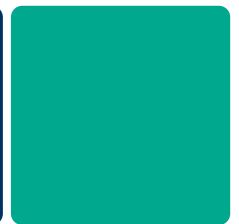
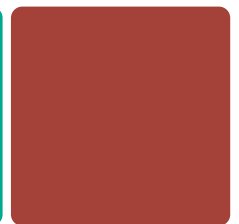


Consultative Panel Reports

September 2007



www.homesforislington.org.uk

Consultative Panel Meeting Times and Venues

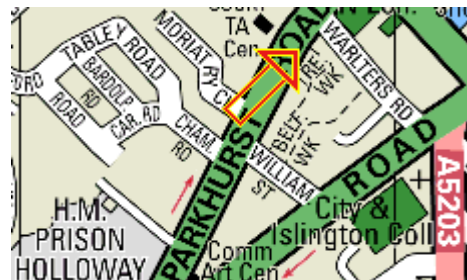
Central Street Area Housing Panel **7pm**

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

Picture not available

Holland Walk Area Housing Panel **7pm**

Williamson Street Community Centre
Parkhurst Road N7
Refreshments provided



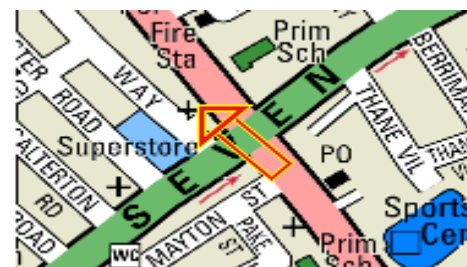
Lyon Street Area Housing Panel **7pm**

Westbourne Community Centre
Roman Way N7
Refreshments provided



Upper Street (North) Area Housing Panel **7.00pm**

Emmanuel Church
Hornsey Road N7 2UD
Refreshments provided



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

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



Islington Leaseholder Forum 7pm

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



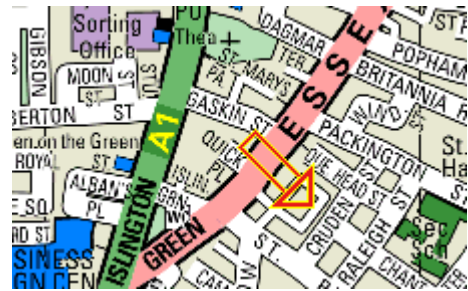
Tenant Management Forum 7:30pm

Town Hall
Upper Street N1 2UD
(See notice board for room)
N19 3UL



Partners For Improvement in Islington Residents Forum (1 and 2) 6:30pm

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



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

Central Street AHP	020 7527 6259
Holland Walk AHP	020 7527 7471
Lyon Street AHP	020 7527 6818
Upper Street North AHP and South AHP	020 7527 5379
Tenant Management Forum	020 7527 4397
Islington Leaseholder Forum	020 7527 7810
PFI Residents Forum 1 and 2	020 7288 8343

If you are unsure which meeting is relevant to you please call 020 7527 6148

Consultative Panel Dates for 2007/08

MEETING	MAY 07	JULY 07	SEPT 07	NOV 07	JAN 08	MAR 08
Holland Walk AHP	Wednesday 16 th May	Wednesday 18 th July	Wednesday 19 th September	Wednesday 21 st November	Wednesday 23 rd January	Wednesday 19 th March
Central Street AHP	Thursday 10 th May	Thursday 12 th July	Thursday 13 th September	Thursday 15 th November	Thursday 24 th January	Thursday 20 th March
Upper Street (North) AHP	Monday 14 th May	Monday 16 th July	Monday 10 th September	Monday 12 th November	Monday 14 th January	Monday 10 th March
Upper Street (South) AHP	Thursday 17 th May	Thursday 19 th July	Thursday 13 th September	Thursday 15 th November	Thursday 24 th January	Thursday 13 th March
Lyon Street AHP	Tuesday 8 th May	Monday 16 th July	Monday 10 th September	Monday 12 th November	Monday 21 st January	Monday 17 th March
Islington Leaseholder Forum	Wednesday 16 th May	Wednesday 18 th July	Wednesday 19 th September	Wednesday 21 st November	Wednesday 16 th January	Wednesday 19 th March
Tenant Management Forum	Thursday 17 th May	Monday 16 th July	Tuesday 18 th September	Wednesday 21 st November	Thursday 24 th January	Monday 17 th March
Partners Residents Forum 1	Thursday 17 th May	Thursday 19 th July	Thursday 20 th September	Thursday 22 nd November	Thursday 24 th January	Thursday 20 th March
Partners Residents Forum 2	Thursday 10 th May	Thursday 12 th July	Thursday 13 th September	Thursday 15 th November	Thursday 17 th January	Thursday 13 th March



Glossary of Housing Terms and Acronyms

Term	Explanation
A	
ABC	Acceptable Behaviour Contract
ACG	Annual Capital Guidelines
ACC	Association of County Councils
ADC	Association of District Councils
ADH	Assistant Director of Housing
ADP	Approved Development Programme
AHO	Area Housing Office
AHP	Area Housing Panel
ALG	Association of London Government
ALMO	Arms Length Management Organisation
ALS	Approved Landlord Scheme
AMA	Association of Metropolitan Authorities
ASBO	Anti-Social Behaviour Order
B	
BAFO	Best and Final Offer
BCA	Basic Credit Approval
BME	Black and Minority Ethnic
BRAHO	Boleyn Road Area Housing Office
BRAHP	Boleyn Road Area Housing Panel
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	
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	
FAC	Finance and Audit 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
HCP	Housing Consultative Panel
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
HFIHMT	Homes for Islington Housing 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
Hyde	Hyde Northside Housing Association is contracted to manage the Lyon Street Area Housing Office

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
IRAHO	Isledon Road Area Housing Office
IRAHP	Isledon Road Area Housing Panel
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	
ODPM	Office of the Deputy Prime Minister

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

TCNC	Tenants Compact Negotiating Committee
T & RA's	Tenants and Residents Associations
TEC	Training and Enterprise Council
TMC	Tenant Management Co-operative (TMOs that were set up before the Right to Manage in 1994)
TMO	Tenant Management Organisation
Tenant participation compacts	Locally negotiated agreements between Homes for Islington and its tenants, that sets out how tenants can be involved in decisions in services
Top quartile performance	Top quartile performance scores (that is, within the top 25%) attained during the previous year (used as a benchmark), either on a national or London level
TOR	Terms of Reference
TUPE	Transfer of Undertakings Protection of Employment
Turnaround time	The number of days or weeks between a property becoming vacant and being relet to a new tenant
U	
UDC	Urban Development Corporation
UDP	Unitary Development Plan
URA	Urban Regeneration Agency
Urgent repairs	Repairs to be completed within the H0-H3 priority bandings
USAHO	Upper Street Area Housing Office
USAHP	Upper Street Area Housing Panel
V	
VFM	Value for Money
Voids	Properties that are vacant
Y	
Year End	The final performance at the end of the financial year (end of March)
YOT	Youth Offending Team

Homes for Islington Board Meetings

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

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

www.homesforislington.org.uk

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

You are welcome to attend meetings on the following dates:

Monday 15th October 2007
Monday 17th December 2007
Monday 25th February 2008

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 wendy.gajadhar@homesforislington.org.uk

Homes for Islington Sub-Board Meetings

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

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

www.homesforislington.org.uk

All meetings take place at **6.30pm**

at

(Highbury House, 5 Highbury Crescent)

You are welcome to attend meetings on the following dates:

Contracted Services Sub-Board April 2007 – March 2008

Tuesday 9th October 2007
Tuesday 11th December 2007
Tuesday 12th February 2008

Managed Property Sub-Board April 2007 – March 2008

Wednesday 10th October 2007
Wednesday 12th December 2007
Wednesday 13th February 2008

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

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Consultative Panels - Central Reports
September 2007

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3	New Build Development	Consultation	11-14
4	Digital TV	Consultation	15-40
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9	Capital Programme Monitoring 2007/08 – 1 st quarter	Information	53-113



Report of	Team	Job Title
Sean McLaughlin	Housing Needs and Strategy	Assistant Director of Housing

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September 2007	1	Information

Subject of report: Islington Under-occupation Scheme

1. Synopsis

1.1 This report informs Consultative Panels of details of LBI's Under-Occupation Scheme.

2. Recommendation

2.1 That the Panels note the report.

3. Background

3.1 Brief history

3.1.1 In 2002 after conducting a project on overcrowding amongst council and social housing tenancies, the housing department decided to re-launch its under occupation scheme. The numbers of under occupier rehousing were dropping and following a questionnaire of under occupying tenants during the project, the council found that the tenants were very unsatisfied with level of service they had received. The housing department found a very high refusal of offer rate from under occupying tenants, who expected a high level of service for giving up large size homes.

3.1.2 Prior to the re-launch, under occupier rehousing figures were between 25 and 50 per year. Only 180 under occupying tenants had applied for a housing transfer and overcrowding was rising fast. The demand for family-sized housing was increasing and families were waiting for increasingly longer periods to be rehoused.

3.2 What we offer

3.2.1 The scheme was launched in January 2003.

3.2.2 The Council gives a high level of housing priority to under occupying tenants. 60 points for each bedroom being traded down plus an additional 100 points for applicants moving from 2 bedroom to 1 bedroom accommodation.

3.2.3 We offer £500 per spare bedroom released

3.2.4 Up to £300 towards removal costs

3.2.5 A dedicated under occupation officer to assist tenants through the process.

3.2.6 Tenants in 4-bedroom or larger with an assessed need for one-bedroom to opt for 2-bedroom vacancies.

4. Publicity

4.1 We have publicised the scheme widely – writing to all tenants initially with information on incentives and reasons behind scheme.

4.2 We advertised on the new rent wallets sent to tenants and in tenant newsletters and main supermarket notice boards in the borough.

4.3 The under occupation team visited various community groups and day centres and ensured all our partners had information on the scheme too (Homes for Islington, Partners for Improvement and Islington based housing association offices.)

4.4 A new leaflet and poster were produced and made available at all Council and housing association offices across the borough.

4.5 By the end of our advertising campaign the number of under occupiers applying for housing rose to approximately 880 tenants and remains steady around 700.

5. The Under Occupation Officer

5.1 The under occupation officer writes to all new under occupying tenants introducing himself to the tenant and making them aware of the incentives and how home connection scheme works as well as writing to all these tenants regularly with offers of help and assistance where needed.

5.2 He advertises the scheme in Residents' newsletters occasionally with good news articles from satisfied customers and attends and organises events promoting under occupation scheme wherever possible. For instance attending silver service days at Homes for Islington area housing offices, organising information days at community centres and open days at new sheltered housing schemes to attending events like the Over 50's health fairs this summer.

5.3 We have rehoused 578 under occupier tenants since April 2002. This has included rehousing from within our own stock, housing association property in Islington as well as via mobility schemes such as Smartmove and Seaside and Country Homes schemes. However this figure does **not** include under occupiers moving via mutual exchange.

6. 'Smartmove' Scheme

- 6.1 Rehousing are continuously looking for new ideas and ways of assisting our under occupying tenants, particularly tenants occupying 3-bedroom wanting 2-bedroom but with only an assessed need for one-bedroom. Due to the demand for 2-bedroom property the Council feel unable to offer these tenants 2-bedroom via the Allocation Policy. So a scheme was developed called Smartmove, which is based around mutual exchange and where under occupation of one-bedroom is allowed.
- 6.2 Under occupying Council tenants exchanging with an overcrowded Islington tenant are offered the under occupation incentives. The Rehousing Section advertise the under occupying tenant's property in our Home Connection property advert. Overcrowded tenants can send their details into the Rehousing Team. If a match is found the Rehousing Team help facilitate the Mutual Exchange.
- 6.3 Smartmove started in January 2006 and 22 under occupiers have been assisted so far.

7. Sub-region and future plans

- 7.1 Recent funding from the CLG has helped us assist those tenants in the largest size accommodation move to smaller property. There are approximately 60 tenants under occupying property with four or more bedrooms. Many of these elderly or vulnerable tenants and require a lot of assistance to move. This funding has allowed Rehousing to offer a package to these tenants including total decoration of new property, carpet, curtains as well as white goods and bespoke removal package to tenants. So far we have assisted 5 tenants to move gaining large-size property for those overcrowded tenants on the waiting list.
- 7.2 Islington are involved with its sub-regional partners in raising awareness of under occupation. Overcrowding is not only a problem in Islington but London-wide. Islington is leading research in this area and with sub-regional funding is conducting research into all sub-regional schemes. The research aims to look at ways to share good practise, identify where we can help each other and where we can work together to market under occupation schemes across the sub-region. The focus is especially on how councils can identify and measure the extent of where under occupation exists in their boroughs so that we can focus marketing of schemes to these groups.
- 7.3 Islington is developing its own internal mutual exchange scheme to assist tenants find a match with other tenants, especially those tenants under occupying their current homes.

Report Author: Susan Haire, Rehousing Manager
Phone: 020 7527 4372
E-mail: susan.haire@islington.gov.uk

Report of		Team	Job Title
Simon Kwong		Chief Executive Directorate	Head of Performance & Service Development
Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September 2007	2	Consultation

Subject of Report: Funding Options for Resident Participation

1. Synopsis

1.1 This report sets out alternatives for the use of £108k funding in the event of HFI being unable to agree a Service Level Agreement (SLA) with FITA.

2 Recommendation

2.1 That Panels consider and discuss the proposals set out in this report.

3 Background

3.1.1 Panels are aware that HFI has been negotiating with FITA for well over a year with a view to negotiating a SLA that meets the objectives of its tenants and residents. HFI believes it has demonstrated continual good faith in its negotiations with FITA but has reached a point where it must consider alternative ways of delivering its tenant and resident participation services if agreement cannot be reached. FITA must be accountable for the services that it provides and the grant of £108,000 it receives each year.

3.1.2 This report offers a number of proposals as to how the grant of £108k can be spent and seeks the views of Panels on the options it has set out. The proposals do take into account issues that are high profile in the housing sector such as regeneration and promoting diversity but also seek to maintain core services provided by FITA.

3.2 In setting out this option appraisal the following issues have been considered;

- There is an acceptance not just in HFI but across the housing sector that traditional participation structures have proved too narrow and have not been successful in engaging a representative section of residents. It follows that this report should consider how to achieve better consultation across the community.
- The Hills Report to examine the way forward for social housing was published in May. Amongst its key themes was the issue of worklessness in social housing and there is an expectancy in Government that Social Housing landlords should be involved in this agenda. The report shows;
 - 50% of households living in social housing are economically active
 - 70% of social housing tenants have incomes that fall within the lowest two fifths of the overall income distribution
 - The proportion of social housing tenants in employment fell from 47% in 1981 to 32% in 2006

- The “Cave Review”, a recent report on the future of regulation of social landlords made a number of recommendations about increasing the tenant voice and in its’ introduction, Ruth Kelly, the then Secretary of State states that a regulatory system is needed that gives “tenants more opportunity to have their say”. The report recommends a “national voice for tenants” and empowers tenant bodies to have access to information and even trigger investigations into their landlords.
- HFI currently is delivering its Community Engagement strategy and much of this work reaches an audience of tenants and residents beyond the existing resident participation structure.
- That the role currently carried out by FITA of promoting and administering the resident consultation process must be continued but can be delivered in alternative ways and that HFI will continue to demonstrate best practice in the delivery of these responsibilities.

4 Options for delivering and extending Resident Participation

4.1.1 Option One “Tenant Umbrella”

- 4.1.2 This idea involves HFI taking a more interventionist approach to ensure that its’ consultative bodies are representative and draws upon the work carried out by LBI in creating an “Equalities Umbrella”. It would create a “Residents convention” from a wide range of stakeholders and partners who have involvement with HFI. It would certainly include existing Tenant and Resident Associations but they would no longer be in a majority as membership could be co-opted from other organisations who have HFI tenants and residents as users. Examples of this would include;
- Membership from Community Associations such as the Somali Association or Islington Bangladeshi Association
 - Involvement from the Faith Forum and representation from the strong Catholic and Muslim Communities in the Borough
 - Seeking representation from LBI’s LGBT forum
 - HFI already has a Disabled Forum who could nominate members
 - As stated above nominated members from Consultative Panels or TRA’s
 - Members from the Islington Leaseholder Association
 - Representatives from the elderly community possibly through the Pensioners Forum
- 4.1.3 The arguments in favour of this approach are as follows;
- It could achieve a more representative voice from residents
 - HFI would as a result extend its links within the Community
 - It would bring “new blood” into the engagement process and perhaps increase partnership work.
- 4.1.4 Countering arguments are as follows;
- The process would not be simple to introduce and undoubtedly costly and time consuming.
 - The possibility that such a forum may prove incoherent and difficult to engage with
 - Some organisations do not want to work with HFI in this way

4.1.5 The potential cost of setting up this option is £80K plus a £20K annual grant. The cost includes 2 members of staff who will be needed to manage and promote existing TRA's as well as developing capacity outlined above.

4.2 Option 2. Channel funding through Area Offices

4.2.1 This option proposes devolving responsibility for developing resident consultation to the Area Consultative Panels who would have a brief of maximising resident involvement through the community. On a day- to- day basis, the Community and Service Development Officers (CSDO's) would deliver this objective and identify ways of ensuring that involvement is representative.

4.2.2 The advantages of this would be;

- It encourages local decision making and empowerment
- Local Staff are best placed to achieve a better representation of tenants and this development work often occurs already.
- Extra resources would be available

4.2.3 Arguments against this option;

- CSDO's already carry out this role and there is no reason to assume why this proposal would achieve a more diverse representation
- Local solutions would be disjointed and deny a "single tenant voice"

4.2.4 As similar work is already carried out locally a projected cost of an additional 50K for the 4 Area Offices would be the maximum for this option.

4.3 Option 3. Direct Funding of TRA's

4.3.1 This option involves increasing the funding of TRA's with a view to encouraging greater community cohesion. Thus, grants would be dispensed with a view to promoting activities that encourage more tenants to turn up. An example of this would be funding an annual outing to the seaside for all tenants or holding a community fun-day.

This is a long established idea and has recently been re-introduced in some regeneration initiatives with some success.

4.3.2 This option could be positive as;

- It is simple and easy to deliver and delivers upon HFI's community cohesion objective.
- Benchmarks show that people are willing to partake in such outreach activities

4.3.3 Against that;

- The current record of some TRA's in achieving inclusiveness is open to question.
- The proposals could be viewed as frivolous and unlikely to achieve a lasting effect in terms of resident participation activity.

4.3.4 This could involve substantially increasing TRA grants to allow for extra grant. An extra 30K would be sufficient for this purpose although extra staff capacity may well be needed to manage the process (30k.) and promote new TRA activity.

4.4 Option 4. More Community Engagement Funding

- 4.4.1 It is arguable that HFI's Community Engagement Funding is creating contacts amongst residents who would not normally be easy to reach. The Community Fund-days and Arsenal Positive Futures are two good examples of this. Additionally, the success of the Involvement register means that nearly 400 people have indicated that they want to be consulted about general or specific issues relating to their housing. These initiatives take away the necessity of directing funding at developing tenant participation.
- 4.4.2 There are clearly a number of other ways that this funding could be used;
- The funding could be vired to tackle "worklessness" and HFI could work in partnership to develop job initiatives for residents
 - Successful schemes like Arsenal Positive Futures could be extended
 - Concentration could be given to activities involving the young especially sections of the 16-19 year old age group who have fallen out of the job and educational system
- 4.4.3 In favour of this proposal is the following;
- It will show HFI further delivering upon the Governments agenda
 - It will be easy to achieve positive outputs with this proposal
- 4.4.4 Against this is the following;
- HFI will need to ensure that the existing structures do enough to promote resident participation before transferring funds in this way.
 - HFI has already invested £170,000 in Community Engagement and achieving a bigger spend by the end of the financial year may be problematic.
- 4.4.5 An extra 50K could easily be allocated to Community Engagement work leaving the other 50K to be spent on promoting and administering existing TRA's.

4.5 **Option 5. Tenant Forums**

- 4.5.1 This idea is a variation of Option 1 and is an off-shoot from the LBI model of the Equalities Umbrella. HFI would set up a number of forums that would exist alongside the formal tenant representation models. Groups would exist across the diversity strands as with the LBI model. This would create a
- BME forum to represent the views of minority communities.
 - Forums for the young and old
 - Extend upon the role of "HFI's Disabled Forum"
- 4.5.2 The advantages of this model are
- It replicates the LBI model which works and ensures that HFI is consulting across the diversity strands
 - HFI has already begun outreach work based on this approach
- 4.5.3 Against this;
- It can be argued that it is a fractured approach which will not assist community cohesion
 - Some groups currently being contacted by HFI have proved reluctant to engage

4.5.4 The above option could be costly as it involves outreach work and possible deploying extra staff. Against that monies have already been committed in the area of disability and a projected cost of £60-£70K is muted. Existing TRA promotion and administration would also carry a cost and require staffing of 30k-40k costs.

4.6 Other options

4.6.1 Included below are some further options which Consultative panels may wish to see further developed;

- Developing the idea of “Tenant trainees” a process that would involve HFI appointing and training Residents with a brief to develop tenant involvement and work with TRA’s.
- Specialist posts within HFI to develop resident participation-a model that is used in some other Boroughs

4.6.2 Panels have the options of combining the above options and are not committed to spending the £100k. For instance, if Option 1 is considered they may wish to consider an extra staff resource whilst further Community Engagement funding could co-exist with both devolved option outlined in option 2 and 3. Equally, a net saving can be considered as long as it can be demonstrated that HFI is meeting its objectives of developing and promoting resident participation.

5 Equality Implications

5.1 This is discussed within the main body of the report. However, the Audit Commission have repeatedly stressed the need to ensure that tenant and resident participation is diverse and seen to be including the whole community of residents

6. Financial Implications

6.1 FITA receives an annual grant of £108K for the provision of resident participation services. The report considers how these services can be alternatively provided and expanded upon. Each option has projected costs contained within the main body of the report.

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

Report author: Simon James, Service Development Manager
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Report of		Team	Job Title
John Phillips		Chief Executive Directorate	Director of Property Services
Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September 2007	3	Consultation

Subject of Report: New build development

1. Synopsis

- 1.1 This report details Homes for Islington’s position on possible new build development.

2. Recommendations

- 2.1 That Consultative Panels note and comment on the proposal for New Build.
- 2.2 That Consultative Panels note the first sites proposed for New Build.

3. Background

- 3.1 Islington Council has asked Homes for Islington to consider working with them on developing new Council owned social housing. At its Board meeting on 20th August, 2007, HFI agreed in principle to work with LBI on such proposals. Investment of this nature will help homeless households and alleviate overcrowding for some existing tenants.
- 3.2 HFI is currently investigating potential sites for New Build. These include areas of unused land, eg. Garage sites or infill sites.
- 3.3 In developing new housing there are many factors that need to be taken into account. For example,
- 3.4 Building design will need to incorporate the following key strategies:
- Discourage the use of cars, and provide cycle storage
 - No net loss of open space
 - Use of construction materials to be from sustainable sources
 - At least 20% of energy in large schemes should be from renewable sources
 - Reduce water consumption and encourage sustainable drainage schemes and the use of grey water
 - Adopt suitable good practices procedures from Lifetime homes
- 3.5 Homes for Islington would adopt LBI’s Local Development Framework (LDF), when approved and ratified by the appropriate committees. The overall vision for the LDF is to ensure that Islington’s urban environment is of the highest possible quality and

that the actions of the Council contribute to global sustainability, and to maintaining the worlds natural resources.

3.6 The LDF document has eight objectives:

- To minimise negative impact of new development on the quality of the environment
- To minimise waste
- To increase rates of recycling and reuse
- To encourage sustainable use of water resources
- To maintain and enhance biodiversity, flora and fauna
- To improve air quality
- To reduce greenhouse gas emissions and encourage energy efficiency
- To reduce traffic and encourage the use of sustainable modes of transport

3.7 When sites are assessed as suitable for New Build, HFI will write to all residents advising of the proposed site and where to go to see the outline designs and how to make comments. Consultation will also begin with residents, TRA's, TMO's and affected stakeholders in the local area. In addition there will be statutory planning consultation where concerns relating to the location and design can be made to the relevant Area Committee.

3.8 The first sites that have been assessed as suitable for new build are:

Site	Ward	Area Office
65-79 Boleyn Road, (former area housing office)	Mildmay Ward	Upper Street
Armour Close garages	Caledonian Ward	Lyon Street
Mora Street car park	Bunhill Ward	Central Street
Land adjacent to 99 Graham Street	St Peters Ward	Central Street

The above sites will be included in a report to LBI executive, on the 13th September 2007. The executive report will outline the Councils ambition to provide new high standard council housing. The report will also outline the project management timescales, targets and financial arrangements needed to deliver the first phase of new build.

4. Financial Implications

4.1 For these schemes the proposal is that the Council would directly find the capital costs of the new build.

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

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Report of	Team	Job Title
John Phillips	Chief Executive Directorate	Director of Property Services

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September	4	Consultation

Subject of Report: Proposal to meet digital switchover

1. Synopsis

1.1 This report seeks the views and comments of the Consultative Panels on:

- a) HFI proposal to meet the financial implications for digital switchover works.
- b) The provisional programme of works.

2. Recommendations

2.1 That the Consultative Panels note the provisional programme of works and comment on the proposed financial option to meet digital switchover.

3. Background

3.1 The government has announced that the way television is currently transmitted to homes (analogue) will be phased out and replaced with a digital system by 2012, this will be known as the digital switchover.

