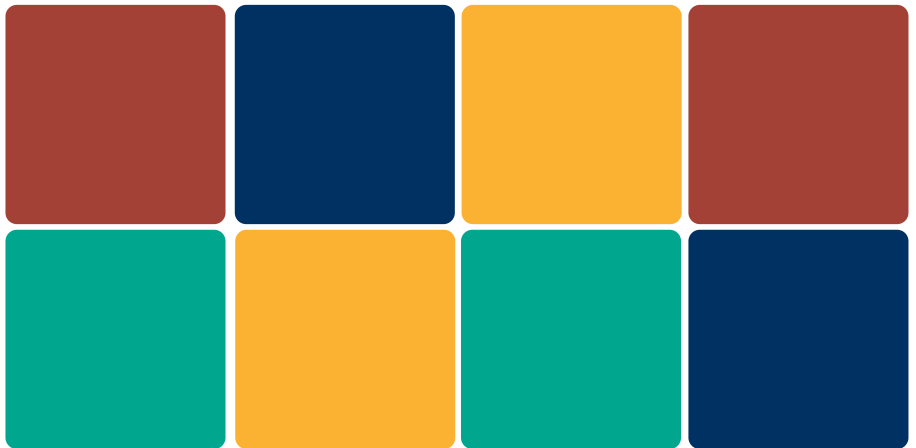


Consultative panel reports

September 2008



www.homesforislington.org.uk

Consultative Panel Meeting Times and Venues

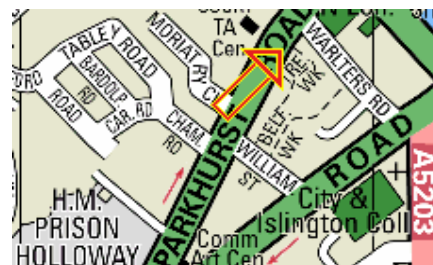
Central Street Area Housing Panel **7pm**

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



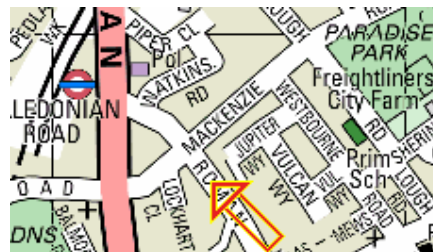
Holland Walk Area Housing Panel **7pm**

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



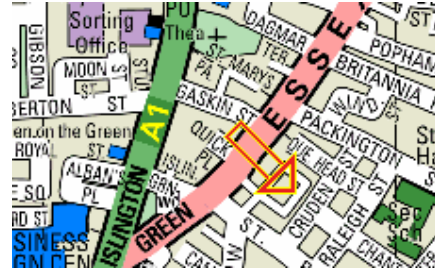
Upper Street (South) Area Housing Panel **7pm**

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	SEPT 08	NOV 08	JAN 09	MAR 09
Holland Walk AHP	Wednesday 24 th September	Wednesday 19 th November	Wednesday 21 st January	Wednesday 18 th March
Central Street AHP	Thursday 18 th September	Thursday 13 th November	Thursday 15 th January	Thursday 19 th March
Upper Street (North) AHP	Thursday 18 th September	Thursday 20 th November	Thursday 15 th January	Thursday 12 th March
Upper Street (South) AHP	Thursday 25 th September	Thursday 20 th November	Thursday 22 nd January	Thursday 19 th March
Lyon Street AHP	Monday 22 nd September	Monday 17 th November	Monday 19 th January	Monday 16 th March
Partners Residents Forum	Thursday 18 th September	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 20th October 08
Monday 15th December 08
Monday 16th February 09

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

HFI Governance Team at Highbury House, Highbury Crescent, London N5 1RN,
telephone 020 7527 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 14th October 08

Tuesday 9th December 08

Tuesday 10th February 09

Managed Property Sub-Board

Wednesday 15th October 08

Wednesday 10th December 08

Wednesday 11th February 09

If you have any enquiries or require a sign language interpreter contact:
HFI Governance Team at Highbury House, Highbury Crescent, London N5 1RN,
telephone 020 7527 5148 or email governance.team@homesforislington.org.uk



Feedback from Panels in July 2008

Business Plan Priorities

Thank you for your feedback on Business Plan Priorities made at Panels. Your views are being conveyed to the Board, which will consider them at an away-day in October which will then feed into the final Business Plan due to be presented to Board in December.

Repairs Policy Review

Thank you for your feedback on the current repairs policy these views were considered by MPSB in August and a redefined arrangement is now in place.

Consultative Panels - Central Reports
September 2008

	Contents	Status	Page
Homes for Islington Items			
1	Sustainability Strategy	Consultation	1
2	Items Considered at Board and Sub-Boards	Information	5
3	HFI and Consultative Panel Update	Information	9
4	Forward Plan	Information	11
5	Capital Programme 2008/09 Monitoring 1st Quarter	Information	13

Report of	Team	Job Title
David Selo	Chief Executive Directorate	Director of Resources

Name of Meeting	Date of Meeting	Agenda item	Status
Area Housing Panels	September 2008	1	Consultation

Subject of Report: Review of HFI Sustainability Strategy

1. Synopsis

1.1 This report outlines achievements on HFI’s current sustainability strategy and proposals on the new strategy for comment by Panels.

2. Recommendations

2.1 Area Housing Panels are asked to discuss and comment on the strategy and put forward their suggestions and views.

3. Background

3.1 HFI’s Board approved the current sustainability strategy in September 2006. Two main themes of the current strategy are improving the quality of the environment and building stronger, sustainable communities.

3.2 The new strategy will continue to focus on the environment and in particular tackling the issues that contribute towards climate change. This includes taking action to minimise the impact of climate changes and to adapt activities to take account of climate change.

4. Achievements to date

4.1 As part of decent homes work started in 2005 HFI have made significant capital investment in insulating homes to improve energy efficiency. This includes:

- Using double-glazing in window replacement works
- Cavity wall insulation to 3000 properties
- Insulation of roofs wherever possible as part of roof renewal contracts

New heating energy efficient systems and controls have been installed.

4.2 HFI is signatory to Islington Council’s climate change partnership which includes achieving the reduction in CO₂ emissions by 15% by 2010 in the housing stock. The actions detailed above will make a significant contribution to achievement of this target.

4.3 HFI has also:

- Increased the amount of materials it recycles to include cardboard, plastics, aluminium cans, shredding and recycling confidential waste. Since 2004, this has saved approximately 100,000 tonnes of CO₂
- Built on existing good practice to make recycling on estates easier, including compositing and kitchen waste projects.
- Considered and installed other forms of energy regeneration. A wind turbine has been installed and commenced operation on Kestrel House roof.
- Introduced green car parking charging on estates
- For HFI staff a green travel survey has been carried out. Staff have been encouraged to use public transport use for work travel. Increased recycling of waste has been introduced into HFI operation building and energy saving lighting installed in Highbury House.

5 New challenges and targets

- 5.1 The challenges ahead include achieving higher targets for recycling waste and reduction in CO₂ emissions. There will be the adaptation to climate change, including greater climatic weather extremes. This will involve investing in ways that will enable properties managed by HFI, to adapt to greater extremes of heat, flood, water shortages and ground conditions.
- 5.2 HFI will be seeking capital funding to continue insulation and boiler replacements. It will continue to consult with tenants on options to control the use of energy and water usage. This will include metering and incentives to reduce unnecessary usage. There will need to consider the impact of increase energy cost on residents.
- 5.3 Energy Performance Certificates will be issued for properties that are re-let from 1st October 2008.
- 5.4 The new council build schemes being carried out by HFI will incorporate the latest sustainability building standards.
- 5.5 There will be continued improvements in the environmental quality and monitoring of housing estate ground. This includes improved biodiversity measures such as tree and shrub planting and encouraging wild life.
- 5.6 There will be measures to encourage use of cycles, including possibility of providing secure bike storage areas on estates.
- 5.7 HFI will be reviewing and updating environmental procedures, to enable the organisation to successfully apply for ISO 14001 Environmental Standard.

6 Financial Implications

- 6.1 **Capital** -HFI has received funding from Islington to implement the sustainability measures included in this report relating to the 2005-2010 Decent Homes Standard

programme. Islington Council has provided funds for the new build programme and discussions are ongoing with the Council on future capital resources and available funding for sustainability projects.

- 6.2 **Revenue** – Islington Council has provided funding from Housing Revenue Account for estate recycling. Funds have been provided for the improved standards in new grounds maintenance contract. The cost of HFI's ISO14001 application will be funded from within existing budgetary resources.

Background papers

HFI Sustainability Strategy 2006-2010
HFI Sustainability Action Plan

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: Stephen Walsh, Resources Manager
Telephone: 020 7527 4262
E-mail address: stephen.walsh@homesforislington.org.uk

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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September 2008	2	Information

Subject of Report: Items Considered at Board and Sub-Boards

Items considered at HFI Board Meeting 26th August 2008:

1. Procurement of R & M contract 2010
2. 3 Year Financial Planning Cycle
3. HFI Business Plan Objectives 08/09 (qtr 1) and June PI's
4. Capital and Financial Performance Management
5. ITC Action Plan Monitoring
6. ITC presentation J Lowin LBI

Items for consideration at HFI Board Meeting 20th October 2008:

1. Sustainability - 3 Year Review
2. Directors and Auditors report 2007-08
3. New Build Feasibility - phases 3 & 4
4. R&M Reprocurement 2010
5. Resident Involvement Strategy Action Plan update
6. Presentation/Discussion - Overcrowding - causes, issues, remedies and LBI's nomination procedure for HFI new build

Items for consideration at Contracted Services Sub-Board (CSSB) 14th October 2008

Items for consideration at Managed Property Sub-Board (MPSB) 15th October 2008

PIs - August	PIs - August
Performance - Partners - PFI 1 - PFI 2 - TMOs/TMCs	Anti-Social Behaviour Update - Good Neighbour Policy
Risk Register	Risk Register
Modular Management Agreement Session	Community Safety 07/08 update
Community Fund Allocation - Report Back 07/08	Community Fund Allocation - Report Back 07/08
Community Fund Allocation - Update 08/09	Community Fund Allocation - Update 08/09
	Consultative Panel Feedback Reports
	Estate Services Review - Outcome
	Petitions Received at Panels

Report back from the Contracted Services Sub-Board (CSSB)
19th August 2008
Kate Barns – Chair

Business Plan Priorities 2009/10

- CSSB noted a report recommending that CSSB begin to think about 3% efficiency savings on services for 2009/10 as well as options for possibly recycling a further 2% savings as a growth from one service area to another.

Risk Register

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

Performance Indicators

- CSSB noted and commented on a report providing performance figures for a range of HFI services within the remits of the Sub-Board.

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

- CSSB noted a report giving information about the performance of Partners in delivering the PFI 1 contract for refurbishment, maintenance and housing management services to 2,334 street properties across the borough.

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

- CSSB noted a report giving information about the new PFI contract, referred to as PFI2, delivering refurbishment, maintenance and housing management services to 1,871 street properties, comprising a total of 4,093 dwellings across the borough.

Report Back from TMOs/TMCs

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

Consultative Panel Feedback report

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

Forward Plan

- CSSB agreed the forward plan.

Report back from Managed Property Sub-Board (MPSB)
20th August 2008
Jessie White – Chair

Home Ownership Services

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

Business Plan Priorities 2009/10

- MPSB noted a report recommending that MPSB begin to think about 3% efficiency savings on services for 2009/10 as well as options for possibly recycling a further 2% savings as a growth from one service area to another.

