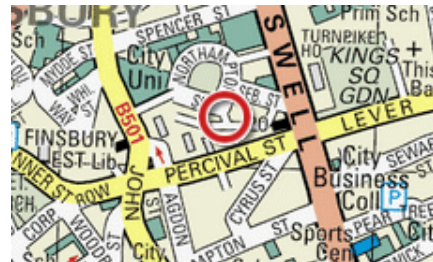


www.homesforislington.org.uk

Consultative Panel Meeting Times and Venues

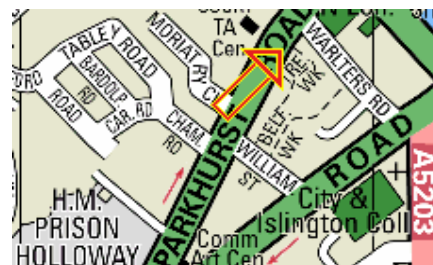
Central Street Area Housing Panel **7pm**

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



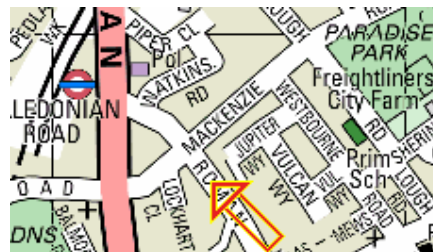
Holland Walk Area Housing Panel **7pm**

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



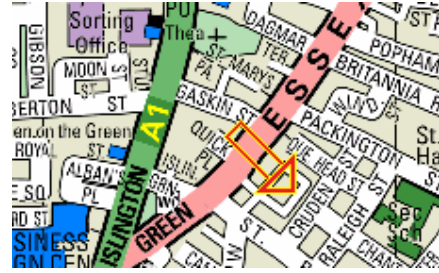
Upper Street (South) Area Housing Panel **7pm**

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



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
PFI Residents Forum	020 7288 8343

If you are unsure which meeting is relevant to you please call 020 7527 5148

Consultative Panel Dates for 2008/09

MEETING	NOV 08	JAN 09	MAR 09
Holland Walk AHP	Wednesday 19 th November	Wednesday 21 st January	Wednesday 18 th March
Central Street AHP	Thursday 13 th November	Thursday 15 th January	Thursday 19 th March
Upper Street (North) AHP	Thursday 20 th November	Thursday 15 th January	Thursday 12 th March
Upper Street (South) AHP	Thursday 20 th November	Thursday 22 nd January	Thursday 19 th March
Lyon Street AHP	Monday 17 th November	Monday 19 th January	Monday 16 th March
Partners Residents Forum	Thursday 20 th November	Thursday 15 th January	Thursday 19 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
ASB	Anti-Social Behaviour
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
iIP	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
TSA	Tenant Services Authority
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:

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 5148 or email governance.team@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 9th December 08

Tuesday 10th February 09

Managed Property Sub-Board

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 5148 or email governance.team@homesforislington.org.uk



Feedback from Panels in September 2008

Sustainability

Thank you for your feedback on the Sustainability Strategy made at Panels. Your views are being considered by staff and will feed into the report to Board on 15 December 2008.

Consultative Panels - Central Reports
November 2008

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Report of	Team	Job Title
Patrick Odling-Smee	LBI – Housing & Adult Social Services	Service Director - Housing

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	November 2008	1	Consultation

Subject of Report: Communal Heating

1.0 Synopsis

This report sets out the standard level of heating that should be provided to all residents who receive heating from communal boilers. The report also outlines other issues to be considered when reviewing alternative communal heating for the future.

2.0 Recommendation

Consultative Panels are asked to discuss and comment on the Heating Service Standard and other issues highlighted in the report and put forward their views.

3.0 Background

- 3.1 District heating and hot water is produced by the council in 39 gas-fuelled boiler rooms. The service is provided to 4,603 homes (as at April 2007), of which 3,019 are occupied by council tenants and 1,584 by leaseholders.
- 3.2 There are inconsistencies between heating services provided to tenants living in stock transferred from the Greater London Council (GLC) in the early 1980s and services to other HFI residents. Whilst HFI's standard is to supply heating from communal boilers for 18 hours a day, some tenants are receiving heat for up to 24 hours per day. This happens for a number of reasons, including the overriding of the timer by unauthorised persons, and ex-GLC blocks having different lengths of heating season. As a result, some tenants are receiving a higher level of service at no extra cost. There is currently no written standard of the level of service that all tenants should expect to receive.
- 3.3 Aside from inconsistencies there are several additional issues that exist within the current communal heating system:
 - 3.3.1 Residents have limited control over the temperature of their home and no control over their heating costs. Temperature can only be controlled by adjusting individual radiators but many residents also open and close windows to adjust the temperature of their home. This increases the amount of gas consumption and carbon dioxide (CO₂) emissions.

3.3.2 It is understood that some tenants who currently receive heat from their boiler for 18 hours per day would like the option to have their heating on for longer when the outside temperatures are cold.

3.4 HFI, together with the council, need to ensure heating systems are robust and modernised to guarantee all residents are warm in the future and that costs and CO2 emissions are reduced.

3.5 HFI and the council must also consider the rising cost of fuel prices and the increasing number of households faced with fuel poverty.

4.0 Communal Heating Service Standard

4.1 The current practice for the majority of HFI's communally heated housing stock is that unless there are exceptional circumstances, communal heating is provided for 36 weeks of the year:

Turned on – September

Turned off – May

Within this period boilers are turned on at 6am and turned off at midnight.

4.2 It is proposed and recommended that, where no thermostatic controls are available, a consistent standard is established and applied across all of the council's communally heated housing stock.

4.3 It is proposed that where thermostatic controls are installed within boiler houses, the system should be left on throughout the year. The thermostatic controls will automatically turn the boiler off when the temperature in the boiler house reaches the appropriate level and will come on should the temperature fall below the appropriate level. Area Panels' views are sought on this proposal.

5.0 Climate Change

5.1 Nearly half of all the CO2 released in London is from residents homes. Saving energy reduces the amount of CO2 released into the atmosphere, which is one of the main causes of climate change. Climate change causes hotter, drier summers and wetter winters resulting in extreme weather such as heat waves, droughts and flooding.

5.2 HFI and the council are committed to the reduction of CO2 emissions within the borough. The council has set up a Climate Change Partnership that includes over 100 public, voluntary and private bodies who have all signed up to reducing their CO2 emissions by 15% by 2010/11. HFI have signed up to the Partnership and have established a plan to reduce the emissions from the council's housing stock.

5.3 HFI received funding to insulate 4,000 residents' homes. This, alongside the upgrading of communal heating systems, will help to meet the 15% target and combat climate change.

6.0 Regional Housing Pot Bid (RHP)

- 6.1 The council and HFI have made bids to the Mayor's Regional Housing Pot to fund two heating projects within the borough.
- 6.2 The first bid proposes to expand on the planned combined heat and power (CHP) scheme within the Finsbury Leisure Centre and Iron Monger Row Baths redevelopment. CHP is the simultaneous generation of useable heat and power (usually electricity) in a single process. It will provide a district heating network supplying Stafford Cripps, Redbrick and St Luke's housing estates and connecting to the nearby leisure centre. CHP is considerably more efficient than the conventional alternatives currently required as a minimum by Decent Homes. Fitting a heating network and CHP to council sites is still rare and this will provide an example to other authorities for harnessing low carbon technologies to conventional estate renewal. The council and HFI are applying for approximately £2.3m to fund this project. The scheme would save 1,472 tonnes of CO2 per annum, compared to a saving of 478 tonnes of CO2 per annum achieved by upgrading boilers. The reduction in gas consumption would also lead to reduced heating costs for residents.
- 6.3 The second application proposes to upgrade controls to 17 communal boilers serving a number of estates. The upgrades will provide thermostatic controls to boilers. Heating will be provided based on outside air temperatures rather than a predetermined 'heating season', which may not always reflect changing temperatures. The council and HFI are applying for £600k to fund this project. Should the bid be successful, works are expected to achieve an annual CO2 emissions saving of 996 tonnes across 2,424 homes, resulting in an average saving of 0.41 tonnes of CO2 per property per year. The reduction in gas consumption would also lead to reduced heating costs to residents.

7.0 Fuel Prices

- 7.1 Energy prices have been very volatile for the past few years. It can be seen from the graphs that electricity and gas prices tend to follow each other.



Electricity



Gas

- 7.2 With regards to communal heating, the council pays considerably less for gas on its contracts than a resident pays on a domestic tariff. Communal heating systems are regarded to be more energy efficient than a group of individually heated properties.
- 7.3 The recent rises in fuel costs have increased the number of people living in fuel poverty. A household is said to be in fuel poverty if it needs to spend more than

10% of its income on fuel to maintain a satisfactory heating regime (usually 21 degrees for the main living area, and 18 degrees for other occupied rooms).

- 7.4 There are clear national government and local authority objectives to reduce the level of greenhouse gases being emitted. The use of electricity and gas produces CO₂ and any measures taken to reduce the use of them will reduce the amount of CO₂ emissions.

8.0 Funding future boiler upgrades

- 8.1 All the funding allocated in order to obtain the Decent Homes standard by 2010 will be required, and HFI are making the savings needed to complete the programme on time and in budget. The council's capital funding is assigned in three year bidding rounds and resources are assigned up until 2010/11, meeting local and national priorities such as Decent Homes, building schools for the future, leisure estate improvements and transport and travel improvements within Islington.
- 8.2 In order to keep heating costs down and help to reduce CO₂ emissions it would be advisable to upgrade all communal boilers with thermostatic controls. These upgrades go beyond the standard for Decent Homes and therefore resources to carry out these improvements have not yet been identified.
- 8.3 HFI and the council will strive to identify additional investment to allow heating systems to be upgraded, with priority being given to the residents most in need.
- 8.4 HFI is compiling a list of measures that would improve energy efficiency on HFI managed estates. This data will be used when funding opportunities arise. HFI and the council will take advantage of funding contributions from energy companies.

9.0 Financial Implications

9.1 Capital Implications

- 9.1.1 The Housing Capital Programme includes £1m a year (2008-2011) for the replacement of communal boilers. Nothing has been earmarked to upgrade the communal heating systems beyond their basic replacement (except for £600k in 2010-2011 towards the CHP initiative). Securing additional resources to fund the required improvements is the problem.
- 9.1.2 Further resources amounting to £2.9m are being sought from the Regional Housing Pot in order to finance an expansion of the CHP scheme, and to upgrade controls to the 17 communal boiler sites.

9.2 Revenue Implications

- 9.2.1 Gas is the main source of energy for the communal boilers. Expenditure in this financial year is estimated to be £1.451m. However, for next year (2009-2010) it is expected to increase by £870k (or 60%) to £2.321m.
- 9.2.2 Upgrades to communal boilers will result in relative cost reductions. Costs incurred by the council in purchasing the fuel, and consequently charges to tenants and leaseholders, will increase at a lower rate because of the proposed upgrades.

9.2.3 It should be noted that the council operates a break-even charging policy for tenants and leaseholders. Any savings will therefore accrue to both tenants and leaseholders and not to the council or HFI.

Thank you in anticipation of your comments and feedback on this report. 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 me with your own views or views of your TRA through:

Report author: Helen Taplin, Principal Partnerships Officer, Islington Council
Telephone: 020 7527 4141
Email address: helen.taplin@islington.gov.uk

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	November 2008	2	Consultation

Subject of Report: Re-Procurement of Repairs and Maintenance Contract - 2010

1. Synopsis

- 1.1 The joint venture contract with Kier Islington for the provision of repairs and associated services terminates in October 2010 and the process of procuring a new contract is about to begin. This report describes the procurement process and makes proposals for involving residents.

2. Recommendations

- 2.1 That the Panel comment on the proposed arrangements for including residents in the process for procuring the repairs service.
- 2.2 That each Panel nominate one resident to join the Residents Panel which is to be set up to provide resident input to the output specification of the future service.

3. Background

- 3.1 In 2000 the council entered into a 10-year joint venture contract with Caxton (now Kier) Islington for the provision of a wide range of building services, including day to day repairs, empty property refurbishment, some planned works, aids and adaptations and cleaning for council buildings. A number of variations have been made to the contract including, in 2007, the transfer of some 'client' functions, such as the pre- and post-inspections of repairs and empty properties and the commissioning of some works, e.g. door entry systems and tenants' compact work.
- 3.2 The contract terminates on 29 October 2010.
- 3.3 The process of procuring such a major contract (or contracts) is a long one and the council and HFI have started to put arrangements in place.
- 3.4 On 16 October the council's Executive made the following decisions in relation to the future contract
- The repairs contract will be let and managed by HFI rather than the council
 - Services for council buildings, other than the housing stock, will be procured separately, by the council
 - Residents will be involved in specifying the services which are to be provided

Managing the procurement process

The value of the work which needs to be procured in 2010 is very large indeed – if the contracts are for (or extendable to) 10 years, the total value could exceed £750 million. This represents a major challenge and HFI will need to dedicate sufficient management and consultancy resources to ensure that good outcomes are achieved in terms of service quality and value for money.

A Project Board has been established to lead and co-ordinate the process and a project manager will soon be appointed. A number of sub-groups will be set up to work on specific areas of the contract.

A procurement consultant will be appointed to assemble the contract documents and additional legal resources will also need to be appointed.

In line with our Resident Involvement strategy the Board has decided to create a Customer Panel:

- Four Resident Board Directors
- Four Housing Panel representatives
- Four members of the Resident Involvement Register

The Panel is asked to nominate a representative to join the Customer Panel. It is envisaged that this will involve approximately three hours attendance per fortnight from January 2009 until early 2010.

There will be other opportunities for residents not involved in the Customer Panel to feed their views into the procurement of these services throughout the procurement process.

4.0 Implications

4.1 Financial Implications

4.0.1 Capital Implications:

None arising from the proposed consultation arrangements

4.0.2 Revenue Implications:

None

Thank you in anticipation of your comments and feedback on this report. 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 me with your own views or views of your TRA through:

Report Author: Peter Taunton, Director of Property Services
Telephone: 020 7527 4202
Email address: peter.taunton@homesforislington.org.uk

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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	November 2008	3	Information

Subject of Report: Audit Commission Inspection – Outcomes

1. Synopsis

This report sets out for Consultative Panels the outcomes from the ALMO re-inspection of Homes for Islington.

2. Recommendation

- 2.1 That consultative panels note the judgements and recommendations made by the Audit Commission in the HFI ALMO Re-inspection report that was published in September 2008.

3. Background

- 3.1 In November/December 2007, Homes for Islington (HFI) underwent an Audit Commission inspection of the housing services it delivers to the tenants and leaseholders of Islington. This inspection was the official re-inspection by the Audit Commission which would determine whether we continue to receive funding from the Government for our Decent Homes Programme.
- 3.2 The Audit Commission released their final report in September 2008.

4. The Inspection Report

- 4.1 The Audit Commission's judgement is that HFI is an 'Excellent' three star organisation which also has excellent prospects for improvement. This result puts HFI among the top housing organisations in the whole of the UK. There are only 17 three star ALMOs and only 11 of those also have excellent prospects. This is, of course, a matter of great pride for HFI and is a reflection of all the hard work done by the Board, staff, consultative panels and other stakeholders and partners.

Adrian Brown, the Audit Commission's Lead Housing Inspector for East London said: "Islington is a challenging inner-city environment and the ALMO has risen to the challenge. The services have improved year-on-year to make a real difference to tenants."

- 4.2 The following is a summary of inspectors' comments made in the report about the various HFI functions that were inspected.
- 4.3 **Access and customer care**
'The offices are easy to access, telephones are answered well and customers have access to a lot of good quality information on paper and online.'
- 4.4 **Diversity**
'Strong leadership on diversity has delivered systems of effectively recording the different needs of residents and delivering services tailored to their needs.'
- 'Vulnerable tenants are well supported.'
- 4.5 **Capital and planned maintenance**
'Major works are well planned and delivered through effective partnerships resulting in high satisfaction. Residents are well informed and have the opportunity to input into aspects of the programme and work.'
- 4.6 **Responsive repairs**
'HFI has a well co-ordinated repairs partnership; repairs are easy to report and the contractor keeps appointments and usually delivers repairs in one visit to a high level of customer satisfaction'.
- 4.7 **Income management**
'Performance on collecting rents is high while eviction rates are low.'
- 'The approach to rent arrears is well thought through, personal and proactive, vulnerable tenants are protected while debt advice options are available.'
- 4.8 **Resident involvement**
'HFI is successfully improving satisfaction with participation, and structures allow significant influence.'
- HFI actively seeks feedback from residents, responds positively and increasingly engages residents in the development of ideas and strategies.'
- 4.9 **Tenancy management**
'HFI provides a well co-ordinated and effective response to ASB with an out of hours service increasing residents' sense of safety.'
- 4.10 **Leasehold management**
'HFI provides good quality information to leaseholders and is improving the service. Consultation on major works is good, satisfaction with the works is reasonable and HFI is flexible in helping leaseholders pay. Service charges are relatively low with good collection rates and Right to Buy is well managed.'