3.2 All televisions that currently receive an analogue signal will need to be converted to receive a digital signal prior to digital switchover or the television set will no longer be able to receive television pictures. As well as televisions most communal aerial systems will also need to be replaced with a digital signal receiving type or with an alternative means of delivering digital television signals. The provisional programme of works have identified that there may be 28000 dwellings requiring digital switchover works.

3.3 Programme to meet digital switchover

3.4 Options to meet digital television were previously presented to the consultative panels in May 2006 and further information relating to the preferred option was presented to the consultative panels in May 2007. The consultative panels were advised that the option to meet the challenge of enabling blocks to receive a digital TV signal will be by way of installing a combined digital aerial and satellite system. This system is known as an integrated reception system (IRS) and will be installed by BskyB.

3.5 Islington will be in one of the last television regions to be switched totally to digital television signals (2012). Homes for Islington have embarked on a 4-year programme of works that will start in the north of the borough and work towards the south until all

works are complete. Packaging the works into geographical areas is the most cost effective way of delivering these works. It is intended to bring blocks forward, wherever they are geographically placed, within the 4-year programme if they are undergoing major works. This will assist with reducing the issue of satellite dishes returning to blocks on completion of major works. Blocks that are also experiencing problems receiving a television reception and are considered too expensive to repair will also be brought forward within this programme. A provisional programme of works is detailed in appendix A. BskyB will remove existing analogue television aerials on completion of the works to install the IRS.

3.6 Residents will be advised when the digital switchover works, to the blocks, will begin by letter approximately 4 weeks before start on site. Residents will then receive 3 separate requests for access to fit the television connection plate. The request for access letters will ask residents to contact the installers direct to arrange a convenient appointment. If after the 3rd access letter there has been no contact from the resident HFI will endeavour to arrange access and implement HFI's standard no access procedure. It should be noted that residents that have not had a connection plate fitted would not have access to a television signal when the analogue system is switched off. This is explained in the 3 access letters as well as advising when the analogue system will be switched off. This will hopefully encourage residents arrange and allow access.

4. Financial implications to meet digital switchover

4.1 The provisional cost of the works to meet digital switchover is £2,147,000 excluding PFI dwellings of which leaseholders included in the works will be liable to contribute to their portion of the works estimated at £505,000. This leaves £1.642m to be funded and HFI and LBI have considered a number of alternative funding options but all have been rejected due to lack of resources. This is a considerable sum to meet from the HFI Capital Programme when no allowance was made for these costs when the bid for decent homes funding was made and would mean the cost would need to be met from reducing investment in programmes outside of the main decent homes projects. These projects include Tenant Compact, Community safety, lift improvements and mechanical and electrical programmes from 2008/9. However, one other alternative exists to fund these works which is to raise a separate service charge to tenants and leaseholders.

4.2 This could work as follows:

4.2.1 Currently LBI charge for a number of additional services not included in the rental tenancy agreement, e.g. Concierge, Caretaker cleaning and Estate Services. Supplying a TV Aerial is not included in the tenancy agreement and therefore an additional charge can be made without any reduction to HRA Subsidy.

4.2.2 The total estimated cost of the installation would be £2.147m at an average cost of approximately £75 per dwelling. The cost of this installation and to include the cost of maintenance over a ten-year period will require a 25p per week service charge levied on an ongoing basis to be added to the tenants rent. This charge will qualify for Housing Benefit. The increase will be added from the year after the installation is carried out, for example, if the installation is done in financial year 2007/8, then the increase will start at the beginning of 2008/9.

- 4.2.3 Leaseholders will pay for the installation cost as a one off charge added automatically to their annual service charge. Then maintenance costs will be added to their annual service charge to reflect the costs of the service as is currently done for communal television aerial costs.
- 4.2.4 It is proposed that tenants and leaseholders in PFI dwellings will be charged at similar levels to those in HFI dwellings and these works will be carried out in 2010/11-11/12.

5. Other useful information

- 5.1 An IRS will provide the signal required to receive digital services although residents will need a set top box or integrated digital television to receive the additional channels and services. The government has announced a support scheme to make sure that no one is left behind in the switch to digital. The BBC through the licence fee will fund the scheme and is likely to be implemented in the first switchover regions (Border, West Country and HTV Wales) before being rolled out across the London region. It is aimed at people aged 75 and over, people with significant disabilities and people who are registered blind or registered partially sighted. People with significant disabilities are those who receive Attendance Allowance or Disability Living Allowance.
- 5.2 The assistance and support provided by the Scheme will include:
- providing equipment to convert one TV set
 - help with installation
 - follow-up support
- 5.3 This provision of a set top box will be free to the poorest eligible households i.e. those on Income Support, Job Seeker's Allowance or Pension Credit.
- 5.4 The IRS will also provide access to a variety of foreign language channels as well as access to subtitle, signed and audio described programmes.

Background papers

Consultative panel reports May 2006

Consultative panel reports May 2007

Appendix 1

Provisional programme of works

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

Report Author: Jason Hapgood, Manager – Special Projects
Telephone: 020 7527 4142
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Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Charles Lamb Court	Charles Lamb Court	8	N1 3AT	Years 07/08	Central Street
Colinsdale	Colinsdale	26	N1 8DZ	Years 07/08	Central Street
Finnemore House	Cumming	25	N1 8QU	Years 07/08	Central Street
Price House	Cumming	27	N1 8QE	Years 07/08	Central Street
Strang House	Cumming	40	N1 8QF	Years 07/08	Central Street
Turnbull House	Cumming	40	N1	Years 07/08	Central Street
Asman House	Not on an Estate	8	N1 2DA	Years 07/08	Central Street
Parmoor Court	Stafford Cripps	60	EC1V 3RR	Years 07/08	Central Street
Sapperton Court	Stafford Cripps	60	EC1V 0AF	Years 07/08	Central Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Arbon Court	Arbon Court	10	N1 7AP	Years 08/09	Central Street
New North Road	Bentham Court	24	N1 3EU	Years 08/09	Central Street
Ecclesbourn Road	Bentham Court	27	N1 3AA	Years 08/09	Central Street
New Bentham Court	Bentham Court	16	N1 3RD	Years 08/09	Central Street
Rotherfield Street	Bentham Court	26	N1 2DY	Years 08/09	Central Street
Claremont Close	Claremont Close	6	EC1R ODY	Years 08/09	Central Street
Charles Townsend House	Finsbury	52	EC1R 1UB	Years 08/09	Central Street
Joseph Trotter Close	Finsbury	70	EC1R 0WW	Years 08/09	Central Street
Michael Cliffe House	Finsbury	186	EC1V 4NE	Years 08/09	Central Street
Patrick Coman House	Finsbury	143	EC1V 8EH	Years 08/09	Central Street
Greenwood House	Greenwood House	10	EC1V OHR	Years 08/09	Central Street
Hermitage House	Hermitage House	8	N1 8AT	Years 08/09	Central Street
Turnpike House	King Square	152	EC1V 8BD	Years 08/09	Central Street
President House	King Square	94	EC1V 8DE	Years 08/09	Central Street
Rahere House	King Square	97	EC1V 8BY	Years 08/09	Central Street
Barnabas House	King Square	36	EC1V 8BA	Years 08/09	Central Street
Ecclesbourne Road	Lindsey Mews	4	N1 2LU	Years 08/09	Central Street
Lindsey Mews	Lindsey Mews	37	N1 3ND	Years 08/09	Central Street
Widford House	Not on an Estate	26		Years 08/09	Central Street
Amwell House	Not on an Estate	8	EC1	Years 08/09	Central Street
Attneave Street	Not on an Estate	12	WC1X 0DT	Years 08/09	Central Street
Bevin Court	Not on an Estate	118	WC1X 9EZ	Years 08/09	Central Street
Holford House	Not on an Estate	12	EC1Y 8NE	Years 08/09	Central Street
Charles Rowan House	Not on an Estate	95	N1 9LT	Years 08/09	Central Street
Hermit Street	Not on an Estate	3	EC1V 8DN	Years 08/09	Central Street
Kestrel House	Not on an Estate	106	EC1V 7BP	Years 08/09	Central Street
Rawstone Street 42	Not on an Estate	6	WC1X 9QZ	Years 08/09	Central Street
Sanders House	Not on an Estate	20	WC1X 0DX	Years 08/09	Central Street
Wynyatt Street	Not on an Estate	12	WC1X 0EX	Years 08/09	Central Street
Galway House	Pleydell	102	EC1V 3SU	Years 08/09	Central Street

Gastigny House	Pleydell	69	EC1V 3SR	Years 08/09	Central Street
Grayson House	Pleydell	101	EC1	Years 08/09	Central Street
Palyn House	Pleydell	5	EC1	Years 08/09	Central Street
Radnor House	Pleydell	2	WC1X 9PR	Years 08/09	Central Street
Prideaux House	Prideaux House	6	EC1V 7PN	Years 08/09	Central Street
Cooper House	Whitbread	42	EC1Y 8TB	Years 08/09	Central Street
Farriers House	Whitbread	39	EC1Y 8TB	Years 08/09	Central Street
Shire House	Whitbread	36	EC1V	Years 08/09	Central Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Cluse Court	Cluse Court	28	N1 8PD	Years 09/10	Central Street
Moorgreen House	Earlstone	61	EC1V 3AR	Years 09/10	Central Street
Midway House	Earlstone	76	EC1V 7JA	Years 09/10	Central Street
Junction Wharf	Junction Wharf	2	EC1V 1LH	Years 09/10	Central Street
Charles Simmons House	Margery Street	16	WC1X 0HR	Years 09/10	Central Street
Bagnigge House	Margery Street	18	WC1X 0HX	Years 09/10	Central Street
Earlom House	Margery Street	17	WC1X 0XZ	Years 09/10	Central Street
Greenaway House	Margery Street	28	WC1X 9BG	Years 09/10	Central Street
Gwynne House	Margery Street	33	WC1X 9BH	Years 09/10	Central Street
Riceyman House	Margery Street	32	WC1X OHS	Years 09/10	Central Street
St. Anns House	Margery Street	18	WC1X 0HU	Years 09/10	Central Street
St. Helena House	Margery Street	17	WC1X 9BD	Years 09/10	Central Street
St. Philip's House	Margery Street	35	WC1X 0HT	Years 09/10	Central Street
Spring House	Margery Street	23	EC1V 7PA	Years 09/10	Central Street
Worthington House	Myddelton Passage	18	EC1V 7HY	Years 09/10	Central Street
Benyon House	Myddleton Passage	12	WC1X 9HB	Years 09/10	Central Street
Duncan Street	Not on an Estate	16	N1	Years 09/10	Central Street
Falcon Court	Not on an Estate	22	N1 2BX	Years 09/10	Central Street
Langdon Court	Not on an Estate	36	N1 1SR	Years 09/10	Central Street
Cruickshank Street	Not on an Estate	4	WC1X 9HG	Years 09/10	Central Street
Amwell Street 51	Not on an Estate	3	EC1R 1XB	Years 09/10	Central Street
Cruickshank Street	Not on an Estate	4	WC1X 9HF	Years 09/10	Central Street
Farringdon Road	Not on an Estate	8	EC1R 0BS	Years 09/10	Central Street
Gambier House	Not on an Estate	115	WC1	Years 09/10	Central Street
Granville Square 39	Not on an Estate	1	WC1	Years 09/10	Central Street
Great Percy Street 24	Not on an Estate	4	EC1R 4RJ	Years 09/10	Central Street
Harold Laski House	Not on an Estate	24	EC1V 7NR	Years 09/10	Central Street
Macclesfield House	Not on an Estate	65	EC1V 3QX	Years 09/10	Central Street
Telfer House	Not on an Estate	16	EC1V 3TJ	Years 09/10	Central Street
Lagonier House	Not on an Estate	24	EC1V 3RL	Years 09/10	Central Street
Lever Buildings	Not on an Estate	6	EC1V 4JE	Years 09/10	Central Street
Mallory Buildings	Not on an Estate	18	WC1X 0HP	Years 09/10	Central Street
Paget Street	Not on an Estate	3	EC1V 0BT	Years 09/10	Central Street
Cyrus House	Not on an Estate	40	EC1V 0BT	Years 09/10	Central Street
Wilmington Square	Not on an Estate	8	EC1R 0PH	Years 09/10	Central Street
Woodbridge Street	Not on an Estate	8	EC1R 1XQ	Years 09/10	Central Street
Yardley Street 15	Not on an Estate	14		Years 09/10	Central Street
Crayle House	Percival	22	EC1V 0HT	Years 09/10	Central Street
Earnshaw House	Percival	10	EC1V 0BR	Years 09/10	Central Street
Grimthorpe House	Percival	80	EC1V 0AD	Years 09/10	Central Street
Partridge Court	Percival	13	EC1V 0HU	Years 09/10	Central Street
Tompion House	Percival	80	EC1V 7PR	Years 09/10	Central Street
Holland Passage	Popham Road	7	N1 8TB	Years 09/10	Central Street
Wenlake Cottages	Wenlake	1	EC1V 9JH	Years 09/10	Central Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Quaker Court	Banner	76	EC1R 1XJ	Years 10/11	Central Street
Baring Court	Baring Court	2	N1 3DR	Years 10/11	Central Street
Brewers Buildings	Brewers Buildings	24	EC1V 7NB	Years 10/11	Central Street
Brunswick Court	Brunswick Close	72	EC1V 0EP	Years 10/11	Central Street
Emberton Court	Brunswick Close	71	EC1V 0HP	Years 10/11	Central Street
Mulberry Court	Brunswick Close	37	EC1V 0EL	Years 10/11	Central Street
Wyclif Court	Brunswick Close	64	EC1	Years 10/11	Central Street
Chadwoth House	Chadwoth House	40	EC1V 3ER	Years 10/11	Central Street
Clerkenwell Close	Clerkenwell Gardens	11	EC1R 4DU	Years 10/11	Central Street
Clerkenwell Green	Clerkenwell Gardens	9	WC1X 9HF	Years 10/11	Central Street
Elia Mews	Elia Street	18	N1 8DF	Years 10/11	Central Street
Elia Street	Elia Street	102	N1 2EW	Years 10/11	Central Street
Hedingham Close	Hedingham Close	10	N1 8UA	Years 10/11	Central Street
Popham Road	Hedingham Close	4	N1 8TY	Years 10/11	Central Street
Boreas Walk	Nelson Place	6	N1 2ES	Years 10/11	Central Street
Nelson Place	Nelson Place	6	N1 2BU	Years 10/11	Central Street
Thesus Walk	Nelson Place	9	N1 8DS	Years 10/11	Central Street
Elizabeth Avenue	New North Road	9	N1 3BT	Years 10/11	Central Street
James Court	New North Road	8	N1 3BA	Years 10/11	Central Street
Morton Road	New North Road	16	N1 8SY	Years 10/11	Central Street
New North Road	New North Road	7	N1 3AD	Years 10/11	Central Street
Queensbury Street	New North Road	28	N1 3QY	Years 10/11	Central Street
Raynor Place	New North Road	5	N1 3EA	Years 10/11	Central Street
Southgate Court	New North Road	6	N1 2AJ	Years 10/11	Central Street
Rotherfield Street	Not on an Estate	6	N1 3DH	Years 10/11	Central Street
Peregrine House	Not on an Estate	209	EC1V 3SL	Years 10/11	Central Street
Southwood Court	Not on an Estate	48	EC1R 4TS	Years 10/11	Central Street
Jessop Court	Not on an Estate	41		Years 10/11	Central Street
Greenman Street	Not on an Estate	3	N1 8UA	Years 10/11	Central Street
Wontner Close	Not on an Estate	8	N7 8QD	Years 10/11	Central Street
Rotherfield Street	Not on an Estate	22	N1 3BZ	Years 10/11	Central Street
Catherine Griffiths Court	Not on an Estate	18	EC1V 3ER	Years 10/11	Central Street
Royley House	Not on an Estate	12	EC1V 8QL	Years 10/11	Central Street
Parker Court	Parker Court	18	N1 7RJ	Years 10/11	Central Street
Birdbrook House	Popham Road	28	N1 8TD	Years 10/11	Central Street
Dengie Walk	Popham Road	10	N1 8TG	Years 10/11	Central Street
Hawkwell Walk	Popham Road	10	N1 8TH	Years 10/11	Central Street
Popham Road	Popham Road	10	N1 8TB	Years 10/11	Central Street
Rawreth Walk	Popham Road	7	N1 8TL	Years 10/11	Central Street
Spellbrook Walk	Popham Road	7	N1 8TL	Years 10/11	Central Street
Steeple Walk	Popham Road	6	N1 8TE	Years 10/11	Central Street
Upper Dengie Walk	Popham Road	22	N1 8TE	Years 10/11	Central Street
Upper Hawkwell Walk	Popham Road	20	N1 8TN	Years 10/11	Central Street
Upper Rawreth Walk	Popham Road	10	N1 8TN	Years 10/11	Central Street
Barnston Walk	Popham Street	9	N1 8QP	Years 10/11	Central Street
Copford Walk	Popham Street	9	N1 8QY	Years 10/11	Central Street
Dunmow Walk	Popham Street	14	N1 8QN	Years 10/11	Central Street
Elder Walk	Popham Street	6	N1 8QU	Years 10/11	Central Street
Fairstead Walk	Popham Street	6	N1 8QU	Years 10/11	Central Street

Inworth Walk	Popham Street	7	N1	Years 10/11	Central Street
Maryland Walk	Popham Street	12	N1 8QS	Years 10/11	Central Street
Peldon Walk	Popham Street	4	N1 8QS	Years 10/11	Central Street
Popham Street	Popham Street	4	N1 8NA	Years 10/11	Central Street
Raleigh Mews	Popham Street	9	N1 8NA	Years 10/11	Central Street
Redford Walk	Popham Street	5	N1 8QT	Years 10/11	Central Street
Shalford Court	Popham Street	14	N1 8UP	Years 10/11	Central Street
Terling Walk	Popham Street	10	N1 8DD	Years 10/11	Central Street
Bartholomew Court	Redbrick	33	EC1V 9ET	Years 10/11	Central Street
Steadman Court	Redbrick	46	EC1V 3QL	Years 10/11	Central Street
Vickery Court	Redbrick	30	EC1V 9EV	Years 10/11	Central Street
Shepperton Road	Shepperton-Baring	3	N1 3HP	Years 10/11	Central Street
Sherston Court	Sherston Court	5	EC1V 7HX	Years 10/11	Central Street
Godfrey House	St. Lukes	120	EC1V 9NS	Years 10/11	Central Street
Newland Court	St. Lukes	71	EC1V 9EX	Years 10/11	Central Street
Paterson Court	St. Lukes	45	EC1V 9ND	Years 10/11	Central Street
Bath Court	St. Lukes	129	EC1V 9RX	Years 10/11	Central Street
The Triangle	The Triangle	37	EC1V 8AA	Years 10/11	Central Street
Pickfords Wharf.	Watersview	12	N1 8TA	Years 10/11	Central Street
Wharf Road	Watersview	6	N1 7RN	Years 10/11	Central Street
Wharf Road 61	Watersview	3		Years 10/11	Central Street
Amias House	Wenlake	29	EC1V 9JL	Years 10/11	Central Street
Anchor House	Wenlake	20	EC1V 9JN	Years 10/11	Central Street
Priestley House	Wenlake	25	EC1V 3PZ	Years 10/11	Central Street
Roby House	Wenlake	20	EC1V 9JH	Years 10/11	Central Street
Wenlake House	Wenlake	25	WC1X 9EF	Years 10/11	Central Street
Foxcroft	Weston Rise	18	WC1X 9EB	Years 10/11	Central Street
Frearson House	Weston Rise	32	WC1X 9ED	Years 10/11	Central Street
Hurst House	Weston Rise	38	WC1X 9EG	Years 10/11	Central Street
Sharwood	Weston Rise	18	WC1X 9EA	Years 10/11	Central Street
Stelfox House	Weston Rise	38	EC1Y 8TD	Years 10/11	Central Street
Coltash Court	Whitecross	65	EC1V 8QH	Years 10/11	Central Street
George Gillett Court	Whitecross	17	WC1X 0ES	Years 10/11	Central Street
Baring Street			N1 3DJ	Years 10/11	Central Street
Raleigh Mews			N1 8NA	Years 10/11	Central Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Hornsey Road	Bavaria Road	63	N19 4HH	Years 07/08	Holland Walk
Ringmer Gardens	Bavaria Road	11	N5 1AJ	Years 07/08	Holland Walk
Byworth Walk	Fairbridge	2	N19 4BL	Years 07/08	Holland Walk
Nyton Close	Fairbridge	5	N19 4BH	Years 07/08	Holland Walk
Sussex Way	Fairbridge	24	N19 5DR	Years 07/08	Holland Walk
Annesley Walk	Girdlestone	40	N19 5DL	Years 07/08	Holland Walk
Girdlestone Walk	Girdlestone	24	N19 5DS	Years 07/08	Holland Walk
Salisbury Walk	Girdlestone	40	N19 3XE	Years 07/08	Holland Walk
Barnfield Close	Highlands	4	N4 4SE	Years 07/08	Holland Walk
Highlands Close	Highlands	12	N7 0QL	Years 07/08	Holland Walk
Ilex House	Holly Park	97	N19 5QR	Years 07/08	Holland Walk
Holly Park Estate	Holly Park Estate	8	N4 4BD	Years 07/08	Holland Walk
Landseer Court	Landseer Court	16	N19 4LE	Years 07/08	Holland Walk
Brambledown Mansions	Not on an Estate	19	N19 5EY	Years 07/08	Holland Walk
Cottenham House	Not on an Estate	16	N19 4EP	Years 07/08	Holland Walk
Gainsborough House	Not on an Estate	18	N5 1LG	Years 07/08	Holland Walk
Larchmore Court	Not on an Estate	14	N7 7PU	Years 07/08	Holland Walk
Reynolds House	Not on an Estate	15	N7	Years 07/08	Holland Walk
Stubbs House	Not on an Estate	24	N19 4LL	Years 07/08	Holland Walk
Carleton House	Not on an Estate	6	N1 2DJ	Years 07/08	Holland Walk
Searle Place	Searle Place	3	N4 3LW	Years 07/08	Holland Walk
Shelley Court	Shelley Court	12	N7 6RX	Years 07/08	Holland Walk

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Amy Griffiths Court	Highcroft	3	N19 3XW	Years 08/09	Holland Walk
Barbara Rudolph Court	Highcroft	6	N19	Years 08/09	Holland Walk
Daisy Dobbins Walk	Highcroft	2	N21	Years 08/09	Holland Walk
Edith Turberville Court	Highcroft	3	N19 3YQ	Years 08/09	Holland Walk
Emily Heartwell Court	Highcroft	4	N19 3XL	Years 08/09	Holland Walk
Florence Cantwell Walk	Highcroft	2	N19 3XQ	Years 08/09	Holland Walk
Hetty Rees Court	Highcroft	3	N19 3AQ	Years 08/09	Holland Walk
Highcroft Road	Highcroft	4	N19 3AQ	Years 08/09	Holland Walk
Hillrise Road	Highcroft	6	N19 3XJ	Years 08/09	Holland Walk
Jessie Blythe Lane	Highcroft	15	N19	Years 08/09	Holland Walk
Louise Aumonier Walk	Highcroft	2	N19 3YE	Years 08/09	Holland Walk
Marie Stopes Court	Highcroft	6	N19 3QG	Years 08/09	Holland Walk
Mary Kingsley Court	Highcroft	2	N19 3XG	Years 08/09	Holland Walk
Miriam Price Court	Highcroft	3	N19 3XH	Years 08/09	Holland Walk
Wartlersville Road	Highcroft	35	N4	Years 08/09	Holland Walk
Howell House	Hilldrop	15	N7 0JZ	Years 08/09	Holland Walk
Holbrooke Court	Holbrooke Court	40	N4 4BD	Years 08/09	Holland Walk
Ilex House	Holly Park	97	N5 1SG	Years 08/09	Holland Walk
John King Court	John King Court	16	N19 3AH	Years 08/09	Holland Walk
Leyden Mansions	Leyden Mansions	37	N4 4SB	Years 08/09	Holland Walk
Lochbie Mansions	Lochbie Mansions	8	N4 4SB	Years 08/09	Holland Walk
Manchester Mansions	Manchester Mansions	23	N7 0JB	Years 08/09	Holland Walk
Margery Fry Court	Margery Fry Court	72	N19 3UJ	Years 08/09	Holland Walk
Henfield Close	Miranda	75	N19 3UH	Years 08/09	Holland Walk
Pauntley Street	Miranda	8	N19 3UH	Years 08/09	Holland Walk
Arkansas House	New Orleans Walk	21	N19 3ST	Years 08/09	Holland Walk
Bayon House	New Orleans Walk	23	N19 3SU	Years 08/09	Holland Walk
Fayetville House	New Orleans Walk	12	N19 3TY	Years 08/09	Holland Walk
Iberia House	New Orleans Walk	67	N19 3UE	Years 08/09	Holland Walk
Lafitte House	New Orleans Walk	37	N19 3SL	Years 08/09	Holland Walk
Lambert House	New Orleans Walk	19	N19 3UG	Years 08/09	Holland Walk
Monroe House	New Orleans Walk	21	N19 3SX	Years 08/09	Holland Walk
Orpheus House	New Orleans Walk	26	N19 3SY	Years 08/09	Holland Walk
Pakenham House	New Orleans Walk	18	N19 3UQ	Years 08/09	Holland Walk
Shelbourne House	New Orleans Walk	33	N19 3TH	Years 08/09	Holland Walk
Shreveport House	New Orleans Walk	29	N19 3AS	Years 08/09	Holland Walk
Calvert Court	Not on an Estate	12	N8 9EJ	Years 08/09	Holland Walk
Daren Court	Not on an Estate	90	N19 3DJ	Years 08/09	Holland Walk
Longley House	Not on an Estate	24	N19 3NA	Years 08/09	Holland Walk
Margaret Bondfield House	Not on an Estate	10	N7 0DR	Years 08/09	Holland Walk
Wartlersville Mansions	Not on an Estate	50	N7 6LF	Years 08/09	Holland Walk
Waverley Court	Not on an Estate	8	N19 4RE	Years 08/09	Holland Walk
Wilfred Feinburgh Court	Not on an Estate	33		Years 08/09	Holland Walk
Whewell Road 13	Not on an Estate	3	N19 4JW	Years 08/09	Holland Walk
Oakdale Court	Not on an Estate	24	N5 1LQ	Years 08/09	Holland Walk
St Paul's Court	Not on an Estate	16	N4 3DE	Years 08/09	Holland Walk
Penderyn Way	Penderyn/Trecastle	31	EN5 2SR	Years 08/09	Holland Walk
Redwood Court	Redwood Court	40	N7 0HP	Years 08/09	Holland Walk
Aveling House	Tremlett Grove	7	N19 5LE	Years 08/09	Holland Walk