Risk Register

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

Estate Services Review

- MPSB noted a report on the Estate Services efficiency review

Performance Indicators

- MPSB noted and commented on a report providing performance figures for a range of HFI services within the remits of the Sub-Board.

Responsive Repairs

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

Consultative Panel Feedback report

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

Update on petitions received by Area Panels

- MPSB noted a report on petitions received at Panels.

Forward Plan

- MPSB agreed the forward plan.

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

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

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

1. Synopsis

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

2. Recommendation

2.1 That Consultative Panels note this report.

3. Background

3.1 HFI STATUS Survey 2008

HFI is currently carrying a postal STATUS survey with a sample of HFI tenants, Partners and TMO residents.

The survey measures satisfaction with service provision.

HFI has commissioned BMG research to undertake the 2008 STATUS survey. BMG have sent out STATUS postal surveys to a sample of HFI tenants, Partner and TMO residents to ask for their views on service satisfaction.

A report of findings will be available in review by Panels in November.

3.2 New Dog Control Orders

From the 14th July 2008 new Dog Control Orders came into effect with a Fixed Penalty charge of £80.00 if you;

- fail to clean up after your dog in a public area
- refuse to put your dog on a lead when asked to do so by an authorised officer, in a public area
- allow your dog into clearly marked dog free areas

On HFI estates it will be our ASB Out of Hours Team who will tackle people they find committing these offences.

Report problems with dog fouling or other dog problems on 0207 527 2000

3.3 **Online surveys**

HFI is currently undertaking several surveys of our services on the website.

It asks people about the services we provide online to assist us in looking at how we can develop them further and provide more comprehensive facilities.

HFI is also asking for comments on the options for providing surgeries for leaseholders at the Home Ownership Office In Isledon Road and options for providing extended opening hours.

3.4 **New look reception centres**

Cllr Terry Stacy and Jessie White, Vice-chair of the Board officially opened the new look Herongate Reception Centre in August. It is one of three reception centres HFI is managing for LBI. The refurbishment means that residents no longer have to share bathroom or kitchen facilities.

3.5 **HFI Summer Fair**

The 2008 annual HFI summer fair sponsored by our framework contractors took place in St Pails' Open Space on Friday 29th August. The usual fun and games was provided for local residents supported by the contractors. The work4islington apprentice of the year was announced and it was an opportunity for local residents to find out more about planned works and decent homes.

Report Author: Eamon McGoldrick, Chief Executive
Telephone: 0207 527 4237
E-mail address: eamon.mcgoldrick@homesforislington.org.uk

Date of meeting	Items on the Agenda	Status	
November 2008	Motor/Cycle Parking on Estates	Consultation	Asks you to comment on the options with regards to the type of Motor/Cycle Parking on Estates
	Heat Issues & Charging and Metering	Consultation	Asks you to comment on the options with regards to type of meter, payment method and suppliers of metering systems
	Audit Commission Inspection - Outcomes - Summary	Information	Provides you with information regarding the recent Audit Commission Inspection.
	Complaints Monitoring Apr 08 - Sept 08	Information	Tells you about complaints received by HFI between April 2008 and September 2008
	Capital Programme 2008/09 Monitoring 2nd 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
	Forward Plan	Information	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
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

Consultative Panels			
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	September 2008	5	Information

Subject of Report: 2008/9 Capital Programme – 1st 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 1st quarter (31st June 2008). A further update up to the end of the 2nd quarter (30th September 2008) will be presented to the Consultative Panels at their December 2008 meetings.

Report Author: Aiden Stapleton, Manager, Project Management
 Telephone: 020 7527 4148
 E-mail address: aiden.stapleton@homesforislington.org.uk

CENTRAL STREET CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE – August 2008

CAPITAL PROGRAMME 2006-2007 SCHEMES

2006-2007 Contract 22 Greenwood House, Partridge Crt, Earnshaw, Grimthorpe, Tompion, Crayle, 10-12 Hermit Street, 6-7 & 17-19 Paget Street, 8-11 & 38-39 Wilmington Square		
Scheme	CREPS, kitchens & bathrooms and associated rewiring works to Tenanted Flats Replacement of electrical mains laterals to Grimthorpe, Crayle, Tompion, Earnshaw & Greenwood only. Window replacement to Partridge Court only.	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	9 th October 2006	
S20 Expiry	9 th November 2006	
	This Month	Last Month
SOS Date	11 th December 2006	11 th December 2006
Completion Date	8 th October 2007	8 th October 2007
Laterals Completion Date	24 April 2008	24 April 2008
Project Officer	Azom Choudhury	

2006-2007 Contract 23 – St Luke’s Estate – Godfrey House, Bath, Newland & Paterson Court Plus Roby House		
Scheme	Creps, Roof, Internals (kitchens & bathrooms) and Electrical Works	
Constructor	Murphy	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	3 rd January 2007	
S20 Expiry	2 nd February 2007	
	This Month	Last Month
SOS Date	16 th April 2007	16 th April 2007
Completion Date	September 2008	15 August 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	20 September 2008	August 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	15 th August 2008	18 th July 2008
Project Officer	Lena Shah	

2006-2007 Contract 25 - The Triangle Estate		
Scheme	Window replacement, roof renewal, structural repairs & internals (Kitchens & boiler replacement)	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	10 th May 2006	
S20 Expiry	9 th June 2006	
	This Month	Last Month
SOS Date	14 th May 2007	14 th May 2007
Completion Date	05 June 2008	05 June 2008
Project Officer	Azom Choudhury	

2006-2007		
Contract 26 – Finsbury Estate – Joseph Trotter Close, Michael Cliffe, Charles Townsend and Patrick Coman House		
Scheme	K & B and electrical works to all blocks . Structural works & windows to MCH and CTH. Roof replacement to PCH, MCH & CTH. Soil stack replacement at PCH & MCH. Laterals to CTH, PCH & MCH	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	21 st July 2006	
S20 Expiry	20 th August 2006	
	This Month	Last Month
SOS Date	18 Sept 06	18 Sept 06
Completion Date	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	August 2008	July 2008
Estate Lighting Completion Date	November 2008	TBC
Project Officer	Azom Choudhury	

2007/08 SECURITY WORKS

2007/08 Percival Estate Security Works (Funded by EC1 New Deal) Grimthorpe House, Crayle House, Cyrus House, Partridge Court (Tompion & Earnshaw opted out)		
Scheme	Installation of Fob Controlled Security Doors	
Name Of Constructor	Tbc	
Out to Tender	12 th November 2007	
Tender return	12 th December 2007	
S20 Notice	17 th January 2008	
S20 Expiry	17 th February 2008	
	This Month	Last Month
SOS Date	25 August 2008	Mid August 2008
Completion Date	14 November 2008	12 week programme
Project Officer	Azom Choudhury	

CAPITAL PROGRAMME 2007/08/09 SCHEMES

Contract 41 – Angel Area Gough House, Price House, Finnemore House, Strang House, Turnbull House, Asman House, Hermitage House, Charles Lamb Court, Colinsdale, 36-137 Elia Street, Widford House, 5-11 Rawstorne Place, 41 & 42 Rawstorne Street, 19-24 Wynyatt Street		
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 3 rd March 2008	K&Bs 3 rd March 2008
Completion Date	Mid July 2008	Late June 2008
SOS Date all other works	January 2009	November 2008 subject to planning permission, AMP & S20
Completion Date	26 Weeks	
Project Officer	Azom Choudhury	

Contract 42 – Bevin Court Area Bevin Court, Holford House, Amwell House, Claremont Close, Prideaux House, Sanders House, Charles Rowan House, Sherston Court, 4-23 Attneave Street		
Scheme	Varied works – all survey dependent	
Name Of Constructor	Apollo	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	Tbc	
S20 Expiry	Tbc	
	This Month	Last Month
SOS Date	K&Bs 07 January 2008	K&Bs 07 January 2008
Completion Date	30 May 2008	End April 2008
SOS Date all other works	Anticipated End 2008 / Early 2009	Anticipated End 2008 / Early 2009
Completion Date		
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	Awaiting a report on electric work requirements	
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 5 th Sep 08 C43b May 2009	C43a 5 th Sep 08 C43b May 2009
Project Officer	Lena Shah	

2006/07 DOOR ENTRY SCHEMES

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

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

2006/07 RISERS & LATERALS RENEWALS

Estate/Block	SOS date	End date	Comments
Stafford Cripps	25 March 2008	18 July 2008	

2006/07 HEATING

Estate/Block	SOS date	End date	Comments
Vickery Court	End August 2008	8 week contract	

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of Works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Peregrine House	Hall Street	To break up existing path at rear of football pitch and lay tarmac path	Kier to return to site and resolve outstanding issues with the works carried out. Remaining works to be carried out by end of August	£9,200.00	£8,820.50
Bunhill	Pleydell Estate	Galway / Grayson	To supply and lay non slip vinyl flooring to entrance areas and hallways to match existing at rear.	Kier to return to site and resolve outstanding issues with the works carried out. Remaining works to be carried out by end of August	£6,000.00	£5,635.00
Bunhill	Quaker Court	Bottom of each staircase 3 staircases in total	Install & make access available to water taps for cleaning stairs	Works required revision. Revised order raised 24th July. Programme expected by mid August	£1,500.00	£2,801.40
Bunhill	Redbrick Estate	Throughout Estate	To remove 2 No bollards and 50 No paving slabs laying new on new sand base.	Standard of works not satisfactory after second attempt. Contractor to return and resolve issues. Programme to be confirmed with TMO	£1,293.75	£2,587.50
Bunhill	Whitbread Estate	Shire / Cooper House	New Door Entry for Shire, Cooper and Farriers House. £60k from Tenant Compact 07-08 + £32,500k from 06-07 Planned Maintenance	Works to commence in September after major works have been completed	£60,000.00	£38,978.73
Bunhill	Whitbread Estate	Shire / Cooper House	Additional security works	Additional works to compliment door entry scheme. Planning required. Application delayed and will now be submitted late August	Reserve scheme - £20k	£19,280.90
Clerkenwell	Charles Rowan House	First floor stairwells	Repair/replace entry gates (no entry phone)	Works due to commence end 11th August	£2,000.00	£3,438.50
Clerkenwell	Finsbury Estate	5-a-side kick about space	Raising height of railings/fencing around the pitch - balls constantly going over and hitting windows	Legal issues delaying works. Funding carried over into 08-09 financial year	£20,000.00	20,000.00
Clerkenwell	Mallory Buildings	Mallory Buildings	Re-dec staircase, provide new play toys in the playground, additional lights in communal areas and new benches in the playground	Scopes of work agreed and documents received from Greenspace. S20 consultation underway	£15,000.00	£26,188.33
Clerkenwell	Spa Green	First floor stairwells	Stripping of rubber flooring in all lobbies to first floor stairwells	TMO carrying out works. Awaiting proposed completion date	£7,000.00	£7,000.00
Clerkenwell	Weston Rise	Playground	Raise height of walls to prevent children from climbing over onto road to pick up footballs and intruders from climbing over - Provide fencing to top of wall along side of play area	Planning delayed, will now be sought end of August	£5,000.00	£11,580.50

Central Street - Remaining 07-08 Minor Capital Works Update

Ward	Estate	Location	Description of Works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Margery Street Estate	Site of Old Pram Sheds	S&F shed to house Euro Bins on the estate	Bin enclosure manufactured. Location agreed. Awaiting installation date	Reserve scheme	£7,105.00