4.11 Value for money

'Performance indicators and resident satisfaction are showing almost universal improvement. This is achieved while costs are reducing resulting in an overall improvement in value for money.'

5. Inspection report recommendations

5.1 There were three recommendations in the report for HFI to implement. These were:

- (a) Improve systems for completing major works and planned cyclical works
- (b) Improve the performance on aids and adaptations
- (c) Improve relationships with leaseholder groups

Work on these recommendations, and other weaknesses identified in the body of the report, is underway and HFI is due to report to the Audit Commission on progress with the main recommendations in early 2009.

HFI believes that there is always scope for continuous improvement and is determined to build on this report to improve services to residents yet further.

5.2 The full report is available on the websites of both Homes for Islington and the Audit Commission. There is a link to the full report on this page of the HFI web-site:
<http://www.homesforislington.org.uk/Press%20Releases/3Stars.asp>

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

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	November 2008	4	Information

Subject of Report: Complaints Monitoring - April 2008 -September 2008

1. Introduction

- 1.1 This report provides Consultative Panels with information summarising HFI and Partners' complaints for the period April 2008 to the end of September 2008.
- 1.2 Appendices are as follows. Table A - complaints broken down by department and stage, including turnaround performance. Table B - complaints broken down into type and stage. Table C - selection of learning identified in the period in the form of "You said...we did".

2. Recommendations

- 2.1 That Consultative Panels note the report and proposed actions.

3. Background

- 3.1 On 23rd July 2008 HFI Senior Management Team agreed to implement a complaints improvement plan. All responses are now quality checked before they are sent and complaints are discussed at individual management teams. Staff training on complaints investigation and handling will be launched in November. It is expected that the training will consolidate the key messages of customer focus, ownership, communication and delivering what we promise.
- 3.2 Having changed the policy to accept complaints made over the telephone or the website we are now recording more complaints.
- 3.3 Customer satisfaction with the handling of complaints is still an area for improvement.
- 3.4 HFI is part of the ALMO Customer Care Group. The group is aiming to compare standards and targets for complaints, including satisfaction and outcomes.

4. Key themes and comments

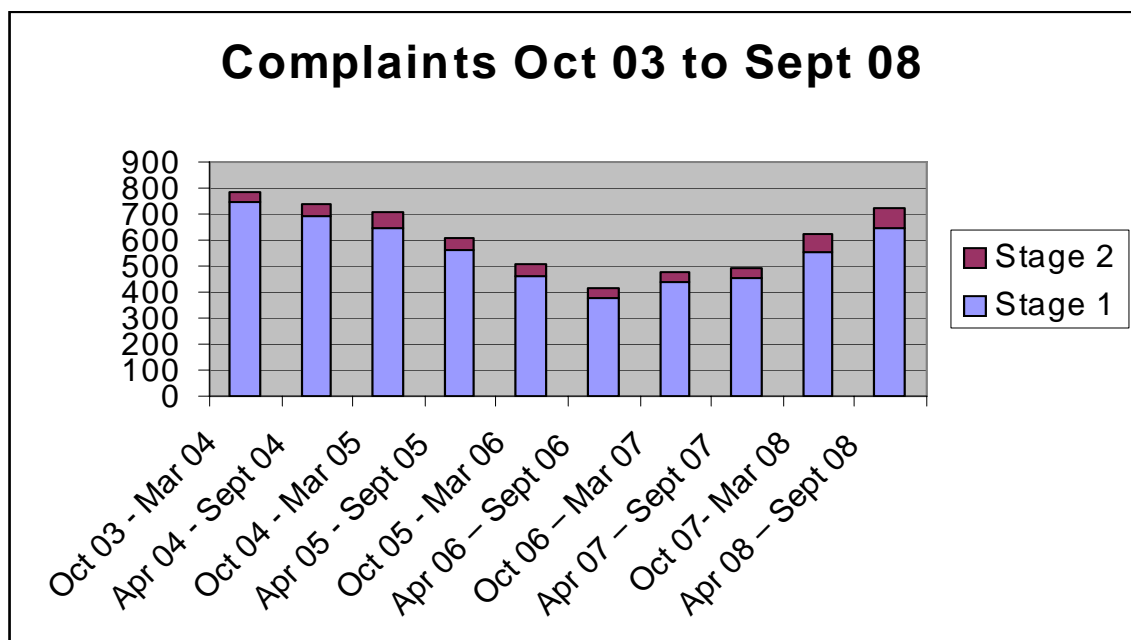
Analysis of the figures, together with comparisons with the previous 6-month period, has highlighted the following:

4.1 Overall trends

- 4.1.1 Although there has been a further increase in the overall number of complaints for this period it would appear that the rate of increase is starting to taper off.

- 4.1.2 A total of 723 Stage 1 and 2 complaints were received this period compared to 623 in the previous 6 months, an increase of 16% compared with an increase of 26% in the previous period.
- 4.1.3 Stage 2 complaints levels have stayed about the same (73 compared with 71 in the last quarter). This means that the overall escalation rate from Stage 1 to Stage 2 has reduced from 12.9% to 11.2%.
- 4.1.4 Complaints for Partners have increased by 26% at Stage 1 from 47 to 59 and remained the same at 12 for Stage 2.
- 4.1.5 The majority of complaints were about responsive repairs (32%), engineering services including gas servicing (9.7%), and programme management (9.7%).
- 4.1.6 The number of complaints made over the telephone and via the website continues to increase at 23% and 10% respectively, (compared to 8% and 2% respectively in the last period). HFI will explore complaints made by telephone to identify if any themes emerge.
- 4.1.7 Most complaints are received by letter: 25% (46% in last period) and via e-mail: 30% (39% in last period). E-mails have taken over from letters as the main way complaints are received.
- 4.1.8 Stage 1 complaints regarding properties managed by Tenant Management Organisations (TMOs) and co-ops are dealt with by the TMO or co-op concerned. For this period there were 12 Stage 1 complaints investigated by TMOs.
- 4.1.9 The number of complaints received by Partners has increased over the 6 month period from 59 to 71. Stage 1 complaints increased from 47 to 59 (26% increase) and Stage 2 complaints remained the same at 12. Partners deal with Stage 1 and 2 complaints regarding PFI 1 and PFI 2 properties.

Figure 1



5.0 Learning from complaints

- 5.1 Table C shows a selection of learning identified in the period in the form of “You said...we did”.

6.0 Complaints satisfaction survey

- 6.1 A postal survey was carried out in August this year to identify further learning and to enable HFI to better deal with complaints in the future.
- 6.2 Respondents were most satisfied when promises had been kept, for example ringing back when staff said they would or when a repair had been completed. Respondents were most dissatisfied when promises were not followed through and actions remained outstanding.

7.0 Training

- 7.1 Bespoke HFI training on good complaints handling and investigation will be launched in November 2008.
- 7.2 We have recognised a need to improve letter writing skills and a training course on writing effectively is currently being evaluated.

8.0 Stage 3 and Local Govt Ombudsman (LGO) complaints

- 8.1 Over the period there were 16 complaints that escalated to Stage 3 (15 HFI and 1 Partners) and 16 that escalated to the Local Government Ombudsman (9 HFI, 5 Partners and 2 combinations of HFI and Partners).
- 8.2 This represents a significant decrease on the previous period.
- 8.3 Feedback from the LGO/LBI has been positive reporting an improvement on both quality and response times.

9.0 Conclusion

- 9.1 Although the number of Stage 1 complaints continues to increase, we are starting to see a reduction in the number of complaints that progress to Stage 2, Stage 3 and the Ombudsman.
- 9.2 Managers will continue to quality check responses before they are sent and monitor any follow up on works or tasks (making sure we are delivering what we promised).
- 9.3 We want to resolve complaints at an earlier stage, to identify and admit where there has been fault and offer a remedy to close down the complaint.
- 9.4 As complaints received by telephone now constitute such a large proportion of the overall total we will carry out an audit to identify whether staff are taking the "easy option" of logging the complaint, rather than attempting to resolve the problem for the customer.
- 9.5 Complaints will continue to receive close scrutiny at all levels of the organisation.

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STAGE 1 AND 2 COMPLAINTS - 6 MONTH SUMMARY							
TABLE A - DEPARTMENTS AND RESPONSE PERFORMANCE							
6 Month period:		April - September 2008					
STAGE 1 COMPLAINTS							
HFI Department	Owner	ALL STAGE 1			Previous 6 months		
		No. received	No. responses sent within 10 wrkg. Days	Perf as %	Total	Perf %	
Central Street	David Salenius	27	26	96%	33	100%	
Holland Walk	Baljit Sheemar	29	29	100%	27	93%	
Lyon Street	Seval Halil	11	11	100%	15	93%	
Upper Street	Pritpal Chhoker	41	41	100%	31	87%	
AHO subtotal		108	107	99%	106	93%	
Home ownership	Nigel Freeman	43	38	88%	23	100%	
Estate parking	David Hutchison	9	7	78%	2	100%	
HFI Direct	Carol Johnston	16	12	75%	16	94%	
Transfers	Leslie Bugg	2	2	100%	4	100%	
Reception centres	Jim Walker	4	4	100%	11	100%	
Housing Investigation	Valerie Dawes	0	0	100%	0	100%	

Housing Support	Janet Pinnock	0	0	100%	0	100%
ASB Team	Siobhan O'Donnell	0	0	100%	1	100%
Operations department total		182	170	93%	163	95%
Responsive repairs	Jonathan Kenney	207	192	93%	171	90%
Project Team	Aiden Stappleton	63	53	84%	54	96%
Legal disrepair	John Everett	10	5	50%	8	100%
Services engineering	Chris Jones	126	114	90%	103	83%
Capital Programme Delivery	Christine Short	3	3	100%	5	60%
Property Services total		409	367	90%	341	89%
Performance & Service Development	Simon Kwong	0	0	100%	0	100%
Resources	David Selo	0	0	100%	0	100%
HFI total		591	537	91%	505	91%
Partners	Tom Irvine	59	59	100%	47	100%
TOTAL		650	596	92%	552	92%

		STAGE 2 COMPLAINTS				
HFI Department		ALL STAGE 2				
					Previous 6 months	
		No. received	No. responses sent within 10 wrkg. Days	Perf as %	Total	Perf %
Central Street	David Salenius	4	3	75%	2	100%
Holland Walk	Baljit Sheemar	3	3	100%	2	100%
Lyon Street	Seval Halil	1	1	100%	0	100%
Upper Street	Pritpal Chhoker	5	5	100%	1	100%
AHO subtotal		13	12	92%	5	100%
Home ownership	Nigel Freeman	3	2	67%	2	100%
Estate parking	David Hutchison	1	0	0%	0	100%
HFI Direct	Carol Johnston	0	0	100%	1	100%
Transfers	Leslie Bugg	1	1	100%	3	100%
Reception centres	Jim Walker	1	1	100%	1	0%
Housing Investigation	Valerie Dawes	0	0	100%	0	100%
Housing support	Janet Pinnock	0	0	100%	0	100%
ASB Team	Siobhan O'Donnell	0	0	100%	0	100%
Operational department total		19	16	84%	12	92%
Responsive repairs	Jonathan Kenney	21	20	95%	17	88%
Project Team	Aiden Stappleton	7	7	100%	15	87%
Legal disrepair	John Everett	2	2	100%	1	0%
Services engineering	Chris Jones	11	10	91%	9	56%
Capital Programme Delivery	Christine Short	1	1	100%	3	100%
Property services total		42	40	95%	45	80%

Resources	David Selo	0	0	100%	0	100%
Performance & Service development	Simon Kwong	0	0	100%	2	0%
HFI total		61	56	92%	59	80%
TMO management	Anthony Jonas	0	0	100%	n/a	n/a
Partners	Tom Irvine	12	12	100%	12	100%
TOTAL		73	68	93%	71	83%

TABLE B - TYPE OF COMPLAINT RECEIVED

6 Month period:

April - September 2008

STAGE 1 COMPLAINTS

Types of complaints/service	Number of stage one complaints	% of total	Previous 6 months	
			Total no.	as %
Staff conduct	40	6.2%	32	5.8%
Transfer assessment	2	0.3%	4	0.7%
Rent arrears	7	1.1%	4	0.7%
Anti-social Behaviour & Harassment	15	2.3%	17	3.1%
Other tenancy issue	31	4.8%	30	5.4%
Responsive repairs	207	31.8%	171	31.0%
Engineering services/Gas servicing	63	9.7%	56	10.1%
Estate/ grounds/caretaking	44	6.8%	29	5.3%
Estate management other	0	0.0%	0	0.0%
Parking	9	1.4%	2	0.4%
Voids	2	0.3%	n/a	n/a
Delay / no resp	49	7.5%	50	9.1%
Compensation	0	0.0%	0	0.0%
Tenant involvement	0	0.0%	0	0.0%
Policy / procedures	9	1.4%	0	0.0%
Improvement/renovation (Capital Programme)	3	0.5%	5	0.9%
Home ownership issues	43	6.6%	23	4.2%
Project management (Programme Management)	63	9.7%	54	9.8%
Community centre	0	0.0%	0	0.0%
TMO management		0.0%	n/a	n/a
Other council services	0	0.0%	1	0.2%
Partners	59	9.1%	47	8.5%
Reception Centre Management	4	0.6%	11	2.0%
Other			16	2.9%
TOTAL	650	100%	552	100

STAGE 2 COMPLAINTS

Types of complaints/service	Number of stage two complaints	% of total	Previous 6 months	
			Total no.	As %
Staff conduct	2	2.7%	1	1.4%
Transfer assessment	1	1.4%	3	4.2%
Rent arrears	0	0.0%	0	0%
Anti-social Behaviour & Harassment	2	2.7%	0	0.0%
Other tenancy issue	4	5.5%	3	4.2%
Responsive Repairs	21	28.8%	19	26.8%
Engineering services/Gas servicing	11	15.1%	9	12.7%
Estate/ grounds/caretaking	6	8.2%	2	2.8%
Estate management other	0	0.0%	0	0%
Parking	1	1.4%	0	0%
Voids	1	1.4%	n/a	n/a
Delay / no resp	0	0.0%	0	0%
Compensation	0	0.0%	0	0.0%
Tenant involvement	0	0.0%	0	0%
Policy / procedures	0	0.0%	0	0%
Improvement/renovation (included in property services)	1	1.4%	3	4.2%
Home ownership issues	3	4.1%	2	2.8%
Project management (included in property services)	7	9.6%	15	21.1%
Community centre	0	0.0%	0	0%
TMO management	0	0.0%	2	2.8%
Other council services	0	0.0%	0	0.0%
Reception Centre Management	1	1.4%	0	0%
Partners	12	16.4%	12	16.9%
Other	0	0.0%	0	0%
TOTAL	73	100%	71	100

Table C Learning from Complaints April to September 2008

What you said	What we did
A deaf resident requested a BSL interpreter and was asked to put the enquiry in writing instead	Disability awareness training for staff has been commissioned. Our staff have been reminded to use access information that we have already collected.
Neighbour of tenant rang to inform HFI that an elderly tenant was vulnerable when a repair failure left her without heating and cooking facilities over the weekend.	HFI already have procedures in place to protect vulnerable tenants but they were not followed by the out of hours team. This has been raised at management level.
Complaint about how allegations of harassment and noise nuisance were dealt with by HFI staff	We have reiterated with staff the need to keep residents informed.
Resident returned from abroad and could not get into their garage as the barrier gate key had been changed.	In future a letter will be sent to the residential address of all residents renting garages rather than relying on a flyer stuck to the barrier gate.
Resident reported a health and safety hazard on estate which was not repaired in a timely fashion.	Once reported the estate services team will track the repair to ensure it is completed within the prescribed time-scales. If it remains outstanding this will be raised with the manager.
Leaseholder received letter confirming receipt of payment of service charges, but the letter gave the wrong outstanding balance.	We have reviewed the letter used to confirm receipt of payment.
Leaseholder sent an e-mail to member of staff and did not get a response. As result his queries were not addressed	We are looking to promote use of generic e-mails rather than individual email addresses.
An ex tenant's goods were disposed of following the eviction.	We have changed the procedures so that two managers have to authorise the disposal of belongings following eviction.
After bidding on choice based lettings the successful applicant had to wait too long for the property to be ready.	We have reminded our contractor not to advertise properties unless they will be ready within the choice based lettings timescale.
Tenants and Residents Association was not sent an agenda prior to meetings about decent homes work on the estate.	We will now send agendas to the TRAs prior to meetings about Decent Homes work
A block was left without hot water because the contractor could not get into the boiler room.	Keys have been allocated for all boiler rooms and staff have been advised that they can arrange for a locksmith if necessary.
Complaint regarding confusion over whether or not HFI would fix the fence.	Clarification issued to HFI staff that raise orders and carry out repairs.
We did not consult with residents before installing pigeon netting.	The netting is to be removed. We will always consult on improvement works.
While decent homes work was taking place our contractor did not keep residents adequately informed.	We now monitor our Decent Home contractors monthly newsletters to ensure that residents are told about delays and changes to the programme.