Brennand Court	Tremlett Grove	35	N19 5LG	Years 08/09	Holland Walk
Fell House	Tremlett Grove	10	N19 5LQ	Years 08/09	Holland Walk
Llewellyn House	Tremlett Grove	9	N19 5LF	Years 08/09	Holland Walk
Merryweather Court	Tremlett Grove	33	N7 0PL	Years 08/09	Holland Walk

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Kingsdown Road	Bavaria Road	3	N19 4SB	Years 09/10	Holland Walk
Bovingdon Close	Bovington Close	18	N19 5SP	Years 09/10	Holland Walk
Merchon House	Brecknock - Anson	30	N19 5RA	Years 09/10	Holland Walk
Sexton House	Brecknock Road	9	N7 0DB	Years 09/10	Holland Walk
Hargrave Road	Brookside	9	N19 5NN	Years 09/10	Holland Walk
Christie Court	Christie Court	12	N19 4HS	Years 09/10	Holland Walk
Coleman Mansions	Coleman Mansions	20	N7 0EN	Years 09/10	Holland Walk
Field Court	Field Court	11	N7 9JP	Years 09/10	Holland Walk
Rowan Walk	Hargrave Park	6	N19 3XW	Years 09/10	Holland Walk
Willbury House	Hilldrop	30	N19 3PU	Years 09/10	Holland Walk
Welby House	Hornsey Rise	60	N19 3PP	Years 09/10	Holland Walk
Lochbie Mansions	Lochbie Mansions	8	N19 5HB	Years 09/10	Holland Walk
Lees Court	Not on an Estate	6	N19 3AP	Years 09/10	Holland Walk
Moelwyn Hughes Court	Not on an Estate	42	N19 3SZ	Years 09/10	Holland Walk
Palmerston House	Not on an Estate	9	N19 5RU	Years 09/10	Holland Walk
Pemberton Gardens	Not on an Estate	6	N7 0EW	Years 09/10	Holland Walk
Whitehall Mansions	Not on an Estate	30	N7 0EX	Years 09/10	Holland Walk
Constable House	Not on an Estate	8	N4 3DP	Years 09/10	Holland Walk
Elaine House	Not on an Estate	24	N4 3BT	Years 09/10	Holland Walk
Kingsdown Road 86	Not on an Estate	3	N19 4JW	Years 09/10	Holland Walk
Landseer Road 73	Not on an Estate	3	N16 4HZ	Years 09/10	Holland Walk
Turner House	Not on an Estate	15	N4 2QG	Years 09/10	Holland Walk
Wray Court	Not on an Estate	8		Years 09/10	Holland Walk
Greatfield Close	Palmers	8	N19 5UD	Years 09/10	Holland Walk
Littlefield Close	Palmers	8	N19 5UB	Years 09/10	Holland Walk
Manorfield Close	Palmers	12	N19 5EA	Years 09/10	Holland Walk
Ward Road	Palmers	12	N19 5EF	Years 09/10	Holland Walk
Warrender Road	Palmers	20	N13 4UH	Years 09/10	Holland Walk
Trecastle Way	Penderyn/Trecastle	14	N7 0EL	Years 09/10	Holland Walk
Shaw Court	Shaw Court	8	N4 3DJ	Years 09/10	Holland Walk
Sussex Way	Sussex Way	13	N19 4LS	Years 09/10	Holland Walk
Tansley Close	Tansley Close	32	N7 0EL	Years 09/10	Holland Walk
Melchester House	Wedmore	40	N19 4RD	Years 09/10	Holland Walk
Norcombe House	Wedmore	40	N19 4RB	Years 09/10	Holland Walk
Weatherbury House	Wedmore	60	N19 4EG	Years 09/10	Holland Walk
Wessex House	Wedmore	22	N19 3TZ	Years 09/10	Holland Walk

Scheme Name	Estate Name	No OF Units	Postcode	Planned Survey Date	Planned Start Date	Area
Blake House	Brecknock Road		N19 5RA	Years 10/11	Years 10/11	Holland Walk
Hargrave Park	Hargrave Park		N19 5JW	Years 10/11	Years 10/11	Holland Walk
Horsfield House	Not on an Estate	24	N1 3QU	Years 10/11	Years 10/11	Holland Walk
Sycamore Court		24		Years 10/11	Years 10/11	Holland Walk

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Armour Close	Caledonian	4	N7 8SP	Years 07/08	Lyon Street
Burns House	Caledonian	20	N7 8TE	Years 07/08	Lyon Street
Carrick House	Caledonian	40	N7 8TH	Years 07/08	Lyon Street
Irvine House	Caledonian	40	N7 8ST	Years 07/08	Lyon Street
Lockhart Close	Caledonian	14	N7 8RB	Years 07/08	Lyon Street
Mackenzie Road	Caledonian	4	N7 8SR	Years 07/08	Lyon Street
Sophia Close	Caledonian	6	N7 8UR	Years 07/08	Lyon Street
Roman Way	Caledonian	3	N7 8TG	Years 07/08	Lyon Street
Scott House	Caledonian	20	N7 8TL	Years 07/08	Lyon Street
Wallace House	Caledonian	40	N1 9AS	Years 07/08	Lyon Street
Colebeck Mews	Colebrook Mews	8	N1 8DZ	Years 07/08	Lyon Street
Paradise Passage	Crown Mansions	6	N7 9RD	Years 07/08	Lyon Street
Bingfield Street	Delhi-Outram	16	N1 0UJ	Years 07/08	Lyon Street
Brydon Walk	Delhi-Outram	6	N1 0UT	Years 07/08	Lyon Street
Campbell Walk	Delhi-Outram	9	N1 0XW	Years 07/08	Lyon Street
Copenhagen Street	Delhi-Outram	7	N1 0AN	Years 07/08	Lyon Street
Delhi Street	Delhi-Outram	4	N1 0DA	Years 07/08	Lyon Street
Havelock Street	Delhi-Outram	8	N1 0UP	Years 07/08	Lyon Street
Lawrence Place	Delhi-Outram	4	N1 0UP	Years 07/08	Lyon Street
Outram Place	Delhi-Outram	4	N1 0UX	Years 07/08	Lyon Street
Vibart Walk	Delhi-Outram	9	N1 0UW	Years 07/08	Lyon Street
Wheeler Gardens	Delhi-Outram	24	N1	Years 07/08	Lyon Street
Calshot Street	Not on an Estate	21	N7 0BE	Years 07/08	Lyon Street
Everilda Street	Not on an Estate	8	N7 0LH	Years 07/08	Lyon Street
Fairdene Court	Not on an Estate	22	N1 1XN	Years 07/08	Lyon Street
Lion Court	Not on an Estate	10	N1 0RH	Years 07/08	Lyon Street
Papworth Gardens	Ringcross	15	N7 8NT	Years 07/08	Lyon Street
Geary House	Ringcross	27	N7 8DS	Years 07/08	Lyon Street
Hartnoll House	Ringcross	16	N7 8HA	Years 07/08	Lyon Street
Radford House	Ringcross	77	N7 8DU	Years 07/08	Lyon Street
Westbrook House	Ringcross	6	N7 8JX	Years 07/08	Lyon Street
Ewe Close	Shearling	6	N7 9TL	Years 07/08	Lyon Street
Fleece Walk 6	Shearling	1	N7 9TE	Years 07/08	Lyon Street
Lairs Close	Shearling	5	N7 9TG	Years 07/08	Lyon Street
Manger Road	Shearling	9	N7 9TG	Years 07/08	Lyon Street
Pedlars Walk	Shearling	9	N7 9TH	Years 07/08	Lyon Street
Shearling Way	Shearling	9	N7 9TH	Years 07/08	Lyon Street
Yoke Close	Shearling	3	N7 9TJ	Years 07/08	Lyon Street
Bride Street	Westbourne	10	N1 1NX	Years 07/08	Lyon Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Barnes Court	Barnes Court 1-32	32	N1 0EG	Years 08/09	Lyon Street
Airdrie Close	Bemerton	16	N1 0BZ	Years 08/09	Lyon Street
Caithness House	Bemerton	68	N1 0DS	Years 08/09	Lyon Street
Carnoustie Drive	Bemerton	45	N1 0DX	Years 08/09	Lyon Street
Coatbridge House	Bemerton	90	N1 0AR	Years 08/09	Lyon Street
Dunoon House	Bemerton	30	N1 0AR	Years 08/09	Lyon Street
Earlsferry Way	Bemerton	70	N1 0AA	Years 08/09	Lyon Street
Kinross House	Bemerton	34	N1 0AF	Years 08/09	Lyon Street
Orkney House	Bemerton	65	N1 0DP	Years 08/09	Lyon Street
Pembroke Street	Bemerton	21	N1 0DP	Years 08/09	Lyon Street
Perth House	Bemerton	68	N1 0AB	Years 08/09	Lyon Street
Selkirk House	Bemerton	68	N1 0DR	Years 08/09	Lyon Street
Tayport Close	Bemerton	12	N1	Years 08/09	Lyon Street
Burness Close	Caledonian	4	N7 8TN	Years 08/09	Lyon Street
Caledonian Road	Caledonian	7	N7 8TG	Years 08/09	Lyon Street
Birkenhead House	Mersey	30	N7 8NE	Years 08/09	Lyon Street
Albert Mansions	Not on an Estate	8	N1 1NY	Years 08/09	Lyon Street
Battishill Street	Not on an Estate	4	N1 2AB	Years 08/09	Lyon Street
Caledonian Road 471A	Not on an Estate	6	N7 9JD	Years 08/09	Lyon Street
Copenhagen Street	Not on an Estate	19	N1 0AG	Years 08/09	Lyon Street
Devonshire House	Not on an Estate	8	N1 2UR	Years 08/09	Lyon Street
Lorraine Mansions	Not on an Estate	57	N7 9SE	Years 08/09	Lyon Street
Olive Court	Not on an Estate	20	N7 8QP	Years 08/09	Lyon Street
Penn Road 1	Not on an Estate	8	N7 9SX	Years 08/09	Lyon Street
Brookfield	Six Acres	20	N4 3PL	Years 08/09	Lyon Street
Nichollsfield Walk	St Mary's	6	N7 9RU	Years 08/09	Lyon Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Moulsford House	Camden	43	N7 0BD	Years 09/10	Lyon Street
Pangbourne House	Camden	43	N7 0BG	Years 09/10	Lyon Street
Rowstock Gardens	Camden	14	N1	Years 09/10	Lyon Street
Eden Grove	Geary Street	11	N7 8EH	Years 09/10	Lyon Street
Geary Street	Geary Street	7	N7 9JW	Years 09/10	Lyon Street
Keighley Close	Keighley/Staveley	2	N7 9RS	Years 09/10	Lyon Street
Staveley Close	Keighley/Staveley	14	N1 1PJ	Years 09/10	Lyon Street
Biddestone Road	Lorraine	46	N7 9SB	Years 09/10	Lyon Street
Buckmaster House	Lorraine	75	N7 9SA	Years 09/10	Lyon Street
Cairns House	Lorraine	25	N7 9ST	Years 09/10	Lyon Street
Chelmsford House	Lorraine	45	N7 9SS	Years 09/10	Lyon Street
Cranworth House	Lorraine	25	N7 9SE	Years 09/10	Lyon Street
Loreburn House	Lorraine	36	N1 9QP	Years 09/10	Lyon Street
Willow Court	Not on an Estate	24	N7 8EY	Years 09/10	Lyon Street
Hillmarton Road 20	Not on an Estate	8	N7 9JB	Years 09/10	Lyon Street
Jacobin Lodge	Not on an Estate	20	N7 9RT	Years 09/10	Lyon Street
Poynder Court	Not on an Estate	23	N1 0LZ	Years 09/10	Lyon Street
Asteys Row	Not on an Estate	6	N1 2BP	Years 09/10	Lyon Street
Arundel House	Pleasant Place	10	N1 8AV	Years 09/10	Lyon Street
Pollard Close	Pollard Close	62	N7 0LF	Years 09/10	Lyon Street
Meakin House	Ringcross	11	N7 9EY	Years 09/10	Lyon Street
Pritchard Court	Ringcross	86	N7 9EJ	Years 09/10	Lyon Street
Belfont Walk	Williamson Street	2	N7 0SS	Years 09/10	Lyon Street
Penrhos House	Williamson Street	6	N7 0SX	Years 09/10	Lyon Street
Trefil Walk	Williamson Street	12	N7 0ST	Years 09/10	Lyon Street
Vaynor House	Williamson Street	16	N7	Years 09/10	Lyon Street
Williamson Street	Williamson Street	2	N1	Years 09/10	Lyon Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Adams Place	Adams Place	21	N7 3QH	Years 10/11	Lyon Street
Barratt House	Barratt House	10	N1 1TE	Years 10/11	Lyon Street
Fulbeck House	Boston	22	N7 9DB	Years 10/11	Lyon Street
Kelby House	Boston	24	N7 9BY	Years 10/11	Lyon Street
Skegness House	Boston	24	N7	Years 10/11	Lyon Street
Richmond Grove	Canonbury Court	16	N1 2UG	Years 10/11	Lyon Street
Centurion Close	Centurion Close	7	N1 0JA	Years 10/11	Lyon Street
Forrest Court	Forrest Court	16	N7	Years 10/11	Lyon Street
Haslam Close	Haslam Close	32	N1 2HT	Years 10/11	Lyon Street
Batchelor Street	Liverpool Road	4	N1 0DT	Years 10/11	Lyon Street
Cloudesley Place 1A-1D	Liverpool Road	4	N1	Years 10/11	Lyon Street
Blundell Street	Nailour	18	N7 9BZ	Years 10/11	Lyon Street
Bradley Close	Nailour	20	N7 9DD	Years 10/11	Lyon Street
Conistone Way	Nailour	21	N7 9DD	Years 10/11	Lyon Street
Kerwick Close	Nailour	12	N7 9DJ	Years 10/11	Lyon Street
Rydston Close	Nailour	21	N1 1LR	Years 10/11	Lyon Street
Halton Road	Not on an Estate	43	N1 1SU	Years 10/11	Lyon Street
Avon House	Not on an Estate	10	N1 1JD	Years 10/11	Lyon Street
Bewdley Street	Not on an Estate	5	N7 9BU	Years 10/11	Lyon Street
Buckland House	Not on an Estate	10	N1 1NT	Years 10/11	Lyon Street
Bures House	Not on an Estate	7	N7 8SS	Years 10/11	Lyon Street
Carfree Close	Not on an Estate	6	N7 8UF	Years 10/11	Lyon Street
Colne House	Not on an Estate	7	N1 0RX	Years 10/11	Lyon Street
Ferriby Close	Not on an Estate	9	N7 9JP	Years 10/11	Lyon Street
Liverpool Road	Not on an Estate	18	N7 9RA	Years 10/11	Lyon Street
Maygood Street	Not on an Estate	8	N7 8BG	Years 10/11	Lyon Street
Montague Court	Not on an Estate	10	N7 9DH	Years 10/11	Lyon Street
Richmond Crescent	Not on an Estate	8	N7 8EZ	Years 10/11	Lyon Street
Roman Way	Not on an Estate	21	N7 9TL	Years 10/11	Lyon Street
Hillmarton Road 61	Not on an Estate	6	N7 9RU	Years 10/11	Lyon Street
Thornhill Houses	Not on an Estate	78	N7 8EU	Years 10/11	Lyon Street
Watkinson Road	Not on an Estate	12	N7 8XT	Years 10/11	Lyon Street
Liverpool Road 543	Not on an Estate	4	N7	Years 10/11	Lyon Street
Liverpool Road 545	Not on an Estate	4	N7 8XE	Years 10/11	Lyon Street
Wynn Court	Not on an Estate	6	N1 0SZ	Years 10/11	Lyon Street
Tiber Gardens	Not on an Estate	25		Years 10/11	Lyon Street
Anson House	Not on an Estate	4	N1 7AP	Years 10/11	Lyon Street
Catton House	Not on an Estate	10	N1 3AT	Years 10/11	Lyon Street
Dixon Clark Court	Not on an Estate	60	N1 2PS	Years 10/11	Lyon Street
Liverpool Road	Not on an Estate	5	N1 2JN	Years 10/11	Lyon Street
Maygood street	Not on an Estate	10	N1 9QA	Years 10/11	Lyon Street
Legion Close	Offord Road	28	N1 0SS	Years 10/11	Lyon Street
Offord Road	Offord Road	6	N1 0RQ	Years 10/11	Lyon Street
Brookfield House	Pleasant Place	4	N1	Years 10/11	Lyon Street
Dawlish House	Pleasant Place	10	N1 8DA	Years 10/11	Lyon Street
Fowler House	Pleasant Place	10	N1	Years 10/11	Lyon Street
Tiverton House	Pleasant Place	10	N1 2BY	Years 10/11	Lyon Street
Tufnell House	Pleasant Place	10	N1 2XG	Years 10/11	Lyon Street
Russett Crescent	Stock Orchard	5	N7 9TA	Years 10/11	Lyon Street

Sturmer Way	Stock Orchard	40	N7 9TA	Years 10/11	Lyon Street
Atlas Mews	Westbourne	14	N7 8XS	Years 10/11	Lyon Street
Fortuna Close	Westbourne	5	N7 8XN	Years 10/11	Lyon Street
Jupiter Way	Westbourne	16	N7 8GY	Years 10/11	Lyon Street
Mackenzie Road	Westbourne	4	N7	Years 10/11	Lyon Street
Roman Way	Westbourne	11	N7 8XF	Years 10/11	Lyon Street
Vulcan Way	Westbourne	26	N7 8AD	Years 10/11	Lyon Street
Westbourne Road	Westbourne	6	N7 0SN	Years 10/11	Lyon Street
Lough Road	Westbourne	16	N7 8AD	Years 10/11	Lyon Street
Westbourne Road	Westbourne	17	N1 8QJ	Years 10/11	Lyon Street
Treaty Street	York Way	15	N1 0XN	Years 10/11	Lyon Street
Copenhagen Street	York Way	13	N1 0XF	Years 10/11	Lyon Street
Blackstock Road		6	N5 1EA	Years 10/11	Lyon Street
Pedlars Walk			N7 9PT	Years 10/11	Lyon Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Avenell Mansions	Avenell Mansions	8	N5 1BN	Years 07/08	Upper Street
Besant Court	Besant Court	31	N1 2YP	Years 07/08	Upper Street
Blackstock House	Blackstock House	15	N5 1EU	Years 07/08	Upper Street
Elwood House	Blackstock House	15	N5 1EX	Years 07/08	Upper Street
Hurlock House	Blackstock House	35	N5 1EJ	Years 07/08	Upper Street
Twyford House	Blackstock House	120	N19 4HR	Years 07/08	Upper Street
Bowerman Court	Bowerman Court	32	N19 3RP	Years 07/08	Upper Street
Alderney House	Channel Islands	28	N1 2TR	Years 07/08	Upper Street
Guernsey House	Channel Islands	60	N1 2JF	Years 07/08	Upper Street
Jersey House	Channel Islands	60	N1 2TW	Years 07/08	Upper Street
Jethou House	Channel Islands	24	N1 2PR	Years 07/08	Upper Street
Gough House	Cumming	27	N1 8QD	Years 07/08	Upper Street
Herbert Chapman Court	Herbert Chapman Court	8	N7 6QS	Years 07/08	Upper Street
Ashfield House	Highbury	30	N5 2DD	Years 07/08	Upper Street
Bushfield House	Highbury	25	N5 2NT	Years 07/08	Upper Street
Elmfield House	Highbury	30	N5 2NS	Years 07/08	Upper Street
Hillfield House	Highbury	24	N5 2DE	Years 07/08	Upper Street
Larchfield House	Highbury	14	N5 2DG	Years 07/08	Upper Street
Pearfield House	Highbury	25	N5 2RA	Years 07/08	Upper Street
Pitfield House	Highbury	25	N5 2RB	Years 07/08	Upper Street
Pondfield House	Highbury	35	N5	Years 07/08	Upper Street
Jack Walker Court	Jack Walker Court	20	N19 4HH	Years 07/08	Upper Street
Arundel Grove	Mayville	13	N16 8LR	Years 07/08	Upper Street
Beckford House	Mayville	40	N16 8LG	Years 07/08	Upper Street
Campion House	Mayville	25	N16 8LH	Years 07/08	Upper Street
Congreve House	Mayville	50	N16 8LJ	Years 07/08	Upper Street
Conrad House	Mayville	40	N16 8NB	Years 07/08	Upper Street
Elton Place	Mayville	7	N16 8ND	Years 07/08	Upper Street
Emerson House	Mayville	20	N16 8LY	Years 07/08	Upper Street
Landor Court	Mayville	32	N16 8NE	Years 07/08	Upper Street
Lydgate House	Mayville	20	N16 8LP	Years 07/08	Upper Street
Meredith House	Mayville	45	N16 8LS	Years 07/08	Upper Street
Neptune House	Mayville	36	N16 8LQ	Years 07/08	Upper Street
Patmore House	Mayville	50	N16 8NG	Years 07/08	Upper Street
Sewell House	Mayville	10	N16 8NB	Years 07/08	Upper Street
Gay House	Mayville	20	N16 8LL	Years 07/08	Upper Street
Southwell House	Mayville	30	N16 8NF	Years 07/08	Upper Street
Skelton House	Mayville	20	N16 8NQ	Years 07/08	Upper Street
Waller House	Mayville	8	N16 8LW	Years 07/08	Upper Street
Woodville Road	Mayville	11	N1 4AB	Years 07/08	Upper Street
Haliday House	Mildmay	73	N1 4AF	Years 07/08	Upper Street
Hood Court	Not on an Estate	24	N7 6RZ	Years 07/08	Upper Street
Vaudeville Court	Not on an Estate	36	N5 1TQ	Years 07/08	Upper Street
Beresford Lodge	Not on an Estate	16	N1 4RE	Years 07/08	Upper Street
Chestnuts, The	Not on an Estate	33	N5 2DU	Years 07/08	Upper Street
Crowfield House	Not on an Estate	50	N5 2AL	Years 07/08	Upper Street
Lexfield House	Not on an Estate	25	N5 1QB	Years 07/08	Upper Street
Cedar Court	Not on an Estate	30	N1 2TN	Years 07/08	Upper Street
Birchmore Walk	Quadrant	12	N5 2LE	Years 07/08	Upper Street