Community Safety 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	IDC budget	Actual cost
Clerkenwell	Bevin Court	Bevin Court	New Door Entry Phone System	Works commencing 11th August	£210,000.00	£219,432.90

Planned Maintenance Door Entry 07/08

Ward	Estate	Location	Description of Works	Monthly Panel Update	IDC budget	Actual cost
St Peters	Hermitage House	Hermitage House	New Door Entry System	Works delayed due to major works. Works anticipated to commence in September	£46,620.00	£37,364.28

Paving 07-08 Budget 40k

Ward	Estate	Location	Description of Works	Monthly Panel Update	IDC budget	Actual cost
Bunhill	Rahere House	Front pathway and entry	Tarmac path and entry to match	Works completed, subject to post-inspection	-	£5,974.25
Clerkenwell	Clerkenwell Close	Access road and car park	Remove paving blocks and tarmac	Works delayed and will now commence in September	-	£8,702.05

M&E Lift Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	IDC budget	Actual cost
Clerkenwell	Bevin Court	Bevin Court	Complete refurbishment of 2 lifts	Works due to commence 11th August and complete by March 2009	£244,200.00	£265,000.00
Bunhill	Wenlake Estate	Anchor House	Complete refurbishment of lift	Works due to commence 11th August and complete by March 2009	£99,900.00	£65,000.00

Central Street - Remaining 07-08 Minor Capital Works Update

Ward	Estate	Location	Description of Works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	Sherston Court	Sherston Court	Complete refurbishment of lift	Works due to commence 11th August and complete by March 2009	£99,900.00	£90,000.00

M&E Mechanical Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	IDC budget	Actual cost
Clerkenwell	Bevin Court	Bevin Court	Heating works	Works in progress and due to complete by end of August	£111,000.00	£89,021.13
Clerkenwell	Spa Green	tbc	Heating works	S20 consultation expired 9th June. Works may not proceed until next year, unless contract length can be reduced.	£455,100.00	£506,000.00

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	tbc
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	Options for works discussed. Awaiting quotes before deciding how to proceed	£1,000.00	tbc
Bunhill	Peregrine House	Underground Garage	Mirror for the underground garage has been smashed, it would be nice to have that replaced.	Works agreed. Tenders to be returned by mid August	£1,150.00	tbc
Bunhill	Pleydell	Perimeter of the estate	Renew broken concrete around the perimeter railing of the estate.	Works agreed. Tenders to be returned by mid August	£2,550.00	tbc
Bunhill	Pleydell	Gastigny	Replace broken railing around the green area Gastigny House with a metal gate suitable for greenspace	Works agreed. Tenders to be returned by mid August	£1,150.00	tbc
Bunhill	Pleydell	Grayson	Renew 4 metal bollards in front of the bin shed of Grayson House These were left from tenant compact 2007	Works agreed. Tenders to be returned by mid August	£920.00	tbc
Bunhill	Pleydell		Repair raised paving slabs at various locations.	Works agreed. Tenders to be returned by mid August	£2,900.00	tbc
Bunhill	Quaker Court	Entrances	Install 6 new light weight gates and door closers to the 3 Estate entrances on Banner Street and the 3 entrances at the rear of the estate leading to flats 61-76.	Contribution towards EC1 New Deal scheme. Designs currently being considered by TMO	£48,000.00	£48,000.00
Bunhill	Quaker Court	Entrances	Contribution of £20k towards installation of a simple digital fob door entry system to each of these 6 lightweight gates. It is envisaged that this is the 1st stage of a full door entry system connected to each flat. This interim step, while it will be an inconvenience to residents will prevent the estate from being abused by outsiders. The second phase will be implement when the balance of funds is secured			
Bunhill	Quaker Court	Throughout QC Estate	Upgrade internal signage to flats	Works agreed. Awaiting artwork for approval	£1,700.00	tbc
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 agreed and specification approved Tenders to be returned by end of August	£1,500.00	tbc
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.	Works agreed and specification approved Tenders to be returned by end of August	£2,000.00	tbc
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.	Site visit to be arranged with Greenspace and TMO to agree works by end of August	£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.	Further site visit to be arranged to agree scope of works by end of August	£3,500.00	tbc
Bunhill	Stafford Cripps	Entrance to Cotswold Court	12m2 of paving to the entrance has become depressed and uneven thereby creating a tripping hazard especially to elderly and disabled residents. A crater allows the accumulation of rainwater which penetrates into the main lobby of Cotswold Court causing a further slipping hazard and damage to the fabric of the building. To carry remedial work to the paved area in order to provide safe access/egrass for pedestrians and prevent further water damage to existing paving and new flooring installation scheduled for 2007/08 projected costs=£2.5k	Awaiting an update from TMO	£2,500.00	tbc
Bunhill	Stafford Cripps	Gateway Parmoor Court	15m2 of paving to the main access gateway to Parmoor Courts uneven and presents a tripping hazard especially to elderly or infant or disable pedestrians. The uneven paving allows for the accumulation of rainwater rendering a further hazard. SCHEME To carry out remedial work to the paved area in order to provide a safe hazard free entrance /egrass to pedestrians-projected cost-£2.75k	Awaiting an update from TMO	£2,750.00	tbc
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.	Site visit to agree scope of works to be arranged by end of September	£11,500.00	tbc
Bunhill	Chadworth	Chadworth House	Pigeon netting & spikes on ledges above shops affecting flat 10 & Block 33-40	Site visit to agree scope of works to be arranged by end of September	£1,552.50	tbc
Bunhill	Kings Square	Barnabas House	Restore & repair set of gates to rear of 11-16	Site visit to agree scope of works to be arranged by end of September	£1,150.00	tbc
Bunhill	Kings Square	Macclesfield House	Enclose roof to bin chamber fencing	Site visit to agree scope of works to be arranged by end of September	£3,450.00	tbc
Bunhill	Kings Square	Rahere House	Community Hall replace steps leading to fire escape door	Works completed 8th July	£1,200.00	£1,006.25
Bunhill	Kings Square	Rahere House - car park	remove dividing poles between bays, resurface & mark and renumber bays to match existing	Site visit to agree scope of works to be arranged by end of September	£1,150.00	tbc
Bunhill	Kings Square	Turnpike House	Restore & repair fencing on Goswell Road boundary (both sides of entrance roadway)	Site visit to agree scope of works to be arranged by end of September	£3,500.00	tbc
Bunhill	Percival Street	Crayle House	Resurface paving area at rear of Crayle leading to Compton Street	Site visit to agree scope of works to be arranged by end of September	£1,750.00	tbc
Bunhill	Percival Street	Partridge Court	Resurface car park area	Site visit to agree scope of works to be arranged by end of September	£10,000.00	tbc
Bunhill	Redbrick	Garage area	Improve security fit locking magnetic mechanism to lower level garage main gate	Site visit to agree scope of works to be arranged by end of September	£4,600.00	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 Luke's	Whole Estate	Reduce height of perimeter hedging	Site visit to agree scope of works to be arranged by end of September	£920.00	tbc
Bunhill	Whitbread	Podium area	Erect pergola and benches to podium area	Site visit to agree scope of works to be arranged by end of September	£9,200.00	tbc
					£169,572.50	£49,006.25

Lighting Schemes 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Bunhill	Kings Square	President House	To re-alter lighting and circuit along landing 1 to 23. To supply and install 85No 28 watt 2D fittings, position to be agreed on site. This includes H&S measures required for working close to edge.	Works expected to complete 8th 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	First stage S20 consultation expires 20th August	£38,850.00	tbc
					£38,850.00	£0.00

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	Additional site meeting to be arranged by end of September to agree scope of works	£7,535.00	tbc
St Peter's	Cluse Court	Flats 99-136	Bike/pram shed storage	Additional site meeting to be arranged by end of September to agree scope of works	£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. Tenders due back by end of September	£34,500.00	tbc
Clerkenwell	Finsbury	Charles Townsend House	2 additional CCTV cameras	Proposed scheme to be reviewed by Estate Services. Awaiting feedback	£2,500.00	tbc
Clerkenwell	Finsbury	Patrick Coman House	replace the tiled floor on the ground floor in Patrick Coman House	Kiers to source suitable product for proposed scheme by mid August	£5,000.00	tbc
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. Kiers to provide specification for approval by mid August	£8,000.00	tbc
Clerkenwell	Margery Street	Play area outside Bagnigge & Riceyman House	Returf play area.	Site meeting to be arranged to agree scope of works by end of September	£20,000.00	tbc
Clerkenwell	Margery Street	All	£1000 for planting (on going project)	Plants being purchased by TRA	£1,000.00	tbc
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 ordered. Programme expected by mid August	£3,250.00	£4,945.00
Clerkenwell	Weston Rise Estate	Weston Rise Estate	New Handrail to D-link walkway	Works to be carried out once flooring has been completed	£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 ordered 24th July. Awaiting programme of works	£3,450.00	£2,552.08
Clerkenwell	Finsbury	Play Areas	Replace litter bins to playgrounds with fire damper type	2 new bins ordered. Works expected to complete by 8th August	£1,000.00	£1,542.59

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Clerkenwell	New River Group	Claremont Close	New locking system for gates x 6	Additional site meeting to be arranged by end of September to agree scope of works	£5,750.00	tbc
Clerkenwell	New River Group	Claremont Close	Modify bin areas to accommodate Euro-bins new gates required	Additional site meeting to be arranged by end of September to agree scope of works	£5,000.00	tbc
Clerkenwell	Weston Rise Estate	Stelfox House	Renew steps leading from the play area to the block	Works expected to complete by end of August	£1,000.00	£1,351.25
Clerkenwell	Weston Rise Estate	Weston Rise	Replace benches in park area	Works expected to complete by end of 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	£2,000.00	tbc
St Peter's	Colinsdale Group	Colinsdale	Renewal of shrub beds	Site meeting to be arranged to agree scope of works by end of September	£6,430.00	tbc
St Peter's	Cummings	Britannia Road	Area adjacent Popham Road & Britannia Road install new shrub bed	Site meeting to be arranged to agree scope of works by end of September	£1,550.00	tbc
St Peter's	Cummings	Whole estate	Supply and fix x 5 floor directory signs & individual signs to each floor of x 5 blocks	Tenders received but over original budget allocated. Awaiting further tenders before proceeding	£1,660.00	£3,366.00
St Peter's	Cummings	Finnemore House	Install new shrub bed	Site meeting to be arranged to agree scope of works by end of September	£1,550.00	tbc
St Peter's	Cummings	Gough House	Install new shrub beds x 2	Site meeting to be arranged to agree scope of works by end of September	£1,410.00	tbc
St Peter's	Elia Street	Elia Mews	Upgrade column lighting x7	Works expected to complete by end of August	£3,150.00	£3,829.50
St Peter's	Popham Road Estate	Birdbrook House	Upgrade balcony lighting 1-28	All works due to complete by end of August	£23,780.00	£20,619.50
St Peter's	Popham Road Estate	Holland Passage	Upgrade lighting 1-11			
St Peter's	Popham Road Estate	Maldon Close	Upgrade column lighting x 3			
St Peter's	Popham Road Estate	Parker Court	Upgrade column lighting x 2			
St Peter's	Popham Road Estate	Parker Court	Upgrade Column lighting x 2			
St Peter's	Popham Road Estate	Parker Court	Lighting Upgrade 22-39			
St Peter's	Popham Road Estate	Spellbrook	Upgrade column lighting 1-11			
St Peter's	Popham Road Estate	Steeple Walk	Upgrade column lighting x 2			
St Peter's	Popham Road Estate	Upper Dengie Walk	Upgrade landing lighting			
St Peter's	Popham Road Estate	Upper Hawkwell Walk	Upgrade landing lighting			
St Peter's	Popham Road Estate	Upper Rawreth Walk	Upgrade landing lighting			
St Peter's	Popham Road Estate	Spellbrook	Caretaking facilities, toilet, lighting & storage			
St Peter's	Popham Road Estate	Parker Court	24-31 Install drainage outside entrance door	Site meeting with specialist to be arranged to agree scope of works by end of September	£1,730.00	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	Popham Road Estate	Steeple Walk	Adjacent to flat 2 take down part of wall replace with a permeable barrier (railings)	A repair issue is preventing these works from being carried out. Awaiting further advice from Estate Services	£3,450.00	£2,893.16
St Peter's	Popham Road Estate	Parker Court	Re-turf/re-surface play area	Site meeting to be arranged to agree scope of works by end of September	£1,400.00	tbc
St Peter's	Popham Street	Barnston Walk	Remove brick planters	Works reported as complete. Awaiting handover from Kiers	£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 expected to complete by mid 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
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	£56,688.50