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

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	November 2008	5	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 Annual Leaseholders Fair

The 2nd annual leaseholder information fair took place on the 16th October at London Metropolitan University on Holloway Road. Following the success of last year, this gave an opportunity for all leaseholders to speak to LBI, HFI and Partners including CHAS, our independent leasehold advice service.

3.2 ASB success

A resident who has a long history of antisocial behaviour including drunken fights, arguments, rowdy visitors and loud music, was served with an injunction with power of arrest in May. The injunction was breached on 3rd June and he was sentenced to 8 days in prison, suspended for 12 months. HFI then issued possession proceedings.

At the court hearing the tenant admitted and accepted all of the grounds on which HFI sought possession. The judge granted the possession order for 2 years on the same terms as the injunction, and required that the tenant seek help with alcoholism.

If the tenant breaches the orders he faces eviction. He will serve the 8 days in prison if the orders are breached within the next 12 months.

3.3 HFI is awarded 3 stars by the Audit Commission

Following its inspection of HFI late last year, the Audit Commission has awarded HFI the maximum three stars (Excellent Service) and also rated it as having excellent prospects for further improvement.

The report outlines a series of significant strengths including the following:

- Offices are easy to access, telephones are answered well and customers have access to a lot of good quality information.
- Vulnerable tenants are well supported.
- Repairs are easy to report and are usually delivered in one visit to a high level of customer satisfaction.
- Empty properties are turned round quickly.
- Performance on collecting rents is high while eviction rates are low.
- HFI provides a well co-ordinated and effective response to antisocial behaviour with an out-of-hours service increasing residents' sense of safety.
- Leaseholder service charges are relatively low with good collection rates.

Since HFI's first inspection in 2005 the Audit Commission has found that not only have standards been maintained but there have also been strong and lasting improvements. However, the inspection also identified some areas for improvement including:

- how we deal with minor defects at the end of Major Works Schemes.
- a need to continue to improve services to leaseholders.
- Working with the Council to make further improvements in Aids and Adaptations Services.

We will be working on all of these areas in the coming months.

3.4 Campaign to keep fireworks safe in Islington

HFI is working closely with Islington Police, London Fire Brigade, the Council and businesses to make sure the Halloween/Bonfire Night season passes peacefully.

Action being taken in Islington between Halloween and Bonfire Night includes:

- Joint visits by Islington Council's Trading Standards officers and police to all shops in the borough selling fireworks and test purchases to make sure they are not sold to under-18s.
- Extra patrols and mobile units from Islington Police, Islington Council's Street Wardens and Park Guard team and HFI's Anti-Social Behaviour Out of Hours Service over the Halloween/Bonfire Night fireworks period.
- Safer Schools Police to work with the borough's schools to warn young people of the risks of misusing fireworks.
- Youth workers from Islington Council to target areas where there have been reports of fireworks misuse in the past.
- Briefings for businesses, caretakers and estate staff to help them prevent fireworks misuse and anti-social behaviour.

During last year's partnership campaign police reported a 32 % reduction in firework nuisance and anti-social behaviour calls compared with 2006.

3.5 HFI Status Survey 2008

As part of its commitment to seeking the view of residents, HFI commissioned a postal survey amongst its customers to establish levels of customer satisfaction in key service areas.

The survey concluded that overall customer satisfaction has risen to 70%, from 64% in 2006. It also evidenced an increase in the general level of satisfaction on customer care issues.

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Date of meeting	Items on the Agenda	Status	
January 2008	Rent Charges and Proposals 2008/09 (LBI Item)	Consultation	Asks you to comment on the proposed changes to rent charges 2009/2010
	Financial Inclusion Policy	Consultation	Asks you to comment on the proposed policy
	5% Sustainability , Tenants Compact, Community Safety, Estate Security	Consultation	Asks you to comment on various funding options available for improvements
	Disposal of Land Managed by HFI	Information	Tells you about land being disposed on estates by LBI
	HFI and Consultative Panel update	Information	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Forward Plan	Information	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
March 2008	Tenants Compact Annual Review	Consultation	Asks you for views on the proposed review of tenants compact funding
	Capital Programme 2008/09 monitoring 3rd qtr	Information	Tells you about local capital projects 2008/09
	HFI and Consultative Panel Update	Information	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Business Plan 2009-14 - Feedback	Information	Tells you about decisions made for 2009/14
	Forward Plan	Information	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting

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	November 2008	7	Information

Subject of Report: 2008/9 Capital Programme – 2nd quarter monitoring

1. Synopsis

1.1 This report advises Consultative Panels on the progress of all local schemes of 2008/9.

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 2nd quarter (30th September 2008). A further update up to the end of the 3rd quarter (31st December 2008) will be presented to the Consultative Panels at their March 2009 meetings.

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Any queries in relation to this report should be addressed to Peter Taunton, Director of Property Services

CENTRAL STREET CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES– October 2008

CAPITAL PROGRAMME 2007-2008/9 SCHEMES

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	17 October 2008 - complete	September 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	17 October 2008 - complete	20 September 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	22 nd August 2008	15 August 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	25 June 2008	05 June 2008
Project Officer	Karyn Linkson	

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	31 March 2008	31 March 2008
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
Additional Works Completion Date	November 2008 (additional cameras recently added)	August 2008
Estate Lighting Completion Date	November 2008	November 2008
Project Officer	Karyn Linkson	

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	25 August 2008	15 August 2008
Completion Date	14 November 2008	14 November 2008
Project Officer	Karyn Linkson	

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		
Scheme	Varied works – all survey dependent	
Name Of Constructor	Apollo	
Out to Tender	N/A	
Tender return	12 th September 2008	
S20 Notice	Tbc	
S20 Expiry	Tbc	
	This Month	Last Month
SOS Date	K&Bs 3 rd March 2008	K&Bs 3 rd March 2008
Completion Date	December 2008	26 th September 2008
SOS Date all other works	March 2009	January 2009
Completion Date	26 Weeks	
Project Officer	Karyn Linkson	

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	30 May 2008	End April 2008
SOS Date all other works	March 2009	Anticipated End 2008 / Early 2009
Completion Date	July 2010	
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 and window renewal <u>Pleydell Estate</u> – K&B and M&E to tenanted properties subject to survey, communal lighting laterals (8 in total) communal ventilation system at Grayson & Galway House only. Gastigny window renewal.	
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	C43a Whitbread Electrics 29 Feb 08 C43a Whitbread Mechanical 21 April 08 C43b Pleydell Estate non section works SOS 30th June 2008	C43a Whitbread Electrics 29 Feb 08 C43a Whitbread Mechanical 21 April 08 C43b Pleydell Estate non section works SOS 30th June 2008
Completion Date	C43a 19 th Sept 2008 C43b May 2009	C43a 5 th Sep 08 C43b May 2009
Project Officer	Lena Shah	

Contract 66 Bentham Court, Popham Road 37,40 & 42-58, Rawreth Walk, Spellbrook Walk, Steeple Walk, Upper Dengie Walk, Upper Hawkwell Walk, Upper Rawreth Walk, Hedingham Close, Birdbrook House, Baring Court 1-30, Dengie Walk, Hawkwell Walk, Barnston Walk, Copford Walk, Dunmow Walk, Elder Walk, Fairstead, Walk, Inworth Walk 1-7 & 8-21, Maryland Walk 1-26, Peldon Walk, Popham Street 17-20, Redford Walk, Terling Walk, Raleigh Mews, Rotherfield Street 1-5 & 13-15, Rotherfield Street 67-69, Arbon Court, Holland Passage		
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	March 2009	tbc (2009/10)
Completion Date	tbc	
Project Officer	Lena Shah	

Contract 67 Mulberry Court, Harold Laski House, Cyrus House, Midway House, Moorgreen House		
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	March 2009	tbc (2009/10)
Completion Date	tbc	
Project Officer	Jason Ross	

Contract 68 Lagonier House, Lever Buildings, 1-70 Chadworth House		
Scheme	Varied works – all survey dependent	
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	tbc (2009/10)	
Completion Date	tbc	
Project Officer	Lena Shah	

2007/08 DOOR ENTRY SCHEMES

Estate/Block	SOS date	End date	Comments
Whitbread Estate	TBC	TBC	To commence after the decent homes work in September / October

Estate/Block	SOS date	End date	Comments
Bevin Court	September 2008	December 2008	Works are progressing well

Estate/Block	SOS date	End date	Comments
Quaker Court	January 2009	March 2009	Works currently out to tender

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	The Triangle	General	Description of works to be confirmed	Funding contribution towards works currently being drawn up on behalf of EC1 New Deal	£30,000.00	£30,000.00
Bunhill	Peregrine House	Front of Peregrine Hse in Hull St	Part of the railings are coming off and need to be cemented back to position.	Some works already carried out. Further investigation required before arranging any more works	£650.00	tbc
Bunhill	Peregrine House	Play Area	Some of the paving is uneven and dangerous	After further inspection more works required than originally anticipated. Tenders returned but over original budget. Scheme on hold until further tenders returned	£1,000.00	£6,612.50
Bunhill	Peregrine House	Underground Garage	Mirror for the underground garage has been smashed, it would be nice to have that replaced.	Works completed 20th October subject to post inspection	£1,150.00	£414.00
Bunhill	Pleydell	Perimeter of the estate	Renew broken concrete around the perimeter railing of the estate.	Specification for approval to be received by end of October	£2,550.00	tbc

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Pleydell	Gastigny	Replace broken railing around the green area Gastigny House with a metal gate suitable for Greenspace	Works completed 14th October subject to post inspection	£1,150.00	£1,265.00
Bunhill	Pleydell	Grayson	Renew 4 metal bollards in front of the bin shed of Grayson House These were left from tenant compact 2007	Tenders returned 15th September. Order to be raised by end of September	£920.00	£1,146.55
Bunhill	Pleydell		Repair raised paving slabs at various locations.	Works due to be completed by end of October	£2,900.00	£1,569.75
Bunhill	Quaker Court	Entrances	Security works	Contribution towards EC1 New Deal scheme. Designs approved by TMO and specification now written. Tenders due back 24th October	£48,000.00	£48,000.00
Bunhill	Quaker Court	Throughout QC Estate	Upgrade internal signage to flats	Awaiting artwork approval from TMO	£1,700.00	tbc

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Quaker Court	Front of Bunhill Meeting House	Renew and reset 40 paving slabs	Awaiting further advice from TMO before seeking tenders	£2,000.00	tbc
Bunhill	Redbrick	Garages	Upgrade 8 sets of lights to Cope House and of the top floor garages.	Works completion delayed until 31st October	align="right">£3,500.00	align="right">£5,376.25
Bunhill	Redbrick	Garages	Paint the Cope House and of the top floor garages (this area is covered in soot from when the garages were set on fire over 6yrs ago.			
Bunhill	Redbrick	Bartholomew & Vickery Court	Renew and reset 25 paving slabs	Awaiting further advice from TMO before seeking tenders	£1,250.00	tbc
Bunhill	Redbrick	Ironmonger Row Entrance	Build raised bed for plants on left side of gate at Ironmonger Row entrance to estate.	Scope of works agreed. Specification for approval to be received by end of October	£3,000.00	tbc

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	St Lukes Estate/Bath Street	Outside the TMO office	Bollards outside the old TMO office replaced by a swing gate.	Scheme removed at the request of the TRA. TRA to propose alternative scheme	£2,900.00	£0.00
Bunhill	St Lukes Estate/Bath Street	Godfrey Hse Block	New Fire Door for Godfrey House ground floor exit	Works already carried out during major works	£5,180.00	£0.00
Bunhill	St Lukes Estate/Bath Street		Barrier around the grassed area by car park to stop cars driving over the grass.	Site visit held to agree works. Awaiting advice from Fire Officer regarding proposed location	£3,500.00	tbc
Bunhill	Stafford Cripps	Entrance to Cotswold Court	Paving to the entrance has become of Cotswold Court	Tenders returned 15th September. Awaiting approval to proceed from TMO	£2,500.00	£1,334.37

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Stafford Cripps	Gateway Parmoor Court	15m2 of paving to the main access gateway to Parmoor Courts	Works due to be completed by end of October	£2,750.00	£1,667.96
Bunhill	Stafford Cripps	Sapperton Court	To provide guttering and downward connecting fittings to the discharge outlets enabling the discharged water to be carried to the nearest drain-Projected cost-£3k	Awaiting an update from TMO	£3,000.00	tbc
Bunhill	Wenlake Estate	Wenlake Estate	Renew consumer for all communal lights on the estate. We need light sensors for stairs & balcony lighting. Wenlake & Priestley Houses in particular are a hazard and a serious healthy and safety issue with loose wires hanging around, probably live.	Scheme commissioned to HFI engineers as more works required than originally thought	£11,500.00	tbc
Bunhill	Chadworth	Chadworth House	Pigeon netting & spikes on ledges above shops affecting flat 10 & Block 33-40	Scope of works agreed. Order raised 21st October	£1,552.50	£1,552.50

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	King Square	Barnabas House	Restore & repair set of gates to rear of 11-16	Works currently on hold until EC1 design for area completed	£1,150.00	£4,050.30
Bunhill	King Square	Macclesfield House	Enclose roof to bin chamber fencing	Site visit held, but proposal may duplicate EC1 New Deal works being finalised	£3,450.00	tbc
Bunhill	King Square	Rahere House	Community Hall replace steps leading to fire escape door	Works completed 8th July	£1,200.00	£1,006.25
Bunhill	King Square	Rahere House - car park	remove dividing poles between bays, resurface & mark and re-number bays to match existing	After further inspection more works required than originally anticipated. Tenders returned but over original budget. Scheme on hold until other further tenders returned	£1,150.00	£4,565.50
Bunhill	King Square	Turnpike House	Restore & repair fencing on Goswell Road boundary (both sides of entrance roadway)	Works completed 14th October	£3,500.00	£4,657.50

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Percival Street	Crayle House	Resurface paving area at rear of Crayle leading to Compton Street	After further inspection more works required than originally anticipated. Tenders returned but over original budget. Scheme on hold until other further tenders returned	£1,750.00	£3,651.25
Bunhill	Percival Street	Partridge Court	Resurface car park area	Further site visit to agree scope of works to be arranged by early November	£10,000.00	tbc
Bunhill	Redbrick	Garage area	Improve security fit locking magnetic mechanism to lower level garage main gate	Specification prepared and works to be tendered by end of October	£4,600.00	tbc
Bunhill	St Luke's	Whole Estate	Reduce height of perimeter hedging	Scheme removed as works already carried out	£920.00	£0.00

Central Street - Bunhill Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Whitbread	Podium area	Erect pergola and benches to podium area	Site visit to agree scope of works with TRA delayed. To be arranged early November	£9,200.00	tbc
					£169,572.50	£116,869.68

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	King Square	President House	To re-alter lighting and circuit along landing 1 to 23. To supply and install 85No 28 watt 2D fittings	Works completed 29th August	£20,010.00	£20,010.00
					£20,010.00	£20,010.00

Water Booster Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Percival Estate	Grimthorpe House	To address and improve water pressure issues	Awaiting final cost information before proceeding with leaseholder consultation	£38,850.00	tbc
					£38,850.00	£0.00

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peter's	Cluse Court	Flats 105-111	Additional security to properties 105-111	Further site meeting held to assess scheme. Estate Services to advise whether scheme can proceed	£7,535.00	tbc
St Peter's	Cluse Court	Flats 99-136	Bike/pram shed storage	Further site meeting held and scope of works agreed. Estate Services currently evaluating product options	£9,200.00	tbc
St Peter's	Cluse Court		Some extra funds for our future play area for the younger kids and to improve the football pitch.	Programme of works agreed and expected to complete by end of November. Costs delayed and now due back by end of October	£34,500.00	tbc
Clerkenwell	Finsbury	Charles Townsend House	2 additional CCTV cameras	Proposed scheme has been evaluated and deemed not feasible. Awaiting response from TRA	£2,500.00	tbc
Clerkenwell	Finsbury	Patrick Coman House	Replace the tiled floor on the ground floor in Patrick Coman House	Further site visit required to assess full scope of works. To be carried out by end of October	£5,000.00	tbc