Catherall Road	Quadrant	20	N5 2TU	Years 07/08	Upper Street
Highbury New Park	Quadrant	21	N5 2UH	Years 07/08	Upper Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Allerton Walk	Andover	24	N7 7HU	Years 08/09	Upper Street
Andover Road	Andover	18	N7 7HT	Years 08/09	Upper Street
Barmouth House	Andover	20	N7 7RS	Years 08/09	Upper Street
Berkley Walk	Andover	5	N7 7RS	Years 08/09	Upper Street
Besant Walk	Andover	12	N7 7RW	Years 08/09	Upper Street
Bolton Walk	Andover	12	N7 7RD	Years 08/09	Upper Street
Chard House	Andover	20	N7 7RH	Years 08/09	Upper Street
Corker Walk	Andover	24	N7 7RT	Years 08/09	Upper Street
Didbin House	Andover	61	N7 7RU	Years 08/09	Upper Street
Docura House	Andover	51	N7 7RQ	Years 08/09	Upper Street
Falconer Walk	Andover	24	N7 7RE	Years 08/09	Upper Street
Hanmer Walk	Andover	12	N7	Years 08/09	Upper Street
Lazar Walk	Andover	12	N7 7HR	Years 08/09	Upper Street
Methley House	Andover	20	N7 7RF	Years 08/09	Upper Street
Mingard Walk	Andover	12	N7 7RX	Years 08/09	Upper Street
Noll House	Andover	61	N7 7HP	Years 08/09	Upper Street
Rainford House	Andover	15	N7 7RD	Years 08/09	Upper Street
Ray Walk	Andover	5	N7 7RT	Years 08/09	Upper Street
Roth Walk	Andover	12	N7 7RL	Years 08/09	Upper Street
Selden Walk	Andover	12	N7 7RB	Years 08/09	Upper Street
Todds Walk	Andover	18	N7 7RP	Years 08/09	Upper Street
Tomlins Walk	Andover	4	N7 7HN	Years 08/09	Upper Street
Yeovil House	Andover	15	N4 3JP	Years 08/09	Upper Street
Florence Nightingale House	Channel Islands	7	N1	Years 08/09	Upper Street
Sybil Thorndike House	Channel Islands	18	N1 3AF	Years 08/09	Upper Street
Clifton Court	Clifton Court	68	N4 3PH	Years 08/09	Upper Street
Elizabeth Kenny House	Elizabeth Kenny House	20	N1 3LZ	Years 08/09	Upper Street
Haden Court	Haden Court	18	N5 1AF	Years 08/09	Upper Street
Highbury Station Road	Highbury Station Road	4	N1 2HU	Years 08/09	Upper Street
Laycock Street	Highbury Station Road	4	N1	Years 08/09	Upper Street
Liverpool Road	Highbury Station Road	4	N1	Years 08/09	Upper Street
Arran Walk	Marquess	11	N1	Years 08/09	Upper Street
Bute Walk	Marquess	9	N1 2QR	Years 08/09	Upper Street
Caldy Walk	Marquess	12	N1 2RL	Years 08/09	Upper Street
Redhouse Square	Marquess	11	N1 2RL	Years 08/09	Upper Street
Cardigan Walk	Marquess	11	N1 2RH	Years 08/09	Upper Street
Crowlin Walk	Marquess	8	N1 2RL	Years 08/09	Upper Street
Gulland Walk	Marquess	8	N1 2RF	Years 08/09	Upper Street
Handa Walk	Marquess	9	N1 2QL	Years 08/09	Upper Street
Islay Walk	Marquess	2	N1 2XY	Years 08/09	Upper Street
Lismore Walk	Marquess	4	N1	Years 08/09	Upper Street
Lundy Walk	Marquess		N1	Years 08/09	Upper Street
Mull Walk	Marquess	4	N1 2RE	Years 08/09	Upper Street

Ramsey Walk	Marquess	2	N1 2RQ	Years 08/09	Upper Street
Rona Walk	Marquess	2	N1 2QZ	Years 08/09	Upper Street
Scarba Walk	Marquess	10	N1 2RB	Years 08/09	Upper Street
Upper Bardsey Walk	Marquess	16	N1 2QS	Years 08/09	Upper Street
Upper Caldby Walk	Marquess	13	N1 2RG	Years 08/09	Upper Street
Upper Handa Walk	Marquess	9	N1 2PF	Years 08/09	Upper Street
Upper Gulland Walk	Marquess	7	N1 2XZ	Years 08/09	Upper Street
Upper Lismore Walk	Marquess	9	N1 2RP	Years 08/09	Upper Street
Upper Ramsay Walk	Marquess	6	N1 2PU	Years 08/09	Upper Street
Walney Walk	Marquess	11	N1 2EY	Years 08/09	Upper Street
Liverpool House	Mersey	35	N7 8QE	Years 08/09	Upper Street
Mersey House	Mersey	20	N7 8NB	Years 08/09	Upper Street
Tranmere House	Mersey	12	N7 8DQ	Years 08/09	Upper Street
Widnes House	Mersey	24	N1 1PS	Years 08/09	Upper Street
Mildmay Street	Mildmay Street	4	N5 2RH	Years 08/09	Upper Street
Woodlands, The	Not on an Estate	23	N5 2QF	Years 08/09	Upper Street
Downham Court	Not on an Estate	12	N1 8BW	Years 08/09	Upper Street
Elmore Street	Not on an Estate	12	N1 2ST	Years 08/09	Upper Street
Haslam House	Not on an Estate	12	N1 2UU	Years 08/09	Upper Street
Hornsey Rise	Not on an Estate		N4 4BY	Years 08/09	Upper Street
Albermarle Mansions	Not on an Estate	24	N7 7RN	Years 08/09	Upper Street
Westerdale Court	Not on an Estate	23	N4 3QS	Years 08/09	Upper Street
Aberdeen Park	Not on an Estate	15	N5 2DN	Years 08/09	Upper Street
Sinclair Court	Not on an Estate	16	N5 2DT	Years 08/09	Upper Street
Highbury Quadrant	Quadrant	6	N1 4QP	Years 08/09	Upper Street
Churnfield	Six Acres	72	N4 3PQ	Years 08/09	Upper Street
Dellafield	Six Acres	20	N4 3PA	Years 08/09	Upper Street
Fallowfield	Six Acres	36	N4 3PJ	Years 08/09	Upper Street
Fyfield	Six Acres	78	N4 3PE	Years 08/09	Upper Street
Honeyfield	Six Acres	20	N4 3PB	Years 08/09	Upper Street
Millfield	Six Acres	40	N4 3PF	Years 08/09	Upper Street
Monksfield	Six Acres	20	N4 3PG	Years 08/09	Upper Street
Stonefield	Six Acres	50	N19 4LB	Years 08/09	Upper Street
Bowen Court	Taverner	12	N5 2PF	Years 08/09	Upper Street
Henson Court	Taverner	14	N5 2PJ	Years 08/09	Upper Street
Kelvin Road 31	Taverner		N5 2PD	Years 08/09	Upper Street
Matthews Court	Taverner	36	N5 2PB	Years 08/09	Upper Street
Peckett Square	Taverner	24	N5 2PA	Years 08/09	Upper Street
Taverner Square	Taverner	27	N5 2PA	Years 08/09	Upper Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Lenton Terrace	Athelstane	34	N5 1BJ	Years 09/10	Upper Street
Athenaeum Court	Athenaeum Court	12	N5 1PX	Years 09/10	Upper Street
Avenell Mansions	Avenell Mansions	10	N5 1BN	Years 09/10	Upper Street
Blair Close	Blair Close	9	N1 2YP	Years 09/10	Upper Street
Burder Close	Burder Close	12	N5 2QE	Years 09/10	Upper Street
Sebbon Street	Canonbury Court	12	N1 8DS	Years 09/10	Upper Street
Canonbury Court	Canonbury Court	9	N1	Years 09/10	Upper Street
Sark House	Channel Islands	20	N1 8AZ	Years 09/10	Upper Street
Ilford House	Dover Court	80	N1 2JQ	Years 09/10	Upper Street
Drakely Court	Drakely Court	10	N4 EBN	Years 09/10	Upper Street
Gardner Court	Gardner Court	26	N5 2PG	Years 09/10	Upper Street
Halton Mansions	Halton Mansions	14	N1 2BX	Years 09/10	Upper Street
Hathersage Court	Hathersage Court	41	N1 4AF	Years 09/10	Upper Street
Hawthorne Close	Hawthorne Close	16	N1 4AW	Years 09/10	Upper Street
Highbury Grove	Highbury Grove	4	N6	Years 09/10	Upper Street
John Kennedy Court	John Kennedy Court	16	N1 4AL	Years 09/10	Upper Street
Kerridge Court	Kerridge Court	16	N1	Years 09/10	Upper Street
lismore Walk	Marquess	5	N1 2QU	Years 09/10	Upper Street
Lundy Walk	Marquess	8		Years 09/10	Upper Street
Bardsey Walk	Marquess	11	N1 2XQ	Years 09/10	Upper Street
Caldy Walk	Marquess	3	N1 2QR	Years 09/10	Upper Street
Shuna Walk	Marquess	7	N1 2RA	Years 09/10	Upper Street
Transay Walk	Marquess	7	N1 2RZ	Years 09/10	Upper Street
Masefield Court	Masefield Court	9	N16 8LZ	Years 09/10	Upper Street
Tufnell House	Nelson Place	10	N1 2XY	Years 09/10	Upper Street
New River Court	New River Court	17	N16 9BT	Years 09/10	Upper Street
Napier Terrace	Not on an Estate	16	N1	Years 09/10	Upper Street
Pleasant Place	Not on an Estate	4	N1 2UG	Years 09/10	Upper Street
Sebbon Street	Not on an Estate	14	N1 2EH	Years 09/10	Upper Street
Arron Walk	Not on an Estate	24	N1 2TL	Years 09/10	Upper Street
Branston House	Not on an Estate	21	N19 4HS	Years 09/10	Upper Street
Deepdale	Not on an Estate	20	N5 1TT	Years 09/10	Upper Street
Rollitt House	Not on an Estate	21	N5 1TG	Years 09/10	Upper Street
Tawney Court	Not on an Estate	24	N7 6RG	Years 09/10	Upper Street
Tollington Way 21	Not on an Estate	6	N4 3DD	Years 09/10	Upper Street
Aberdeen Park	Not on an Estate	52	N5 2BN	Years 09/10	Upper Street
Baker House	Not on an Estate	6	N5 2HX	Years 09/10	Upper Street
Boleyn Road	Not on an Estate	18	N5 1JH	Years 09/10	Upper Street
Brancaster House	Not on an Estate	21	N1 4BA	Years 09/10	Upper Street
Fieldview Court	Not on an Estate	29	N5 2PG	Years 09/10	Upper Street
King Henrys Walk 37	Not on an Estate	12	N5 2EY	Years 09/10	Upper Street
Lillie House	Not on an Estate	10	N5 1PZ	Years 09/10	Upper Street
Manning House	Not on an Estate	8	N5 2SJ	Years 09/10	Upper Street
Newington Green Mansions	Not on an Estate	51	N1 4QU	Years 09/10	Upper Street
Newington Green Road	Not on an Estate	11	N1 2PP	Years 09/10	Upper Street
Northampton Park	Not on an Estate	28	N5 2QU	Years 09/10	Upper Street
Orwell Court	Not on an Estate	32	N5 2UB	Years 09/10	Upper Street
Poets Road 59	Not on an Estate	20	N5 1UP	Years 09/10	Upper Street
Precinct,The	Not on an Estate	6	N5 2TJ	Years 09/10	Upper Street

Riversdene	Not on an Estate	35	N5 2BY	Years 09/10	Upper Street
St Paul's Road	Not on an Estate	11	N5 2PE	Years 09/10	Upper Street
Woodstock House	Not on an Estate	27	N5 2JU	Years 09/10	Upper Street
Lillian Baylis House	Not on an Estate	12	N1 3EG	Years 09/10	Upper Street
Seaforth Crescent	Seaforth Crescent	14	N5 2BY	Years 09/10	Upper Street
Arron Walk	Sickert	19	N1 2SY	Years 09/10	Upper Street
Hornsey Road	Simmons House	12	N4 4BY	Years 09/10	Upper Street
Simmons House	Simmons House	12	N4 3PD	Years 09/10	Upper Street
Spring Gardens	Spriggs House	12	N1	Years 09/10	Upper Street
Tudor Court	Tudor Close	8	N1 4QA	Years 09/10	Upper Street
Upper Street 273	Tyndale Mansions	10	N1 3BT	Years 09/10	Upper Street
Wells Court	Wells Court	24	N1 4QA	Years 09/10	Upper Street

Scheme Name	Estate Name	No OF Units	Postcode	Planned Start Date	Area
Almorah Road	Almorah Road	3	N1 2SS	Years 10/11	Upper Street
Cleveland Road	Almorah Road	3	N1 3AT	Years 10/11	Upper Street
Ongar House	Dover Court	12	N1	Years 10/11	Upper Street
Romford House	Dover Court	18	N1 3HN	Years 10/11	Upper Street
Threadgold House	Dover Court	54	N1 3NH	Years 10/11	Upper Street
Warley House	Dover Court	30	N1 3HS	Years 10/11	Upper Street
Westcliff House	Dover Court	58	N1 3HG	Years 10/11	Upper Street
Highbury Mansions	Mansions	6	N1 1SZ	Years 10/11	Upper Street
Hullbridge Mews	Hullbridge Mews	18	N1 2EQ	Years 10/11	Upper Street
Bronte House	Mayville	32	N16 8LN	Years 10/11	Upper Street
Webster House	Mayville	24	N16 8NA	Years 10/11	Upper Street
Mitchell House	Mitchell House	8	N1 3QB	Years 10/11	Upper Street
Callaby Terrace	Mitchison-Baxter	24	N1 3QD	Years 10/11	Upper Street
Greenhills Terrace	Mitchison-Baxter	30	N1 3QE	Years 10/11	Upper Street
Tilney Gardens	Mitchison-Baxter	9	N1	Years 10/11	Upper Street
Wakeham Street	Not on an Estate	4	N1 2TL	Years 10/11	Upper Street
Walkinshaw Court	Not on an Estate	48	N1 7RN	Years 10/11	Upper Street
Queen Margaret's Court	Not on an Estate	18	N5 2SZ	Years 10/11	Upper Street
Wyatt Road	Not on an Estate	6		Years 10/11	Upper Street
Hawes Street	Not on an Estate	13	N1 8AT	Years 10/11	Upper Street
Hume Court	Not on an Estate	36	N1 8LG	Years 10/11	Upper Street
Marie Curie House	Not on an Estate	6	N1 2QB	Years 10/11	Upper Street
McIndoe Court	Not on an Estate	40	N1 8SB	Years 10/11	Upper Street
Formby Court	Not on an Estate	21	N7 8QB	Years 10/11	Upper Street
Providence Court	Not on an Estate	15	N1 3DA	Years 10/11	Upper Street
Swan House	Not on an Estate	16	N1 2LX	Years 10/11	Upper Street
Tensing House	Not on an Estate	12	N7 8NA	Years 10/11	Upper Street
Morgan Mansions	Not on an Estate	66	N7	Years 10/11	Upper Street
Packington Square	Packington Square	24	N1 8RZ	Years 10/11	Upper Street
Park View	Park View	28	N5 2SH	Years 10/11	Upper Street
Highbury New Park	Quadrant		N5 2TX	Years 10/11	Upper Street
Rotherfield Court	Rotherfield Court	8	N1 3EA	Years 10/11	Upper Street
Ashby House	Sickert	55	N1 2FE	Years 10/11	Upper Street
Canonbury Street	Sickert	2	N1 3PP	Years 10/11	Upper Street
Eric Fletcher Court	Sickert	75	N1 2UX	Years 10/11	Upper Street
Northampton Street	Sickert	19	N1 2UY	Years 10/11	Upper Street
Riverside House	Sickert	23	N1 3LN	Years 10/11	Upper Street
Ashby Grove	Sickert	32	N1 3PR	Years 10/11	Upper Street
Canonbury Street	Sickert		N1 3PP	Years 10/11	Upper Street
Southgate Court	Southgate Court	8	N1 3JR	Years 10/11	Upper Street
Spriggs House	Spriggs House	32	N1 7UJ	Years 10/11	Upper Street
Richmond Grove	Tyndale Mansions	13	N1 2UG	Years 10/11	Upper Street
Tyndale Mansions	Tyndale Mansions	24	N1	Years 10/11	Upper Street
Richmond Grove	Wakelin House	4	N1 2EH	Years 10/11	Upper Street
Sebbon Street	Wakelin House	3	N7 8AZ	Years 10/11	Upper Street
Tressel Close	Wakelin House	4	N1 2EF	Years 10/11	Upper Street
Wakelin House	Wakelin House	21	N1 3BP	Years 10/11	Upper Street
Bride Street	Wakelin House	13	N7 8PS	Years 10/11	Upper Street
Starliner Court	Wakelin House	12	N7	Years 10/11	Upper Street
Courtney Court		15	N7 7BE	Years 10/11	Upper Street
Hornsey Road				Years 10/11	Upper Street

Report of	Team	Job Title
Doug Goldring	Chief Executive Directorate	Director of Operations

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September 2007	5	Information

Subject of Report: An update on the Estate Services Improvement Group

1. Synopsis

- 1.1. This report is to inform the Consultative Panel on the progress and activities of the Estate Services Improvement Group (ESIG)

2. Recommendation

- 2.1. That the Consultative Panel notes the progress of the ESIG in meeting its key objectives.

3. Background

- 3.1.1. The ESIG has been established since November 2006.
- 3.1.2. The group replaced the Caretaking Service Improvement Group in order to deal with the wider remit of Estate Services, which includes caretaking.
- 3.1.3. The group's main purpose and objectives are to provide resident opinion and to ensure that Homes for Islington's residents have an effective involvement in estate service issues. Further group objectives are to improve standards and quality of the service and ensure that service delivery provides value for money.

3.2 Group membership

- 3.2.1. Group members are drawn from:

- Homes for Islington's: Operations senior management
- Resident representatives from the area panels
- TMO/TMC Review Group and,
- Union representation

- 3.2.2. The group is chaired and deputy chaired by Senior Area Housing Managers Jon Farrant and Garry Bates respectively.

3.3. Meetings

- 3.3.1 The group meets every 2 months at Highbury House and thus far there have been five meetings.

- 3.3.2 Meetings start at 6pm in order to include a wider membership than the previous daytime, caretaking service improvement group.
- 3.3.3 Initial meetings have been for scrutiny. Meetings have provided informative presentations, in order for resident representatives to gather background and offer feedback on current service delivery and improvements.
- 3.3.4 So far ESIG meetings have covered performance and improvements to the following:

Meeting presentation	Date
• Establishing terms of reference	28.11.07
• Grounds and tree maintenance	31.01.07
• Caretaking	29.03.07
• ASB	29.05.07
• Estate Services current issues and improvements.	21.08.07

3.3.5. Current improvements suggested for development and implementation by the group are that:

- where possible the Mobile Caretaking Services' Manager will ensure that mechanised road sweeping operatives are covered during their leave to minimise gaps in the service.
- Greenspace will approach area panels to recruit resident monitors for grounds maintenance on estates
- once caretakers patches are measured, where required a service level agreement (SLA) will be developed and cleaning schedules are published on all estate notice boards.
- quarterly inspections are to be published on the HFI website inviting all interested parties.
- locations identified, as under-performing will be reported to the tenant and resident association's (TRA) representative with a proposed action plan for improvement, by the area's estate services co-ordinator.

3.3.6. As the group matures it is envisioned that the group will have a greater impact on service improvement by feeding back from the area panels priorities for service development and improvement.

3.4 Attendance

- 3.4.1. The average attendance of the group is 54% of its membership
- 28.11.06 ~71%
- 31.01.07~43%
- 29.03.07~57%
- 29.05.07~57%

3.5. Group Decision

- 3.5.1. The group makes decisions on a consensus basis and makes recommendations, when appropriate for the approval of Homes for Islington's management team.

3.6 Group reporting mechanism

3.6.1. The Group feedback and communicates with other groups concerned with estate services. These various groups are:

- the Caretaking Working Group which is formed from estate services managers,
- the Caretaking Development Group which is formed from caretakers' representatives and estate services managers.
- the Estate Services team managers meetings and Senior Management meetings for caretaking

4. Conclusion

4.1. The ESIG provides greater group membership and attendance than at the previous caretaking service improvement group.

4.2 The ESIG is providing an improved vehicle for resident representatives and Homes for Islington to liase on estate services issues and suggested improvement

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

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	September 2007	6	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 Tenants Satisfaction Survey

3.1.1 The results are in for the 2007 tenants satisfaction survey and they show an improvement in all areas on figures from 2004 (which is when Kwest last surveyed our tenants) with overall satisfaction with HFI rising from 52% to 68%.

3.1.2 Key figures are:

- 84% of residents are happy with their estate as a place to live (up 19%)
- 75% are satisfied with their overall accommodation (up 11%)
- 74% happy with street lighting levels (up 19%)
- 77% happy with street cleaning (up 26%)
- Area housing offices receive a:
 - 84% rating for politeness
 - 74% on knowledge
 - 87% on ease of getting to an office
- 77% were happy with out-of-hours repairs (up 27%) those who were very satisfied doubled to 34%
- 60% were happy with opportunities for involvement and decision making (up 22%)

3.2 Anti-Social Behaviour – Respect Agenda

3.2.1 HFI signed up to the Government’s Respect standard for housing in July along with local housing associations and LBI.

3.2.2 The standard is designed to help deliver six core commitments. Each commitment involves HFI working in partnership with residents and other

organisations to tackle ASB. It also involves offering support services, to intervene and prevent ASB before it gets out of hand.

3.2.3 The commitments are:

- Accountability, leadership and commitment
- Empowering and reassuring residents
- Prevention and early intervention
- Tailored services for residents and support for victims and witnesses
- Protecting communities through swift enforcement
- Support to tackle the causes of anti-social behaviour

4. **Feedback from Panels in July 2007**

4.1 Consultative Panels were asked to comment on two items at the July 2007 cycle of meetings. The comments of Panels were used by HFI as follows:

4.2 **Estate Parking** – The Consultative Panels were asked to comment on 4 specific issues. Reviewing the current levels of enforcement fees, vehicle emission related parking charges, reviewing letting agreements for garages and Annual Permit renewal for estate parking. The comments of the Panels were fed back to the Estate Parking Team for consideration and a report will come to Panels in November 2007 with further details.

4.3 **Consultative Panel Development** – The comments from the Consultative Panels will feed into the HFI Community Engagement Strategy.

5. **Resident Board Elections – south of the borough only**

5.1 From 3rd to the 14th September Homes for Islington will be holding elections for four Resident Board Directors in the south of the borough (south of Holloway Road, St Paul's Road / Balls Pond Road and Parkhurst Road / Camden Road).

5.2 One ballot paper will be sent to each household with eligible residents, but residents will be able to vote for up to four candidates, as there are four vacancies on the board.

5.3 Information is available on HFI's website at www.homesforislington.org.uk.

5.4 **Items for Consultation – September 2007**

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

5.4.2 In September there are three items for consultation

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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	September 2007	7	Information

Subject of Report: Items considered at Board/Sub-Boards in August 2007 and forward plan.

Items considered at HFI Board Meeting 20th August 2007:

1. Communications Strategy 2007/08
2. Appointment of Company Auditor
3. Family of HFI Strategies
4. HFI Strategic Performance Management
5. Customer Care Options – surgeries
6. HFI Community Fund
7. New Build – principles

Items for consideration at HFI Board Meeting 15th October 2007:

1. Sustainability Strategy and Islington Climate Change Partnership
2. Risk Management
3. Respect Agenda – “name and shame” and mosquito alarms
4. FITMO recognition
5. Resident Involvement Strategy Action Plan update

Items for consideration at Contracted Services Sub-Board (CSSB) 9th October 2007

Items for consideration at Managed Property Sub-Board (MPSB) 10th October 2007

1. TMO KLOE	1. Performance Indicators
2. Performance Indicators	2. Community Funding Allocation
3. Performance reports – Partners – PF11 and PF1 2 and TMOs / TMCs	3. Anti-Social Behaviour Update
4. Consultative Panel feedback reports	4. Responsive Repairs
5. Risk Register	5. Consultative Panel feedback reports
6. Business Plan 2008-13	6. Petitions received at Consultative Panels
	7. Risk Register
	8. Business Plan 2008-13

**Report back from the Contracted Services Sub-Board (CSSB) –
14 August 2007
William McGarvie – Chair**

Sub-Board Training and Development

- CSSB noted a report giving a number of options for development as identified at a joint Sub-Board Development session.

Performance Indicators

- CSSB noted the performance figures for a range of HFI services within the remit of the Sub-Board.
- CSSB congratulated the TMOs on achieving 96.2% of caretaking inspections at grade A or B for June.

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

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

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

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

Report Back from TMOs/TMCs

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

Risk Register

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

Report Back from Consultative Panels

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

Forward Plan

- CSSB agreed the forward plan and noted that there would be a report on FITMO and AITMO at the meeting on 9th October.

**Report back from Managed Property Sub-Board (MPSB) -
15 August 2007
Jessie White – Chair**

Sub-Board Training and Development

- MPSB noted a report giving a number of options for development as identified at a joint Sub-Board Development session.

HFI / Kier Islington Repairs and Maintenance

- MPSB noted a report detailing the ways that HFI can close the gap between how the service is seen by customers and the picture painted by the performance statistics.
- MPSB noted that the recent review of the Kier / HFI relationship and the transfer of functions had streamlined many of the processes in the relationship.

Performance Indicators

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

Scrutiny Item Estate Services – Homeownership Services

- MPSB noted a report summarising current performance, recent developments and future issues relating to the service areas covered by Home Ownership Services and passed on its congratulations to the Home Ownership Unit for good performance.

Risk Register

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

Update on petitions received by Area Panels

- The report was noted.

Consultative Panel Feedback report

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

Forward Plan

- The forward plan was agreed.

Item 8

Forward Plan for Consultative Panels 2007-2008

Date of meeting	Items on the Agenda	Status	Subject of report
Nov-07	Business Plan 2008/13	C	Asks you to comment on the priorities for the Business Plan for 2008-13
	Community Engagement Strategy	C	Asks you for your views on the strategy document
	Consultative Panel Terms of Reference	C	Asks you for to comment on proposed amendments to the Terms of Reference
	Charging proposals - concierge services and green parking	C	Asks for your views on proposed charges for concierge services and green parking
	Sercvices for Young people	I	Tells you about the development of integrated services for young people
	Arsenal Positive Futures Scheme	I	Tells you how the joint scheme between HFI and Arsenal operates
	Review of Complaints / Ombudsmen	I	Tells you about the complaints received so far by HFI in 2007/08
	Capital Programme 2007/08 monitoring 2nd qtr	I	Tells you about local capital projects for 2007/08
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas	
Jan-08	Rent Changes and Proposals 2007/08 (LBI Item)	C	Asks you for views regarding the rent review for 2007/08
	5% sust, ten comp, com safety, est security	C	Asks you to comment on various funding options available for improvements
	Land Disposal update	I	Tells you about land being disposed on estates by LBI
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas
Mar-08	Tenants Compact Annual Review	C	Asks you for views on the proposed review of tenants compact funding
	Equality and Diversity Strategy	C	Asks you for your views on the strategy document
	Resident Involvement Strategy	C	Asks you for your views on the strategy document
	Capital Programme 2007/08 monitoring 3rd qtr	I	Tells you about local capital projects for 2007/08
	Consultative Panel feedbacks	I	Tells you about current events in HFI and the outcomes from the consultation reports at the last meeting
	Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas

Report of	Team	Job Title
John Philips	Chief Executive Directorate	Director of Property Services

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	Sept 2007	9	Information

Subject of Report: 2007/8 Capital Programme – 1st quarter monitoring

1. Synopsis

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

2. Recommendation

2.1 That Consultative Panels note the report.

3. Background

3.1 This report monitors progress on capital projects in each Housing Area up until the end of the 1st quarter (31st June 2007). A further update up to the end of the 2nd quarter (30th September 2007) will be presented to the Consultative Panels at their November 2007 meetings.