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. Planning advice currently being sought	£27,750.00	tbc
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 advice from Estate Services	£22,250.00	tbc
St Peter's	Popham Street Phase 3	1-15 Elder Walk 1-14 Peldon Walk 1-15 Terling Walk 1-15 Redford Walk	Door entry/security works Phase 3	Planning application submitted and awaiting approval. Works anticipated to commence by end of November (subject to planning)	£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	Tenders to be returned 8th August. Scheme will then proceed with leaseholder consultation	£11,100.00	tbc
Clerkenwell	Sherston Court	Sherston Court	New Door Entry System	S20 expired 27th July. Order to be raised by mid August	£44,400.00	£31,070.78
					£55,500.00	£31,070.78

Paving Schemes 08-09 - £30k

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
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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 partially complete and expected to complete fully by end of August/early 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
					£39,999.40	£39,999.40

Lighting Schemes 08-09 - £30k

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 to be completed by end of August	£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	First stage S20 expires 15th August. Tenders to be sought in September	£92,000.00	tbc
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 by end of August	£90,000.00	tbc
					£272,000.00	0.00

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	First stage S20 consultation expires 22nd August	£15,540.00	£14,652.00
Clerkenwell	Finsbury Estate	Patrick Coman	Installation of water boosters	Works due to commence in August	£15,540.00	£14,430.00
					£31,080.00	£29,082.00

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE July 2008

Contract 15 (Elthorne & Hornsey La)	
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
17-21 Hamilton Park	Kitchen, Electrical upgrades and new windows. PRACTICAL COMPLETION MAY 2008
31-100 Hillrise Mansions	CYCLICAL REPAIRS, new windows, new roof, new central heating and electrical upgrades. (New door entry to blocks 51-75 and 76-100)
1-30 Hillrise Mansions	New central heating and electrical upgrades
1-20 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical

43-57 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical and new door entry	
58-72 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical and new door entry	
Constructor	Murphy for main works and central heating installed by Castlepoint. Electrical upgrades by Powerminster.	
Out to Tender	AMP 28/6/06	
Tender return		
S20 Notice	14 th August 2006	
S20 Expiry	14 th September 2006 Consultation period extended to mid November 2006 for Hillrise Mansions,	
GRI Online updated	6 th June 2008	
	This Month	Last Month
SOS Date	<p>Elthorne Estate 26th February 2007 – March 2008 Completed.</p> <p>Hornsey Lane on site July 2008</p> <p>Hillrise Mansions Aug 2007-July 2008 (block by block basis)</p> <p>Warltersville Mansions March 2007 – July 2008 (block by block)</p>	<p>Main Contract began on site February 2007</p> <p>Individual estate listed opposite</p>
Completion Date	Main Contract March 2009	Individual estates listed above in main text.
Project Officer	Brenda Rodney	

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

Project Officer	Brenda Rodney	
Contractor	Mulalley	
Contract 30- Hornsey Rise Estate		
Goldie House	New kitchens and associated mechanical and electrical work. Window Renewal. New front doors to tenanted flats.	
Ritchie House		
Welby House		
	This Month	Last Month
Start on Site	October 2008	August 2008
Project Officer	Kim Farrelly	
Constructor	Mulalley	
Contract 31 – Ilex House		
Ilex House	New kitchens and bathrooms and associated mechanical and electrical work. Window Repairs. Decorations to communal areas. Roof to be renewed. External structural work.	
	This Month	Last Month
Start on Site	October 2008	July 2008
Project Officer	Terry Rawles	
Constructor	Murphys	
Contract 32 – Hornsey Road Area		
Stubbs House	New kitchens and bathrooms and associated electrical and mechanical work. Window renewal.	
Gainsborough House		
Reynolds House		
Turner House		
Shelley Court	New kitchens and bathrooms and associated electrical and mechanical work. Window renewal	
Cottenham House	Kitchens and bathrooms and associated electrical and mechanical work. Window Renewal.	
307-369 Hornsey Road	New Kitchens and associated electrical and mechanical work. Window Repairs	
Ringmer Gardens	New Kitchens and associated electrical and mechanical work. Window repairs and internal/external decorations.	
Landseer Court	New Kitchens and associated electrical and mechanical work.	
Larchmore Court	New Kitchens and bathrooms and associated electrical and mechanical work.	
81-87 Tollington Park	New Kitchens and bathrooms and associated electrical and mechanical work.	
Searle Place	New Kitchens and bathrooms and associated electrical and mechanical work. Window renewal to 1-17 only.	
	This Month	Last Month
Start on Site Date	October 2008	August 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		
Betchworth House	Window repairs and external decorations	
Colley House		
Holmbury House		
Horsendon House		
Dugdale House		
Leith House		
Rushmoor House		
Willbury House		
Bramber House	Kitchens and bathrooms and associated electrical and mechanical works	
Kimble House	Kitchens and bathrooms and associated electrical and mechanical works	
Moelwyn Huges Court	Kitchens and bathrooms and associated electrical and mechanical works, external decorations and structural work	
Tansley Close	Kitchens and bathrooms and associated electrical and mechanical works	
259 Camden Road	Window repairs, 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	Window repairs and external decorations	
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Terry Rawles	
Constructor	Apollo	

Contract 45 Brookside/Junction and Tollington	
Elaine House	Kitchens and bathrooms and associated electrical and mechanical works
Cotman House	Kitchens and associated electrical and mechanical works
Constable House	Kitchens and associated electrical and mechanical works, external decorations and structural repairs
Sussex Close	Window repairs, external decorations

Wray Court	Kitchens and bathrooms and associated electrical and mechanical works, window repairs, external decorations and structural works	
112-114 Marlborough Road	Kitchens and associated electrical and mechanical works	
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Terry Rawles	
Constructor	Mulalley	

Contract 46 Mitford Road Estate		
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		
Merchon House	Kitchens and associated mechanical and electrical works	
Melyn House		
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		
1-43 Bredgar Road	Window repairs and external decorations	
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	
	This Month	Last Month
Start on Site Date	March 2009	
Project Officer	Brenda Rodney	
Constructor	Mulalley	

Contract 49 Coleman Mansion and Miranda TMO		
Coleman Mansion	Kitchens and bathrooms and associated mechanical and electrical works	
Brambledown Mansions	Kitchens and bathrooms 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	Kitchens and bathrooms and	

		associated 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		Window repairs and external decorations
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 Area - Remaining 07-08 Minor Capital Works Update

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Hillrise	Hornsey Rise	Welby, Goldie & Ritchie House	Polysafe flooring to stairs and landings of the three blocks.	Works to be carried out following Major Works Contract which is due to commence in August/Sept 08	£33,396.00	£20,000.00
Junction	Bowerman Court	St Johns Way Side and Giesbach Road entrance communal landings	7 bin chutes and 1 bin chamber door require rubber lining. 4 chutes at 1-32 Bowerman and 3 chutes at 42-54 Bowerman	Works carried out are not suitable. Contractor to carry out further works to rectify issues by end of June	£994.75	£2,000.00
Tollington	Shaw Court	19-26 Shaw Court	Complete new door entry systems	Works completion delayed and now due to complete 19th August	£17,577.41	£10,000.00
Tollington	Holly Park Estate	Flat 1-30 Henfield Close (1-7 & 15-30)	Replacement of paving and levelling of ground around pensioners and disabled blocks due to subsidence.	Works not completed to a satisfactory standard. Contractor to return in order to rectify problems by mid August	£9,717.50	Reserve scheme - £8000
St George's	Hollins and McCall	McCall and Hollins Houses	Lighting upgrade to floodlights	Works completed - post inspection to be carried out	£632.50	reserve scheme - £500
St George's	Hilldrop Crescent	Hilldrop Crescent blocks	Hilldrop Crescent - railings to alleyway by recently reduced wall	Fencing works not specified correctly and need to be carried out again. Awaiting revised tenders	£4,427.50	reserve scheme - £5000
St George's	Dalmeny Avenue	6-122 Dalmeny Avenue	Upgrade communal flooring to all blocks - poly safe flooring	Works in progress and due to complete by end of August	£15,181.15	reserve scheme - £20k
					£340,659.77	£326,560.50

Community Safety 07-08						
Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Elthorne Estate	1-18 Buxton Rd	Provide new fob operated door entry system at 1-18 Buxton Rd.	Resident consultation concluded. Awaiting documentation required for S20 consultation	tbc	£35,000.00
					£241,690.41	£326,000.00

Planned Maintenance 07-08						
Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Junction	Tremlett Grove	1-10 Fell House, 1-33 Merryweather Court and 1-9 Llewellyn House	New door entry system	Specification revised and retendered. S20s to be re-issued by end of August	£43,781.67	£44,900.00
Hillrise	Leyden Mansions	6-19 & 30-56 Leyden Mansions	New door entry system, including doors and screens	Works due to complete 15th August	£67,329.83	£66,600.00

Holland Walk Area - Remaining 07-08 Minor Capital Works Update

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Junction	Wedmore Estate	11-20, 21-30 Melchester House	New door entry system, including doors and screens	Works due to complete 19th August	£28,730.00	£33,300.00
					£139,841.50	£144,800.00

Environmental Improvement 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
St George's	Margery Fry Court	Margery Fry Court	Environmental Improvements	Only play area works outstanding and are due to commence by end of August	£49,970.95	£50,000.00
					£117,369.75	£120,000.00

Lighting Schemes 07-08 - £30k

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
St Georges	Dalmeny Avenue	Dalmeny Avenue	To upgrade 9no. Bulkhead lights using Design Plan 29w 2D light fittings.	Works to complete by end of August	£1,531.80	£1,055.70
					£29,426.50	£28,950.40

Lift Programme 07-08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Hornsey Lane Estate	Enid Stacey House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	Works now delayed and are likely to commence after major works have been completed	£97,630.05	£99,900.00
Hillrise	Hornsey Lane Estate	Mary McArthur House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability		£97,630.05	£99,900.00
Hillrise	Hornsey Lane Estate	Kier Hardie House	Complete refurbishment of both lifts. 22 year old lifts, parts are not easily available and has poor reliability	Works now delayed and are likely to commence after major works have been completed	£186,805.60	£99,900.00
Hillrise	Hornsey Lane Estate	Bruce Glasier House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability		£93,402.80	£99,900.00
St Georges	Brecknock	Lee House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability	Works currently in progress and due for completion in August	£80,197.69	£99,900.00
St Georges	Brecknock	Blake House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability		£87,123.52	£99,900.00