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Margery Street	Charles Simmons House	Lay lino on the staircase (blue as on the rest of the estate's staircase)	Scope of works agreed. Specification for approval delayed and now due by end of October	£8,000.00	tbc
Clerkenwell	Margery Street	Play area	Returf play area.	Scope of works agreed and order placed with Greenspace 16th October	£20,000.00	£8,461.95
Clerkenwell	Margery Street	All	£1000 for planting (on going project)	Plants being purchased by TRA	£1,000.00	£1,000.00
Clerkenwell	Spa Green		£9000.00 for re-planting and re-landscaping.	TMO carrying out work	£9,000.00	tbc
Clerkenwell	Spa Green		reduce the entrance path to Wells House back to its former height at an approximate cost of £10,000.00	TMO carrying out works	£10,000.00	tbc
Clerkenwell	Weston Rise Estate	Weston Rise Estate	Non-slip matting/tiling to D-link walkway	Works completed 30th August	£3,250.00	£4,945.00

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Weston Rise Estate	Weston Rise Estate	New Handrail to D-link walkway	Works completed 19th September	£881.25	£3,949.56
Clerkenwell	Bevin Court	Bevin Court	Remove rubbish & clean canopy, renew Georgian Wirecast glass	Works completed 29th June	£520.00	£520.00
Clerkenwell	Charles Rowan	36 Clerkenwell Green	Replace cracked & uneven paving various locations	Scheme carried out in 07-08 Tenant Compact	£1,000.00	£0.00
Clerkenwell	Earlstone	Rawstone Street	Update communal lighting at 42 & 41	Works due to complete 17th October	£3,450.00	£2,552.08
Clerkenwell	Finsbury	Play Areas	Replace litter bins to playgrounds with fire damper type	Works completed 20th August	£1,000.00	£1,542.59
Clerkenwell	New River Group	Claremont Close	New locking system for gates x 6	Specialists to visit site and provide specification for approval by 17th October	£5,750.00	tbc

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	New River Group	Claremont Close	Modify bin areas to accommodate Euro-bins new gates required	Specialists to visit site and provide specification for approval by 17th October	£5,000.00	tbc
Clerkenwell	Weston Rise Estate	Stelfox House	Renew steps leading from the play area to the block	Works completed 29th August	£1,000.00	£1,351.25
Clerkenwell	Weston Rise Estate	Weston Rise	Replace benches in park area	Works completed 29th August	£3,110.00	£276.00
St Peter's	Arbon Court	Arbon Court	Fit anti-pigeon spikes for all communal window ledges and ledges of all flats	Works currently on hold until further advice is received from Estate Services about what works are required	£2,000.00	tbc
St Peter's	Colinsdale Group	Colinsdale	Renewal of shrub beds	Scope of works agreed and costs received. Awaiting approval from Estate Services before placing order	£6,430.00	£4,240.20
St Peter's	Cummings	Whole estate	Supply and fix x 5 floor directory signs & individual signs to each floor of x 5 blocks	Order raised 6th October. Artwork awaiting approval	£1,660.00	£3,366.00

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peter's	Cummings	Cumming Estate	Planting to various sites - Including Turnbull/Strang	Scope of works agreed and costs received. Awaiting approval from Estate Services before placing order	£4,510.00	£3,569.70
St Peter's	Elia Street	Elia Mews	Upgrade column lighting x7	Works completed 27th August	£3,150.00	£3,829.50
St Peter's	Popham Road Estate	Various	Lighting upgrades	Works completed 12th August	£23,780.00	£20,619.50
St Peter's	Popham Road Estate	Spellbrook	Caretaking facilities, toilet, lighting & storage	Works completed 8th October	£4,100.00	£4,212.50
St Peter's	Popham Road Estate	Parker Court	24-31 Install drainage outside entrance door	Specialists to visit site and provide specification for approval by 17th October	£1,730.00	£1,886.00
St Peter's	Popham Road Estate	Steeple Walk	Adjacent to flat 2 take down part of wall replace with a permeable barrier (railings)	Scope of works revised and costs received. Awaiting approval from Estate Services before raising order	£3,450.00	£1,006.25

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peter's	Popham Road Estate	Parker Court	Re-turf/re-surface play area	Scope of works required much more significant than originally thought. Scheme not likely to proceed this year	£1,400.00	tbc
St Peter's	Popham Street	Barnston Walk	Remove brick planters	Works completed 15th August	£1,600.00	£1,097.62
St Peter's	Charles Lamb Walk	Charles Lamb Walk	Install Gerda Style Barrier x 2	Works completed 8th June	£6,350.00	£2,530.00
St Peter's	Queensbury	Queensbury Street	Renew barrier gate	Works completed 8th June	£2,400.00	£2,127.50
St Peter's	Queensbury	Queensbury Street	Replace wooden gates x 6 with permeable metal gates unit price	Works completed 8th June	£4,800.00	£4,485.00
St Peter's	Rotherfield	Rotherfield Street 13-15	Replace skirting to ground floor both sides of front & rear door	Works completed 8th August	£1,150.00	£603.75
St Peter's	Rotherfield	Rotherfield Street 13-15	Replace top-soil garden area to right hand of pram sheds at rear	Scheme already carried out	£1,500.00	£0.00

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	New River Group	Benyon Court	Install water point to side of building	A repair issue is preventing these works from being carried out. Awaiting further advice from Estate Services	£2,300.00	tbc
					£204,006.25	£78,171.94

Tenant Compact 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Finsbury Estate	5-a-side kick about space	Raising height of railings/fencing around the pitch - balls constantly going over and hitting windows	Funding carried over from 07-08 Tenant Compact. Legal issues delaying works.	£20,000.00	tbc
					£20,000.00	£0.00

Community Safety 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peter's	Bentham Court	9-16 New Bentham Court	Renewal and relocation of main entrance Door of 9-16 New Bentham Court. Removal and disposal of canopy roof and walls.	Works commissioned. Design currently being evaluated	£27,750.00	tbc

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peter's	Bentham Court	Bentham Court	Removal of planters, seating and bin chambers and associated works	Some works being carried out by Circle Anglia. Awaiting further information from Estate Services	£22,250.00	tbc
St Peter's	Popham Street Phase 3	Elder Walk Peldon Walk Terling Walk Redford Walk	Door entry/security works Phase 3	Planning application submitted end of September 2008. Works anticipated to commence in January/February 09 subject to planning approval and consultation	£125,000.00	tbc
					£175,000.00	£0.00

Planned Maintenance 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peter's	Charles Lamb Court	Charles Lamb Court	New Door Entry System	S20 consultation expired 28th September. Order placed with contractor 14th October	£11,100.00	£9,375.60

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Sherston Court	Sherston Court	New Door Entry System	Order placed on 5th September. Works now expected to commence in January 09 once the lift works have been completed	£44,400.00	£31,070.78
					£55,500.00	£40,446.38

Paving Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Bevin Court	Cruickshank St	To break out raised concrete slab where necessary. To prepare and regulate surface. To cut chases and apply D.B.M primer, apply D.B.M tarmacadam wearing course approximately 493 M2 to Estate Road.	Works completed 3rd September	£25,512.75	£25,512.75
Clerkenwell	Earlstone Estate	Midway / Moorgreen	To uplift and renew/relay approx 225 square metres of defective paving isolated areas to be agreed prior to start of works.	Works completed 31st July	£14,486.65	£14,486.65

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
					£39,999.40	£39,999.40

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Finsbury	Michael Cliffe House	To re-alter lighting and circuit along landing 1 to 23. To supply and install 23No 28 watt 2D fittings, position to be agreed on site. This includes H&S measures required for working close to edge.	Works completed 19th September	£8,280.00	£8,280.00
					£8,280.00	£8,280.00

Lift Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Peters	Cummings	Finnemore House	Modernisation of 1No lift	Tenders returned. S20 consultation expires 5th November. Works expected to commence in March 09	£92,000.00	£96,681.00

Central Street Clerkenwell and St Peter's Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Margery Street	Earlom House	Modernisation of 1No lift	M&E awaiting programme of works from Lift Contractors	£90,000.00	tbc
St Peters	Parker Court	Parker Court	Modernisation of 1No lift	First stage S20 completed. Tenders being sought in September/October	£90,000.00	tbc
					£272,000.00	96,681.00

Water Booster Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Baring Court	Baring Court	Installation of water boosters	Awaiting final cost information before proceeding with leaseholder consultation	£15,540.00	£14,652.00
Clerkenwell	Finsbury Estate	Patrick Coman	Installation of water boosters	Works due to complete 17th October	£15,540.00	£14,430.00
					£31,080.00	£29,082.00

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE October 2008

Contract 15 (Elthorne & Hornsey La) – Hillrise Ward	
132-166 Ashbrook Rd	CYCLICAL REPAIRS, Roof, Kitchen, Electrical PRACTICAL COMPLETION MARCH 2008
Beachcroft Way	CYCLICAL REPAIRS, Roof, Kitchen, Electrical PRACTICAL COMPLETION MARCH
Bretton House	CYCLICAL REPAIRS, Roof, Kitchen, Electrical PRACTICAL COMPLETION MARCH 2008
Sanders Way	CYCLICAL REPAIRS, Roof, Kitchen, Electrical PRACTICAL COMPLETION MARCH 2008
74-96 Duncombe Way	Kitchens, Electrical PRACTICAL COMPLETION MARCH 2008
17-23 Hazelville Rd	Kitchens, Electrical PRACTICAL COMPLETION MARCH 2008
1-16 Holland Walk	Kitchens, Electrical PRACTICAL COMPLETION MARCH 2008
Partington Close	Kitchens, Electrical PRACTICAL COMPLETION MARCH 2008
St Johns Way	Kitchens, Electrical PRACTICAL COMPLETION MARCH 2008
Westacott Close	Kitchens, Electrical PRACTICAL COMPLETION MARCH 2008
Grovedale Rd Estate – Turpin Way	CYCLICAL REPAIRS, Roofs, Windows, new central heating PRACTICAL COMPLETION MARCH 2008
Bruce Glazier House	CYCLICAL REPAIRS, Windows (specific elevations only) Electrical
Margaret Macmillan	CYCLICAL REPAIRS, Windows (specific elevations only) new central heating and electrical upgrades, New Roof
John Wheatly House	CYCLICAL REPAIRS, Windows (specific elevations only) 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. PRACTICAL COMPLETION MAY 2008. This property is now managed by Upper Street Area Housing Office
17-21 Hamilton Park	Kitchen, Electrical upgrades and new windows. PRACTICAL COMPLETION MAY 2008 This property is now managed by Upper Street Area Housing Office
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 Practical Completion July 2008	
1-20 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical Practical Completion July 2008	
43-57 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical and new door entry Practical Completion July 2008	
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 for Hillrise Mansions,	
GRI Online updated	6 th June 2008	
	This Month	Last Month
SOS Date	Elthorne Estate 26 th February 2007 – March 2008 Completed. Hornsey Lane on site July 2008 31-100 Hillrise Mansions Aug 2007-July 2008 (block by block basis) Warltersville Mansions March 2007 – July 2008 (block by block)	Completed March 2008 Work in progress Waiting for aluminium windows to be ordered Completed July 2008
Completion Date	Main Contract March 2009	Individual estates listed above in main text.
Project Officer	Brenda Rodney	

Contract 29 – Girdlestone Estate- Junction Ward		
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	July 2008 work to tenanted properties – Work in Progress Note: Repairs to balconies and roof not due to begin until 2009	July 2008
Project Officer	Brenda Rodney	
Contractor	Mulalley	

Contract 31 – Ilex House – Tollington Ward		
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	October 2008	
Project Officer	Terry Rawles	
Constructor	Murphys	

Contract 28A– Fairbridge Estate Area and local Co-op Properties – Hillrise Ward except Bowerman Court – Junction Ward		
Brooke Park Co-op Ashbrook Road Holland Walk Scholfield Road	This scheme is part of Contract 28 which is currently in development. (See below 2007/8 programme) New kitchens and associated mechanical and electrical works. Work in Progress	
Holbrook Co-op Ashbrook Road Buxton Road Holland Walk		
Elthorne 1st Co-op Duncombe Road Mulkern Road Partington Close St Johns Way		

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME COMPLETED SCHEMES STILL IN 12 MONTHS DEFECTS LIABILITY PERIOD

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	
	Defects liability ends November 2008	
Project Officer	Brenda Rodney	

Contract 14 (Margery Fry & Wilfred Fienburgh) St Georges Ward		
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	January 2008	
	Defects Liability Period ends January 2009	
Project Officer	Brenda Rodney	

Holland Walk Capital Programme Proposed Future Schemes 2007/8

Contract 28 – Fairbridge Estate Area and local Co-op Properties – Hillrise Ward except Bowerman Court – Junction Ward		
Fairbridge Estate	This scheme is part of contract 28A currently on site (see above 2007/9)	
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. Work in Progress	
Holbrook Co-op Ashbrook Road Buxton Road Holland Walk	New kitchens and associated mechanical and electrical works. Work in Progress	
Elthorne 1st Co-op Duncombe Road Mulkern Road Partington Close St Johns Way	New kitchens and associated mechanical and electrical works. Work in Progress	
	This Month	Last Month
Start on Site Date	July 2008 work to tenanted properties Brooke Park, Holbrook, and Elthorne 1st	May 2008
	Main Contract February 2009	October 2008
Project Officer	Terry Rawles	
Constructor	Mansell	

Contract 30- Hornsey Rise Estate- Hillrise Ward

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	January 2009	October 2008
Project Officer	Kim Farrelly	
Constructor	Mulalley	

Contract 32 – Hornsey Road Area - Tollington

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.	
26-68 Bavaria Road	New Kitchens and associated electrical and mechanical work.	
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	January 2009	October 2008
Project Officer	Kim Farrelly	
Constructor	Balfour Beatty	

Holland Walk Capital Programme Proposed Future Schemes 2009/10

The contracts below show the proposed works Homes for Islington will be seeking to undertake as part of the decent homes programme. These are still in the development stage and will be subject to surveys before the final scope of work is agreed.

Contract 44 – Hilldrop Estate – St Georges Ward		
Betchworth House	Window repairs and external decorations	
Colley House	Window repairs and external decorations	
Leith House	Window repairs and external decorations	
Howell House	Window repairs and external decorations	
Dugdale House	Window repairs	
Holmbury House	Window repairs	
Rushmoor House	Window repairs	
Willbury House	Window repairs	
Horsenden House	Window repairs	
Bramber House	Kitchens and bathrooms and associated electrical and mechanical works	
Kimble House	Kitchens and bathrooms and associated electrical and mechanical works	
Moelwyn Hughes Court	Kitchens and bathrooms and associated electrical and mechanical works, external decorations and structural work	
Tansley Close	Kitchens and associated electrical and mechanical works	
259 Camden Road	External decorations, kitchens and bathrooms and associated electrical and mechanical works	
Trecastle Way	Kitchens and bathrooms and associated electrical and mechanical works	
Penderyn Way	Kitchens and bathrooms and associated electrical and mechanical works	
Margaret Bondfield House	Kitchens and bathrooms and associated electrical and mechanical works	
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Terry Rawles	
Constructor	Apollo	

Contract 45 - Tollington Ward		
Elaine House	Kitchens and bathrooms and associated electrical and mechanical works	
Cotman House	Kitchens and bathrooms associated electrical and mechanical works	
Constable House	Kitchens and bathrooms and associated electrical and mechanical works, external decorations and structural repairs	
Sussex Close	Kitchens and bathrooms and associated mechanical and electrical work. Window renewal, external decorations.	
Wray Court	External decorations, mechanical works, window repairs.	
112-114 Marlborough Road	External decorations, window renewal and structural repairs	
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Terry Rawles	
Constructor	Mulalley	

Contract 46 Mitford Road Estate – Tollington Ward		
21-25 Tollington Way	Kitchens and associated electrical and mechanical works, window repairs, external decorations	
84-86 Kingsdown Road		
94-110 Kingsdown Road		
162-164 Sussex Way		
177-203 Sussex Way		
219-271 Hornsey Road		
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Kim Farrelly	
Constructor	Murphy	

Contract 47 Brecknock Anson – St Georges Ward		
Merchon House		Kitchens and associated mechanical and electrical works
Melyn Close		
85-103 Corrine Road		
Daren Court		
Holbrooke Court		
	This Month	Last Month
Start on Site Date	January 2009	
Project Officer	Kim Farrelly	
Constructor	Mansell	

Contract 48 Hargrave Park- Junction Ward		
1-43 Bredgar Road		Kitchens and associated mechanical and electrical works
1-43 and 2-38 Hargrave Park		Kitchens and associated mechanical and electrical works
John King Court		Kitchens and associated mechanical and electrical works
Pemberton Gardens		Kitchens and associated mechanical and electrical works, window repairs
Sycamore Court		Kitchens and bathrooms and associated mechanical and electrical works
Calvert Court		Kitchens and bathrooms and associated mechanical and electrical works
Rowan Walk		Kitchens and associated mechanical and electrical works
Forest Way		Kitchens and associated mechanical and electrical works
Alder Mews		Kitchens and associated mechanical and electrical works
Larch Close		Kitchens and associated mechanical and electrical works
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Brenda Rodney	
Constructor	Mulalley	