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

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE – 3rd August 2007

CAPITAL PROGRAMME 2005-2006 SCHEMES

2005-2006 Contract 9 – Spa Green Estate – Sadler, Tunbridge and Wells House		
Scheme	All blocks: Creps, windows, roof repairs, structural repairs, kitchens and bathrooms. Door entry only at Wells House	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	9/9/05	
S20 Expiry	9/10/05	
	This Month	Last Month
SOS Date	7th November 2005	7th November 2005
Completion Date	Main works finished, outstanding snags being completed. Crittall to address window installations	Main works finished, outstanding snags being completed. Crittall to address window installations
Project Officer	Mike Rees	

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	October 2007	October 2007
Project Officer	Azom Choudhury	

2006-2007 Contract 23 – St Luke’s Estate – Godfrey House, Bath, Newland & Paterson Court Plus Roby House		
Scheme	Creps, Roof, Internals (kitchens & bathrooms) and Electrical Works	
Constructor	Murphy	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	3 rd January 2007	

S20 Expiry	2 nd February 2007	
	This Month	Last Month
SOS Date	16 th April 2007	16 th April 2007
Completion Date	July 2008	July 2008
Project Officer	Jason Ross	

2006-2007 Contract 23 A– Redbrick Estate - Bartholomew, Steadman and Vickery Court Wenlake Estate - Priestley & Wenlake House		
Scheme	Internals (Kitchens only Redbrick Est.) and electrical works	
Constructor	Murphy	
Out to Tender	N/A - Framework	
Tender return	N/A	
S20 Notice	N/A	
S20 Expiry	N/A	
	This Month	Last Month
SOS Date	Jan 2007	Jan 2007
Completion Date	July 2007	June 2007
Project Officer	Jason Ross	

2006-2007 Contract 23B – Gambier House		
Scheme	Creps, 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	6th August
Completion Date	July 2008	July 2008
Project Officer	Jason Ross	

2006-2007 Contract 24 – Peregrine & Kestrel House		
Scheme	Creps, Windows, Internals (Kitchens & Bathrooms) & Domestic Rewiring. Full roof only at Kestrel, canopy roof only at Peregrine.	
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	30 th May 2008	30 th May 2008
Project Officer	Lena Shah	

2006-2007 Contract 25 - The Triangle Estate		
Scheme	Window replacement, roof renewal, structural repairs & internals (Kitchens & boiler replacement)	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	10 th May 2006	
S20 Expiry	9 th June 2006	
	This Month	Last Month
SOS Date	14 th May 2007	14 th May 2007
Completion Date	7 th March 2008	7 th March 2008
Project Officer	Azom Choudhury	

2006-2007 Contract 26 – Finsbury Estate – Joseph Trotter Close, Michael Cliffe, Charles Townsend and Patrick Coman House		
Scheme	Kitchens, bathrooms and electrical works to all blocks . Structural works & windows to Michael Cliffe and Charles Townsend. Roof replacement to Patrick Coman, Michael Cliffe and Charles Townsend. Soil stack replacement at Patrick Coman & Michael Cliffe.	
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	29 th February 2008	29 th February 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	October 2007	October 2007
Project Officer	Azom Choudhury	

2007/08 SECURITY WORKS

2007/08 Percival Estate Security Works (Funded by EC1 New Deal) Grimthorpe House, Crayle House, Cyrus House, Partridge Court (Tompion & Earnshaw opted out)		
Scheme	Installation of Fob Controlled Security Doors	
Name Of Constructor	tbc	
Out to Tender	tbc	
Tender return	tbc	
S20 Notice	tbc	
S20 Expiry	tbc	
	This Month	Last Month
SOS Date	Awaiting funding approval from Government Office of London	Awaiting funding approval from Government Office of London
Completion Date	tbc	tbc
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 Rawstone Place, 41 & 42 Rawstone 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	Spring 2008	Spring 2008
Completion Date	tbc	tbc
Project Officer	Azom Choudhury	

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

Contract 43 – Pleydell & Whitbread Estates Galway House, Grayson House, Gastigny House, Palyn House, Radnor House, Cooper House, Farriers House, Shire House		
Scheme	Varied works – all survey dependent	
Name Of Constructor	Mansell	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	tbc	
S20 Expiry	tbc	
	This Month	Last Month
SOS Date	Spring 2008	Spring 2008
Completion Date	tbc	tbc
Project Officer	Lena Shah	

2006/07 DOOR ENTRY SCHEMES

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

2006/07 LIFT REFURBISHMENT WORK

Estate/Block	SOS date	End date	Comments
Brunswick Court	4 th December 2006	18 th August 2007	Full Lift Refurbishment On Going
Wyclif Court	4 th December 2006	18 th August 2007	Full Lift Refurbishment On Going

2006/07 CCTV WORKS

Estate/Block	SOS date	End date	Comments
Bentham Court - CCTV	tbc	tbc	Awaiting block breakdowns before S20s are served

2006/07 COMMUNITY SAFETY BUDGET - PAVING

Schemes	SOS Date	End Date	Budget Committed	Comments
Earlstone Estate	June 2007	July 2007	£30,000	Works completed – awaiting to be signed off.

TENANT COMPACT (BUNHILL) PROJECTS 2005-2006

Schemes	SOS Date	End Date	Budget Committed	Comments
St Luke's Estate – Replace carpet with lino in Bath and Newland Court	23/06/05	27/06/05	£3018.75	Awaiting date from Kier to carry out remedials raised with senior management

TENANT COMPACT PROJECTS (BUNHILL) 06-07

Schemes	SOS Date	End Date	Budget Committed	Comments
Cyrus House - Resurface Courtyard	TBC	TBC	£20,000.00	Includes £5k from 07/08 scheme. Awaiting breakdown for S20s
Gambier House – Supply & Fit Lino in Lobby Area			£1,443.25	TMO requesting to carry out works
Stafford Cripps – New Lobby flooring to all 3 blocks @ £1,335.15 per block			£4,005.45	To be done after door entry completed
Stafford Cripps – improve communal lighting			c.£20k	Awaiting confirmation of quote

TENANT COMPACT PROJECTS (CLERKENWELL) 06-07

Schemes	SOS Date	End Date	Budget Committed	Comments
Prideaux House - Install safety railings and steps (steps done already)		Kier to supply	£4,036.50	To be checked by Estate Services
Spa Green Estate - Refurbish shed under Sadler House		July 2007	£15,193.00	Works completed – awaiting to be signed off.

TENANT COMPACT PROJECTS (ST. PETERS) 06-07

Schemes	SOS Date	End Date	Budget Committed	Comments
Bentham Court – improving fencing	tbc	tbc	£10,000.00	Central Street & Upper Street to meet on site and resolve full scope of works
Cluse Court – noticeboard for TRA			£1,161.00	Awaiting confirmation of agreement of artwork
Upper Dengie Walk – door entry			£48,000.00	Awaiting full designs

Tenant Compact 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Arlington House	Arlington House	Replace doors to pram shed	Scope of works to be agreed and tenders expected by mid September	tbc	£770.50
Bunhill	Redbrick Estate	Bartholomew CT. Steadman CT & Vickery CT & Garages	Fit 2 Additional lights on stairwells of each block. 04 new lights in top garage. 1 ext. light on side of garage	Scope of works to be agreed and tenders expected by mid September	tbc	£4,000.00
Bunhill	Redbrick Estate	Outside Bartholomew CT. Bin Chamber	Install new tap for use by caretaker	Scope of works to be agreed and tenders expected by mid September	tbc	£500.00
Clerkenwell	Bevin Court	Bevin Court	To upgrade lighting to areas by rear of block for security reasons as per specification	Scope of works agreed and tenders returned. Order to be raised by first week of September	£1,541.00	£3,818.00
Clerkenwell	Bevin Court	Bevin Court	To take up existing grass and dirt approx 16sqm to area outside side entrance of block. To prepare and regulate surface, cut chases and apply DBM primer and DBM tar macadam wearing course to entire area approx 16sqm to form hard surface for bike stands to be installed. To manufacture, supply and fit 8no bike stands concreted into position within the newly formed tarmac area. Bike stands to be situated in 2 rows of 4no each allowing approx 800mm space within each one. Bike stands to be etch primed, undercoat and black gloss finish	Scope of works agreed and tenders returned. Order to be raised by first week of September	£3,404.00	£1,518.00
Clerkenwell	Charles Rowan House	entry gates	Repair/replace entry gates (no entry phone)	Scope of works agreed. Tender returns expected by end of August	tbc	£2,000.00
Clerkenwell	Charles Rowan House	Court yard	Repair/replace broken standing light in court yard	Scope of works agreed. Tender returns expected by end of August	tbc	£2,000.00
Clerkenwell	Charles Rowan House	All areas	Replace old notice boards with new notice boards	Order raised 22nd August - artwork to be agreed by mid September	2,535.75	£2,000.00
St Peter	Cluse Court	Cluse Court	To manufacture, supply and install 2no notice boards as agreed jointly on site with projects, and TRA.	Works ordered. Artwork agreed with TRA, locations to be agreed by mid September	£1,373.10	£2,231.00
St Peter	Cluse Court	Cluse Court	Proposal for lighting to be changed within all the green community Areas	Scope of works to be agreed and tendered by mid September	tbc	£24,032.00
St Peter	Colinsdale Estate	Colebrook Row N1	Boundary fencing, front and side of block 1-6, renew/replace missing and vandalised fencing railings with mild steel type to match complete with missing spikes. Also add non-offensive mesh on front to prevent bikes and scooters being attached.	Scope of works to be agreed and tendered. Planning permission to be sought	tbc	£5,500.37

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Bunhill	Cyrus House	Cyrus House	To uplift all paving and existing defective tar macadam surface (not previously allowed for) in courtyard area from garden fencing line out to bell mouth of roadway area to complete courtyard area and cart to authorised recycling tip. Supply and lay type 1 sub-base as necessary and compact surface. Supply and lay DBM tar macadam base course to whole of courtyard area. Supply and lay DBM tar macadam wearing course to whole of courtyard area to falls. Additional funds for 06/07 scheme	S20's have been issued and expire 18th August.	£5,370.25	£5,000.00
Clerkenwell	Earlstone Estate	Between Wynatt St & Manningford Close	Anti-moped barriers	Scope of works agreed and tenders returned. Order to be raised by early September	tbc	£2,000.00
Clerkenwell	Earlstone Estate	Midway Hse & Moorgreen Hse	To remove 3 no existing column head fittings and replace with new down lighting type as per specification	Works completed 13th August	£1,374.25	£3,677.50
Clerkenwell	Earlstone Estate	Midway Hse & Moorgreen Hse	To prepare and paint 6 no column posts.	Works ordered and expected completion by end of August	£1,035.00	£1,035.00
Clerkenwell	Earlstone Estate	Midway Hse & Moorgreen Hse	To manufacture, supply and fit 1 No floor indication sign, powder coated green with details and text applied in vinyl graphics and finished with anti graffiti covering	Scope of works and location for sign agreed. Order raised 12th July. Sign currently being manufactured. Expected completion end of September	£287.50	£287.50
Clerkenwell	Finsbury Estate	5a side kick about space	Raising height of railings/fencing around the pitch - balls constantly going over and hitting windows	Scheme inspected. Kier to employ specialist contractors to investigate required works by end of September	tbc	£20,000.00
Clerkenwell	Finsbury Estate	Unity Rooms	To supply and install threshold to bottom of door to deter debris entering building	Scope of works agreed and tenders returned. Order to be raised by early September	£296.70	£100.00
Clerkenwell	Finsbury Estate	Michael Cliffe Hse/Charles Townsend Hse/Joseph Trotter/Patrick Coman Hse	To supply and install 1no new 28W Design Plan light fitting underneath concrete arch where wooden frame previously removed. Allow for approx 22LM soft surface dig up and approx 1LM tarmac dig up if electricity not live under arch to enable picking up existing estate lighting circuit from column post MCH1/5. To re-instate all cable and containment dig ups to original state. To upgrade 4 no existing column globular light heads on posts MCH1/3, MCH1/4	Scope of works agreed and tenders returned. Order to be raised by early September	£4,179.10	£15,000.00
Bunhill	Macclesfield House	Macclesfield House	Remove the bench that is in the entrance hall lobby	Scope of works to be agreed by mid September	tbc	£517.50
Clerkenwell	Margery Street Estate	Gwynne House	To take up existing flooring and supply and lay vinyl flooring to stairs and landings to the above block including hallway leading to rear entrance.	Scope of works agreed and tenders returned. Awaiting confirmation of colour preference from TRA.	£11,206.75	£9,545.58
Clerkenwell	Mallory Buildings	Mallory Buildings	Re-dec staircase, provide new play toys in the playground, additional lights in communal areas and new benches in the playground	Scope of works to be agreed by mid September	tbc	£15,000.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Bunhill	Peregrine House	Hall Street	To break up existing path at rear of football pitch and lay tar macadam path	Scope of works agreed and tenders returned. Order to be raised early September	£8,820.50	£9,200.00
Bunhill	Peregrine House	Hall Street	Underground walkway to garages floods when it rains. Pavement above appears to be sinking.	Works inspected. Specialists may be required to carry out works. Kiers to confirm by mid September	tbc	£7,130.00
Bunhill	Pleydell Estate	Galway / Grayson /	To supply and lay non slip vinyl flooring to entrance areas and hallways to match existing at rear.	Scope of works agreed and tenders returned. Order to be raised early September	£5,635.00	£6,000.00
Bunhill	Pleydell Estate	Galway / Grayson / Gastigny	To remove 52 no concrete bollards and install 50 no black steel street bollards to same areas	Scope of works agreed and tenders returned. Order to be raised early September	£13,052.50	£10,000.00
Bunhill	Pleydell Estate	Galway Street	To repair existing barrier gate lock and overhaul. Paint gate set with red & white bands	Scope of works agreed and tenders returned. Order to be raised early September	£776.25	£805.00
Bunhill	Pleydell Estate	Gastigny House	To mark out 140 LM of double yellow lines, 1 no disabled logo, 13 parking bays and 45sqm of hatching using thermoplastic paint.	Scope of works agreed and tenders returned. Order to be raised early September	£1,892.90	£1,644.50
St Peter	Popham Road	Spellbrook Walk Basire Street, N1	Fencing: At the bin chambers access lane between Flat 7 & 8, install high railing gate to prevent over-use and general dumping, drug area use and used as a toilet.	Scope of works to be agreed by mid September	tbc	£2,120.60
St Peter	Popham Street	Shalford Court, Charlton Place	Fencing. Improve security and prevent estate roadway from being used as toilet; add high gate/fencing and lock. Large gate for vehicle access, and a lockable side gate.	Scope of works to be agreed and tendered. Planning permission to be sought	tbc	£3,599.50
Bunhill	Quaker Court	Bottom of each staircase 3 staircases in total	Install & make access available to water taps for cleaning stairs	Scope of works to be agreed by mid September	tbc	£1,500.00
Bunhill	Quaker Court	Near Flat 64, in front of flat 68 near planters	Fit 25 new paving slabs and reset 20 paving slabs	Scope of works to be agreed by mid September	tbc	£1,000.00
Bunhill	Quaker Court	Top of Lumber Room	Fit Security barrier to prevent kids from climbing on top of lumber room	Scope of works to be agreed by mid September	tbc	£2,500.00
Bunhill	Quaker Court	Bay No: 1-6 on Corner of Baird St & Roscoe Street	Car Parking Bays Nos: 1 - 6 To be tarmaced or covered with cobblestones and marked	Scope of works to be agreed by mid September	tbc	£4,597.13
Bunhill	Redbrick Estate	Throughout Estate	To remove 2 No bollards and 50 No paving slabs laying new on new sand base.	Scope of works agreed and tenders returned. Order to be raised early September	£2,587.50	£1,293.75
St Peter	Rotherfield Street	1A Rotherfield Street N1	Alleyway to bin chamber needs a new metal gate erected at the rear end (waiting on quote)	Scope of works to be agreed by mid September	tbc	£2,116.00

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Sherston Court	Sherston Court	To upgrade 2no existing light fittings on side wall along estate road and to rear of car park against boundary wall. Upgrade fittings using 70W Son T light fittings inclusive of all necessary connections and terminations. (See pictures of where fittings are located) - to upgrade 3no existing light fittings situated outside each of the 3no garages to rear car park. Upgrade fittings using 28w Design Plan inclusive of all necessary connections and terminations.	Scope of works agreed and tenders returned. Order to be raised early September	£1,301.80	£2,000.00
Clerkenwell	Sherston Court	Sherston Court. Entrance to parking area	To disassemble existing barrier gate and 3no posts and make good ground. Infill whole of estate road entrance and pathway with 1no vehicle access gate hung on 150 x 150 H/S posts concreted 700mm into ground. Vehicle access gate constructed 4m wide using 50 x 50 H/S to form all outer framework and in-filled at 60mm centres using 25 x 25 H/S. locking mechanism FB1 morticed deadlock. Pedestrian gate in same alignment constructed as previously described also inclusive of FB1 morticed deadlock. All gates hung on heavy duty 50 x 20 flat bar pin hinges with 20mm shanked bolts with nuts welded to prevent unauthorised removal. All new steelwork etch primed, undercoat and black gloss finished.	Scope of works agreed and tenders returned. Order to be raised early September	£4,841.50	£7,015.00
Clerkenwell	Spa Green	First floor stairwells	Stripping of rubber flooring in all lobbies to first floor stairwells	TMO to carry out works. Scope of works and costs expected by end of September	tbc	£7,000.00
Clerkenwell	Spa Green	Whole Estate	Most wayfinding signs on the estate have been lost or damaged. Seven need to be replaced: 2 name signs to each building plus one for the office. We also need the following: 6 x "CCTV in operation here..." (one for each side of each block), 1 x No dogs allowed in playground, 1 x Fly-tippers will be prosecuted. The cost is estimated at £5000	TMO to carry out works. Scope of works and costs expected by end of September	tbc	£5,000.00
Bunhill	St Lukes	Outside Godfrey House	To remove all shrubbery and bushes with roots in planted area opposite football play area	Scope of works agreed and tenders returned over budget. Greenspace to inspect and provide quote to Project Team by mid September	£2,829.00	£500.00
Bunhill	Stafford Cripps	Sapperton Court	Removal of redundant flower bed	Scope of works to be agreed by mid September	tbc	£2,500.00
Bunhill	Redbrick Estate	Outside Vickery CT & Steadman CT and BIN Chambers	Make water taps functional for caretaker's use	Scope of works to be agreed by mid September	tbc	£1,000.00
Bunhill	Wenlake Estate	Wall bordering Wenlake Estate	To hack off existing defective render and sand and cement render boundary wall and paint	Scope of works agreed and tenders returned. Order to be raised by early September	£4,830.00	£1,380.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Weston Rise	Playground	Raise height of walls to prevent children from climbing over onto motor road to pick up footballs and intruders from climbing over - Provide fencing to top of wall along side of play area	Scope of works agreed. Tender returns expected by end of August	tbc	£5,000.00
Clerkenwell	Weston Rise	Playground	Supply & fit goal post	Scope of works to be agreed by mid September	tbc	£2,500.00
Clerkenwell	Weston Rise	TWRA, Stelfox	To extend fencing to enclose bin chamber area to prevent rubbish dumping by commercial operator	Scope of works to be agreed by mid September	tbc	£2,000.00
Bunhill	Whitbread Estate	Shire / Cooper House	New Door Entry for Shire, Cooper and Farriers House. £60k from Tenant Compact 07-08 + £32,500k from 06-07 Planned Maintenance	Scheme commissioned along with Farriers House (06-07 Planned Maintenance). Specifications to be drawn up and works to be tendered by mid October	tbc	£60,000.00
Clerkenwell	Wynyatt Street	Wynyatt St - 19-24	To supply and fit stainless steel anti-pigeon spikes to the following areas: - All front and rear parapet wall leading edges, all window sills, front and rear canopies, leading edge by stairwell at rear of block	Scope of works agreed and tenders returned. Order to be raised by early September	£2,179.25	£1,500.00
					£81,349.60	£271,434.43

Community Safety 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Bevin Court	Bevin Court	New Door Entry Phone System	M&E have submitted the final drawings to English Heritage. Investigating cost reduction options in order to bring cost of scheme within budget - Planning application submitted 13.07.07 - awaiting listed building consent - expected by end of August	£239,324.50	£210,000.00
					£239,324.50	£210,000.00

Paving 07-08 Budget 40k

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
St Peter's	Popham Street	Barnston Walk/Copford Walk/Redford Walk	To take up paving slabs and relay with new sand base to all trip hazards along the 3 walkways	Works identified and quote received. Order to be raised by mid September	£2,587.50	-
St Peter's	Cumming Estate	Turnbull House	To take up 2sqm of brick paving, apply new sand base and make good trip hazard	Works identified and quote received. Order to be raised by mid September	£103.50	-
Bunhill	Percival Estate	Grimthorpe House	Remove existing cobblestone, prepare and regulate surface.	Works identified and quote received. Order to be raised by mid September	£1,472.00	-
Bunhill	Pleydell	Various locations	concrete and tarmac repairs across estate	Works identified and quote received. Order to be raised by mid September	£1,006.25	-
Clerkenwell	Margery St	Various locations	Paving repairs	Works identified and quote received. Order to be raised by mid September	£1,541.00	-
Bunhill	Rahere House	Front pathway and entry	Tarmac path and entry to match	Works identified and quote received. Order to be raised by mid September	£15,548.00	-

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
Clerkenwell	Clerkenwell Close	Access road and car park	Remove paving blocks and tarmac	Works identified and quote received. Estate Services to organise leaseholder consultation	£8,702.05	-
					£30,960.30	£30,000.00

Lighting 07-08 Budget 30k

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Weston Rise	All blocks	Upgrade 13No Son T Light Fittings	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£2,691.00	-
Clerkenwell	Weston Rise	Within estate grounds ie Stelfox, Hurst	Renew 37No Design plan 28W 2D	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£6,808.00	-
Clerkenwell	Weston Rise	All blocks	Upgrade 14 No Column light using industria 2000 head	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£5,152.00	-
Bunhill	Quaker Court	By Car Park slope	Renew 1 No 70 W fitting	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£207.00	-
Bunhill	Quaker Court	By Quaker House	Upgrade Column light using industria 2000 head	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£368.00	-
Bunhill	Quaker Court	Whole Block	price per unit renew bulkhead light fittings using 16W 2D Fern Howard	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£1,495.00	-
Bunhill	Stafford Cripps	Front side and rear of all blocks	Upgrade 30 No 70W Son T Light fitting	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£6,210.00	-
Bunhill	Stafford Cripps	Estate grounds	Upgrade 13 No Column light using industria 2000 head	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£4,784.00	-
Bunhill	Stafford Cripps	Estate grounds grassed areas	Supply and Fit 3 No Column light using industria 2000 Head trenched and wired into existing circuit	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£759.00	-
Clerkenwell	Sherston Court	Car park and end staircase	Supply and fit 70w Son T fitting on wall and 28w design plan in staircase	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£420.00	-
Clerkenwell	No 15 Yardley St	Lighting to car park	Supply and fit 70w SonT fitting on back wall	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£290.00	-
Clerkenwell	Catherine Griffiths	Lighting to rear car park	Supply and fit 70w T Son fitting at bottom of path	Orders raised 16-08-07. Kiers to provide dates for works by mid September	£290.00	-
					£29,474.00	£30,000.00

M&E Lift Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Bevin Court	Bevin Court	Complete refurbishment of 2 lifts	Work commissioned and residents informed. Specifications to be drawn up by end of September.	tbc	£244,200.00
Bunhill	Wenlake Estate	Anchor House	Complete refurbishment of lift	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of September	tbc	£99,900.00
Clerkenwell	Sherston Court	Sherston Court	Complete refurbishment of lift	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of September	tbc	£99,900.00

Central Street 07-08 Minor Capital Budgets

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	Original budget
					£0.00	£444,000.00

M&E Mechanical Programme 07-08

Ward	Estate	Location	Description of Works	Monthly Panel Update	Actual cost	IDC budget
Clerkenwell	Bevin Court	Bevin Court	Heating works	Works commissioned. Awaiting programme from M&E	tbc	£111,000.00
Clerkenwell	Spa Green	tbc	Heating works	Works commissioned. Awaiting programme from M&E	tbc	£455,100.00
Bunhill	St Lukes	Godfrey House	Water Booster	Works completed 10th August. Awaiting final costs from M&E	tbc	£38,850.00
Bunhill	St Lukes	Bath Court, Paterson Court & Newland Court	Water Booster	Works completed 10th August. Awaiting final costs from M&E	tbc	£66,600.00
Clerkenwell	Brunswick Close	Brunswick Close Estate	Water Booster	Works commissioned. Awaiting programme from M&E. Expected by mid September	tbc	£66,600.00
					0.00	£738,150.00