Holland Walk Area - Remaining 07-08 Minor Capital Works Update

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
St Georges	Brecknock	Carpenter House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability		£80,197.69	£99,900.00
					722,987.40	£699,300.00

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	TRA to confirm notice boards and order to be raised by end of August	£5,496.00	tbc
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.	Scope of works agreed and tender expected mid August	£5,435.00	tbc
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
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	Works have been agreed. Scheme to be tendered by end of August	£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	Works have been agreed. Scheme to be tendered by end of August	£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 agreed and tenders returned. Order to be raised by mid August	£690.00	£727.95
Hillrise	Hornsey Lane Estate	1/8 Enid Stacey Hse	Replace lighting to side elevation of block by entrance to estate (very dark)	Works agreed and tenders returned. Order to be raised by mid August	£690.00	£446.20
Hillrise	Hornsey Lane Estate	Estate grounds	Signs informing of where office is located as in accordance with recommendation on D.D.A Report	Signage agreed. Awaiting artwork for approval from Kiers. Expected by mid August	£750.00	tbc
Hillrise	Hornsey Rise		Slip and sound proofing of stairwell -Phase 2 .	Works to be arranged after Decent Homes contract has been completed.	£25,600.00	tbc
Hillrise	Hornsey Rise		Slip and sound proofing of stairwell - Phase 3	Works to be arranged after Decent Homes contract has been completed.	£25,600.00	tbc
Hillrise	Hornsey Rise		Replacement of Gerda locks mechanism for Goldie, Ritchie and Welby House.3.2 Community benches and landscaping of tarmaced areas in Goldie, Ritchie and Welby House.	Site meeting to be arranged with TRA and Estate Services to agree scope of works by end of September	£3,450.00	tbc
Tollington	Ilex House	Ilex House	Proper and complete repair of the front steps leading up to Ilex House	Scope of works agreed and tenders returned. Tender return currently being evaluated	£1,150.00	tbc
Tollington	Ilex House	Ilex House	Two new security cameras: one to cover the front of the block, looking towards the entrance rather than out from it- to include views of the bike lock area beside the entrance. A Holly Park Methodist Church (exact location to be agreed) A request was made for a quote on either re-locating or putting in another carpark camera. The current camera does not cover the whole carpark and would be much better if it was mounted centrally and rotated.	Estate Services to carry out evaluation of scheme in line with CCTV Commissioning Strategy	£12,000.00	tbc
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. Consultation was completed in October 2007. Planning permission was granted on 6th December 2007	Scope of works agreed awaiting specification from Kiers for approval. Expected by mid August	£28,750.00	tbc
Hillrise	New Orleans Estate	Iberia House	Signs on the stairs	Awaiting artwork for approval. Expected by end of August	£1,000.00	tbc
Hillrise	New Orleans Estate	Play area	New play equipment needed	Funding towards Groundworks scheme. Other funding sources being sought	£15,000.00	tbc

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	New Orleans Estate		A couple of benches in the square	Tender returned. TRA and Estate Services to approve benches selected before order is raised	£1,380.00	£1,840.00
Hillrise	Hornsey Lane Estate		Contribution funding to refurbishing the play area	Works still to be confirmed. Awaiting a firm quote from Groundworks for fencing	£15,000.00	tbc
					£196,076.00	£18,014.15

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 documents being prepared. Consultation to commence before end of August	£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 due to complete 8th August	£2,208.00	£2,208.00
Hillrise	St. Johns Way	142-156	Paving	Works due to complete 8th August	£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 reported as complete but awaiting handover from Kiers	£1,644.05	£1,644.05
Hillrise	Miranda Estate	Henfield Close play area	Repair the drop on the edges of the floor of the play area	Works reported as complete but awaiting handover from Kiers	£1,610.00	£1,610.00
Tollington	Holly Park Estate	Ramp	Relay uneven vamp	Works reported as complete but awaiting handover from Kiers	£1,897.50	£1,897.50
Hillrise	Sussex Way	Around tree pits	Paving around the tree pits raised creating an uneven path.	Works expected to complete 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	Order raised 20th June. Awaiting programme from Kiers	£492.20	£492.20
Tollington	Bavaria Road Estate	Ringmer Gardens	lighting to improve CCTV vision at night	Order raised 20th June. Awaiting programme from Kiers	£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	Completion of works delayed. Now due to complete 8th August	£49,950.00	£173,329.53

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Hillrise	Elthorne Estate	Buxton Road	Renewal of communal boiler	S20s expired 2nd August. Some works may be carried out this financial year. Programme expected once TAR signed	£573,870.00	£581,853.73
					£623,820.00	£755,183.26

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	Scope of works agreed. Tenders currently being evaluated	£18,578.25	tbc
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.	Further site meeting to agree scope of works to be arranged by end of August	£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.	Further site meeting required with TRA to confirm works	£2,875.00	tbc
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	Further site meeting to agree scope of works to be arranged by end of August	£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	Survey by specialists to be carried out by the end of August	£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	tbc
Junction	Hargrave Park	Forest Way	Renewal of the play area	Site meeting to agree scope of works to be arranged by end of August	£12,000.00	tbc
St George's	259 Camden Road	Block 1-8, Block 9-16 and 17-24	To renew the flooring	Scope of works agreed. Tenders to be returned by 18th August	£10,000.00	tbc
St George's	Hilldrop Crescent	50-57 Hilldrop Crescent/ Margaret Bondfield House	Renewal of boundary fence (wire mesh replacement) Margaret Bondfield House	Scheme already carried out as part of 07-08 Tenant Compact.	£14,375.00	£0.00
					£196,028.25	£0.00

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	Scope of works agreed. Tenders to be returned in September	£20,000.00	tbc
					£45,000.00	£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	S20 documentation sent to HOS 4th August. Leaseholder consultation to commence before end of August	£27,750.00	£13,193.90
Junction	Tremlett Grove	Aveling House & Brennard Court	Door entry upgrade	S20 documentation sent to HOS 4th August. Leaseholder consultation to commence before end of August	£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

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
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	Re-level sinking block paving on walkway between pram shed and flats	Scheme may require revision. Estate Services to confirm	£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 expected to complete 15th August	£2,242.50	£2,242.50
Junction	Grovedale Road Estate	69-92 Levison Way	Take up and relay trip hazard paving slabs around base of tree	Works expected to complete 8th 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 expected to complete 22nd August	£431.25	£431.25
St George's	Lower Hilldrop	Lower Hilldrop	To upgrade 11no light column heads using Industria 2000 heads	Works expected to complete 22nd August	£4,743.75	£4,743.75
St George's	Hollins & McCall	Hollins & McCall	To upgrade 11no light column heads using Industria 2000 heads	Works expected to complete 22nd August	£4,743.75	£4,743.75
Junction	Girdlestone Estate	Annesley Walk & Salisbury Walk	Improve lighting	Works ordered. Awaiting programme from Kiers	£8,061.05	£8,061.05
Junction	Grovedale Estate	tbc	Improve lighting	Works ordered. Awaiting programme from Kiers	£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
St George's	Hilldrop Estate	Buckhurst House	Lift Modernisation	Works expected to commence in February 09	£395,160.00	tbc
					£793,650.00	£0.00

ISLEDON ROAD CAPITAL PROGRAMME

CAPITAL PROGRAMME COMPLETED SCHEMES STILL IN 12 MONTH DEFECTS LIABILITY PERIOD – July 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	29 th January 2007
Holly Park Completed	2 nd November 2007	September 2007
Twyford House Completed	2nd November 2007	October 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
Update	Defects including items reported directly to the TMO are now been checked to ensure that they have been completed to the required standard.
Area Programme Manager acting as Project Officer.	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
Update	Consultant FFT advises that defects are nearing completion then a final inspection of the site will take place.
Area programme Managers acting as Project Officer	Lyn Edwards

CAPITAL PROGRAMME SCHEMES 2006 – 2007

Lyon Street Contact 18 5 Package 18/06	
Scheme	Cyclical Maintenance and Component Renewal Programme.
Constructor's	Kier Islington Castle Point Gas and Heating Ltd and Lovelock and Taylour Ltd
Out to Tender	Frame work
Tender return	N/A Maximum Price was agreed
S20 Notice	July 3 rd 2006
S20 Expiry	August 3 rd 2006
SOS Date	Main works commenced 25 th September 2006
Completion Date	December 14 th 2007
Update	Snagging works completed. Client was not entirely satisfied with some elements of finish in one area of external decorations. Therefore is organising for the contractor to return and complete to the standard high that HFI expects for its residents. Then the final inspections of all areas will be undertaken.
Area Programme Manager acting as Project Officer	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. Kitchen replacement where applicable. Bathroom replacement where applicable. Rewiring and lateral replacement where applicable. Internal communal decorations where applicable. Central heating renewal where applicable.
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	Served 30 th July 2008
Section 20 Expires	Expires 29 th August 2008
Update	Public meeting held on the 23 rd of August 2007. Steering Group meetings take place every month. Budget agreed 13.2.08 Cost check meeting with leaseholders took place on the 2.4.08. Section 20 meeting with leaseholders to be held August 2008. Leaseholder meeting arranged for Wednesday the 13 th of August.
SOS Date This month	October 2008
Project Officer	Martin Dennis

Lyon Street (Frame Work) 2007/8/9 Deli Outram Estate Contract 38	
Scheme	External Decoration, Component renewal and minor structural repairs
Constructor	Kier's and Edwards
Out to Tender	N/A Framework
Tender Return	N/A Maximum price to be agreed May 2008
Section 20 Notice	August 08
Section 20 Expires	September 08
Update	First public meeting took place on the 26 th of July 2007. Cost check meeting with residents took place on 28.11.07. 3 Steering Group meetings for residents have been arranged. 2 nd newsletter to go to residents week commencing 11 th of August. Section 20 documentation been prepared. Section 20 meeting planned for August 2008/early September 2008.
SOS Date This month	October 2008
Area Programme Manager acting as Project Officer	Lyn Edwards and 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
Constructor	Mansell Ltd
Out to Tender	N/A Framework
Tender return	N/A Framework Scheduled for agreement May 2008
S20 Notice	July
S20 Expiry	21 st August 2008
SOS Date This month	September 08
Update	First public meeting has taken place. Steering Group in place. submitted W/C 11 th February 2008 planning for the flues Project Planning application for new boilers agreed. Cost check meeting with leaseholders took place 19.2.08. Sections 20's to leaseholders served 8.7.08.
Project Officer	Albert Neal

Lyon Street (Frame Work) 2007/8/9 Shearing Way Estate Contract 39	
Scheme	Where applicable Component Renewal external decoration works. Full surveys relating to the works undertaken.
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	Maximum Price for works agreed
S20 Notice	August 08
S20 Expiry	September 08
SOS Date	October 2008
Update	First public meeting held on 11 th of October. First Steering Group meeting held February 21 st 2008. Cost check meeting with leaseholders held on the 14 th of February. Section 20 meeting will be held August/early September 2008.
Area Programme Manager acting as Project Officer	Lyn Edwards and 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. Lateral replacement at Biddestone Road
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
Update	1 st Public meeting to be held early September. Surveys currently in progress.
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.
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
Update	Surveys scheduled for September 2008 1 st public meeting will be held early September 2008
Area Programme Manager acting as Project Officer	Lyn Edwards