Contract 49 Coleman Mansion and Miranda TMO – Hillrise Ward		
Coleman Mansions	Kitchens and associated mechanical and electrical works	
Brambledown Mansions	Kitchens and associated mechanical and electrical works	
34-38 Hornsey Rise Gardens	Window repairs and external decorations	
Redwood Court	Kitchens and bathrooms and associated mechanical and electrical works	
Leyden Mansions	Mechanical and electrical works	
Manchester Mansions	Kitchens and associated mechanical and electrical works	
Henfield Close	Kitchens and associated mechanical and electrical works	
Pauntley Street	Kitchens and associated mechanical and electrical works	
Lochbie Mansions	Mechanical and electrical works	
Lees Court	Kitchens and associated mechanical and electrical works, window repairs, external decorations	
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Brenda Rodney	
Constructor	Mansell	

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Highlands & Highcroft		8 no. notice boards for the estate	Order raised and artwork approved. Awaiting start date for installation	£5,496.00	£9,292.00
Tollington	Holly Park Estate	Beside 33-42 Holly Pk	Erection of bollards to protect grass area and prevent cars or lorries pullover the grass area, it will help to keep clear bins collection.	Order raised 21st October. Awaiting start date for installation	£5,435.00	£837.79
Tollington	Holly Park Estate	Ivy Hall C.C	Decoration/painting for adjacent store room previous garage, enable youths to use this area for exercise and tennis ball games etc	Estate Services to evaluate repairs issues before works can be arranged	£10,615.00	tbc

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Tollington	Holly Park Estate		Contribution of £15k towards the creation of a children's play area further to consultation carried out by Groundworks	Funding towards Groundworks scheme. Other funding sources being sought	£15,000.00	£15,000.00
Hillrise	Hornsey Lane Estate	15,16,17&18 Bruce Glasier Hse	Canopies over front entrance doors on 4th floor phase 2	Tender returns delayed until early November	£12,650.00	tbc
Hillrise	Hornsey Lane Estate	Mary McArthur Hse 19,20,21,22 & 23	Canopies over balcony doors at the rear on 4th floor phase 2	Tender returns delayed until early November	£15,820.00	tbc
Hillrise	Hornsey Lane Estate	1/8 Caroline Martyn Hse	Extra lighting on side elevation of block by entrance to estate (very dark)	Works completed subject to post inspection	£690.00	£727.95

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Hornsey Lane Estate	1/8 Enid Stacey Hse	Replace lighting to side elevation of block by entrance to estate (very dark)	Works completed 12th September	£690.00	£446.20
Hillrise	Hornsey Lane Estate		Contribution funding to refurbishing the play area	Further site meeting to confirm final scope of works on 22nd October	£15,000.00	tbc
Hillrise	Hornsey Lane Estate	Estate grounds	Signs informing of where office is located as in accordance with recommendation on D.D.A Report	Further site meeting to be held on 22nd October to confirm location for sign	£750.00	tbc
Hillrise	Hornsey Rise		Slip and sound proofing of stairwell - Phase 2 & 3 (Phase 1 being funded from 07-08 Tenant Compact)	Works to be arranged after Decent Homes contract has been completed	£51,200.00	£21,804.00

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Hornsey Rise		Replacement of Gerda locks mechanism for Goldie, Ritchie and Welby House	Site meeting to be arranged with TRA and Estate Services to agree scope of works by mid November	£3,450.00	tbc
Tollington	Ilex House	Ilex House	Proper and complete repair of the front steps leading up to Ilex House	Options for scheme have been prepared and tenders due back 22nd October. TRA to approve scheme before proceeding	£1,150.00	tbc
Tollington	Ilex House	Ilex House	Two new security cameras	Estate Services are currently carrying out evaluation of proposal in line with the HFI CCTV Commissioning Strategy	£12,000.00	tbc

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Miranda Estate	In undercroft between Henfield Close and Archway Park	Steel railings to fill panel to undercroft to replace existing mesh fencing. The design would take the form of steel railings to infill panel of similar design and pattern to existing one's opposite, finished to match the adjacent colour scheme.	Scope of works agreed and costs received. Order to be placed by end of October	£28,750.00	£9,936.00
Hillrise	New Orleans Estate	Iberia House	Signs on the stairs	Works agreed. Order placed 21st October	£1,000.00	£646.30
Hillrise	New Orleans Estate	Play area	New play equipment needed	Funding towards Groundworks scheme.	£15,000.00	£13,735.00
Hillrise	New Orleans Estate	Play area	Bins to play area.	Works completed 20th October subject to post inspection	£1,265.00	£1,265.00

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	New Orleans Estate		A couple of benches in the square	Benches ready for installation awaiting locations from TRA	£1,380.00	£1,840.00
					£197,341.00	£75,530.24

Door Entry Planned Maintenance 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Miranda Estate	Henfield Close	Door entry system upgrade	S20 consultation delayed and now likely to commence early November	£45,510.00	£41,223.07
					£45,510.00	£41,223.07

Paving Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Elthorne Estate	49-71 Scholefield Rd	Paving works	Works completed 12th September	£2,208.00	£2,208.00

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	St. Johns Way	142-156 St. Johns Way	Paving	Works completed subject to post inspection	£1,656.00	£1,656.00
Hillrise	Hillside Estate	Louise White House - entrance from Hazelville Rd.	Pothole by the entrance from Hazelville Road/ by the garages and caretakers lodge	Works completed 15th July	£425.50	£425.50
Hillrise	Hillside Estate	13-59 Pilgrims Way	Hole in the pavement by side 13-59 Pilgrims Way	Works completed 4th July	£632.50	£632.50
Hillrise	Redwood Court	Rear of block	Paving to the back of the blocks	Works completed 4th July	£1,633.00	£1,633.00
Hillrise	Waltersville Mansions	By the drop kerb and at the entrance of the estate	2 areas by Waltersville Mansions - 1 by the drop kerb - and the entrance to the estate	Works completed 15th July	£1,667.50	£1,667.50
Hillrise	Hillrise Mansions	Between block 7-15 and 22-30	take up paving and replace with tarmac - for the use of bins	Works completed 15th July	£1,644.05	£1,644.05

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Miranda Estate	Henfield Close play area	Repair the drop on the edges of the floor of the play area	Works completed 14th July	£1,610.00	£1,610.00
Tollington	Holly Park Estate	Ramp	Relay uneven vamp	Works completed 10th July	£1,897.50	£1,897.50
Hillrise	Sussex Way	Around tree pits	Paving around the tree pits raised creating an uneven path.	Works completed 8th August	£3,277.50	£3,277.50
					£16,651.55	£16,651.55

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Tollington	Holly Park Estate	33-58 Holly Park	1 Porch light at 46 Holly Park	Works completed end of September	£492.20	£492.20

Holland Walk - Elthorne Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Tollington	Bavaria Road Estate	Ringmer Gardens	lighting to improve CCTV vision at night	Works completed 12th September	£8,990.21	£8,990.21
					£9,482.41	£9,482.41

Heating Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Tollington	Saltdene	Saltdene	Renewal of communal boiler	Works completed end of August	£49,950.00	£173,329.53
Hillrise	Elthorne Estate	Ashbrook Road, Buxton Road, Holland Walk, Mowatt Close, Scholefield Road	Renewal of communal boiler	S20 consultation expired 9th October. Some works anticipated to commence early in November	£573,870.00	£581,853.73
					£623,820.00	£755,183.26

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Brecknock Road Estate		Re-tarmac surface of middle way	Tenders returned but full scope of works needs to be further confirmed with TRA before proceeding	£18,578.25	£13,972.50
St George's	Hollins House	Park area @ rear	New swings, slide and climbing frame, due to a lot of use they now need replacing some are broken.	Preliminary costs received and being assessed. HFI investigating using an alternative contractor specialising in the design, manufacture and installation of play area equipment	£34,500.00	tbc
St George's	Lower Hilldrop Estate	Buckhurst House	Barrier to be put across Buckhurst Hse grounds to block it off as its become a rat run. People have nearly been hit by cars + vans cutting through.	Works currently on on hold due to objections raised by a small number of residents. Issues being resolved	£2,875.00	£2,702.50

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Lower Hilldrop Estate	Coombe/Buckhurst Hse	Toddlers play area behind Coombe or Buckhurst Hse. As there are no play areas for very small children on the Estate	Preliminary costs received and being assessed. HFI investigating using an alternative contractor specialising in the design, manufacture and installation of play area equipment	£40,250.00	tbc
St George's	Lower Hilldrop Estate	Coombe House	Renewal of the asphalt skirting on the underside of the balconies in Coombe House, Blocks 1-18, 23-40 and 48-70	Estate Services arranging for a full survey to be carried out to assess scope of works	£33,000.00	tbc
St George's	Moelwyn Hughes Court	Courtyard and around the block	CCTV installation	Scheme removed at the request of the TRA	£24,000.00	£0.00
St George's	Moelwyn Hughes Court	Grass area in front of block	Two picnic benches either end of grass strip in front of the block	Scheme removed at request of the TRA	£6,450.00	£0.00
Junction	Hargrave Park	Forest Way	Renewal of the play area	Preliminary costs received and being assessed. HFI investigating using an alternative contractor specialising in the design, manufacture and installation of play area equipment	£12,000.00	tbc

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	259 Camden Road	Block 1-8, Block 9-16 and 17-24	To renew the flooring	Tenders returned. S20 consultation required before works can proceed	£10,000.00	£18,802.50
St George's	Hilldrop Crescent	Hilldrop Crescent	Renewal of fencing at various locations	Error on the previous update report. These fencing works are not a duplicate of works carried out in 07-08. Works due to complete by end of October	£14,375.00	£12,000.25
					£196,028.25	£47,477.75

Community Safety 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Junction	Palmers Estate	Football pitch area	Provision of CCTV around football pitch area in line with HFI CCTV commissioning strategy	CCTV strategy being reviewed. Scheme on hold until review is completed	£25,000.00	tbc
Junction	Palmers Estate	Football pitch area	Fencing around football pitch	Removal of existing fencing and wall reduction to be carried out by end of October. Tenders returned for new fencing by end of October	£27,000.00	tbc

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
					£52,000.00	£0.00

Door Entry Planned Maintenance 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Hilldrop Estate	Rushmore House	Door entry upgrade	Works due to commence 3rd November	£27,750.00	£13,193.90
Junction	Tremlett Grove	Aveling House & Brennand Court	Door entry upgrade	Works due to commence 3rd November	£44,400.00	£55,749.86
					£72,150.00	£68,943.76

Paving Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Hilldrop Estate	Wilbury House	Paving works	Works completed 28th July	£771.25	£771.25

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Hollins & McCall	Hollins House	Paving works	Works completed 28th July	£616.75	£616.75
St George's	Hilldrop Estate	Side of no. 3 Saxonbury Court	Relay paving slabs near the electric sub station at the side of No.3	Works completed 15th July	£4,542.50	£4,542.50
Junction	John King Court	Play area	Renew paving to the play area at the middle of the estate	Works completed 23rd July	£2,300.00	£2,300.00
Junction	Bowerman Court	33-36	Renew paving to the play area at the middle of the estate	Scheme requires revision. Estate Services to confirm scope of works with TRA	£1,638.75	£1,638.75
St George's	Hilldrop Estate	54-70 Dalmeny Avenue	To uplift & renew, re-level areas of paving around entrance area appr. 26sqm. Re-level 1LM brick edging	Works completed 29th July	£776.25	£776.25
Junction	Grovedale Road Estate	Turpin Way	Paving works	Works completed 3rd September subject to post inspected	£2,242.50	£2,242.50

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Junction	Grovedale Road Estate	69-92 Levison Way	Take up and relay trip hazard paving slabs around base of tree	Works completed 27th August	£460.40	£460.40
					£13,348.40	£13,348.40

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Penderyn Way	Penderyn Way	Upgrade 1 light	Works completed 27th August	£431.25	£431.25
St George's	Lower Hilldrop	Lower Hilldrop	To upgrade 11no light column heads using Industria 2000 heads	Works completed 12th September	£4,743.75	£4,743.75
St George's	Hollins & McCall	Hollins & McCall	To upgrade 11no light column heads using Industria 2000 heads	Works completed 12th September	£4,743.75	£4,743.75

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Junction	Girdlestone Estate	Annesley Walk & Salisbury Walk	Improve lighting	Works completed 10th October subject to post inspection	£8,061.05	£8,061.05
Junction	Grovedale Estate	tbc	Improve lighting	Works completed 8th October	£2,507.00	£2,507.00
					£20,486.80	£20,486.80

Lift Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Moelwyn Hughes Court	Moelwyn Hughes Court	Lift Modernisation	Works expected to commence in February 09	£102,120.00	tbc
St George's	Hilldrop Estate	Betchworth House	Lift Modernisation	Works expected to commence in February 09	£296,370.00	tbc

Holland Walk - Whittington Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St George's	Hilldrop Estate	Buckhurst House	Lift Modernisation	S20 consultation due to commence early in November. Works expected to commence in February 09	£395,160.00	£421,341.56
					£793,650.00	£421,341.56

ISLEDON ROAD CAPITAL PROGRAMME

CAPITAL PROGRAMME COMPLETED SCHEMES STILL IN 12 MONTH DEFECTS LIABILITY PERIOD – October 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	Completed March 2008 defects liability ends March 2009	February 2008
Project Officer	Kim Farrelly	GIR Online – 15/6/06

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	
Holly Park Completed	2 nd November 2007	
Twyford House Completed	2nd November 2007	
Project Officer	Terry Rawles	
NOTE	Twyford House has now been transferred to the EAST area covered by UPPER STREET	

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
Area Programme Manager.	Lyn Edwards

Lyon Street (Frame Work) 2005/2006 Penn Road, Calshot St Fairdene 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
Completed	22.2.07
Area programme Managers	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
Area Programme Manager	Lyn Edwards

Capital Programme 2007/8/9

Lyon Street (Frame Work) 2007/8/9 Mersey Estate Contract 40	
Scheme	Roof replacement at Tranmere and Wideness Houses. Lateral replacement. Lateral upgrades to Tranmere and Wideness Houses. Kitchen replacements in all dwellings except Tranmere House. All works are subject to the results of surveys. Bathroom replacement in all dwellings except Tranmere House. All works are subject to internal surveys. Lateral replacement to Birkenhead, Tranmere and Wideness Houses. Internal communal decorations to Birkenhead Mersey and Liverpool. Central heating renewal subject to survey to all blocks apart from Tranmere and Wideness.
Constructor's	Kier's and Edwards
Out to Tender	Framework
Tender Return	N/A Maximum price to be agreed by Mid June 2008
Section 20 Notice	July 2008
Section 20 Expires	29 th August 2008
SOS Date This month	6 th October 2008
Project Officer	Martin Dennis

Lyon Street (Frame Work) 2007/8/9 Deli Outram Estate Contract 38	
Scheme	External Decoration, and minor structural repairs to all blocks and tenanted houses on the estate. Kitchen replacement and electrical works to all tenanted dwellings all works are subject to surveys. Subject to survey results individual boiler replacement to in 36a to 36e Outam Place and 82 to 90 Bingfield Street.
Constructor	Kier's and Edwards
Out to Tender	N/A Framework
Tender Return	Maximum price agreed 18.7.08
Section 20 Notice	11.9.08 08
Section 20 Expires	11.10. 08
SOS Date This month	November 2008
Project Officer	Stan Goulding

Tyndale Mansions Upper Street London N1 Contract 8c	
Scheme	External redecoration repairs & New roofs. Kitchens, Bathrooms, Boiler renew & associated electrical works. Internal works in dwellings were subject to the results of individual surveys.
Constructor	Mansell Ltd
Out to Tender	N/A Framework
Tender return	Maximum Price Agreed July 2008
S20 Notice	8th July 08
S20 Expiry	21st August
SOS Date This month	29 th September 08
Project Officer	Albert Neal

Lyon Street (Frame Work) 2007/8/9 Shearing Way Estate Contract 39	
Scheme	External Decorations to all tenanted dwellings on the estate. Replacement of rainwater goods to all dwellings on the estate including freehold dwellings. Roofing repairs undertaken where applicable to all dwellings including freehold dwellings. Brickwork and concrete repairs to all tenanted houses and all blocks of flats. Kitchen replacements to all tenanted dwellings subject to survey. Electrical works to all tenanted dwellings subject to survey.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	Maximum Price for works agreed 6.6.08
S20 Notice	24 th September
S20 Expiry	24 th October 08
SOS Date	Early November 2008
Project Officer	Stan Goulding

CAPITAL- PROGRAMME 9/10

Lyon Street (Frame Work) 9/10 contract 58 Biddestone Road 91 to 265, Buckmaster House, Cairns House Chelmsford House, Cranworth House and Loreburn House.	
Scheme	External decorations and window repairs to all blocks subject. Lateral replacement at Biddestone Road subject to survey. Kitchen replacements Cranworth and Chelmsford all works subject to the survey results.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	N/A Maximum price to be agreed with Contractor
S20 Notice	To be confirmed
S20 Expiry	To be confirmed
SOS Date	March 09
Project Officer	Stan Goulding