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE AUGUST 2007

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	
Kier Hardy House	CYCLICAL REPAIRS, Roofs and central heating	
Constructor	Kier Islington.	
Out to Tender	AMP -23/6/06	
Tender return		
S20 Notice	30/6/06	
S20 Expiry	30/7/06	
GRI Online updated	6 th April 2006	
	This Month	Last Month
SOS Date	November 2006	November 2006
Completion Date	October 2007	September 2007
Project Officer	Brenda Rodney	
Contract 14 (Margery Fry & Wilfred Fienburgh)		
Scheme	Both blocks new windows, new door entry, central heating, electrical rewires, external redecoration cyclical repairs. Margery Fry Kitchens Wilfred Fienburgh Kitchens and Bathrooms	
Constructor	Eugena	
Out to Tender	AMP 1 st November 2006	
Tender return		
S20 Notice	21 st September 2006	

S20 Expiry	21 st October 2006	
GRI Online	27th February 2007	
	This Month	Last Month
SOS Date	27 th November 2006	27 th November 2006
Completion Date	November 2007	November 2007
Project Officer	Brenda Rodney	

Contract 15 (Elthorne & Hornsey La)	
132-166 Ashbrook Rd	CYCLICAL REPAIRS, Roof, Kitchen, Electrical
Beachcroft Way	CYCLICAL REPAIRS, Roof, Kitchen, Electrical
Bretton House	CYCLICAL REPAIRS, Roof, Kitchen, Electrical
Sanders Way	CYCLICAL REPAIRS, Roof, Kitchen, Electrical
74-96 Duncombe Way	Kitchens, Electrical
17-23 Hazelville Rd	Kitchens, Electrical
1-16 Holland Walk	Kitchens, Electrical
Partington Close	Kitchens, Electrical
St Johns Way	Kitchens, Electrical
Westacott Close	Kitchens, Electrical
Grovedale Rd Estate	CYCLICAL REPAIRS, Roofs, Windows, M&E
Bruce Glazier House	CYCLICAL REPAIRS, Windows, Electrical
Margaret Macmillon	CYCLICAL REPAIRS, Windows, M&E
John Wheatly House	CYCLICAL REPAIRS, Windows, M&E
Arthur Henderson Hse	M&E
Caroline Martyn Hse	M&E
Enid Stacey House	M&E
32-53 Kier Hardy East	M&E
Beechcroft Court	CYCLICAL REPAIRS, Windows, M&E
17-21 Hamilton Park	Kitchen, Electrical
31-100 Hillrise Mansions	CYCLICAL REPAIRS, Windows, Roof, M&E

1-30 Hillrise Mansions	M&E	
1-20 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical	
43-57 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical	
58-72 Warltersville Mansions	CYCLICAL REPAIRS, Windows, K&B, Electrical	
Constructor	Murphy	
Out to Tender	AMP 28/6/06	
Tender return		
S20 Notice	14 th August 2006	
S20 Expiry	14 th September 2006 Consultation period extended to mid November 2006	
GRI Online updated	January 2007	
	This Month	Last Month
SOS Date	26 th February 2007	February 2007
Completion Date	March 2008	15 th December 2007
Project Officer	Terry Rawles	

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME COMPLETED SCHEMES STILL IN 12 MONTHS DEFECTS LIABILITY PERIOD AUGUST 2007

New Orleans Ph5		
Scheme	Kitchens / Internal rewiring	
Constructor	Murphy	
Out to Tender	AMP – 10 th November 2005	
Tender return		
S20 Notice	14 th November 2005	
S20 Expiry	15 th December 2005	
GRI Online updated	13/02/2007	
	This Month	Last Month
SOS Date	6 th February 2006	6 th February 2006

Completion Date	Completed March 2007 Defects Liability Period ends March 2008	15 th January 2007
Project Officer	Brenda Rodney	

Contract 3		
Brecknock Road	CYCLICAL REPAIRS, Windows, Roof and Kitchens	
Hollins House	CYCLICAL REPAIRS, Windows, New door entry	
1-72 McCall House	CYCLICAL REPAIRS, Windows, New door entry	
Constructor	Mulalley	
Out to Tender	AMP – 15 th August 2005	
Tender return		
S20 Notice	7 th September 2005	
S20 Expiry	8 th October 2005	
GRI Online updated	23 rd Feb 2006	
	This Month	Last Month
SOS Date	10 th October 2005	5 th December 2005
Completion Date	Completed 21st October 2006 Defects Liability Period ends October 2007	23rd October 2006
Project Officer	Kim Farrelly	

Hilldrop Ph2		
Scheme	New Roofs, New Windows, Door entry, CREP.	
Constructor	Mansell	
Out to Tender	AMP – 4 th July 2005	
Tender return		
S20 Notice	18 th August 2005	
S20 Expiry	19 th September 2005	
GRI Online	11 th April 2006	
	This Month	Last Month
SOS Date	9 th January 2006	31 st October 2005

Completion Date Externals	Completed Sept 2006 Defects Liability Period ends Sept 2007	21 st July 2006
Completion Date Internals	Completed Dec 2006 Kitchens and Bathrooms Defects Liability Period ends Dec 2007	19 th Jan 2007
Project Officer	Terry Rawles	

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

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		
Highlands Estate		
Barnfield Close	New kitchens and associated mechanical and electrical works.	
Highland Close		
Bowerman Court	New kitchens and bathrooms and associated mechanical and electrical works	
Co-op Properties		
Arch Elm Co-op	New kitchens and associated mechanical and electrical works	
Brooke Park Co-op		
Holbrook Co-op		
Elthorne 1 st Co-op		
	This Month	Last Month
Start on Site Date	March 2008	
Project Officer	Terry Rawles	
Constructor	Mansells	
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	March 2008	
Project Officer	Brenda Rodney	
Contractor	Mulalley	
Contract 30- Hornsey Rise Estate		
Goldie House	New kitchens and bathrooms and associated mechanical and electrical work. Window Repairs	
Ritchie House		
Welby House		

	This Month	Last Month
Start on Site	March 2008	
Project Officer	Kim Farrelly	
Constructor	Eugena	

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

Contract 32 – Hornsey Road Area	
Stubbs House	New kitchens and bathrooms and associated electrical and mechanical work. Window renewal to front elevation windows.
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.
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.	
	This Month	Last Month
Start on Site Date	March 2008	
Project Officer	Kim Farrelly	
Constructor	Eugena	

Outstanding Community Safety Schemes 06/07

Lower Hilldrop					
Upgrade entry doors	Sept 2007		£70,000		Section 20 expires end of August. Works due to commence early September

Tenant Compact 07-08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	Original budget
Hillrise	Fairbridge Estate	Nyton Close (Back of the Estate)	To form dedicated lumber storage area within 1st car parking bay of Nyton Close by way of brick wall surrounds	Works completed 20th August	£4,140.00	£15,000.00
Hillrise	Fairbridge Estate	Nyton Close (Back of the Estate)	3 large noticeboards in total throughout the estate. 1 post mounted and 2 wall mounted.	Noticeboards ordered. Works due for completion end of August	£3,080.85	£5,000.00
Hillrise	Fairbridge Estate	Nyton Close, Byworth Walk, Sussex Way	Wheely bins to be supplied to residents, or eurobins if wheelies not feasible.	Works completed 1st August	£1,669.00	£3,500.00
Hillrise	Wartlersville Road (Highcroft + Highlands)	Hillrise x 5, Leydon x 2, Lochbie x 2, Coleman x 2, Wartlersville x 3, Jessie Blythe Lane x 2	8 small noticeboards in total throughout the estate. 1 wall mounted and 7 postmounted.	Noticeboards ordered. Works due for completion end of August	£7,501.00	£8,000.00
Hillrise	Hornsey Lane Estate	1-23 Mary Mcarthur House	Intercom system needs updating to match other systems currently in place on Estate.	Scheme commissioned. Tenders due back 17th September	tbc	£6,000.00
Hillrise	Hornsey Lane Estate	1-15 Margaret McMillan House	Intercom system needs updating to match other systems currently in place on Estate.	Scheme commissioned. Tenders due back 17th September	tbc	£6,000.00
Hillrise	Hornsey Lane Estate	7-12 Arthur Henderson House	Intercom system needs updating to match other systems currently in place on Estate.	Scheme commissioned. Tenders due back 17th September	tbc	£6,000.00
Hillrise	Hornsey Lane Estate	1-14 Caroline Martyn House	Intercom system needs updating to match other systems currently in place on Estate.	Scheme commissioned. Tenders due back 17th September	tbc	£6,000.00
Hillrise	Hornsey Lane Estate	15-18 Bruce Glasier House, 12-14 John Wheatley House	Install canopies to properties on top floor of John Wheatley and Bruce Glasier House	Agreed scope of works. Tendered quote received, but over budget. Awaiting quotes for other schemes before proceeding.	£20,125.00	£9,000.00
Hillrise	Hornsey Rise	Outside Welby House	Re-tarmac whole roadway outside Welby House.	Scheme removed at request of TRA. Funds to be used on Polysafe flooring scheme.	-	£4,000.00
Hillrise	Hornsey Rise	Welby, Goldie & Ritchie House	Polysafe flooring to stairs and landings of the three blocks.	Scope of works agreed, tenders returned. TRA to decide which stairwell to be worked on. Expecting confirmation by end of August	tbc	£20,000.00
Hillrise	Hornsey Rise	Welby, Goldie & Ritchie House	Door locks for 8 bin chamber doors.	Scope of works agreed. Tenders due back by end of August	tbc	£2,000.00
Hillrise	New Orleans Walk	New Orleans Walk	TRA have stated that 5 blocks should have the non slip nosings.	Scope of works agreed. Works ordered 21/08/07. Awaiting proposed start dates from Kier	£14,568.98	£20,000.00
Junction	Bowerman Court	1-32 Bowerman Court	2 sets of pensher doors to be installed including 4 screens. TRA requested green doors only.	Scheme commissioned. Tenders due back 3rd September.	tbc	£29,175.50
Junction	Bowerman Court	Across estate	3 small wall mounted notice boards. 1st on wall outside 42-54 Bowerman Ct, 2nd & 3rd on at main entrances to 1-32 Bowerman Ct	Noticeboards ordered. Works due for completion end of August	£2,059.65	£3,000.00

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	Original budget
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	Scope of works agreed. Tenders due back by end of August	tbc	£2,000.00
Junction	Bowerman Court	Communal Garden All Areas	Flower beds to be installed in bare patches in between blocks.	Scope of works agreed, works to commence Autumn. Awaiting a proposed start date from Greenspace	£1,304.10	£2,000.00
Junction	Palmers Estate	Throughout The Estate	To remove all brick walls located in central grassed area opposite No.19 Greatfield Close to improve sight lines – Approx 40 linear metres	Works completed 2nd July	£7,739.50	£9,000.00
Junction	Palmers Estate	Refuse area by Longley House	Area outside bin shed to be expanded to accommodate the lumber that is stored outside the shed.	Scheme removed, funds to be used on estate improvement works	-	£6,000.00
Junction	Palmers Estate	Main Entrance to the Palmers Estate from Tufnell Park Road	To improve main entrance roadway to the Palmers Estate with the removal of redundant vehicle entrance barrier set, roadway tarmac surfacing and low level brick wall removal with replacement of railings	Works completed 20th August	£16,565.75	£10,000.00
Junction (Elthorne)	Girdlestone Estate	1-275 Salisbury Walk. Adjacent to bus station.	To rebuild the broken and fallen lower walls.	Scope of works agreed. Tenders due back by end of August	tbc	£7,000.00
Junction (Elthorne)	Girdlestone Estate	1-245 Girdlestone Estate	To remove and renew 3no car park barrier gates complete on Bredgar Road elevation of the estate. To refurbish and overhaul 2no car park barrier gates on Vorley Road elevation of the estate.	Scope of works agreed, works ordered, proposed start date to be provided by Kier by end of August.	£8,843.50	£7,500.00
St George's	Brecknock	Carpenter House Lobby by back door	New Secure Door for cupboard where current door is broken beyond repair	Works removed from Tenant Compact as completed by Estate Services		£1,000.00
St George's	Brecknock	Community Rooms - 1, Blake House	Package of repairs renovations - Shelves in cupboard, - Fit door + lock to cupboard, - install cork board in lobby, - mend light fitting, - Initial new back fence, - mend gate, -renovate & repaint front of building (TRA to supply costing for work)	Works completed 9th April	£2,450.00	£2,450.00
St George's	Brecknock	Community Rooms - 1, Blake House	Fit outside tap to outer wall that backs onto community room kitchen. Install metal gate around with padlock and supply 4 keys to TRA	Scope of works agreed, works ordered, proposed start date to be provided by Kier by end of August.	£299.00	£500.00
St George's	Brecknock	Community Rooms - 1 Blake House	M/S/F sign that highlights the Brecknock Estate Community Rooms	Noticeboard ordered. Works due for completion end of August	£438.15	£250.00
St George's	Tufnell Park Road Estate	Hollins House/McCall House	To M/S/F specialist steel infill screens to centre of 6No balcony walkways of Hollins & McCall to divide door entry systems currently accessed via walkways.	Work due to start 13th August and expect to complete by 17th August.	£9,315.00	£15,000.00
St George's	Wedmore	In old laundry room next to 03 Wessex House	Remove old drier, install a ramp on both sides of door and install bike loops for bikes to hang up on.	Scope of works agreed, works ordered, proposed start date to be provided by Kier by end of August.	£5,100.25	£4,000.00

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	Original budget
St George's	Wedmore	Flooring in communal areas	£28k was allocated from last years TC budget, this was insufficient to carry out the work to the whole estate. £11,270k from 0708 TC budget is for the remaining painting at Norcombe House	Works completed 4th April	£11,270.00	£11,500.00
St George's	Moelwyn Hughes Court	Lower windows, both sides of staircase in Communal entrance	Replace lower windows only on communal entrance to stair well. Replace with shatterproof glass	Works completed 17th August	£1,437.50	£2,000.00
St George's	Saxonbury Court	Saxonbury Court Hilldrop road	Install pensher key fob gate utilising existing door entry system.	Scope of works agreed, tender returns expected by mid Sept.	tbc	£10,000.00
St George's	Hilldrop Crescent	Hilldrop Crescent blocks 11-21 and 43-57	Dean Dumulin, TRA Chair, has stated that residents no longer want anti-slip paint, but anti-slip vinyl. Kier to re-tender, MD to discuss with TRA.	Scope of works has been revised at the request of the TRA. Works to be re-tendered by end of August	£14,662.50	£15,000.00
Tollington	Shaw Court	19-26 Shaw Court	Complete new door entry systems	Scheme commissioned. Tenders due back 3rd September.	tbc	£10,000.00
Tollington	Kingsdown Rd	84 ABC Kingsdown Rd	M/S/F metal gate to side of 84 Kingsdown.	Scheme commissioned. Tenders due back 3rd September.	tbc	£3,000.00
Tollington	Holly Park Estate	Block 149-179	Complete new door entry systems	Scope of works agreed, specification to be drawn up and work to be tendered by end of September.	tbc	£60,000.00
					£132,569.73	£320,875.50

Community Safety 07-08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Elthorne Estate	Various locations	Renewal of column lights, and miscellaneous security works	Estate Services prioritising works required in consultation with Safer Neighbourhoods Team. Scope of works to be finalised by end of Sep.	tbc	£15,000.00
Hillrise	Elthorne Estate	1-18 Buxton Rd	Provide new fob operated door entry system at 1-18 Buxton Rd.	Estate Services providing a full report to Doug Goldring and Area Housing Manager assessing viability of the proposed scheme by end of Sep.	tbc	£35,000.00
Hillrise	New Orleans Estate	Iberia & Monroe House	Metal Gerda security grills and doors fitted to existing roof doors.	Budget costs provided by Kier. Final scope of works to be agreed by end of August	tbc	£72,000.00
Junction	Palmers Estate	Palmers Estate regeneration	Estate lighting improvements	Funds transferred to TFL & Holland Walk Estate Services regeneration joint venture	£13,205.18	£13,205.18
Junction	Palmers Estate	Longley House	The works include for the supply and fitting of a new steel security main entrance door and rear door with screens, complete with magnalocks, door entry panel push-to-exit buttons.	Section 20 consultation expired 20 Aug. Tender Acceptance Report sent to Housing Investment Team 21st Aug	£31,794.82	£31,794.82

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	Original budget
Tollington	Holly Park Estate	180-245 Holly Park	The works include for the supply and fitting of a new steel security main entrance door and rear door with screens, complete with magnalocks, door entry panel push-to-exit buttons.	Works due to commence 3rd September, expected to complete 12th November.	£123,164.38	£159,000.00
					£168,164.38	£326,000.00

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	Scope of works have been agreed. Works to be tendered by end of Sep.		£50,000.00
Hillrise	New Orleans Estate	Various	Lighting upgrades	Specification has been drawn up and tenders due back end of August.		£70,000.00
					£0.00	£120,000.00

Paving Schemes 07-08 - £30k

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Elthorne Estate	308-324 St Johns Way	Replacement of 20 paving slabs	Works identified and quote received. Order to be raised by end of August	£1,150.00	£1,150.00
Hillrise	Elthorne Estate	Buxton Road	replace cracked paving by stairs and bin chamber to the rear of the office by underground car park, add 2x bollard to preven future parking/damage	Works identified and quote received. Order to be raised by end of August	£3,852.50	£3,852.50
Hillrise	Manchester Mansions	Manchester Mansions	Pothole repairs in tarmac (accident reported this month) along main path	Works identified and quote received. Order to be raised by end of August	£1,145.50	£1,145.50
Junction	Grovedale Road	58-67 Turpin Way	Remove old paving by large tree with multiple trip hazards replace with tarmac	Works identified and quote received. Order to be raised by end of August	£2,543.31	£2,543.31
Junction	Girdlestone Estate	Salsbury Walk	Repair paving around large tree by bin chamber and car park gate	Works identified and quote received. Order to be raised by end of August	£2,550.20	£2,550.20
Tollington	Holly Park Estate	Holly Park Estate	Hack up and relay paving on the stair path side of no.153	Works identified and quote received. Order to be raised by end of August	£1,035.00	£1,035.00
Junction	Wedmore Estate	Wedmore Estate	Remove damage tarmac, cutting line to receive new - 20mm wearing course 6mm and 12mm topcoat.	Works identified and quote received. Order to be raised by end of August	£6,353.75	£6,353.75
Hillrise	Manchester Mansions	Manchester Mansions	Take up and relay trip hazard paving slabs in communal garden area at back of blocks 1-8 and 9-16.	Works identified and quote received. Order to be raised by end of August	£4,305.60	£4,305.60

Holland Walk Area - Minor Capital Works Update 07-08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	Original budget
Hillrise	Wartersville Road	1-20 Coleman Mansions	Replace approx 37 cracked paving slabs at back of block 1-20 in front of flats 2 & 3.	Works identified and quote received. Order to be raised by end of August	£1,437.50	£1,437.50
Hillrise	Wartersville Road	21-40 Coleman Mansions	Remove and relay damaged tarmac roadway/pathway area at back of block 21-40 by entrance to estate.	Works identified and quote received. Order to be raised by end of August	£1,173.00	£1,173.00
Hillrise	Wartersville Road	Hillrise Mansions	Take up uneven paving and relay along top pathway between playarea and blocks 61-75 and 86-100. Several trip hazards. Approx paving slabs.	Works identified and quote received. Order to be raised by end of August	£4,312.50	£4,312.50
Hillrise	Fairbridge Estate	Opposite play area on Nyton Close	Relay approximately 15 paving slab to falls by tree where new entrance to Childrens kickabout area will be	Works identified and quote received. Order to be raised by end of August	£2,760.00	£2,760.00
					£32,618.86	£32,618.86

Lighting Schemes 07-08 - £30k

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
St Georges	Dalmeny Avenue	Dalmeny Avenue	To renew 2no. Bollard lights to match existing	Works identified and quote received. Order to be raised by end of August	£1,667.50	£1,667.50
St Georges	Dalmeny Avenue	Dalmeny Avenue	To upgrade 9no. Bulkhead lights using Design Plan 29w 2D light fittings.	Works identified and quote received. Order to be raised by end of August	£1,055.70	£1,055.70
Tollington	Shelly Court	Shelly Court	Affix to spot lights to block 43-54	Works identified and quote received. Order to be raised by end of August	£989.00	£989.00
Tollington	Turner Estate	Turner House	Upgrade side entrance bulkhead fittings	Works identified and quote received. Order to be raised by end of August	£1,380.00	£1,380.00
Tollington	Sedgley House	Sedgley House	Upgrade Lighting (21 bulkheads)to 28w 2d fittings	Works identified and quote received. Order to be raised by end of August	£2,463.30	£2,463.30
St Georges	Penderyn/Trecastle	Penderyn Way	To upgrade 4no. Column lights using Industria 2000 heads	Works identified and quote received. Order to be raised by end of August	£3,083.00	£3,083.00
Junction	Palmers Estate	Manorfield Close	To upgrade 6no. Bulkhead lights	Works identified and quote received. Order to be raised by end of August	£3,105.00	£3,105.00
Junction	Palmers Estate	Greatfield Close	To upgrade 5no. Column lights	Works identified and quote received. Order to be raised by end of August	£1,840.00	£1,840.00
St George's	Tufnell Park Road Estate	Hollins & McCall House	Lighting to the football pitch	Works identified and quote received. Order to be raised by end of August	£6,057.50	£6,057.50
Tollington	Stubbs House	Stubbs House	Upgrade all external light fittings	Works identified and quote received. Order to be raised by end of August	£4,296.40	£4,296.40

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	Original budget
Junction	Palmers Estate	Palmers Estate	S/F 2 floodlights for the football pitch - late entry	Works identified and quote received. Order to be raised by end of August	£3,013.00	£3,013.00
					£28,950.40	£28,950.40

Lift Programme 07-08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Hornsey Lane Estate	Enid Stacey House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£99,900.00
Hillrise	Hornsey Lane Estate	Mary McArthur House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£99,900.00
St Georges	Brecknock	Lee House	Complete refurbishment of one lift. 23 year old lift, parts are not easily available and has poor reliability	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£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	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£99,900.00
Hillrise	Hornsey Lane Estate	Kier Hardie House	Complete refurbishment of one lift. 22 year old lift, parts are not easily available and has poor reliability	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£99,900.00
St Georges	Brecknock	Carpenter House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£99,900.00
Hillrise	Hornsey Lane Estate	Bruce Glasier House	Complete refurbishment of one lift. 24 year old lift, parts are not easily available and has poor reliability	Work commissioned and residents informed. Specifications to be drawn up and works to be tendered by end of Sep	tbc	£99,900.00
					0.00	£699,300.00

Water Booster 07/08

Ward	Estate	Location	Agreed Description of Works	Monthly Panel Update	Actual cost	IDC budget
Hillrise	Redwood Court	Redwood Court	Upgrade/Replacement of existing pump set	Works Commissioned 27th July. Programme expected by end of September	tbc	£33,300.00
						£33,300.00

ISLEDON ROAD CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE – AUGUST 2007

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 completion dates for individual blocks	29 th January 2007	29 th January 2007
Completion Date Holly Park	24 September 2007	24 August 2007
Completion Date Twyford House	24 September 2007	23 rd July 2007
Project Officer	Terry Rawles	
NOTE	Twyford House has now been transferred to the EAST area covered by UPPER STREET	

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	27 th February 2007	
	This Month	Last Month
SOS Date	27 th November 2006	October 2006
Completion Date	December 2007	September 2007
Project Officer	Kim Farrelly	GIR Online – 15/6/06

CAPITAL PROGRAMME COMPLETED SCHEMES STILL IN 12 MONTH DEFECTS LIABILITY PERIOD – AUGUST 2007

Albermarle Mansions		
Scheme	Full DHS refurbishment to dwellings 9-24 using 1-8 as decant properties after minimal works done. Specific works incl. New timber windows/K&B's/Electrical/Entryphones. New kitchens and bathrooms.	
Constructor	Murphy	
Out to Tender	AMP – 15 th September 2005	
Tender return		
S20 Notice	19 th October 2005	
S20 Expiry	18 th November 2005	
	This Month	Last Month
SOS Date	5 th December 2005	5 th December 2005
Completion Date	Completed 15th February 2007 Defects Liability Period ends February 2008	15 th February 2007
Project Officer	Brenda Rodney	GIR Online 24 th March 2006
NOTE	This property has now been transferred to the EAST area covered by UPPER STREET	

Outstanding Community Safety Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
108-245 Holly Park Estate 1. Upgrade entry phone system Numbers	3 rd Sept 2007		£123,164		Expected completion date 2 nd November 2007

Outstanding Planned Maintenance Door Entry Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
1-8 Holly Park	October 2007		£15,000		On hold due to underpinning work. Due to start Oct 2007