Lyon Street (Frame Work) 9/10 contract 60 Williamson Street Estate, Keighley and Stavely Close and Field Crt.	
Scheme	Where applicable kitchen replacement to all dwellings. Field Crt works to include bathrooms where applicable and communal external decorations and window repairs. Where applicable mechanical and electrical works.
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
Update	Surveys have commenced in August 2008
Project Officer	Azom Choudhury

Lyon Street (Frame Work) 9/10 contract 61 Camden Estate and Poynder Court	
Scheme	Camden Estate Kitchens and Bathroom Replacement where applicable. Poynder Crt where applicable kitchen replacement and external communal decorations and window repairs. Where applicable mechanical and electrical 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
Update	Surveys will commence during summer 2008
Project Officer	Jason Ross

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
Update	Surveys currently been undertaken. Public meetings arranged for 19 th and 26 th of August 2008.
Area Programme Manager acting as Project Officer	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 where applicable to all dwellings. Replacement bathrooms where applicable at Hawes Street, Hume Crt, Halton Road and 14 Asteys Row. External decorations and window repairs where applicable at 11-13 Asteys Row, Norbury House and Hawes St. Proposed window renewal 14 Asteys Rw. Where applicable mechanical and electrical works.
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
Update	Surveys currently been undertaken
Project Officer	Azom Choudhury

Lyon Street (Frame Work) 9/10 contract 64	
Scheme	Kitchen replacement where applicable. Electrical works where applicable
Constructor	Kiers
Out to Tender	N/A Framework
Tender return	N/A Maximum price to be agreed with Contractor
S20 Notice	N/A
S20 Expiry	N/A
SOS Date	January 09
Update	Some surveys have been undertaken in early August if required will be completed August/September 2008
Project Officer	Martin Dennis

Lyon Street (Frame Work) 9/10 contract 65 Halton Mansions	
Scheme	Kitchen and Bathroom replacement where applicable. Mechanical and Electrical works where applicable.
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
Update	Surveys will commence on August the 16 th 2008
Project Officer	Stan Goulding

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Caledonian	Bemerton Estate	Adjacent to Orkney House	Remove existing defective steps and wall and replace with ramp to aid access for elderly and disabled	Scope of works agreed and approved. TMO arranging works themselves as part of a broader scheme of Environmental Improvements	£10,000.00	£10,000.00
Caledonian	Bemerton Estate	Orkney House	Landscape green area around Orkney House to incorporate planting and estate sign	Scope of works agreed and approved. TMO arranging works themselves as part of a broader scheme of Environmental Improvements	£10,000.00	£10,000.00
St Mary	Colebeck Mews	Colebeck Mews	To mark out in Thermoplastic line marking. 1no. Fire access keep clear, 15no numerals, 54LM double yellow line in the car park area.	Works on hold until other line marking schemes are successfully completed. Works expected to begin August/September	£602.60	£517.70
St Mary	Forrest Court	1-16 Forrest Court	To break out curb stones and make good ground with concrete mix manufacture supply/fit 2no side panels and 1no gate to fit opening 6750 wide x 2100 high gate hung on 150x150 h/s posts concreted into ground. Gate fitted with heavy duty hinges, 1no chubb	Application for planning approval delayed. Now likely to be submitted by end of August	£11,851.90	£3,703.00
St Mary	Halton Mansions	1-112 Halton Mansions	To M/S/F deterrent railing to low level planters at either end of Halton Mansions.	Application for planning approval delayed. Now likely to be submitted by end of August	£5,290.00	£4,190.60
Holloway	Hillmarton Road	20 Hillmarton Road	Fit new barrier gate and introduce parking scheme	Works on hold until other line marking schemes are successfully completed. Works expected to begin August/September	£2,760.00	£3,000.00
St Mary	Hume Court	1-36 Hume Court	To supply and lay non-slip flooring to 2No stairs and landings of Hume Court.	Works delayed and due to commence end of August	£15,640.00	£11,325.20
Holloway	Loraine Estate	Loraine Estate	Remark or repaint the parking bays on Loraine Estate between Cranworth Hse & Chelmsford Hse	Works currently on hold until other line marking schemes completed, Expected to commence by the end of August	£1,093.00	£1,000.00
Barnsbury	Offord Road	Legion Close, Offord road	Additional works to barrier gate	Awaiting advice from Estate Services as none of the options discussed with residents appear to be suitable	£2,760.00	Reserve scheme
St Mary	Sebbon Street	Sebbon Street	Open space environmental improvements	Final scope of works and design agreed. Programme from Groundworks being revised. Works expected to commence September/October	£57,633.20	£49,940.00

Lyon Street Remaining 07-08 Minor Capital Works Update

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
St Mary	Wakelin House	1-12 Starliner Court	Resurface concrete stairs	Works currently on hold until other similar flooring jobs have been completed successfully. Works expected to commence in August	£1,334.00	£2,148.20
St Mary	Canonbury Court	133-141 Canonbury Court	Resurface concrete stairs	Works complete apart from minor snagging issues which will be rectified early July.	£3,036.00	£2,806.00
Caledonian	Centurion Close	Centurion Close	Lighting to porches	Alternative locations being sought after asbestos discovered. Locations to be agreed by end of June	£3,674.25	Reserve scheme
Holloway	Williamson Street	Community Centre	Signage	Artwork approved. Location to be agreed by mid August	£886.00	Reserve scheme
					£301,911.89	£312,509.45

Community Safety 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Caledonian	Bemerton Estate	Whole Estate	Various security works	TMO organising works themselves. Costs now received. Works anticipated to commence in August once expenditure approval has been authorised	£70,000.00	£70,000.00
					£70,000.00	£70,000.00

Mechanical Programme 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Barnsbury	Half Moon Estate	All communal heating areas	Communal heating works	Works due to complete in August	£481,357.33	£333,000.00
					481,357.33	£333,000.00

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.	Site visit to agree scope of works to be arranged by end of September	£7,600.00	tbc
Holloway	Keighley and Staveley		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 to be arranged by end of September	£11,500.00	tbc
Holloway	Keighley and Staveley	Outside no. 43	Fix brick paving in centre square outside no 43.	Order raised 16th July. Awaiting programme of works	£2,645.00	£841.80
Caledonian	Westbourne	48-55 Roman Way	Upgrade lighting, on balcony	Works expected to complete 8th August	£1,020.00	£1,081.00
Caledonian	Westbourne	Atlas Mews	Re-surfacing for path between Houses and medical clinic	Works expected to complete 19th September	£6,280.00	£1,725.00
Holloway	Camden Estate/Rowstock Gardens	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.	Kiers to qualify estimated budget to ensure that it includes all areas that require the works	£27,600.00	tbc
Holloway	Camden Estate/Rowstock Gardens	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 expected to complete 29th August	£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.	Site visit to agree scope of works to be arranged by end of September	£2,500.00	tbc
Caledonian	Burness Close	Paved/Tarmac 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 expected to commence end of September	£21,555.60	£21,555.60
Caledonian	Burness Close	Paved/Tarmac area outside properties	Additional small area of paving	Works expected to commence end of 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 expected to complete early September	£1,766.40	£1,766.40
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 expected to complete 8th 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
Holloway	Loraine Estate	Loraine Estate	Install 8 steel doors to roof hatches complete with D1 Gerda Locks	Scope of works revised. Awaiting tender returns	£8,740.00	tbc

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Holloway	Pollard Close	Blocks 15-18, 19-22 and 23-26. PolardClose	Remove iron gate and reinstall at the bottom of the stairs to blocks 15-18, 19-22 and 23-26.	Scope of works agreed. Awaiting specification for approval	£3,500.00	tbc
Holloway	Pollard Close	Front entrance of Pollard Close	Resurfacing of the road way	Order raised 16th July. Awaiting programme of works	£5,750.00	£6,001.34
Holloway	Pollard Close	O/S blocks 23-26 & 27-57	Resurfacing of the road way	Works expected to commence mid September	£5,750.00	£3,018.75
Holloway	Pollard Close	Pollard Close	Upgrade lighting on Pollard Close	Scope of works agreed. Awaiting specification for approval	£5,800.00	tbc
Holloway	Poynder Court	Blocks 1-7, 8-15 & 16-23	Upgrade communal lighting - 18 Internal fittings & 3 column lights	Scope of works agreed. Awaiting specification for approval	£7,000.00	tbc
Holloway	Russett Crescent	Walk way between 29&28 Russett Crescent	Install metal gate to block off disused area between flats 28 & 29	Scope of works agreed. Awaiting specification for approval	£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	Improvement to football pitch by renewing tarmac, replacement of the fencing with stronger material and installation of netting.	Further funding likely to be required to carry out scheme. Awaiting quotes for evaluation	£17,000.00	tbc
Holloway	Stock Orchard Estate	Stock Orchard Estate	Make good road humps 22 in total	Works agreed. Awaiting Estate Services to approve specification before scheme is tendered	£1,725.00	tbc
Holloway	Stock Orchard Estate	Walk way on Green between Sturmer way and Russett Crescent	Level paving slabs	Works expected to commence early September	£3,500.00	£4,485.25
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.	Order raised 24th July. Awaiting programme of works	£1,200.00	£862.50
Caledonian	Westbourne Estate	1-5 Fortuna Close	Improve lighting along 1-5 Fortuna Close by installing additional lighting	Order raised 24th July. Awaiting programme of works	£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 expected to complete 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.	Tenders delayed as specification required revision	£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	Site visit to agree scope of works to be arranged by end of September	£3,500.00	tbc
Holloway	Williamson Street	Williamson Street Estate	Upgrade 11 Column lights.	Site visit to agree scope of works to be arranged by end of September	£4,150.00	tbc
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. Awaiting specification for approval	£5,750.00	tbc
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)	Scope of works agreed. Awaiting specification for approval	£1,661.75	tbc
Caledonian	Caledonian Estate	Burns,Wallace & Scott House	Pigeon proof blocks identified	Scope of works agreed. Awaiting specification for approval	£3,000.00	tbc
St Mary's	Mitchell House	Stairs	Resurface stairs with non slip surface	Site visit to agree scope of works to be arranged by end of September	£1,500.00	tbc
Holloway	Ringcross	Radford House	Door entry controller data base upgrade	Site visit to agree scope of works to be arranged by end of September	£882.71	tbc

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
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 addition double headed column light opposite 29- 38	Order raised 24th July. Awaiting programme of works	£4,600.00	£2,645.00
Holloway	Fairdene Court	tbc	Plants & soil	TRA to confirm details of scheme and whether it can proceed by end of August	£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 to be arranged by end of September	TBC	tbc
Holloway	Keighley and Staveley	Keighley Close	Create as may 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 expected to complete 8th August	£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 expected to commence by end of 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	6 Litter bins, contact caretaker regarding positioning	Site visit to agree scope of works to be arranged by end of September	£2,760.00	tbc
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 expected to complete early 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 expected to complete early 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 expected to complete early September	£2,428.80	£2,428.80
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 expected to complete early 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 expected to complete early 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
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.	Site visit to agree scope of works to be arranged by end of September	£2,587.50	tbc
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	Lorraine Estate	Lorraine Estate	Install new boiler to caretaker lodge	Further site visit to agree scope of works to be arranged by end of September	£1,150.00	tbc
Holloway	Lorraine Mansions	Lorraine mansions at the rear of block 68-82	Improve communal garden by improving the land scape :	Works to be commence in November by Greenspace	£5,750.00	£6,297.48
Holloway	Shearling way	Peddlers Walk	Improvement to shrub area at Peddlars walk.	Works to be commence in November by Greenspace	£2,322.47	£2,322.47
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.	Further site visit to agree scope of works to be arranged by end of September	£15,550.00	tbc
Holloway	Stock Orchard Estate	Stock Orchard Estate	Fit slide bolt to 15 Bin Chamber Doors	Scope of works agreed. Awaiting specification for approval	£4,312.50	tbc
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. Awaiting specification for approval	£862.50	tbc