Lyon Street (Frame Work) 9/10 contract 59 Pollard Close and Lorraine Mansions.	
Scheme	Where applicable kitchen replacement. External decorations and window repairs. Where applicable mechanical and electrical works. This applies to both blocks and all works are subject to survey.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	N/A Maximum price to be agreed with Contractor
S20 Notice	To be confirmed
S20 Expiry	To be confirmed
SOS Date	March 09
Area Programme Manager	Lyn Edwards

Lyon Street (Frame Work) 9/10 contract 60 Williamson Street Estate, Keighley and Stavely Close and Field Crt.	
Scheme	Subject to the results of surveys kitchen replacement to all dwellings in the blocks detailed above. Field Crt bathrooms kitchen and bathroom replacement to all dwellings subject to survey results. Mechanical and electrical works to be undertaken in all dwellings subject to survey.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	N/A Maximum price to be agreed with Contractor
S20 Notice	To be confirmed
S20 Expiry	To be confirmed
SOS Date	January 09
Area Programme Manager	Lyn Edwards

Lyon Street (Frame Work) 9/10 contract 61
Camden Estate and Poynder Court

Scheme	Camden Estate Kitchens and Bathroom replacement sub. Poynder Crt where applicable kitchen replacement and external communal decorations and window repairs. Subject to survey mechanical and electrical works in all dwellings.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	Maximum price to be agreed with Contractor
S20 Notice	To be confirmed
S20 Expiry	To be confirmed
SOS Date	March 09
Project Officer	Martin Dennis

Lyon Street (Frame Work) 9/10 contract 62

Geary Street Estate, Branston and Rollit Houses, Willow Crt and Adams Place

Scheme	Where applicable kitchen replacement to all properties. Where applicable bathroom replacement to Properties in Rollit and Branston Houses. External Decoration and window repairs to Eden Grove, Willow Crt, Adams Place and Branston and Rollit Houses. Where applicable electrical and mechanical works.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	Maximum price to be agreed with Contractor
S20 Notice	To be confirmed
S20 Expiry	To be confirmed
SOS Date	March 09
Area Programme Manager	Lyn Edwards

Lyon Street Framework 9/10 Programme Contract 63 Hume Court, Anson House, Bampton House, Catton House ,Arundel House, Brookfield House, Dawlish House, Fowler House, Tiverton House, Tufnell House ,Asteys Row (No.14),Asteys Row 11-13 and Northbury House	
Scheme	Replacement kitchens to all dwellings subject to survey results. Replacement bathrooms subject to survey at Hawes Street, Hume Crt, Halton Road and 14 Asteys Row. External decorations and window repairs subject to survey results at 11-13 Asteys Row, Norbury House and Hawes St. Proposed window renewal 14 Asteys Rw. Where applicable mechanical and electrical works to all dwellings subject to survey results.
Constructor	Kiers
Out to Tender	Framework
Tender return	Maximum price to be agreed with Contractor
S20 Notice	To be confirmed
S20 Expiry	To be confirmed
SOS Date	March 09
Area Programme Manager	Lyn Edwards

Lyon Street (Frame Work) 9/10 contract 65 Halton Mansions	
Scheme	Kitchen and Bathroom replacement all subject to the results of surveys . Mechanical and Electrical works to all dwellings with individual heating systems all works subject to survey .
Constructor	Mansell
Out to Tender	N/A Framework
Tender return	Maximum price to be agreed with Contractor
S20 Notice	N/A
S20 Expiry	N/A
SOS Date	March 09
Project Officer	Stan Goulding

Lyon Street Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Bemerton	Various	Replace 6 damaged/boarded up garage doors and paint 7 white replacement doors to match surrounding doors. Bemerton Garage areas are vulnerable to antisocial behaviour, this is exacerbated by their appearance.	TMO arranging their own works. Awaiting programme	£4,320.00	tbc
St Mary's	Dixon Clark Court	External Pole Down Lighting	8 Lights. 3 of the pole lights needs to be dual lighting.	Scope of works agreed and specification approved. Tenders to be returned early November	£7,600.00	£7,500.00
Holloway	Keighley and Steveley		To reinstate paving on both estates that has been dug up and not made good over several years of cable installation and utility repairs.	Further site visit to agree scope of works with TRA on 29th October	£11,500.00	tbc
st Mary's	Keighley and Steveley	Outside no. 43	Fix brick paving in centre square outside no 43.	Works completion delayed and now due to complete by end of October	£2,645.00	£841.80

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Westbourne	48-55 Roman Way	Upgrade lighting, on balcony	Works completed 8th August	£1,020.00	£1,081.00
Caledonian	Westbourne	Atlas Mews	Re-surfacing for path between Houses and medical clinic	Works completed 15th September	£6,280.00	£1,725.00
Holloway	Camden Estate	Pangbourne House & Moulford House	Resin Floors- Communal Entrances and Landings. Removal required and resurfacing with hard -wearing material. The resin surface applied over 20yrs ago is coming up in numerous places. The remaining surfaces are so badly degraded that they have become impossible to clean. Where the resin has lifted it poses a trip hazard in many places.	Scope of works agreed and specification approved. Tenders to be returned 22nd October	£27,600.00	tbc

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Camden Estate	Estate roads and pathways	Lighting-Estate Pedestrian paths and roads. Replacement of dim globe lights with brighter down-lighter design. The existing lighting of the estate roads and pedestrian pathways is very poor, the globe designs are not very efficient. The police advised the street lighting should be upgraded to brighter down lighters to improve security (see SNT REPORT)	Works due to complete 17th October	£14,950.00	£15,249.00
St Mary's	Pleasant Place	Fowler House	Handrails/railings for Fowler House in Halton Road, which, is almost entirely populated by octogenarians who really do need the safety and assistance that these amenities will offer.	Scope of works agreed and specification approved. Tenders to be returned 22nd October	£2,500.00	tbc

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Burness Close	Paved/Tarmaced area outside properties	To break out existing defective concrete outside of properties and relay with new base and new tarmacadam wearing course. As per specification tendered awarding contract to specialist with lowest return as per opening dated 14/09/2007.	Works completed 29th September	£21,555.60	£21,555.60
Caledonian	Burness Close	Paved/Tarmaced area outside properties	Additional small area of paving	Works completed 29th September	£0.00	£1,265.00
Caledonian	Caledonian Estate	Railings at front of estate	Carry out painting to railing to front of block. Railings primed and black gloss finished. Approximately 96LM.	Works completed 5th September	£1,766.40	£1,766.40

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary's	Forrest Court	n/a	To remove defective paving in communal areas and relay type 1 sub base and compact area. To Supply and lay D.B.M Tarmacadam base course and lay D.B.M Tarmacadam wearing course. All materials to be removed onto awaiting lorry and taken to authorised tip	Further site visit to agree scope of works to be arranged by end of September	£6,641.25	tbc
Holloway	Jacobin Lodge	Jacobin Lodge Garden wall	Install spindles on garden wall to prevent access from neighbouring properties.	Works completed 12th August	£4,600.00	£1,840.00
Caledonian	Lockhart Close	Garage area	1. To Upgrade 1No column head lantern to column post using Industria 2000 head. 2. To Upgrade bulkhead light over F.E.D with 32No 28W Son design plan. 3. To Upgrade 6No balcony bulkhead lights with 6No 70W Son T lights.	Scheme removed as duplicated via Lighting budget	£6,642.40	£0.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Lorraine Estate	Lorraine Estate	Install 14 D1 Gerda Locks to roof hatches.	Works due to complete 17th October	£8,740.00	£4,508.00
Holloway	Pollard Close	Blocks 15-18, 19-22 and 23-26. PollardClose	Remove iron gate and reinstall at the bottom of the stairs to blocks 15-18, 19-22 and 23-26.	Scope of works agreed. Order placed 16th October. Programme of works expected by end of October	£3,500.00	£10,712.25
Holloway	Pollard Close	Front entrance of Pollard Close	Resurfacing of the road way	Works not completed satisfactorily. Awaiting updated programme for completion	£5,750.00	£6,001.34
Holloway	Pollard Close	O/S blocks 23-26 & 27-57	Resurfacing of the road way	Works completed 4th September	£5,750.00	£3,018.75
Holloway	Pollard Close	Pollard Close	Upgrade lighting on Pollard Close	Scheme ordered from 07-08 Tenant Compact to utilise remaining funds	£5,800.00	£0.00
Holloway	Poynder Court	Blocks 1-7, 8-15 & 16- 23	Upgrade communal lighting - 18 Internal fittings & 3 column lights	Works due to complete by end of October	£7,000.00	£5,198.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Russett Crescent	Walk way between 29&28 Russett Crescent	Install metal gate to block off disused area between flats 28 & 29	Specialists to visit site and provide specification for approval by 17th October	£1,750.00	tbc
Caledonian	Sophia Close	Sophia Close	1. To Upgrade 1No column head lantern to column post using Industria 2000 head. 2. To Upgrade 5No bulkhead lights using 28W son design plan	Scheme removed as duplicated via Lighting budget	£1,136.20	£0.00
Holloway	Stock Orchard Estate	Football pitch - Stock Orchard Estate	replacement of the fencing with stronger material	Scheme revised and will now only include replacing the fencing. Specification approved and tenders to be returned early November	£17,000.00	tbc
Holloway	Stock Orchard Estate	Stock Orchard Estate	Make good road humps 22 in total	Scope of works agreed and tendered. Order on hold whilst budget being assessed	£1,725.00	£7,245.00
Holloway	Stock Orchard Estate	Walk way on Green between Sturmer way and Russett Crescent	Level paving slabs	Works completed 2nd October	£3,500.00	£4,485.25

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Westbourne Estate	1-35 & 85-108 Vulcan Way	Install hand rails on side wall next to steps at 1-35 & 85-108 Vulcan Way.	Works completed 19th August	£1,200.00	£862.50
Caledonian	Westbourne Estate	1-5 Fortuna Close	Improve lighting along 1-5 Fortuna Close by installing additional lighting	Works due to complete 17th October	£1,150.00	£1,120.10
Caledonian	Westbourne Estate	6-10 Fortuna Close	Improve lighting along 6-10 Fortuna Close by installing additional lighting	Works completed 8th August	£1,150.00	£684.25
Holloway	Williamson Street	1-8 Vaynor House	Install Security gates and door entry system to alleyway at Vaynor House.	Specification due by mid November	£20,100.00	tbc
Holloway	Williamson Street	Between 6 and 10 Belfont Walk	Renew paving damaged by tree roots between Belfont Walk and Williamson Street	Scope of works agreed. Awaiting specification for approval	£3,500.00	tbc
Holloway	Williamson Street	Williamson Street Estate	Upgrade 11 Column lights.	Works due to complete end of October	£4,150.00	£4,301.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Keighley and Staveley	Keighley car park	To improve the rubbish facility, reduce odours in summer and tidy up the appearance of the bin shed/rubbish facility at the end of Keighley car park in the centre of the estate.	Scope of works agreed and tenders returned. Works to be discussed further with TRA before order is placed	£5,750.00	£5,612.00
Caledonian	241-247 Copenhagen Street	N/A	There are two options to proof this property both which require access equipment, one to fit stainless steel spikes to all horizontal pipework, windowsills and any other roosting points, the other option which we recommend as the most effective is to fit netting to the recess above the main entrance. (Option 1 of Quote)	Order raised 8th October. Programme of works expected by end of October	£1,661.75	£1,661.75
Caledonian	Caledonian Estate	Burns,Wallace & Scott House	Pigeon proof blocks identified	Works completed 29th August	£3,000.00	£517.50

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary's	Mitchell House	Stairs	Resurface stairs with non slip surface	Order raised 17th October. Programme of works expected by end of October	£1,500.00	£1,593.90
Holloway	Ringcross	Radford House	Door entry controller data base upgrade	Works already carried out	£882.71	£0.00
Holloway	Staveley & Keighley	Caretakers lodges next to Flat 36 Keighley Close	Metal door to be fitted to caretakers Lodge	Works completed 30th May	£1,000.00	£851.00
Holloway	Stock Orchard Estate	29-38 Russett Crescent	Install additional double headed column light opposite 29- 38	Works completion delayed and now due to complete 17th October	£4,600.00	£2,645.00
Holloway	Fairdene Court	tbc	Landscaping	Works to take place between Nov-Apr 09	£2,000.00	£2,325.03
Holloway	Keighley and Staveley	Green area	To make green acceptable and used by pre-teenage children to have somewhere to run about and play.	Site visit to agree scope of works with TRA 29th October	TBC	tbc

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Keighley and Staveley	Keighley Close	Create as many visitors parking spaces as possible - probably only possible in Keighley close but could be available to all.	Estate Services to provide Estate Parking with a plan before works can proceed	£1,150.00	tbc
Holloway	Keighley and Staveley	Entrances to Keighley and Staveley car parks	Remove entrance gates to estate at both entrances to Keighley and Staveley car parks.	Works completed 2nd September	£575.00	£460.00
Holloway	Keighley and Staveley	Car park entrance road to Staveley Close	Level uneven road surfaces on car park entrance road to Staveley Close.	Works completed 24th September	£7,600.00	£2,616.25
Holloway	Keighley and Staveley	Beside no. 1 Keighley Close	Planting - the area beside no 1 Keighley close and on Penn Road needs to be planted to compliment the planting already done	Works to be carried out in October by Greenspace	£300.00	£1,451.45
Caledonian	Westbourne	Area around Estate	Install x 6 railway bins to estate, locations to be agreed with caretaker.	Order placed. Awaiting delivery of bins before works can proceed	£2,760.00	£4,627.74

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Adams Place	All blocks and entrance area	Fit new HFI signage to all block and an estate map and sign for the entrance of estate	Works completed 24th July	£2,400.00	£2,299.00
Caledonian	Caledonian Estate	Railings at rear of Scott House	Carry out painting to railing to rear of block and grass area. Railings primed and black gloss finished. Approximately 54LM.	Works completed 5th September	£993.60	£993.60
Caledonian	Caledonian Estate	Railings at the rear of Burns House	Carry out painting to railing to rear of block and grass area. Railings primed and black gloss finished. Approximately 84LM.	Works completed 5th September	£1,545.60	£1,545.60
Caledonian	Caledonian Estate	Railings at the rear of Wallace House	Carry out painting to railing to rear of block and grass area. Railings primed and black gloss finished. Approximately 132LM.	Works completed 5th September	£2,428.80	£2,428.80

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Caledonian Estate	Railings outside Carrick House	Carry out painting to railings at front of Carrick House around grass areas and railings around planters. Railings primed and black gloss finished. Approximately 165LM.	Works completed 5th September	£3,036.00	£3,036.00
Caledonian	Caledonian Estate	Railings play area	Old Caledonian Estate Main square Play areas – Railing repairs and Painting.	Works completed 5th September	£4,169.90	£4,169.90
Caledonian	Carfree Close	Side of block	Fit new HFI block sign. 1 main sign	Works completed 24th July	£400.00	£294.00
Caledonian	Ferriby Close	Side of block	Fit new HFI block sign. 1 main sign	Works completed 24th July	£400.00	£294.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary's	Forrest Court	Old Lift	To brick up old lift door openings and all new brick to match existing Ashdown brick for fixed to existing walls metal door and frames to be removed by others. All material to be carried to each floor by hand. All rubbish to be removed from site daily.	Scope of works agreed and costs returned - awaiting approval from Estate Services before placing order	£2,587.50	£5,336.00
St Mary's	Haslam Close	All blocks and entrance area	Fit new HFI signage to all block and an estate map and sign for the entrance of estate	Works completed 24th July	£2,400.00	£2,076.00
Holloway	Loraine Estate	Loraine Estate	Install new boiler to caretaker lodge	Specialists to visit site and provide specification for approval by 17th October	£1,150.00	tbc
Holloway	Loraine Mansions	Loraine mansions at the rear of block 68-82	Improve communal garden by improving the land scape :	Works to commence in November by Greenspace	£5,750.00	£7,647.48

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Shearling way	Peddlars Walk	Improvement to shrub area at Peddlars walk.	Works to commence in November by Greenspace	£2,322.47	£3,672.47
Holloway	Stock Orchard Estate	Stock Orchard Estate	Relocate metal grill behind intake cupboard and install Metal gate at the front to give access to the intake cupboard. 15 in total.	Specialists to visit site and provide specification for approval by 17th October	£15,550.00	tbc
Holloway	Stock Orchard Estate	Stock Orchard Estate	Fit slide bolt to 15 Bin Chamber Doors	Scope of works agreed and costs returned. Awaiting Estate Services approval before placing order	£4,312.50	£1,035.00
Holloway	Stock Orchard Estate	Stock Orchard Estate	Fit steel eyes with chain to 15 bin hopper doors so they can be secured . H&S	Scope of works agreed and costs returned. Awaiting Estate Services approval before placing order	£862.50	£2,587.50
Caledonian	Tiber Gardens	All blocks	Fit new HFI signage to all block and an estate map and sign for the entrance of estate (10no block signs, 1no estate map)	Scope of works to be confirmed by end of October	£3,700.00	tbc