LYON STREET CAPITAL PROGRAMME
CAPITAL PROGRAMME COMPLETED SCHEMES

Bemerton Estate Framework 2005/006		
Scheme	Component Renewal Programme	
Name Of Contractor	Apollo London Ltd	
Out to Tender		
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	
	Last Month	This Month
SOS Date	7 th November 2005.	
Completion Date	13 th April 2006	End of defects period was delayed until summer 2007. Amendments to overflows to be undertaken during the defects period. Surveys with respect to overflows currently taking place. Defect period inspections for the decent homes works progressing. As a result of the varying designs of the plumbing installations in the dwellings on the estate. New overflows systems have been fitted in several pilot properties to establish the best systems to be used with respect to the existing plumbing installations. The TMO have been invited and have attended to these pilots.
Project Officer	Paul Czarnecki	
Lyon Street (Frame Work) 2005/2006 Penn Road, Calshot St Faidene Court, Everilda St Paradise Passage New Wharf Rd Sturmer Way And Russett Crescent		
Scheme	Cyclical Maintenance, and Component Renewal Programme	
Constructor	Kier Islington	
Out to Tender	N/A	

Tender return	Maximum Price agreed	
S20 Notice	6 th February 2006	
S20 Expiry	8 th March 2006	
	Last Month	This Month
SOS Date		Works commenced 13 th February 2006.
Update of Works	Completed	
Completion Date	22 nd February 2007	Completed Defects period will end on the 22 nd of February 2008
Project Officer	Paul Czarnecki	

CAPITAL PROGRAMME SCHEMES 2006 - 2007

Lyon Street Contact 18 5 Package 18/06		
Scheme	Cyclical Maintenance and Component Renewal Programme.	
Name of Contractor's	Kier Islington Castle Point Gas and Heating Ltd and Lovelock and Taylour Ltd	
Out to Tender	N/A	
Tender return	Agreement of Agreed maximum price June 2006	
S20 Notice	July 3 rd 2006	
S20 Expiry	August 3 rd 2006	
	Last Month	This Month
SOS Date		Main works commenced 25 th September 2006
Update	Works progressing currently on target to complete November 2007. Steering groups are been held every month. Last monthly steering group held on the 16 th of August. Works progressing well towards the scheduled completion in November. Contractor's currently undertaking the final kitchen and bathroom installations. Fortuna Close windows and roof works to commence in the next few weeks.	
Completion Date	June 2007	November 2nd 2007
Project Officer	Paul Czarnecki	

Capital Schemes 2007/8/9

Lyon Street (Frame Work) 2007/8/9 Mersey Estate		
Scheme	Where applicable new roofs component renewal and structural works. Full surveys to be undertaken.	
	Last Month	This Month
SOS Date		March 2008
Update of Works	First Information letters sent to residents 1 st April. A second letter sent in June to residents informing that surveys would commence on 14 th of June. Clerk of works did final calls to dwellings on the 28 th of June. Resident Association receiving copies of letters to residents with a covering letter. Also the Getting it Right booklets sent out to residents on the 28 th of June. Nearly 100% of surveys carried out as at 30 th of July. 1 st public meeting will take place on Thursday 23 rd August. Apart from three households all kitchen and bathroom surveys are completed. Structural surveys have commenced.	
Project Officer	Paul Czarnecki	

Lyon Street (Frame Work) 2007/8/9 Deli Outram Estate		
Scheme	External Decoration, Component renewal and structural repairs	
Update of Works	Where applicable component renewal external decoration works. Residents had first letter in April advising them that works were planned. A second letter sent advising that surveys would commence on June. Nearly 100% of surveys completed. First public meeting took place on the 26 th of July. Minutes of meeting have been sent to residents. It is envisaged that the proposed scope of these works will enable an earlier commencement date than currently detailed to be achieved.	
SOS Date	Last Month	March 2008
Project Officer	Paul Czarnecki	

Tyndale Mansions Upper Street London N1		
Scheme	External redecoration repairs & New roofs. Kitchens, Bathrooms, Boiler renew & associated electrical works	
Constructor	Mansell Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	12/11/07	
S20 Expiry	14/12/07	
SOS Date		3/03/08
Completion Date		29/8/08
Project Officer	Albert Neal	

Lyon Street (Frame Work) 2007/8/9 Shearing Way Estate		
Scheme	Where applicable Component Renewal external decoration works. Full surveys to be undertaken.	
Update of Works	<p>First information letters to residents sent 1st week in April. Another letter sent in July to advise residents that surveys of their dwellings would commence. Getting it Right booklets sent to residents 28th of June.</p> <p>Surveys currently in progress with respect to these works. It is hoped that the scope of these works will allow an earlier commencement date than March 2008.</p>	
Project Officer	Paul Czarnecki	
		This Month
SOS Date		March 2008

TENANT COMPACT PROJECTS 2006/7

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Ref B4 Lorraine Estate Calming measures and general landscaping to communal areas.			£48,191.00		Two contracts will be on site at same time. The works are expected to commence towards the end of August. A letter has gone out from the project office to all residents to inform them that the improvement works will be starting. Groundwork's who are organising the works with the residents are also sending out a newsletter to residents.
<p>Remaining monies approx £27,000 due to some schemes been cancelled or changed.</p> <p>Paving Westbourne Estate.</p> <p>Staveley and Keighley residents have requested an extra notice board. Approx cost £1,500.00</p> <p>Remaining monies to be directed to programming fobs system at area office.</p>					<p>The panel on July 16th approved the funding for the works detailed in this section.</p> <p>Paving works to be inspected on the 23rd of August.</p> <p>Quotes to be obtained for notice board of a similar size to an existing board.</p>

Community Safety and Neighbourhood renewal works 2006/7	SOS Date	End Date	Budget committed	Savings made	Comments
<p>Replacement of Entry Phone Systems Loraine Estate 133-165 and 177 to 221 233 to 261 Biddestone Road and Cranworth and Chelmsford Houses</p>			<p>105,000 including fees</p>		<p>At Cranworth and Chelmsford Houses works will start on the 10th of September and are scheduled to complete on the 12th of October. Letter concerning the improvements has gone out to resident's together will an information booklet.</p>
<p>Williamson Street Estate Works cover fencing and lighting paticularly at side of the community centre.</p>			<p>44,144.00 excluding fees</p>		<p>Remaining budget from these works was reallocated to Loraine Estate entryphone system.</p> <p>Fencing works completed to be inspected by Estates Services.</p>

MECHANICAL 6/ 7 ELECTRICAL SCHEMES	SOS Date	End Date	Budget Committed	Savings Made	Comments
Adams Place Boiler Plant			200,000.00		Residents informed of works. Contractor preparatory works on the 20 th of August completion of contract scheduled for the 12 th of November.
Water Tanks Phase 4 Hartnoll/Geary/ 1-25 Cairns HS Buckmaster			Hartnoll £6,134.23 Geary £13,687.65 Cairns £2435.24 Buckmaster £6896.07 177-221 Biddeston Rd £3,511.19		The specification for these works is currently with the Mechanical Section of Property Services and will be tendered to allow the service to leaseholders of the section 20's notices.
Stranrear House Ventilation works			56,000.00		Mechanical Engineers working on information required for Section 20's.
Pangbourne House Ventilationworks			48,000.00		Section 20's issued and will expire on the 13 th of September.

Carnoustie Drive ventilation works			33,000.00		Section 20's issued and will expire on the 13 th of September. The TMO for the Bemerton Estate have been advised of the service of Section 20's and have been furnished with an outline of the works.
Coatbridge House Ventilation works			37,000.00		Section 20's issued and will expire on the 13 th of September. The TMO for the Bemerton Estate have been advised of the service of Section 20's and have been furnished with an outline of the works.
Cairns House Lift refurbishment	26.3.07		110,000.00 £ 66,208.00	£43,792.00	Main works completed.

Community Safety 6/7 Planned Maintenance		End Date	Budget Committed	Savings Made	Comments
49-63 Lorraine Mansions Door Entry Schemes			14,500.00		Further to residents requesting to retain the existing main block doors. Three new options are to be presented to residents.
2-16 Lorraine Mansions			14,500.00		Further to residents requesting to retain the existing main block doors. Three new options are to be presented to residents.
Jacobin Lodge			£32,145.29		Works started August the 13 th . Residents received letter and information booklet with respect to these works that are scheduled to complete on the 30 th of August. Project progressing well.

Tenant Compact 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Barnsbury	Albert Mansions	Albert Mansions 359 Liverpool Road	To remove existing supply and install 10No. Internal light fittings within stairwell.	Works completed 28th June	£1,380.00	£6,000.00
Barnsbury	Barnes Court	Lofting Road	To supply and install column lights to rear of car park by bay No. 8 and corner of grassed area adjacent car park. To supply and install bulkhead lights to bin chambers X 2.	Quote received over original budget. Order to be held until further quotes have been received and full budget implications can be assessed	£7,153.00	£2,500.00
Caledonian	Bemerton Estate	Adjacent to Orkney House	Remove existing defective steps and wall and replace with ramp to aid access for elderly and disabled	TMO organising works themselves. Full scope of works expected early September	tbc	£10,000.00
Caledonian	Bemerton Estate	Orkney house	Landscape green area around Orkney House to incorporate planting and estate sign	TMO organising works themselves. Full scope of works expected early September	tbc	£10,000.00
Caledonian	Bemerton Estate	Bemerton Estate	resurface football pitch at Orkney house	Works already carried out by CYPY, funds to be redirected to budget shortfalls on other approved or reserve schemes	tbc	£20,000.00
Caledonian	Boston & Nailour Estate	Whole Estate	To supply and install bulkhead light fittings above entrances to staircases of blocks - 9 in total.	Scope of works agreed, tenders returned. Order to be raised by end of August	£4,398.75	£10,000.00
Caledonian	Boston & Nailour Estate	Green area at top of Conistone Way	Railings fixed around the green area at top of Conistone Way	Scope of works agreed. Tender returns expected by end of August	tbc	£6,000.00
Caledonian	Boston Estate	Fulbeck Hse	Fulbeck Hs has no trade button	Scope of works to be agreed by end of August. Tenders expected by mid September	tbc	£750.00
Holloway	Camden Estate	Caretakers store Rowstock Gardens	Make old lumber store and caretaker's store into one, creating more space in the caretaker's store.	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£3,000.00
Holloway	Camden Estate	Rowstock Gardens	Repaint and no. car parking bays outside block 1-8 (9 bays) and rear of 77-84 (9 bays)	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£750.00
Holloway	Camden Estate	Pangbourne/Mousford	remark parking bays (9 in total)	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£750.00
St Mary	Colebeck Mews	Colebeck Mews	To mark out in Thermoplastic line marking.1no. Fire access keep clear, 15no numerals, 54LM double yellow line in the car park area.	Scope of works to be agreed by end of August. Tenders expected by mid September	tbc	£517.70
Barnsbury	Colne House	Colne House	Improve communal garden by adding pathway on grass area, erecting two benches and installing a bin storage area	Quotation received from Greenspace 22nd Aug. Estate Services to consult with residents before works are ordered. Quote sent to Estate Services for approval 23.08.07	£6,003.00	£6,000.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Caledonian	Delhi-Outram Estate	9-15 Delhi/Outram Est	To break up dangerous concrete pathway outside properties 9-15 and lay tar macadam to existing falls.	Quote received over original budget. Order to be held until further quotes have been received and full budget implications can be assessed	£14,662.50	£9,000.00
Holloway	Fairdene Court	Between pramsheds and block	Provide and install a flower bed of railway sleepers, approximately 3 sq. metres, between pramsheds and block	Inspection carried out with Greenspace on 2nd Aug. Quotation expected by end of August. Quote received 23.08.07, order to be raised.	£1,265.00	£2,000.00
Holloway	Field Court	Field Court	Allocation towards budget shortfall for 05-06 Door Entry scheme	Meeting held with residents on 5th July and Section 20's expired 22nd July. Some slight revisions to original works are required, which will be confirmed with residents before works commence	tbc	£15,000.00
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	Inspection carried out on 21st Aug. Kier to provide specification and put to tender. Tenders expected by mid Sep.	tbc	£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. To M/S/F railings to recess void area on Canonbury Road.	Site inspected and quotes received, but scheme needs revision and further inspection. New tenders to be sought - Re-inspected 21st Aug. Changes to specification required once approval given by scheme originator	£9,480.60	£4,190.60
Holloway	Hillmarton Road	20 Hillmarton Road	Fit new barrier gate and introduce parking scheme	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£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.	Quote received over original budget. Order to be held until further quotes have been received and full budget implications can be assessed	£15,640.00	£11,325.20
Holloway	Keighley & Staveley	All over estate	To prepare and paint 29 No column posts as per specification.	Works completed 19th July	£3,880.10	£4,000.00
Holloway	Keighley & Staveley	Bin Store facing car park, next to speed hump	Replace with steel door to prevent damage and abuse by drug users	Scope of works to be agreed by end of August. Tenders expected by mid September	tbc	£1,400.00
Holloway	Keighley & Staveley	Multiple Locations	Replanting in many areas. Remove concrete in fill put in when bushes died and replant. Plant large and small areas now empty and just weeds and earth.	Inspection carried out with Greenspace on 2nd Aug. Quotation expected by end of August - Quote received 22.08.07. Sent forward to TRA for approval 23.08.07	£4,910.10	£5,000.00
Holloway	Keighley & Staveley	Car Park	To remove large brick speedhump and tarmac area to falls with line marking.	Scope of works agreed and tenders returned. Order to be raised by end of August	£3,139.50	£2,000.00
Holloway	Keighley & Staveley	22 Staveley Close	Fit barrier gate by area outside no 22.	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£3,000.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Keighley & Staveley	Entrances	Remove and make good, swing steel barriers. No longer used. Unattractive and in need of painting. NB do not confuse with barriers within estate which need to be retained and painted.	Scheme complete through 06/07 tenant compact	tbc	£500.00
Caledonian	Lion Court	1 Lion Court	Replace low fencing with taller	Scope of works agreed 21st Aug. Tenders expected by mid Sep	tbc	£750.00
Holloway	Loraine Estate	Loraine Estate	Remark or repaint the parking bays on Loraine Estate between Cranworth Hse & Chelmsford Hse	Scope of works to be agreed by end of August. Tenders expected by mid September	tbc	£1,000.00
Barnsbury	Maygood Street	Maygood Street	Upgrade door system from keys to fob on block 7-9 Maygood street	Scheme commissioned and site inspected on 21st Aug. Original scheme needs revision and residents to be consulted	tbc	£3,500.00
St Mary	Mersey Estate	Side of No.6 Tranmere House	Spinners are required to reduce Anti-Social behaviour in this area	Scope of works agreed 21st Aug. Tenders expected by mid Sep	tbc	£4,626.75
Caledonian	Nailour Est	Rydston Close	To lower manhole opposite No.6 and resurface roadway adjacent – approx 50sqm.	Quote received over original budget. Order to be held until further quotes have been received and full budget implications can be assessed	£7,406.00	£2,000.00
Caledonian	Nailour Estate	Nailour Est	Bollards needed for Rydston Close, Kenwick Close, Bradley Close & Conistone way - 70 Black Steel in total	Proposed works inspected and tendered. Quote received over original budget. Estate Services to highlight priority areas or look at more cost effective bollard - to be re-tendered using more cost effective bollard by mid - Sept.	£18,515.00	£10,000.00
Barnsbury	Offord Road	Legion Close, Offord road	Improve and relocate barrier gate	Scope of works agreed 21st Aug. Tenders expected by mid Sep	tbc	£2,500.00
Barnsbury	Offord Road	150-160 Offord Road	New light at the bottom of staircase	Inspection carried out 21st Aug. Further information re: location required from Lyon Street AHO - Information requested 21st Aug	tbc	£850.00
Holloway	Pollard Close	Pollard Close	Barrier Gate needed to large carpark	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£2,500.00
Holloway	Poynder Court	Poynder Court	To resurface approx 740 meters of tarmac on estate road and car park including marking	Quote received, but over budget. Order to be held until further quotes have been received and full budget implications can be assessed	£33,964.10	£28,000.00
Holloway	Ringcross	Radford House - George's Road	Extra lighting by car park near block 4-14 Radford House	Scope of works to be agreed by end of August. Tenders expected by mid September	tbc	£2,500.00
Holloway	Ringcross Estate	Papworth Gardens	Tree Cutting For Estate	Scope of works to be agreed by mid September	tbc	£5,000.00
St Mary	Sebbon Street	Sebbon Street	Open space environmental improvements Option A (see separate information)	Site meeting to be arranged with Groundworks by end of September before further residents consultation is carried out	tbc	£49,940.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Shearing Way Estate	Shearing Way Estate	To remove and upgrade with new 6No bulkhead lights to Pedlars Walk. To remove and terminate 25 No inset wall lights on Shearing Way - brick infilling holes.	Issues with estate lighting - site meeting required to Investigate by mid -Sept.	£3,608.70	£5,000.00
Holloway	Stock Orchard Estate	Stock Orchard Estate	Renew and level paving slabs at the top of staircase leading to Sturmer Way.	Inspection carried out 23.08.07 with Estate Services, tenders to be returned by Mid - Sept	tbc	£1,000.00
St Mary	Wakelin House	1-12 Starliner Court	resurface concrete stairs	Scope of works agreed 21st Aug. Tenders expected by mid Sep	tbc	£2,148.20
Caledonian	Westbourne Estate	Fortuna close	To improve lighting with bulkhead fittings and column top to areas in Atlas Mews, Vulcan Way and Fortuna Close.	Works complete 27th July	£1,573.20	£2,000.00
Caledonian	Westbourne Estate	Atlas Mews				
Caledonian	Westbourne Estate	Roman Way, Westbourne Rd, Atlas Mews, Vulcan Way, Jupiter Way	Rusting barrier gates	Works already carried out as part of 06-07 Tenant Compact. Funds to be redirected to fund budget shortfalls on other schemes	tbc	£3,000.00
Caledonian	Westbourne Estate	Atlas Mews	Resurface playground in "wetpour" safety surface	Works not required. Funds to be redirected to cover budget shortfalls for other schemes, or reserve Tenant Compact works	tbc	£10,000.00
Holloway	Williamson Street	Vaynor House	Remove damaged paving and replace with tarmac	Scope of works agreed 21st Aug. Tenders expected by mid Sep	tbc	£4,000.00
Holloway	Willow Court	Willow Court	Allocation towards budget shortfall for 05-06 Door Entry scheme	Awaiting funding approval before S20's to be completed and residents consultation	tbc	£15,000.00
Barnsbury	Wynn Court	Wynn Court - Liverpool Road	Door entry required	Works commissioned. Specifications to be drawn up and tendered. - Site visit carried out with M&E 21st August.	tbc	£9,000.00
	TBC	All Areas	Tree works - where required	Quotes being sought from Greenspace. Expected by end of September	tbc	£5,000.00
					£136,979.55	£309,703.45

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. Scope of works expected by early Sep	tbc	£70,000.00
					£0.00	£70,000.00

Paving 07-08 Budget 40k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
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Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Caledonian	Nailour Estate	Conistone Way (98-100)	Take up defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base approx 6sqm	Works identified and quote returned. Order to be raised by end of August	£331.20	-
Caledonian	Calshot Street	13-49 Calshot Street	P. athway area – uplift and renew 2no paving slabs Tree areas – To uplift paving and sub base 42sqm. Cart all spoil to authorised recycling tip. Supply and lay 42sqm of top soil ready for planting by others	Works identified and quote returned. Order to be raised by end of August	£1,660.60	-
Caledonian	Nailour Estate	Conistone Way (Rear of block 29-35)	Take up defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base approx 10sqm.	Works identified and quote returned. Order to be raised by end of August	£552.00	-
Caledonian	Nailour Estate	Conistone Way (Rear of 27)	Take up defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base approx 3sqm	Works identified and quote returned. Order to be raised by end of August	£165.60	-
Caledonian	Nailour Estate	Conistone Way (outside no 12)	Take up defective paving around tree pit and cart away to authorised recycling tip. Sub base and supply and lay resin bonded shingle around base of tree approx 3sqm. (Unable to relay any paving due to heave from roots)	Works identified and quote returned. Order to be raised by end of August	£816.50	-
Caledonian	Boston Estate	Entrance of Skegness Hse	Take up defective paving and cart away to authorised recycling tip. Re-level and consolidate sub base, supply and lay approx 8LM new paving	Works identified and quote returned. Order to be raised by end of August	£496.80	-
Holloway	Loraine Estate	Buckmaster House	Manufacture supply and fit 2no steel bollards to deter parking on pavement.	Works identified and quote returned. Order to be raised by end of August	£517.50	-
Holloway	Loraine Estate	Buckmaster House (26-55)	To break out existing concrete or tarmac to outside area of bin chamber. To form concrete run up to a height of maximum 50mm to enable easier manoeuvring of bins.	Works identified and quote returned. Order to be raised by end of August	£1,207.50	-
Holloway	Stock Orchard Est	Stock Orchard Est	To break out existing concrete or tarmac to outside area of bin chamber. To form concrete run up to a height of maximum 50mm to enable easier manoeuvring of bins.	Works identified and quote returned. Order to be raised by end of August	£7,245.00	-
Holloway	Shearing Estate	Shearing Way (area by football pitch)	Take up all defective paving 9sqm and cart all spoil to authorised recycling tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls, 9sqm.	Works identified and quote returned. Order to be raised by end of August	£787.75	-
Holloway	Rowstock Gdns	Rowstock Gardens (Corner of pathway outside block 9-22)	To break out and remove 2no bollards. Take up paving 8sqm and cart all spoil to authorised recycling tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 8sqm	Works identified and quote returned. Order to be raised by end of August	£736.00	-
Holloway	Keighley/Staveley	Staveley Close (Outside no5 Staveley)	To break out existing tarmacadam 64sqm and cart all spoil to authorised tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 64sqm to enable smother access for disabled tenant.	Works identified and quote returned. Order to be raised by end of August	£4,787.00	-
Holloway	Keighley/Staveley	Staveley Close (Outside no8 Staveley)	To break out existing tarmacadam 16sqm and cart all spoil to authorised tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 16sqm to enable smother access for disabled tenant.	Works identified and quote returned. Order to be raised by end of August	£1,196.00	-
Caledonian	Delhi-Outram	Delhi/Outram (outside 2 & 4)	To break out area of dilapidated concrete, sub base approx 10sqm and cart all spoil to authorised recycling tip. Reform area using C20 concrete mix laid to falls.	Works identified and quote returned. Order to be raised by end of August	£1,322.50	-
Caledonian	Caledonian Estate	Old Caledonian Estate (Rear Scott House outside caretakers lodge)	To uplift and cart away all defective paving 20sqm. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls 20sqm.	Works identified and quote returned. Order to be raised by end of August	£1,380.00	-
Caledonian	Caledonian Estate	Old Caledonian Estate (Side and rear 1-15 Wallace House)	To uplift and cart away all defective paving 46sqm. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls 46sqm.	Works identified and quote returned. Order to be raised by end of August	£3,174.00	-
Caledonian	Caledonian Estate	Old Caledonian Estate (Rear 27 Irvine House from archway to communal ramp)	To uplift and cart away all defective paving 70sqm. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls 70sqm.	Works identified and quote returned. Order to be raised by end of August	£4,830.00	-
Holloway	Williamson Street	Williamson Street (Outside no30 Belfort Walk (square)	Take up 14sqm of defective paving and cart away to authorised recycling tip. Supply and lay paving on new sand base.	Works identified and quote returned. Order to be raised by end of August	£772.80	-

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Holloway	Williamson Street	Williamson Street(Outside no46 Belfort)	Take up defective block paving, rebuild sub base to correct levels 3sqm. Renew block paving.	Works identified and quote returned. Order to be raised by end of August	£241.50	-
Holloway	Williamson Street	Williamson Street(Belfort Walk tree pit by recycling bins)	Take up defective paving and cart away to authorised recycling tip. Supply and lay Type one and compact. Supply and lay resin bonded shingle 6sqm.	Works identified and quote returned. Order to be raised by end of August	£1,759.50	-
Holloway	Williamson Street	Williamson Street (Side wall no30 & 31 Belfort Walk)	Supply and install 2no 70W Son T light fittings wired into existing estate lighting. We have allowed for approx 7LM cable and containment	Works identified and quote returned. Order to be raised by end of August	£910.80	-
Holloway	Ringcross Estate	Radford House(paving repairs by garages)	To prepare area and regulate surface to required levels, supply and install 5LM granite kerb edging to match existing. To supply and lay 7sqm of paving on new sub base and sand base. To cart all spoil away to authorised recycling tip	Works identified and quote returned. Order to be raised by end of August	£1,017.75	-
St Mary	Hume Court	Hume Court	To overlay path area outside by entrances and pathway in between each approx 38m2 in total with 6mm DBM wearing course. To dig out old pathway approx 100mm depth, dispose of rubbish at authorised tip and reinsteal pathway with 20mm base course at 75mm plus timber edging and 6mm wearing course at 25mm.	Works identified and quote returned. Order to be raised by end of August	£5,083.00	-
Holloway	Keighley/Staveley	Keighley Close - Outside 42/43	Current pathway a trip hazard due to ground heave from roots of tree. To break out existing tarmacadam 28sqm and cart all spoil to authorised tip. Supply and lay DBM tarmacadam base course and DBM tarmacadam wearing course set to falls approx 28sqm to enable smoother pathway erasing all trip hazards outside tenants' properties.	Works identified and quote returned. Order to be raised by end of August	£2,093.00	-
					£43,084.30	£40,000.00