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
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)	Site visit to agree scope of works to be arranged by end of September	£3,700.00	tbc
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	Rowstock Gardens	9-22 Rowstock Gardens	S/F fencing to divide area into individual gardens, block 9 -22 Rowstock Garden	Estate Services to advise how scheme to proceed	£6,500.00	tbc
					£306,060.18	£97,895.57

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. Consultation with TRA required before proceeding	£104,000.00	
Holloway	Camden Estate	Pangbourne & Moulford House	New Door Entry System	Specifications are being drawn up. Awaiting programme from M&E as to when the scheme will be tendered	£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	S20 consultation expired 25th July. Order to be raised by mid August	£26,640.00	£21,544.77
Holloway	Lorraine Mansions	1-15, 17-31, 98-112 Lorraine Mansions	New Door Entry System	S20 consultation expires 14th August	£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
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
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
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

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Caledonian		95 Conistone way	To lift and relay 900mm x 600mm paving slabs and relay allowing 50% renewal	Order raised. Awaiting programme of works	£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
Holloway		Lairs Close, Shearling Way	To lift and relay paving to bay 38	Works completed	£517.50	£517.50
Holloway	Camden / Rowston	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 expected to complete 8th August	£1,435.20	£1,435.20
Holloway	Camden / Rowston	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
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 reported as complete but awaiting handover from Kiers	£5,336.00	£5,336.00
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
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 expected to completed by end of August	£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
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 expected to completed by end of August	£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

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 reported as complete but awaiting handover from Kiers	£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
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 reported as complete but awaiting handover from Kiers	£3,063.60	£3,063.60
Holloway		Keighley Close	To upgrade column head KE12 with double headed lamp.	Works expected to completed by end of August	£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 reported as complete but awaiting handover from Kiers	£791.20	£791.20
					£42,984.69	£42,984.69

UPPER STREET AREA CAPITAL PROGRAMME

July 2008

Contract 19 2006/07		
Arundel Grove, Elton Place, Landor Court, Woodville Road, Gay House, Southwell House, Emerson House, Beckford House, Champion 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
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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	15.06.07	
	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
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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	July 2008	July 2008
Completion	Works reduced new programme awaited	Works reduced new programme awaited
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	August 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.	
Contractor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	September 2008	October 2008
Project Officer	Moji Lasisi	

Contract 35 2007/08 Drayton Park/Gillespie area		
Scheme	New windows and decent homes works to Hood Court, External repair and painting plus decent homes works at The Woodlands, concrete repairs and decent homes work to Drakeley Court, internal upgrades to Vaudeville Court, Avenall Mansions and Herbert Chapman Court. 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	Autumn 2008	October 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
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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	Autumn 2008	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	Autumn 2008	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	
Project Officer	Moji Lasisi	

Contract 51 Hathersage Court, Newington Green Mansions, 79-81 Newington Green Road, Masfield 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	
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	
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	
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	
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	
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	
Project Officer	Richard Berwick	

UPPER STREET CAPITAL PROGRAME AUGUST 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	30/01/09	30/01/09
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	11/08/08	8/09/08
Completion Date	17/07/09	7/08/09
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	October 2008	
Tender return	Nov 2008	
S20 Notice	December 2008	
S20 Expiry	January 2009	
	Last Panel	This Panel
SOS Date	February 2009	February 2009
Completion Date	November 2009	November 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	November 2008	
S20 Expiry	December 2008	
	Last Panel	This Panel
SOS Date	January 2009	March 2009
Completion Date	November 2009	December 2009
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	07/11/08
Project Officer	Albert Neal	

Upper Street Area - Remaining 07-08 Minor Capital Works Update

Tenant Compact 07-08				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Marquess Estate	Florence Nightingale House	To manufacture, supply and install 2No Pensher style main entrance door and screen sets to front of porched entrances to enclose the 3No ground floor flats that are currently not included on the door entry systems.	Works due to complete 11th August	£18,858.50	£22,751.06
Highbury East	Gardner Court	Gardner Court	Carry out fencing and tarmac works works to enclosed play area	Works delayed, now due to commence early September	Reserve scheme	£25,337.95
Highbury East	Gardner Court	Gardner Court	Installation of play area equipment	Tenant Compact Reserve scheme - works to be ordered once consultation with residents is complete in August	Reserve scheme	£14,508.40
Mildmay	Besant Court	Besant Crt 1-40 & 41-71	CCTV System & Door entry refurbishments	S20 consultation expired 25th July. Works expected to commence in September	£50,000.00	£59,549.79
Mildmay	John Kennedy Court	Newington Green Road	New security gates (entry), the existing gates are metal and unsightly making the place look more like a prison than a residence	Order raised and works anticipated to commence by early September	£12,000.00	£20,424.51

Community Safety 07-08						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury East	Gardner Court Estate	Gardner Court Estate	Security doors, entry phone system	Design revised. Tenders and planning approval being sought. Works not likely to proceed until late 08.	£127,000.00	tbc

Door Entry Planned Maintenance 07-08						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Hornsey Road	219-261 & 265-271 Hornsey Rd	new system	Works commenced 14th July and are due to complete 18th August	£37,218.00	£39,633.75
Highbury West	3-15 Blackstock House	3-15 Blackstock House	new system, new doors and screens	Works commenced 14th July and are due to complete 8th August	£17,760.00	£21,017.39
Highbury East	69-96 Park View	69-96 Park View	new system	Works commenced 16th June and are due to completed in September	£23,865.00	£12,826.74

Environmental Improvements 07-08						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Dovercourt	tbc	Environmental Improvements - tbc	Scheme being progressed. Consultation responses being evaluated. Further consultation to be completed by mid August and tenders to be returned for proposed scheme on 18th August	£30,000.00	tbc

Area Committees Programme 07-08						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Highbury West	Blackstock Estate	Blackstock Estate	Playground fencing	Scope of works agreed. Planning approval not required. Scope of works to be revised as tenders returned over budget	£3,933.32	tbc
Canonbury	Newbery House	Newbery House	Play area equipment	Works completed subject to post inspection	£4,360.60	£4,360.60

Lift Programme 07-08						
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Newbery House	Newbery House	Complete Refurbishment of the 3 lifts at Newbery House. It is approximately 31 years old and the parts are not easily available this coupled with poor reliability has made it necessary to refurbish the lift.	Works in progress and due to complete 12th January	£299,700.00	£279,107.28

Tenant Compact 08-09				Completed or removed schemes		
Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Finsbury Park	Bennett court	Axminister Rd	Refurbish Ladies & Gents toilets (Club room) and associated floor works as per 07-08 scheme	Further site visit arranged for 15th August to finalise scope of works	£10,350.00	tbc
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
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 start end of July/early August	£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.	£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	Site visit to agree scope of works arranged for 15th August	£6,900.00	tbc
Highbury West	Deepdale	Deepdale - Monsell Road	Rebuild wall to entrance of carpark and renew damaged metal fencing	Scope of works agreed. Tenders to be returned 18th August	£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)	Site visit held to agree works. Specification currently being drawn up to be tendered by end of August	£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	Further site visit arranged for 15th August to finalise scope of works	£11,500.00	tbc
Highbury West	Stephens Ink	Kenton Hse - Gillespie Road	Uplift slabs and make level footpath to carpark	Further site visit arranged for 15th August to finalise scope of works	£6,900.00	tbc
Highbury West	Stephens Ink	Kenton Hse - Gillespie Road	Supply and fit new metal gate set to rear of block leading to gardens	Further site visit arranged for 15th August to finalise scope of works	£2,875.00	tbc
Finsbury Park	Albemarle Mansions	9-16 & 17-24 Albemarle Mansions	Install 2 Gerda locking doors to prevent roof access	Further site visit arranged for 15th August to finalise scope of works	£2,000.00	tbc
Finsbury Park	Haden & Clifton		Gate on refuse chamber	Further site visit arranged for 15th August to finalise scope of works	£7,000.00	tbc
Finsbury Park	Haden & Clifton	1-68 Clifton Court	Lighting around the 1-68 Clifton Court	Further site visit arranged for 15th August to finalise scope of works	£15,000.00	tbc
Bennett Court	Bennett Court	1-16 Salterton Road	Relevel tarmac area by entrance to end of block 1-16 unto Salterten Rd	Scope of works agreed. Tenders to be returned 18th August	£5,000.00	tbc

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
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	Site visit held to agree works. Awaiting specification approval from Estate Services	£500.00	tbc
Finsbury Park	Andover Estate		Remove derelict aerial from Bolton Walk.	Works due to complete 8th August	£1,350.00	£776.25
					£157,588.75	£54,680.00

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	CCTV works agreed and quote received. Order placed end of July. Awaiting costs from TSG for laptops.	£25,000.00	tbc

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 due to be returned 23rd August.	£180,000.00	tbc
Finsbury Park	Hornsey Road	Hornsey Road	Modernisation of 1No lift	Specifications currently being written for tendering. First stage S20 consultation still to complete	£92,000.00	tbc
					£272,000.00	0.00