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Wynn Court	Front Of Block	Fit new HFI signage to the front of the block.	Works completed 24th July	£250.00	£294.00
Holloway	Camden Estate	9-22 Rowstock Gardens	S/F fencing to divide area into individual gardens, block 9 -22 Rowstock Garden	Leaseholder consultation to assess whether scheme should proceed in progress	£6,500.00	tbc
					£306,060.18	£163,031.21

Community Safety 08-09						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Boston / Nailour Estate	Boston/Nailour Estate	Various improvements including lighting, barrier gates, moped barriers and speed humps	Proposed works identified. Specifications to be provided for approval by 17th October	£104,000.00	

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Camden Estate	Pangbourne & Moulsoford House	New Door Entry System	Specifications are being drawn up. Scheme due to be tendered in November before leaseholder consultation is carried out	£80,000	
					£184,000.00	£0.00

Planned Maintenance 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Lorraine Estate	Cairns House	New Door Entry System	Works due to commence 3rd November	£26,640.00	£21,544.77

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Lorraine Mansions	1-15, 17-31, 98-112 Lorraine Mansions	New Door Entry System	Order placed 1st October. Programme of works expected by end of October	£46,620.00	35,625.84
					£73,260.00	£57,170.61

Paving Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian	Old Caledonian Estate	Outside entrances 21-30 and 31-40 Carrick House	To uplift paving and set aside good for re-use. Prepare and regulate areas. Relay set aside paving and renew approx 50% new paving. Total area approx 68sqm.	Works completed	£3,831.80	£3,831.80
St Mary	Colebeck Mews		Outside 32-37 – Paving To remove existing tarmac and relay 900mm x 600mm paving slabs	Works completed	£258.75	£258.75

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary	Wakelin House		To lift and relay existing 400mm x 400mm paving slabs and relay	Works completed	£1,351.25	£1,351.25
St Mary	Wakelin House		To RHS of main gate to lift and relay 900mm x 600mm paving slabs and relay allowing for 30% renewal	Works completed	£2,760.00	£2,760.00
St Mary		25-45 Wakelin House	To lift and relay existing 900mm x 600mm paving slabs and relay allowing 30% renewal	Works completed	£1,322.50	£1,322.50
St Mary	Wakelin House		To LHS of main gate to lift and relay 900mm x 600mm paving slabs and relay allowing 30% renewal	Works completed	£1,380.00	£1,380.00
St Mary		7 Wakelin House – Between bollards	To lift and relay existing 400mm x 400mm paving and relay	Works completed	£603.75	£603.75

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary	Colebeck Mews	Outside 47	To remove existing tarmac and relay 900mm x 600mm paving slabs and to relay pathway area	Works completed	£1,104.00	£1,104.00
St Mary		3 Wakelin House – Outside rear entrance	To lift and relay existing 900mm x 600mm paving slabs and relay allowing for 30% renewal	Works completed	£1,035.00	£1,035.00
Caledonian		21-30 and 31-40 Carrick House	To lift and relay 900mm x 600mm paving slabs and relay allowing 30% renewal.	Works completed	£1,104.00	£1,104.00
Caledonian		Delhi/Outram	Brydon Walk – paving repairs. To break out concrete from pedestrian barrier up to no.21 and cart all spoil to authorised recycling tip. Supply and lay Type One and compact. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls	Works completed	£5,740.80	£5,740.80

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian		Opposite 13-16 Conistone Way	To lift and relay 900mm x 600mm paving slabs and relay allowing 50% renewal	Works completed	£2,760.00	£2,760.00
Caledonian		95 Conistone way	To lift and relay 900mm x 600mm paving slabs and relay allowing 50% renewal	Works due to complete by end of October	£770.50	£770.50
Caledonian		Outside 5-7 Kerwick	To lift and relay 900mm x 600mm paving slabs and relay allowing 50% renewal	Works completed	£1,552.50	£1,552.50
Caledonian		116 Conistone way	To lift and relay 900mm x 600mm paving slabs and relay allowing 30% renewal	Works completed	£3,312.00	£3,312.00
Holloway		Poynder Court	lift and relay paving to left hand side of main entrance allowing 30% renewal and 3no metal bollards to prevent cars from damaging newly laid paving slabs.	Works completed	£2,702.50	£2,702.50

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway		Lairs Close, Shearling Way	To lift and relay paving to bay 38	Works completed	£517.50	£517.50
Holloway	Camden Estate	1. Pathway outside no's 44, 45, 46, 47, 48 & 49	uplift and cart away various defective paving outside the above properties. To lay paving with new sand base approx 26sqm.	Works completed	£1,435.20	£1,435.20
Holloway	Camden Estate	2. Corner of pathway outside block 9-22	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	£736.00	£736.00
Holloway		19-35 Shearling Way	lift and relay 900mm x 600mm paving slabs and relay allowing 50% renewal.	Works completed	£1,449.00	£1,449.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway		11 Lairs Close	lift and relay 900mm x 600mm paving slabs and relay allowing 30% renewal.	Works completed	£1,794.00	£1,794.00
Holloway		2 and 7 Cairns House	lift and relay existing block paving and relay	Works completed	£603.75	£603.75
					£38,124.80	£38,124.80

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary		Forest Court	To upgrade 1no 70W Son T fitting complete with all necessary connections, terminations and containment.	Works completed	£276.00	£276.00
St Mary		1-24 Colebeck Mews	To renew 16no Design Plan 1.2M twin fluorescent fittings at the following blocks:- 1-6, 7-12, 13-18, 19-24.	Works completed	£5,336.00	£5,336.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary		Forrest Court Garage Area	1. To supply and install new supplies to garage no.2 (access via flat 19). Supply is to be fed from landlords supply	Works completed	£2,476.57	£2,476.57
St Mary		Forrest Court Garage Area	2. To supply and install new supplies to garage no.8 (access via flat 19). Supply is to be fed from landlords supply.	Works completed	£2,590.32	£2,590.32
St Mary		Halton Mansions – spotlights to alleyways	1. To upgrade existing fittings to each of the 4 alleyways within the above estate. Upgrade 8no using 150W spotlights on each, we have allowed for all connections and terminations where necessary	Works completed	£2,944.00	£2,944.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
St Mary		Halton Mansions – spotlights to alleyways	2. To supply and install 4no new 150W spotlights to alleyways situated to areas within alleyway as agreed on site visit. We have allowed for approx 7LM of cable and containment on each new fitting. Approx 28LM cable and containment in total.	Works completed	£2,599.00	£2,599.00
Holloway		Lockhart Close, Mackenzie Road N.7	1. To Upgrade 1No column head lantern to column post using Industria 2000 head.	Works completed	£423.20	£423.20
Caledonian		Lockhart Close, Mackenzie Road N.8	2. To Upgrade bulkhead light over F.E.D with 32No 28W Son design plan	Works completed	£4,563.20	£4,563.20

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian		Lockhart Close, Mackenzie Road N.9	3. To Upgrade 6No balcony bulkhead lights with 6No 70W Son T lights.	Works completed	£1,656.00	£1,656.00
Caledonian		Sophia Close, Mackenzie Road N.7	1. To Upgrade 1No column head lantern to column post using Industria 2000 head.	Works completed	£423.20	£423.20
Caledonian		Sophia Close, Mackenzie Road N.8	2. To Upgrade 5No bulkhead lights using 28W son design plan	Works completed	£713.00	£713.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Barnsbury		Barns Ct	1. To upgrade 31no existing bulkhead lights within communal staircase and outside of properties using 28W Design Plan fittings inclusive of all connections and terminations where necessary.	Works completed	£5,272.75	£5,272.75
Barnsbury		Barns Ct	2. To upgrade 8no external light fittings situated to the front, rear and side of all blocks using 70W Son T light fittings. Inclusive of all necessary connections and terminations.	Works completed	£2,668.00	£2,668.00

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway		Adams Place	1. To upgrade 14no existing bulkhead lights within communal staircase and outside of properties using 28W Design Plan fittings inclusive of all connections and terminations where necessary.	Works completed	£2,382.80	£2,382.80
Holloway		Adams Place	2. To upgrade 4no external light fittings situated to the front, rear and side of all blocks using 70W Son T light fittings. Inclusive of all necessary connections and terminations.	Works completed	£1,334.00	£1,334.00
Holloway		Chelmsford House	To upgrade lighting on Block 1-15	Works completed	£3,063.60	£3,063.60

Lyon Street Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway		Keighley Close	To upgrade column head KE12 with double headed lamp.	Works completed	£803.85	£803.85
Holloway		Poynder Ct	To upgrade 8 external ligths using 70w Son T light fittings	Works completed	£2,668.00	£2,668.00
Holloway	Camden / Rowstock Gardens	3. Side wall block 9-22	Upgrade 2no existing lights to 2no 70W Son T with metal halide white light fittings.	Works completed	£791.20	£791.20
					£42,984.69	£42,984.69

UPPER STREET AREA CAPITAL PROGRAMME

September 2008

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, 1 – 40 Besant Court and Park View. 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	16.05.08	In defects
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	14.07.08	In defects
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	15.05.07	
S20 Expiry	15.07.07	
	Last Panel	This Panel
SOS Date	June 07	13 August 2007
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 new windows plus Decent Homes internal works to tenanted units as required	
Constructor	Eugena Ltd – now in administration remaining defects to be novated to another contractor	
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	June 2007	July 2007
Completion Date	10.06.08	In defects
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	21.01.08	21.01.08
Completion	July 2008	July 2008
Project Officer	Colette Clail	

Contract 33A 2007/08 Blackstock Estate Laterals		
Scheme	New laterals and risers 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	September 2008	1 September 2008
Completion	Works reduced new programme awaited	27 October 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	21.01.08	21.01.08
Completion	August 2008	December 2008
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.	
	Possibly being split into two - Decent Homes works only and all other works	
Contractor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	October 2008	January 2009
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. 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	October 2008	November 2008
Project Officer	Colette Clail	

Contract 36 early works 2007/08 Highbury Estate		
Scheme	Decent Homes works to all tenanted units in all blocks.	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	25.02.08	25.02.08
Completion	November 2008	November 2008
Project Officer	Colette Clail	

Contract 36 2007/08 Highbury Estate		
Scheme	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	January 2009	January 2009
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 plus decent homes works at Haslam House. Decent Homes works at Florence Nightingale and Sybil Thorndike Houses.	
Contractor	Murphy Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	January 2009	January 2009
Project Officer	Richard Berwick	

Contract 50 6-10 Aberdeen Park, Fieldview Court, Gardner Court, Woodstock House, Baker House, Lillie House, Manning House, Brancaster House, The Precinct		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey. External repair and painting to Lillie, Baker and Manning Houses.	
Contractor	Mulalley Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	January 2009	January 2009
Project Officer	Moji Lasisi	

Contract 51 Hathersage Court, Newington Green Mansions, 79-81 Newington Green Road, Masefield Court, 59 Poets Road		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey. External repair and painting to all blocks.	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	March 2009	March 2009
Project Officer	Colette Clail	

Contract 52 Riversdene, Athenaeum Court		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey. External repair and painting to Athenaeum Court.	
Contractor	Mulalley Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	March 2009	April 2009
Project Officer	Moji Lasisi	

Contract 53 5-39 Boleyn Road, Burder Close, Kerridge Court, Hawthorne Close		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey. External repair and painting works to Kerridge Court.	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	March 2009	
Project Officer	Colette Clail	

Contract 54 John Kennedy Court, Mildmay Street, Tudor Court		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey. External repair and painting works to John Kennedy Court and Tudor Court.	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	March 2009	March 2009
Project Officer	Richard Berwick	

Contract 55 Spring Gardens, 13-67 Northampton Park, Seaforth Crescent, 62-82 St Pauls Road, Sinclair Court, 7-11 & 49-131 Highbury Grove		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey.	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	January 2009	January 2009
Project Officer	Colette Clail	

Contract 56 2-24 Arran Walk, 20-38 Northampton Street, Canonbury Crescent, 2-26 & 1-29 Canonbury Street, Eric Fletcher Court, Riverside House, Ashby House, Newbery House, Horsfield House, Ashby Grove 7-69, Lillian Bayliss House, Marie Curie House, Swan House, Tensing House		
Scheme	Decent Homes works to tenanted units in all blocks subject to survey. External repair and painting works to all blocks except Newbery House and Swan House	
Contractor	J Murphy & Sons Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	March 2009	March 2009
Project Officer	Richard Berwick	

Contract 57

Ilford House, Ongar House, Romford House, Threadgold House, Warley House,
Westcliffe House, Henshall Street 7-21 Wakenham Street

Scheme-	Decent Homes works to tenanted units in all blocks subject to survey.	
Contractor	J Murphy & Sons Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	January 2009	January 2009
Project Officer	Richard Berwick	

Upper Street North Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bennett Court	Bennett Court	1-16 Salterton Road	Relevel tarmac area by entrance to end of block 1-16 onto Salterten Rd	Works due to commence 27th October	£5,000.00	£776.25
Finsbury Park	Bennett Court	Axminister Rd	Refurbish Ladies & Gents toilets (Club room) and associated floor works as per 07-08 scheme	Tenders returned 22nd October. Order to be raised by end of October	£10,350.00	£5,100.25
Finsbury Park	Andover Estate	Community Centre	Works to community centre including suspended ceiling flooring and lighting	Works completed in June	£24,495.00	£24,495.00
Finsbury Park	Andover Estate	Community Centre	Re-varnish and make good all floors of the community centre.	Works completed in June	£12,937.50	£12,937.50
Finsbury Park	Andover Estate	Community Centre	Prepare and paint walls ceilings, wood work and shutter to kitchen and Male Toilet area	Works completed in June	£8,481.25	£8,481.25

Upper Street North Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Andover Estate	Community Centre	Install internal security camera as prioritised by the Police due to level of break-ins	Scheme removed from Tenant Compact as funded via another budget	£5,000.00	£0.00
Highbury West	Vaudeville Court		Groundwork feasibility study into re-landscaping grounds and bringing derelict outbuildings into use	Consultation with TRA has already commenced and the Groundworks feasibility is due to complete in November	£5,000.00	£5,000.00
Highbury West	Vaudeville Court		Installing bike racks in unused areas of the landings	Proposed scheme has been approved by Health & Safety, but further approval required by Building Control. Options being considered by TRA	£2,000.00	TBC
Finsbury Park	Andover Estate	Corker Walk 1-24	Supply and fit barrier gate with gerda lock at end of Newington Barrow Way	Works completed end of July	£2,875.00	£2,990.00
Highbury West	Blackstock Estate	Blackstock Estate	Remove trip hazards and make level paved areas renew slabs if necessary	Tenders returned 22nd October. Order to be raised by end of October	£6,900.00	£4,416.00

Upper Street North Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury West	Deepdale	Deepdale - Monsell Road	Rebuild wall to entrance of carpark and renew damaged metal fencing	Specification required revision. Specification to be provided for approval by 24th October	£4,600.00	TBC
Highbury West	Deepdale	Deepdale - Monsell Road	Front entrance and carpark not level inspect drainage and re-level where necessary	Works already carried out as a repair	£6,900.00	£0.00
Finsbury Park	Hood Crt	Hood Court - Mayton Street	Renew doors to bin chamber (For hinges and locks only)	Scheme removed at request of TRA	£175.00	£0.00
Finsbury Park	Hood Crt	Hood Court - Mayton Street	Supply and fit large security gate at entrance to block (Further consultation with TRA)	Design prepared. Consultation meeting with residents 4th November	£5,750.00	TBC
Highbury West	Stephens Ink	Kenton Hse - Gillespie Road	Uplift cobble stones make level and lay concrete paving slabs outside front entrance doors	Tenders returned 22nd October. Order to be raised by end of October	£11,500.00	£4,002.00
Highbury West	Stephens Ink	Kenton Hse - Gillespie Road	Uplift slabs and make level footpath to carpark	Tenders returned 22nd October. Order to be raised by end of October	£6,900.00	£7,762.50

Upper Street North Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury West	Stephens Ink	Kenton Hse - Gillespie Road	Supply and fit new metal gate set to rear of block leading to gardens	Specification received end of September. Awaiting approval from Estate Services	£2,875.00	tbc
Finsbury Park	Albemarle Mansions	9-16 & 17-24 Albemarle Mansions	Install 2 Gerda locking doors to prevent roof access	Works completed 9th October	£2,000.00	£736.00
Finsbury Park	Haden & Clifton		Gate on refuse chamber	Specification delayed. Specification now to be provided by 24th October	£7,000.00	tbc
Finsbury Park	Haden & Clifton	1-68 Clifton Court	Lighting for 1-68 Clifton Court	Tenders returned 17th October. Scheme will require leaseholder consultation	£15,000.00	£18,267.00
Finsbury Park	Andover Estate	Seven Sisters & Durham Rd	Relocating CCTV camera at Seven Sisters & Durham Rd Crossing	CCTV proposal cannot proceed as not a valid HRA scheme	£10,000.00	£0.00
Finsbury Park	Hood Court		Broken paving to entrance by 1 & 2	Scheme removed at request of TRA	£500.00	£0.00
Highbury West	Stephens Ink	Tannington Terrace - Gillespie Road	Renew tarmac and mark out bays to car park area	Reserve scheme. Tenders returned 22nd October. Confirmation of parking bay design to be sought by end of October	Reserve scheme £17,250	£12,305.00

Upper Street North Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Andover Estate		Remove derelict aerial from Bolton Walk	Works completed 8th August	£1,350.00	£1,293.75
					£152,588.75	£107,786.25

Community Safety 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Andover Estate	Andover Youth & Community Trust Centre	CCTV installation and supplying of laptops at Andover Youth & Community Trust Centre	Additional camera to be included in the scheme. CCTV works completeion delayed until end of October. Awaiting costs for laptops.	£25,000.00	tbc
					£25,000.00	£0.00

Lift Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Andover Estate	Docura House	Modernisation of 2No lifts	Tenders returned 18th September. S20 consultation expires 11th November. Works anticipated to commence February 2009	£180,000.00	£120,881.22

Upper Street North Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Hornsey Road	Hornsey Road	Modernisation of 1No lift	Specifications currently being written for tendering. First stage S20 consultation completed end of September	£92,000.00	tbc
					£272,000.00	120,881.22

UPPER STREET CAPITAL PROGRAMME OCTOBER 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 (Now Quinn London Ltd) Novation	
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	03/03/08	
Completion Date	30/01/08	24/04/09
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	8/09/08	22/10/08
Completion Date	7/08/09	25/09/09
Project Officer	Albert Neal	

Phase 5 Six Acres Fyfield Security Works Tollington Estates		
Scheme	New Entrance, Entry-phone, Link to Concierge, Division of block, Cladding & Work to Communal Areas & New Lift	
Contractor	To be appointed following tender	
Out to Tender	Nov 2008	
Tender return	December 2008	
S20 Notice	January 2009	
S20 Expiry	February 2009	
	Last Panel	This Panel
SOS Date	February	2009March 2009
Completion Date	November 2009	December 2009
Project Officer	Albert Neal	

Phase 6 Six Acres Environmental Works Tollington Estates		
Brookfield, Dellafield, Fallowfield, Fyfield, Millfield, Honeyfield, Monkfield, Stonefield, Fyfield, Clifton Court & Haden Court		
Scheme	New Courtyards Security Gating, Landscaping, New Roads Etc	
Contractor		
Out to Tender	Feb 2009	
Tender return	March 2009	
S20 Notice	April 2009	
S20 Expiry	May 2009	
	Last Panel	This Panel
SOS Date	July 2009	July 2009
Completion Date	December 2009	December 2009
Project Officer	Albert Neal	

All above are funded under Tollington Estates Regeneration Scheme

Lift Renewal Tollington Estates		
1- 51 Docura House		
Scheme	Lift renewal to 2 lifts Docura House	
Contractor	Unknown	
Out to Tender	August 2008	
Tender return	September 2008	
S20 Notice	13 October	
S20 Expiry	12 th November 2008	
	Last Panel	This Panel
SOS Date	March 2009	March 2009
Completion Date	December 2009	January 2010
Project Officer	Albert Neal	

Part of 2008/09 lift renewal programme

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 Ltd	
Out to Tender	12/11/07	
Tender return	10/12/07	
S20 Notice	18/02/08	
S20 Expiry	20/03/08	
	Last Panel	This Panel
SOS Date	05/05/08	
Completion Date	07/11/08	12/12/08
Project Officer	Albert Neal	

Upper Street South Area - Minor Capital Works Update 08-09

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Hathersage Court	Rear Car Park	Since the closure of the front arch the only access for tenants in the rear block is through the car park. The lighting in the car park and pathway to Hathersage is inadequate and needs upgrading or replacement	Works completed 2nd October	£8,100.00	£1,472.00
Mildmay	Hawthorne Estate	17-22 Hawthorne Close	Barriers (Bicycle) Motor Scooters to stop access, before someone is hurt	Unable to fit a moped barrier within the narrow pathway as this will restrict access for double buggies or those with wheelchairs. Feasibility of scheme being assessed by Estate Services	£1,850.00	TBC
Mildmay	Hawthorne Estate	All parking bays	To remove posts they are broken and damaging tenants tyres on cars	Works completed 12th September	£1,555.00	£1,138.50
Canonbury	Marquess Estate	Red House Square	Installation of new letter boxes	Works due to complete by end of October	£6,500.00	£5,117.50

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Marquess Estate	Upper Gulland Walk	Reinstatement of electronic door opening system for security door for access to Nos. 3-7 Upper Gulland Walk	Site visit with TRA to be carried out 26th September	£9,000.00	TBC
Mildmay	Besant Crt	Besant Crt 1-40	Resurface area directly in front of block entrance from estate road	Tenders returned and works to proceed once the CCTV works on the estate have completed at the end of October	£9,200.00	£2,070.00
Mildmay	Brancaster House	Brancaster House	Disabled access to front and rear entrance	Works completed 21st October	£9,139.05	£3,450.00
Canonbury	Channel Island Estate	Alderney House	Replace worn vinyl tiles to ground floor lift lobby entrance	Works being carried out in Contract 20 and removed from Tenant Compact	£2,300.00	£0.00
Canonbury	Channel Island Estate	Jersey House Clephane Road	Replace worn vinyl tiles to ground floor lobby entrance	Works being carried out in Contract 20 and removed from Tenant Compact	£2,300.00	£0.00

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Dovercourt Estate	Ongar House	Supply and fit 2No metal gates + 1No metal screen to encompass bike sheds	Further site visit to confirm works held. Specifications for approval expected by end of October	£6,900.00	TBC
Canonbury	Dovercourt Estate	Ongar House	Supply and fit anti scale spinners to flat canopy roof to front entry door	Works completed 22nd August	£2,300.00	£2,156.25
Canonbury	Dovercourt Estate	Warley House	Numbered floor signs required - each landing	Artwork received 17th October. Awaiting approval from Estate Services before works can be progressed	£240.00	£440.00
Mildmay	Haliday House	Haliday House	Supply and fit 4No concrete bollards between highway paving and paved area leading to communal front entrance door	Works completed 27th July	£805.00	£874.00
Mildmay	Hathersage Crt	Hathersage Crt	HFI Branded notice board - Wall Mount	Works completed 25th August	£1,160.00	£845.25

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Hathersage Crt	Hathersage Crt - Newington Green	Supply and fit new chain link fencing over looking play area	Specification for works delayed. Now expected by 24th October	£17,250.00	TBC
Highbury East	Highbury Estate	Spring Gardens	re-develop access to block from parking area	In consultation with resident to agree appropriate design. Final site meeting has been arranged for 28th October	£5,750.00	TBC
Mildmay	Highbury Estate	Seaforth Crescent - Highbury New Park	Supply and fit wooden bollards with low level guard rail	Tenders returned 22nd October. Order to be raised by end of October	£4,600.00	£2,027.68
Mildmay	John Kennedy Crt	John Kennedy Crt 35-84 - Newington Green Road	Seal balustrading panels on top floor leading to roof hatch to prevent pigeon roosting	Tenders returned 22nd October. Order to be raised by end of October	£3,000.00	£832.60

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	John Kennedy Crt	John Kennedy Crt 35-84 - Newington Green Road	Supply and fit new barrier gate to car park entrance	Works completed 24th July	£2,875.00	£2,587.50
Mildmay	Kerridge Crt	Kerridge Crt - Balls Pond Road	New metal Pensher doors to remaining 8 blocks on estate	Tenders delayed and now expected by end of October for replacing the doors. A budget shortfall is anticipated this scheme. Estate Services have suggested some changes to the design of the door entry access to blocks 1-20 and 111-130. Options being considered	£36,800.00	TBC
Mildmay	Kerridge Crt	Kerridge Crt 121-130	Renew estate road with tarmac	Works completed 14th October	£28,750.00	£27,904.75
Highbury East	Lillie House	Lillie House 11-20 - Fieldview Crescent	Paving leading from public highway into lobby area uneven	Tenders returned 22nd October. Order to be raised by end of October	£2,300.00	£3,105.00

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Mayville Estate	Various locations (Conrad & Beckford House)	Supply and fit new metal bin chamber doors at various locations on Mayville estate	Estate Services have confirmed which bin chamber doors are to be replaced. Tenders returned 22nd October. Order to be raised by end of October	£18,457.50	£2,622.00
Mildmay	Mayville Estate	Congreve House - Matthias Road	Replace worn tiles to ground floor lobbies and stairwells	Awaiting Estate Services to confirm scope of works	£11,500.00	tbc
Mildmay	Mayville Estate	Patmore House - Matthias Road	Replace worn tiles to ground floor lobbies and stairwells	Awaiting Estate Services to confirm scope of works	£11,500.00	TBC
Canonbury	New River Green Estate	Mull Walk	Metal security gates	Awaiting specification from Architects to confirm feasibility and cost	£3,450.00	TBC
Canonbury	New River Green Estate	Mull Walk	Erect high metal fence to wall	Awaiting specification from Architects to confirm feasibility and cost	£5,750.00	TBC

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	New River Green Estate	Upper Ramsey Walk	Replace worn vinyl tiles to ground floor lobby entrance	Works commenced 21st October	£9,200.00	£2,242.50
Mildmay	Newington Green Mansions	Newington Green Mansions	Upgrade lighting to stairwells	Works completed 2nd October	£13,800.00	£6,697.60
Canonbury	Sickert Estate	Ashby House	Renew glazing to stairwell	Works completed 8th August	£9,200.00	£7,627.95
Canonbury	Sickert Estate	Ashby House	Lower the Ashby House sign so that it is illuminated under existing block lighting + replace Nursery's sign	Works not carried out as specified. Contractor to return and complete works by end of October	£300.00	£57.50
Canonbury	Sickert Estate	Ashby House, Eric Fletcher Crt and surrounding area within Sickert Crt	Communal lighting, complete change of street and block exterior lighting to follow main architectural design of Islington street lighting	Further site visit required to agree scope of works by end of October	£3,000.00	TBC

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Taverner Estate	Taverner Est TMO	Upgrade to security lighting to 70W Son T fittings	Tenders returned 22nd October. Order to be raised by end of October	£5,750.00	£6,762.00
Mildmay	Taverner Estate	Taverner Est TMO	paving works to estate grounds	Tenders returned 22nd October. Tenders being analysed and order to be raised by end of October	£5,750.00	£11,298.52
Canonbury	Almorah Road	Almorah Road 34-38	Upgrade lighting to stairwell and outside front entrance door	Works completed 29th September	£2,300.00	£922.43
Canonbury	Cedar Court	Cedar Crt - Essex Road	Supply metal fence and gate to alleyway adj. to flat 9	Works completed 7th October	£2,300.00	£3,105.00

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Cedar Court	Cedar Crt - Essex Road	Supply extra lighting to lift area	Works completed 19th September	£1,150.00	£252.17
Canonbury		Cleveland Road 24-46	Upgrade lighting to stairwell and outside communal entrance	Works completed 19th September	£1,150.00	£728.08
Canonbury	Elizabeth Kenny House	Elizabeth Kenny House all blocks	Upgrade existing block lighting to stairwells and communal balconies	Works completed 23rd September	£4,600.00	£2,486.39
Canonbury	McIndoe Court	McIndoe Crt - Sherborne Street	New HFI block sign required	Works completed 7th October	£300.00	£294.00
Canonbury	Rotherfield Court	Rotherfield Crt 17-24 - Southgate Road	New HFI block sign required	Works completed 7th October	£300.00	£882.00

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury		Wakenham Street	Create drop kerb/ramp to bin chamber	Site visit held. Works requested are on public highways and therefore may not be appropriate for Tenant Compact funding. Awaiting advice	£2,530.00	TBC
Canonbury	Walkinshaw Court	Walkinshaw Crt - Rotherfield Street	Supply and fit new surface to rear stairwell	Works completed 18th August	£9,200.00	£9,238.58
All	Various	TBC	Pigeon proofing works at various locations	Awaiting Estate Services to confirm locations and works required	£10,000.00	TBC
					£294,161.55	£109,237.75

Community Safety 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Marquess Estate	New River Green	Lighting	Further site visit required. Specifications to be drawn up by mid November	£62,000.00	TBC

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Spring Gardens	Spring Gardens	Door entry security works	Site visit held to investigate proposal. Awaiting Estate Services to confirm design brief for scheme	£105,000.00	TBC
Canonbury	Dovercourt Estate	Dovercourt Estate	Install CCTV system	Estate Services to carry out CCTV evaluation before scheme proceeds	£134,000.00	TBC
					£301,000.00	£0.00

Planned Maintenance 08-09						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Beresford Lodge	Beresford Lodge	Door entry system upgrade	Works due to commence 27th October and complete early December	£22,200.00	£21,021.39
Highbury East	Sinclair Court	1-8 & 9-16 Sinclair Court	Door entry system upgrade	Works have commenced and are due to complete by end of November	£26,640.00	£21,996.65

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury East	Besant Court	47-53 & 55-70 Besant Court	Door entry system upgrade	Works due to commence 17th November	£38,850.00	£41,090.71
Mildmay	Lexfield House	Lexfield House	Door entry system upgrade	Works commenced 13th October and are due to complete 17th November	£33,300.00	£26,901.62
Highbury East	The Precinct	The Precinct	Door entry system upgrade	Scheme currently being evaluated and specifications being drawn up	£11,100.00	TBC
					£132,090.00	£111,010.37

Paving Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Kerridge Court	Block 95-102	Replace missing bollard to match existing and make good surface	Works completed	£293.25	£293.25

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Marquess Estate	Ashby House	Make level base to former shed area opposite Walter Sickert Community Centre	Works completed	£2,587.50	£2,587.50
Canonbury	Haslam/Horsfield House	Haslam/Horsfield House	Communal area adj to playground uneven	Works completed	£4,427.50	£4,427.50
Highbury East	Woodstock House	Woodstock House	Take up and level existing footpath to rear garden area removing trip hazards tarmac can be considered	Works completed	£2,530.00	£2,530.00
Mildmay	Athenaeum Crt	Athenaeum Crt	Remove anti cycle bars and create drop kerb for use of disabled resident's mobility vehicle	Works completed	£1,437.50	£1,437.50
Canonbury	Marquess Estate	Handa Walk	Path on slope dangerous when wet renew surface to remedy problem	Works completed	£8,222.50	£8,222.50

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Marquess Estate	Lismore Walk	Path around central play area needs to be renewed	Works completed	£3,162.50	£3,162.50
Canonbury	Marquess Estate	Scarba Walk	New pavement surface required	Works completed	£1,897.50	£1,897.50
Highbury East	Highbury Quadrant	Block 42-80	Uplift defective paving and renew in tarmac	Works completed	£4,692.00	£4,692.00
Highbury East	Highbury Quadrant	Block 1-37	Uplift cobblestone & paved area and renew with Tarmac	Works completed	£938.40	£938.40
					£30,188.65	£30,188.65

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury East	Woodstock House	Garages	Upgrade existing light fittings to underground car park	Works completed	£6,037.50	£6,037.50

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury East	Lillie House Car Park	Lillie House Car Park	Upgrade lighting to car park area	Works completed	£3,786.95	£3,786.95
Mildmay	Queen Margarets Crt	Queen Margarets Crt	Upgrade all lght fittings to front , rear and flank walls plus internally 20No in total	Works completed	£4,581.60	£4,581.60
Mildmay	John Kennedy Crt block 35-84	Block 35-84	Upgrade existing light fittings to communal balconies and stairwell	Works completed	£14,126.60	£14,126.60
Canonbury	Cedar Court	Cedar Court	Upgrade existing light fittings to stairwell only	Works completed	£1,872.20	£1,872.20
Canonbury	Hullbridge Mews 1-9	Hullbridge Mews 1-9	Upgrade existing light fittings to stairwell	Works completed	£1,531.80	£1,531.80
Canonbury	Greenhill Terrace	Greenhill Terrace	Upgrade existing light fittings to communal balconies and stairwell	Works completed	£6,159.40	£6,159.40

Upper Street South Area - Minor Capital Works Update 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Swan House	Swan House	Upgrade existing light fittings to stairwell	Works completed	£1,702.00	£1,702.00
					£39,798.05	£39,798.05

Lift Programme 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Cedar Court	Cedar Court	Modernisation of 1No lift	S20 consultation expired 1st October. Works likely to commence in February 09	£99,000.00	£122,000.00
					£99,000.00	£122,000.00



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