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	Site visit to agree works held. Tenders to be returned 18th August	£8,100.00	TBC
Mildmay	Hawthorne Estate	17-22 Hawthorne Close	Barriers (Bicycle) Motor Scooters to stop access, before someone is hurt	Site visit to agree scope of works arranged for 15th August	£1,850.00	TBC
Mildmay	Hawthorne Estate	All parking bays	To remove posts they are broken and damaging tenants tyres on cars	Site visit to agree works held. Tenders to be returned 18th August	£1,555.00	TBC
Canonbury	Marquess Estate	Red House Square	Installation of new letter boxes	Site visit to agree works held. Tenders to be returned 18th August	£6,500.00	TBC
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 to agree scope of works to be arranged by end of August	£9,000.00	TBC
Mildmay	Besant Crt	Besant Crt 1-40 - Newington Green Road	Resurface area directly in front of block entrance from estate road	Site visit to agree works held. Tenders to be returned 18th August	£9,200.00	TBC
Mildmay	Brancaster House	Brancaster House - Corsica Street	Disabled access to front and rear entrance	Site visit to agree works held. Tenders to be returned 18th August	£9,139.05	TBC
Canonbury	Channel Island Estate	Alderney House	Replace worn vinyl tiles to ground floor lift lobby entrance	Works being carried out in Contract 20	£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	£2,300.00	£0.00
Canonbury	Dovercourt Estate	Ongar House - Wall Street	Supply and fit 2No metal gates + 1No metal screen to encompass bike sheds	Site visit to agree works held. Awaiting advice from Estate Services before order is placed	£6,900.00	TBC
Canonbury	Dovercourt Estate	Ongar House - Wall Street	Supply and fit anti scale spinners to flat canopy roof to front entry door	Works expected to complete by 15th August	£2,300.00	£2,156.25
Canonbury	Dovercourt Estate	Warley House - Michison Road	Numbered floor signs required - each landing	Artwork approved. Order to be raised by mid August	£240.00	TBC
Mildmay	Haliday House	Haliday House - Mildmay Street	Supply and fit 4No concrete bollards between highway paving and paved area leading to communal front entrance door	Works reported as complete but awaiting post inspection	£805.00	£874.00
Mildmay	Hathersage Crt	Hathersage Crt - Newington Green	HFI Branded notice board - Wall Mount	Works expected to commence 22nd August	£1,160.00	£845.25
Mildmay	Hathersage Crt	Hathersage Crt - Newington Green	Supply and fit new chain link fencing over looking play area	Site visit to agree works held. Tenders to be returned 18th August	£17,250.00	TBC
Highbury East	Highbury Estate	Spring Gardens 1-20 - Highbury New Park	re-develop parking area	Further site visit on 15th August to agree scope of works	£5,750.00	TBC
Mildmay	Highbury Estate	Seaforth Crescent - Highbury New Park	Supply and fit wooden bollards with low level guard rail	Site visit to agree works held. Tenders to be returned 18th August	£4,600.00	TBC
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	Site visit to agree works held. Tenders to be returned 18th August	£3,000.00	TBC
Mildmay	John Kennedy Crt	John Kennedy Crt 35-84 - Newington Green Road	Supply and fit new barrier gate to car park entrance	Works reported as complete but awaiting post inspection	£2,875.00	£2,587.50
Mildmay	Kerridge Crt	Kerridge Crt - Balls Pond Road	New metal Pensher doors to remaining 8 blocks on estate	Scope of works agreed. Scheme to be tendered by end of August	£36,800.00	TBC

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Mildmay	Kerridge Crt	Kerridge Crt 121-130 - Balls Pond Road	Renew estate road with tarmac	Works agreed and tendered. Order raised 1st August. Awaiting programme of works	£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	Site visit to agree scope of works arranged for 15th August	£2,300.00	TBC
Mildmay	Mayville Estate	Various locations	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. Awaiting tenders	£18,457.50	TBC
Mildmay	Mayville Estate	Congreve House - Matthias Road	Replace worn vinyl tiles to ground floor lobbies and stairwells	Site visit to agree works held. Tenders to be returned 18th August	£11,500.00	TBC
Mildmay	Mayville Estate	Patmore House - Matthias Road	Replace worn vinyl tiles to ground floor lobbies and stairwells	Site visit to agree works held. Tenders to be returned 18th August	£11,500.00	TBC
Canonbury	New River Green Estate	Mull Walk	Metal security gates	Feasibility study being undertaken by architects. Report due by end of August	£3,450.00	TBC
Canonbury	New River Green Estate	Mull Walk	Erect high metal fence to wall	Feasibility study being undertaken by architects. Report due by end of August	£5,750.00	TBC
Canonbury	New River Green Estate	Upper Ramsey Walk	Replace worn vinyl tiles to ground floor lobby entrance	Site visit to agree works held. Tenders to be returned 18th August	£9,200.00	TBC
Mildmay	Newington Green Mansions	Newington Green Mansions - Green Lanes	Upgrade lighting to stairwells	Site visit to agree works held. Tenders to be returned 18th August	£13,800.00	TBC
Canonbury	Sickert Estate	Ashby House - Essex Road	Renew glazing to stairwell	Works due to complete by 8th August	£9,200.00	£7,627.95
Canonbury	Sickert Estate	Ashby House - Essex Road	Lower the Ashby House sign so that it is illuminated under existing block lighting + replace Nursery's sign	Works agreed. Order to be raised by mid August	£300.00	TBC
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	Site visit to agree scope of works to be arranged by end of August	£3,000.00	TBC
Mildmay	Taverner Estate	Taverner Est TMO	Upgrade to security lighting to 70W Son T fittings	Site visit to agree works held. Tenders to be returned 18th August	£5,750.00	TBC
Mildmay	Taverner Estate	Taverner Est TMO	paving works to estate grounds	Site visit to agree works held. Tenders to be returned 18th August	£5,750.00	TBC
Canonbury	Almorah Road	Almorah Road 34-38	Upgrade lighting to stairwell and outside front entrance door	Quote received 6th August. Order to be raised by mid August	£2,300.00	£922.43
Canonbury	Cedar Court	Cedar Crt - Essex Road	Supply metal fence and gate to alleyway adj. to flat 9	Quote received 6th August. Order to be raised by mid August	£2,300.00	£3,105.00
Canonbury	Cedar Court	Cedar Crt - Essex Road	Supply extra lighting to lift area	Quote received 6th August. Order to be raised by mid August	£1,150.00	£252.17
Canonbury		Cleveland Road 24-46	Upgrade lighting to stairwell and outside communal entrance	Quote received 6th August. Order to be raised by mid August	£1,150.00	£728.08

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Elizabeth Kenny House	Elizabeth Kenny House all blocks - Grange Grove - N1 2LU	Upgrade existing block lighting to stairwells and communal balconies	Quote received 6th August. Order to be raised by mid August	£4,600.00	£2,486.39
Canonbury	McIndoe Court	McIndoe Crt - Sherborne Street	New HFI block sign required	Quote received 6th August. Order to be raised by mid August	£300.00	£294.00
Canonbury	Rotherfield Court	Rotherfield Crt 17-24 - Southgate Road	New HFI block sign required	Quote received 6th August. Order to be raised by mid August	£300.00	£882.00
Canonbury		Wakenham Street	Create drop kerb/ramp to bin chamber	Further site visit on 15th August to agree scope of works	£2,530.00	TBC
Canonbury	Walkinshaw Court	Walkinshaw Crt - Rotherfield Street	Supply and fit new surface to rear stairwell	Works due to complete by 18th August	£9,200.00	£9,238.58
All	Various	TBC	Pigeon proofing works at various locations	Estate Services to confirm locations by end of August	£10,000.00	TBC
					£294,161.55	£59,904.35

Community Safety 08-09

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
Canonbury	Marquess Estate	New River Green	Lighting	Site visit to agree scope of works to be arranged by end of September	£62,000.00	TBC
Mildmay	Spring Gardens	Spring Gardens	Door entry security works	Site visit held to investigate proposal. Residents consultation required before proceeding further - to be arranged by end of September	£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	Tenders returned. S20 consultation expires 2nd August	£22,200.00	£21,021.39
Highbury East	Sinclair Court	1-8 & 9-16 Sinclair Court	Door entry system upgrade	Tenders returned. S20 consultation expires 6th August	£26,640.00	£21,996.65
Highbury East	Besant Court	47-53 & 55-70 Besant Court	Door entry system upgrade	Tenders returned. S20 consultation to commence by mid August	£38,850.00	£41,090.71
Mildmay	Lexfield Hosue	Lexfield House	Door entry system upgrade	Tenders returned. S20 consultation expires 6th August	£30,000.00	£26,901.62
Highbury East	The Precinct	The Precinct	Door entry system upgrade	Scheme to be tendered by end of August	£11,100.00	TBC
					£128,790.00	£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
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

Ward	Estate	Location	Description of works	Monthly Panel Update	Original budget	Actual cost
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
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
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 light 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 require revision. Revised order to be raised by mid August	£6,159.40	£6,159.40
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 documents sent to HOS on 4th August. Programme of works expected early September	£90,000.00	£122,000.00
					£90,000.00	£122,000.00

Special Project Monthly Update – August 2008

New Build:

- Mansell took possession of the Armour Close site on 14th July and a completion date for the four 3-bed houses has been agreed for April 2009.
- Mansell took possession of the Boleyn Rd. site on the 4th August 2008 to start work on the four 4-bed houses, four 2-bed flats and two 4-bed maisonettes. A completion date has been agreed for June 2009.
- Work has begun on phases 2, 3 and 4 and sites chosen for these developments and are as follows:
 - Phase 2 – Neptune House garages & Clifton Court mezzanine.
 - Phase 3 – Docura House undercroft & the Lewis Carroll temporary library.
 - Phase 4 – 143 Seven Sisters Road.
- HFI's in-house architects are developing phase 2, whereas phases 3 and 4 are to be designed by external locally based architects.
- Planning applications for phase 2 are being submitted in August, with an aim of reaching the October committee.
- HFI have procured external architects for phases 3 and 4 to carry out the design work on these schemes and will be aiming to put in the planning application in autumn 2008.
- Before then, initial plans will be drawn up in order to consult with residents in the local area.
- Once the planning application has been put in, Islington Council will carry out the statutory planning consultation before the application goes to committee for its decision.

Cavity wall insulation:

- Letters were sent out to approximately 4,500 properties of 3-storeys and below. Where feasible and not already insulated we are carrying out full insulation of these wall cavities if no additional access costs are necessary, such as scaffolding and cherry pickers.
- Initial surveys have been completed in regard to the brick cavities. However a number of surveys carried out by the contractor responsible for the Central Street, Lyon Street & Upper Street areas are currently being revisited to confirm further information. Full survey results and the proposed programme of works have been delayed due to this, but they are expected mid-August. However, works were able to commence on July 14th, where full survey results were known.
- These works are due for completion in autumn 2008.
- Works in the Holland Walk area are being carried out by a different contractor and started on the 19th May 2008, with completion due for late-August 2008.
- All works to the cavities are to be funded by a 100% grant from Central Government under their Warm Front Scheme where access is obtainable without scaffolding/cherry pickers. Therefore there will be no recharge to leaseholders unless the works were to incur access costs, such as scaffolding or cherry-pickers and this has been confirmed by LBI legal.

- Loft surveys will run concurrently with the works and appointments are being made where access is in individual properties.

Solar panel scheme:

- HFI are currently working with LBI to install solar panels on a number of blocks to help develop renewable energies. In some cases this will supply energy to assist with the block's heating and in other cases it will produce energy for estate lighting.
- The majority of the funding will come through the Low Carbon Buildings Programme grant and the council's Climate Change Fund.
- The four schemes identified are:
 1. Bevin Court & Sherston Court
 2. Godfrey House, Steadman Court & Bartholomew Court
 3. Barnabas House
 4. 1-85 Birchmore Walk (tenanted only)
- Schemes 1 and 2 are for solar PV (photovoltaic), whereby solar panels are fitted to the roofs in order to generate electricity for the communal lighting supply.
- Scheme 3 is for a solar thermal system, whereby solar panels are fitted to the roofs in order to power the communal boiler in Barnabas House. This will contribute towards the residents' heating and hot water.
- Scheme 4 is also for a solar thermal system, but in this case solar panels are fitted to the roofs of the tenanted units only on Birchmore Walk in order to power their individual boilers, as there is no communal boiler. This will contribute towards the residents' heating and hot water.
- The initial site surveys have taken place and quotes are currently being drawn up.
- The aim is to go to tender in the autumn to procure a contractor to carry out works in the new year.

Communal digital TV

- The aerial update programme is a four-year programme that is due for completion in 2012.
- Approximately 5,600 properties have had their wall socket installed to date. This represents approximately 20% of properties within the Borough that have had their sockets installed.
- HFI are actively enforcing the removal of satellite dishes from blocks. This involves sending letters to residents who have dishes attached to scaffolding currently in place due to major works.
- Blocks that currently have, or are due to have scaffolding erected are being brought forward in the programme so that scaffolding can be utilised.



improving housing through partnership

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