Lighting 07-08 Budget 40k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Caledonian	Delhi-Outram Estate	21-36 Outram Place	To remove lantern heads to existing 2no columns by newly formed depot area. Manufacture, supply and fit 2no cow horn brackets to top of columns. Supply and install 2no 150W spotlights directing into compound area and wired into existing estate lighting.	Works identified and quote returned. Order to be raised by end of August	£1,196.00	-
Holloway	Loraine Estate	14-21 Cranworth House (Stairwell)	To upgrade all existing lighting using 28W 2D light fittings inclusive of all terminations and connections	Works identified and quote returned. Order to be raised by end of August	£1,076.40	-
Holloway	Loraine Estate	14-21 Cranworth House (Outside Properties)	To upgrade all existing lighting using 28W 2D light fittings inclusive of all terminations and connections	Works identified and quote returned. Order to be raised by end of August	£4,186.00	-
Holloway	Shearing Estate	Shearing Way (area by football pitch)	To run new power supply to column inclusive of all trenching and backfilling to enable column light to be in good working order.	Works identified and quote returned. Order to be raised by end of August	£1,437.50	-
Holloway	Shearing Estate	Shearing Way (area by football pitch)	Upgrade existing 6no lights to 6no 70W Son T with metal halide fittings inclusive of rewiring of cable and containment between lights 4 & 6.	Works identified and quote returned. Order to be raised by end of August	£2,001.00	-
Holloway	Loraine Estate	Chelmsford House (1-15 & 16-45)	To upgrade existing lighting using 28W 2D light fittings inclusive of all terminations and connections	Works identified and quote returned. Order to be raised by end of August	£5,382.00	-
Holloway	Rowstock Gdns	Rowstock Gardens (Side wall block 9-22)	Upgrade 2no existing lights to 2no 70W Son T with metal halide white light fittings.	Works identified and quote returned. Order to be raised by end of August	£791.20	-
Holloway	Williamson Street	Williamson Street (Entrance of underground garage area)	Upgrade 1no 70W Son T light wired into exiting estate lighting above garage entrance	Works identified and quote returned. Order to be raised by end of August	£391.00	-

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Barnsbury	Albert Mansions	Albert mansions (Above front entrance)	To supply and install 1no 150W HISH level spotlight wired into existing estate lighting, inclusive of all cable and containment as well as drilling though walls.	Works identified and quote returned. Order to be raised by end of August	£667.00	-
Barnsbury	Albert Mansions	Albert mansions (Side and rear of back communal garden wall)	To supply and install 2no 70W Son T light fittings wired into existing estate light inclusive of all cable and containment.	Works identified and quote returned. Order to be raised by end of August	£1,018.90	-
St Mary	Forrest Court	Forrest Court	3. To upgrade 1no 70W Son T fitting complete with all necessary connections, terminations and containment.	Works identified and quote returned. Order to be raised by end of August	£276.00	-
St Mary	Forrest Court	Forrest Court	1. To upgrade 40no bulkhead lights using 28W 2d fittings complete with all necessary connections, terminations and containment.	Works identified and quote returned. Order to be raised by end of August	£4,784.00	-
Caledonian	Westbourne Estate	1-10 Fortuna Close	1. To supply and fit 3no 28W 2D light fittings wired into existing estate lighting inclusive of all containment, wiring, terminations and connections.	Works identified and quote returned. Order to be raised by end of August	£1,138.50	-
St Mary	Hume Court	Hume Court	To upgrade 52no bulkhead lights using 28W 2D light fittings inclusive of all terminations, connections, cable and containment.	Works identified and quote returned. Order to be raised by end of August	£6,219.20	-
St Mary	Tyndale Mansions	273 Upper Street	1. To supply and fit 2no 70W Son T light fittings complete with photocells, containment, wiring and all terminations & connections at rear exit as well as garden area.	Works identified and quote returned. Order to be raised by end of August	£644.00	-
St Mary	Carleton House	Carleton House	To upgrade 5no bulkhead lights using 28W 2D light fittings inclusive of all terminations, connections, cable and containment.	Works identified and quote returned. Order to be raised by end of August	£598.00	-
Holloway	Williamson Street	Various locations	Upgrade 11no lamp columns using industria 2000 heads	Works identified and quote returned. Order to be raised by end of August	£4,048.00	-
Caledonian	Westbourne Estate	1-10 Fortuna Close	To upgrade 6no bulkhead lights using 28W 2D light fittings inclusive of all terminations and connections.	Works identified and quote returned. Order to be raised by end of August	£717.60	-
					£36,572.30	£40,000.00

M&E Mechanical Programme 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	IDC budget
Barnsbury	Halfmoon Estate	tbc	Communal heating works	Works commissioned. Awaiting specification and programme from M&E	tbc	£333,000.00
					0.00	£333,000.00

**UPPER STREET AREA CAPITAL PROGRAMME
JULY 2007**

Highbury Quadrant Decent Homes Contract All tenanted units in Phases 1A, 1B & 1C		
Scheme	Decent Homes Standard works to all tenanted units as required i.e. kitchens, bathrooms, rewiring etc	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	N/A tenanted stock only	
S20 Expiry	N/A tenanted stock only	
	Last Panel	This Panel
SOS Date	January 2006	January 2006
Completion Date	15.12.06	15.12.06
Project Officer	Moji Lasisi	

Contract 5 2005/06 Congreve House, Patmore House, Queen Margaret's Court, The Chestnuts, Beresford Lodge and Lexfield House		
Scheme	CREP, new windows Queen Margaret Court and Lexfield House. Decent homes work as necessary	
Constructor	Mulalley	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	27.09.05	
S20 Expiry	28.10.05	
	Last Panel	This Panel
SOS Date	Pre-commencement works 05.10.05 Main works 28.11.05	Pre-commencement works 05.10.05 Main works 28.11.05
Completion Date	18.09.06	18.09.06
Project Officer	Moji Lasisi	

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

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

Contract 8 St Mary's Area 7-10 & 13-32 Richmond Grove, 1-9 & 13-18 Sebbon Street, Tressel Close, Wakelin House, 273 Upper Street	
Scheme	CREP, windows, decent homes standard as necessary.

Constructor	Mansells Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	06.03.06	
S20 Expiry	05.04.06	
	Last Panel	This Panel
SOS Date	Early works16.01.06/main works 23.05.06	Early works16.01.06/main works 23.05.06
Completion Date	June 2007	14.05.06
Project Officer	Richard Berwick	

Contract 19 2006/07		
Arundel Grove, Elton Place, Landor Court, Woodville Road, Gay House, Southwell House, Emerson House, Beckford House, Campion House, Congreve House, Conrad House, Lydgate House, Meredith House, Neptune House, Patmore House, Sewell House, Skelton House, Waller House, Webster House, 1-40 Besant Court, 41-70 Besant Court, Park View		
Scheme	External repair and painting and decent homes work to Arundel Grove, Elton Place, Landor Court, Woodville Road, 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	June 2008	June 2008
Project Officer	Moji Lasisi	

Contract 20A 2006/07		
Elizabeth Avenue 1-15, Orchard Close 1-3, Morton Road 29a, James Court, Morton Road 2-24, New North Road 230-254, Queensbury Street 6-46, Raynor Place 1-5, Rotherfield Court,		
Scheme	Internal works to tenanted units only as required following survey	

Constructor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	Not applicable tenanted works only	
S20 Expiry		
	Last Panel	This Panel
SOS Date	19 February 2007	19 February 2007
Completion Date	14.06.07	14.07.07
Project Officer	Richard Berwick	

Contract 20 2006/07		
Arran Walk 1-9 & 11-13 odd, Bute Walk 1-10, Scarba Walk 1-10, Caldly 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, Caldly Walk, Red House Square, Cardigan Walk, Gulland Walk, Islay Walk, Lundy Walk, Upper Caldly Walk, Upper Gulland Walk, Ramsay Walk, Rona Walk 8-14, Upper Ramsay Walk 7-30, Walney Walk 1-17		
Scheme	Blocks listed in black to have external repair and painting plus Decent Homes internal works to tenanted stock. Blocks listed in red to have Decent Homes Standard works to tenanted units only.	
Constructor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	18.05.07	
S20 Expiry	15.06.07	
	Last Panel	This Panel
SOS Date	13.08.07	20.08.07
Completion Date	17.11.08	24.11.08
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

Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	13 October 2006	
S20 Expiry	12 November 2006	
	Last Panel	This Panel
SOS Date	16 07.07	16 07.07
Completion Date	02.05.08	02.05.08
Project Officer	Moji Lasisi	

Contract 33 2007/08 Blackstock Estate Decent Homes Works		
Scheme	New kitchens, bathrooms, central heating, electrical works subject to survey to tenanted units only. All works subject to survey	
Contractor	Balfour Beatty	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	Spring 2008
Project Officer	Colette Clail	

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. Plus internal upgrades to tenanted units in Birchmore Walk and 145-191 Highbury New Park. All works subject to survey	
Contractor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	Spring 2008
Project Officer	Moji Lasisi	

Contract 35 2007/08 Drayton Park/Gillespie area		
Scheme	New windows and decent homes works to Hood Court, External repair and painting plus decent homes works at The Woodlands,	

	concrete repairs and decent homes work to Drakeley Court, internal upgrades to Vaudeville Court, Avenall Mansions and Herbert Chapman Court. All works subject to survey	
Contractor	Mulalley Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
	Last Panel	This Panel
SOS Date	Spring 2008	Spring 2008
Project Officer	Colette Clail	

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

Contract 37 2007/08 Haliday House Area		
Scheme	New windows, structural works plus decent homes works at Haliday House. External repair and painting 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	Spring 2008	Spring 2008
Project Officer	Richard Berwick	

Tenant Compact 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Finsbury Park	Bennett Court Community Centre	Axminster Rd	Overhaul / Refurbish Gents & Ladies toilets	Scope of works agreed. Tender returns expected by end of August	tbc	£6,000.00
Finsbury Park	Andover Estate	Andover Estate Community centre	DDA works to main hall including ramp access and replacing fire escape door.	Scheme commissioned and works agreed. Programme received. Works to commence on the 12th of September	tbc	£15,344.83
Finsbury Park	Andover Estate	Hanmer and Todds Walk	To M/S/F approx 18 linear metres of railings to low-level walls in children's playground – Todd's Walk	Works completed on 13/07/07	£4,657.50	£18,032.00
Finsbury Park	Andover Estate	Sonnenburge Road	To M/S/F railings to enclose newly planted area opposite playground – approx 67 linear metres of railing.	Agreed scope of works. Tendered quote received, but over budget. Awaiting quotes for other schemes before proceeding.	£15,337.55	£10,000.00
Finsbury Park	Bennett Court	Bennett Court	To supply and fit 2no 150W spotlights overlooking car park area.	Works completed on 13/07/07	£780.00	£1,500.00
Finsbury Park	Bennett Court	Bennett Court	5 Litter bins around the estate	Scope of works agreed. Tender returns expected by end of August	tbc	£1,250.00
Finsbury Park	Haden Court	Haden Court	To fabricate and form 2 No steel grid bicycle enclosures on grassed areas opposite blocks 37-38 & 108-122	Agreed scope of works. Tendered quote received, but over budget. Awaiting quotes for other schemes before proceeding.	£18,860.00	£15,000.00
Finsbury Park	Andover Estate	Andover Estate Community centre	Replace curtains with infra red venetian blinds. Install secondary glazing and black out film.	Scope of works to be finalised by end of September	tbc	£29,921.42
Finsbury Park	Andover Estate	Andover Estate Community centre	To install suspended ceiling to encase existing roof structure to the main hall of community centre inclusive of 24No inset lights.)	Works completed on 13/07/07	£11,138.90	£24,416.90
Finsbury Park	Andover Estate	Play Area - Corker & Roth Walk	To supply and fit 2No combination goal/basketball units with lines marked out for play.	Works completed on 13/07/08	£13,666.00	£9,000.00
Highbury East	Highbury Quadrant	Birchmore Walk 50-73	Re-mark out bays and provide numbers and yellow lines/ hatching as required	Scope of works to be agreed and tenders returned by end of September	tbc	£1,000.00
Highbury East	Highbury Quadrant	233-337 Highbury Quadrant	To remove 5No up & over defective garage doors and replace with heavy duty steel side hung doors & frames.	Works completed 20/07/07	£7,762.50	£5,000.00
Highbury East	Highbury Grove	7-11 Highbury Grove: Bungalow properties used by elderly and disabled residents	To upgrade 3no column fittings on posts and 1no bulkhead fitting as per specification tendered.	Works completed on 13/07/07	£1,794.00	£1,362.40

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Highbury East	Highbury Grove	Highbury Grove 7-11	To repair barrier gate and paint with red and white bands as per specification tendered.	Works completed on 13/07/08	£834.00	£828.00
Highbury West	Drakeley Court	Blocks 1- 13, 14- 22, 32-41	To prepare and paint all entrance gates, infill screens and external bin chute – bottle green.	Works completed on 13/07/09	£2,760.00	£4,000.00
Highbury West	Vaudeville Court	St. Thomas's Road	Reinstate CCTV Cameras	Scope of works to be finalised by end of September	tbc	£1,000.00
Highbury West	Vaudeville Court	Vaudeville Court	Replace existing Pc DVR. Replacement exiting system padlocks. Relocation of the lift j/b box outside the intake 2nd floor intake room. Replacement of damaged camera housing lexons	Scope of works to be finalised by end of September	tbc	£5,413.05
Highbury West	Avenell Mansions	Avenell Mansions	Replace broken entry gate at the opening to the block	Scope of works to be finalised by end of September	tbc	£5,000.00
Highbury West	Drakeley Court	Blocks 14- 22, 32-41	To M/S/F 2No double sets of steel doors and frames to bin chambers of blocks 32-41 & 18-22.	Works completed on 13/07/07	£3,105.00	£4,000.00
Highbury West	Vaudeville Court	Resurfacing of communal areas	Resurfacing of communal areas	Works agreed. S20 consultation required. S20's to be issued by end of September	£20,297.50	£20,000.00
Highbury West	Vaudeville Court	Estate signs	The signs are not completed some signs still missing on some of the floors	Scope of works to be finalised and tenders to be returned by end of August	tbc	£500.00
Highbury West	Stephens Ink	1-6 Kenton House, Stephens Ink	Supply and fit railing frontage and gates to match existing with 6No. gates	Further information required from Estate Services before proceeding. Expected by end of August	tbc	£8,901.00
Mildmay	John Kennedy Court	Newington Green Road	New security gates (entry), the existing gates are metal and unsightly making the place look more like a prison than a residence	Site visited and AHO to provide final scope of works. Tenders to be returned by end of September	tbc	£12,000.00
Mildmay	John Kennedy Court	Newington Green Road	Refurbish bin area. The doors are old and also unsightly pipes nearby that leak	Scope of works agreed. Tenders to be returned by end of August	tbc	£2,500.00
Mildmay	Seaforth Crescent	Communal Walkways: North & South side blocks	To carry out internal electrical works within fittings required, also changing bulbs and protective face leaving all lights in working order.	Works completed on 13/07/07	£3,565.00	£5,000.00
Mildmay	Seaforth Crescent	Playground	Remedy drainage problems around playground and improve playground area	Awaiting CCTV probe report - expected by end of August	£552.00	£10,000.00
Mildmay	79-81 Newington Green Road	79-81 Newington Green Road	Upgrade door entry system to Pensher doors with fob operation	Works agreed and tenders returned. S20 consultation expires on 07/09/07	tbc	£16,500.00
Mildmay	Spring Gardens	Spring Gardens	Anti Cycle barrier	Scope of works agreed. Tenders to be returned by end of August	tbc	£2,907.20

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Mildmay	New River Crt	New River Crt	To take up paving and relay/renew on new sand base to various areas as per specification tendered.	Works completed on 27/07/07	£7,762.50	£10,000.00
Mildmay	Besant Court	Besant Crt 1-40 & 41-71	CCTV System	Tenders have been received. Awaiting Tender Analysis from M&E - expected by end of August	tbc	£50,000.00
Mildmay	Sinclair Crt	Sinclair Crt	Upgrade lighting	Scope of works to be finalised and tenders to be returned by early September	tbc	£2,536.00
Mildmay	Tudor Crt	Tudor Crt	Block 9-16 communal globe light de-commissioned lighting upgrade scheme to all globe lights to King Henrys Walk side of estate	Scope of works agreed. Tenders to be returned by end of August	tbc	£3,000.00
Mildmay	Burder Close	Burder Close	To lift and remove defective paving adjacent caretakers facility and resurface area using tarmac.	Works expected to complete by end of August	£3,611.00	£6,000.00
Mildmay	37 King Henrys Walk	38 King Henrys Walk	Additional lighting required to drive way entrance	Scope of works agreed. Tenders to be returned by end of August	tbc	£2,500.00
Mildmay	Sewell Hse	Sewell Hse	Dead trees removed from hardstanding to front of block make good tree pits by using coloured tarmac	Scope of works to be agreed and tenders invited by mid September	tbc	£600.00
Mildmay	Bronte Hse	Bronte Hse	Additional column light/bulkhead needed from Matthias Rd pathway onto estate + play area requires more lighting	Scope of works to be agreed and tenders invited by mid September	tbc	£3,500.00
Mildmay	Northampton Prk	Northampton Prk	Fencing around entrance to prevent fly tipping	Scope of works to be agreed and tenders invited by mid September	tbc	£2,000.00
Mildmay	Wells Crt	Wells Crt	Upgrade wooden doors to fob operated metal pensher system	Works agreed and tenders invited. Tender returns expected 3rd September	tbc	£52,500.00
Mildmay	Orwell Crt	Orwell Crt	Upgrade wooden doors to fob operated metal pensher system	Works agreed and tendered. S20 consultation expires 2nd September	tbc	£48,000.00
Mildmay	Athenaeum Crt	Athenaeum Crt	Remove metal container from site and make good ground and relay with turf	Scope of works to be agreed and tenders invited by mid September	tbc	£1,500.00
Mildmay	Hathersage Crt	Spinners to surgery and weld mesh fence panels to stairwell	Improve security measures around fire escape stairwell and Dental Surgery	Scope of works agreed. Tenders to be returned by end of August	tbc	£2,000.00
Mildmay	Mayville Estate	Right hand side of Neptune Hse block adjacent to bin store area on corner of Elton Place	To remove existing and M/S/F steel gate and frame fitted with non-standard padlock as per specification tendered.	Works completed on 27/07/07	£1,012.00	£1,000.00
Mildmay	Hawthorne Close Estate	Hawthorne Close Estate	HFI Branded notice Boards	Artwork to be confirmed with TRA by end of September	tbc	£1,200.00
Mildmay	John Kennedy Crt	John Kennedy Crt	HFI Branded notice Boards	Artwork to be confirmed with TRA by end of September	tbc	£1,200.00
Mildmay	Kerridge Crt	Kerridge Crt	HFI Branded notice Boards	Artwork to be confirmed with TRA by end of September	tbc	£1,200.00
Mildmay	Burder Close	Burder Close	HFI Branded notice Boards	Artwork to be confirmed with TRA by end of September	tbc	£1,200.00
Mildmay	Mayville Estate	Mayville Estate	HFI Branded notice Boards	Artwork to be confirmed with TRA by end of September	tbc	£1,200.00
Mildmay	Highbury Estate	Highbury Estate	HFI Branded notice Boards	Artwork to be confirmed with TRA by end of September	tbc	£1,200.00
Canonbury	Rotherfield & Walkinshaw Courts	tbc	A storage container for bigger unwanted rubbish	Awaiting further information from Estate Services by end of August	tbc	£5,000.00
Canonbury	Marquess	1-5 Gulland Walk	Landscape (Planters) area to be fenced off	Awaiting Greenspace quote - expected by end of August	tbc	£10,000.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Rotherfield & Walkinshaw Courts	tbc	A lamp post/column light to be installed outside the back entrance	Awaiting further information from Estate Services by 31/08/07	tbc	£2,500.00
Canonbury	Dover Court Estate	Romford House	car park area to be marked out and numbered with 11 car bays also 36lm double yellow lines and 2no boxed hatched areas.	Scope of works to be finalised and tenders to be returned by end of September	tbc	£791.20
Canonbury	Dover Court Estate	Threadgold House Dove Road N1	To supply and lay approx 8 square metres of paving slabs to disused planter area opposite playground.	Works completed on 25/07/07	£598.00	£6,316.00
Canonbury	Walkinshaw Court	Walkinshaw Court N1	To manufacture, supply and fit 16LM anti climbing spinners across top of the perimeter railings and gate and spinners to be painted.	Scope of works agreed. Tenders to be returned by end of August	tbc	£3,128.00
Canonbury	Dover Court Estate	Threadgold House N1	To demolish existing pram shed structure and cart away. To make good ground.	Works completed 09/07/07	£11,270.00	£6,440.00
Canonbury	Swan House	Swan House N1	To manufacturer supply and fit 14LM steel screens to match the existing to infill remainder of 1st floor balcony.	Scope of works to be agreed and tenderds invited by mid September	tbc	£3,381.00
Canonbury	Dover Court Estate	Warley House	To renew the pathway at side of Warley House by preparing and regulate area, cut chases and apply DBM Primer, apply DBM tarmacadam wearing course approx 62 sqm	Scope of works to be agreed and tenderds invited by mid September	tbc	£3,208.50
Canonbury	Walkinshaw Court	Walkinshaw Crt	Existing Lino on the front stairs needs to be pulled up and replaced with new lino plain blue if possible waiting on quote	Scope of works agreed. Tenders to be returned by end of August	tbc	£10,961.80
Canonbury	Dover Court Estate	Westcliff House	Groundworks to carry out feasibility for the existing concrete area to be developed as a play area.	Scope of works to be agreed and tenderds invited by mid September	tbc	£5,000.00
Canonbury	Marquess Estate	Cardigan Walk	To install security gates to the front area of Cardigan Walk: These should be similar to those in block	Scope of works to be agreed and tenderds invited by mid September	tbc	£10,000.00
Canonbury	Channel Island Estate	Jersey and Guernsey House	To install new external lighting circuit to entire perimeter of both blocks fitted with 10No floodlights each.	Works completed 20/07/07	£10,856.00	£9,000.00
Canonbury	Marquess Estate	Red House Square, land opposite play area	landscape the area opposite the play area at the centre of Red House Square	Works to commence on 9th August and expected to complete in 2nd week of September	tbc	£11,096.01
Canonbury	Marquess Estate	Bute Walk, Marquess Road	To replace low rise fencing either ends of Bute Walk and replace with higher metal railings approximately 5 foot or under with gates at either end.	Scope of works agreed. Tenders to be returned by end of August	tbc	£15,000.00
Canonbury	Marquess Estate	Arran Walk grassed area, behind Arran Walk flats, side of Canonbury Crescent.	To supply 30 cubic meters of topsoil to make two raised humps totalling 80m2 in total area within the area to try to stop ball games being played, once the soil has been put in place we will prepare ready for turfing and supply and lay turf as directed.	Scope of works to be agreed and tenderds invited by mid September	tbc	£2,439.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Wall outside of flats 84 and 85 Caldy Walk	Take down and level wall. Remove bulkhead light and allow new brick on edge. Supply and fit metal handrail.	Scope of works agreed. Tenders to be returned by end of August	tbc	£718.00
Canonbury	Marquess Estate	Cardigan Walk	To remove 14 existing boxes and to supply and fit 14 new. post boxes to be manufactured from galvanised steel, with a durable polyester coating, fitted with cylinder locks that come with coded keys for security.	Scope of works agreed. Tenders to be returned by end of August	tbc	£1,584.70
Canonbury	Channel Island Estate	Florence Nightingale House	To manufacture, supply and install 2No Penser style main entrance door and screen sets to front of porched entrances to enclose the 3No ground floor flats that are currently not included on the door entry systems.	Scope of works agreed. Tenders to be returned in early September	tbc	£18,858.50
Canonbury	Canonbury Court	113-144 Canonbury Court	resurface concrete stairs	Scope of works to be agreed and tenderds invited by mid September	tbc	£2,806.00

506,941.51

Community Safety 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Highbury East	Gardner Court Estate	Gardner Court Estate	Security doors, entry phone system	Scope of works agreed. Tender returns expected 3rd September	tbc	£127,000.00
Mildmay	Highbury Estate	Highbury Estate	Security works to complement Environmental Works budget	Full scope of works to be agreed in consultation with residents and TRA by end of September	tbc	£62,000.00

£0.00 189,000.00

Environmental Improvements 07-08

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

£0.00 £30,000.00

Lighting 07-08 Budget £40k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Arran Walk	1.Globe lights to block entrances tag No's CAN 1/1-13 + 3No col lights to grassed area + 2. block 64-78 upgrade to bulkhead lights at each block entrance 7No to each	Scope of works agreed and orders to be raised early September	£7,562.40	£7,562.40
Highbury West	Beechcroft Court	Beechcroft Court Block 1-40 Car park area	1. Upgrade 31 bulkheads o/s flats+ 2. Change heads to col lights number 5,6,7,8,10 &11 3. Upgrade spotlight to carpark with 70 wattSonT at high level on flank wall of street property	Scope of works agreed and orders to be raised early September	£6,243.35	£6,243.35
Canonbury	Sickert Estate	Canonbury Crescent	Upgrade globe col lights o/s 31a-d 1No + 6No to rear of Ashby Grove	Scope of works agreed and orders to be raised early September	£2,576.00	£2,576.00

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Finsbury Park	Courtney Court	Courtney Crt Block 17-36 2. & 3 Block 37-62 4. Block 9-16	1. 1. Upgrade 15No bulkhead lights o/s flat entrances and 4No to stairwell 2. 23No bulkheads o/s flats on ground and 1st flr and 3No to stairwell + 3 upgrade 3No bulkheads 2 ceiling mount and 1 face mount to walk through entrance from Drayton Park 4. Change head to 1No Col light in garden area	Scope of works agreed and orders to be raised early September	£6,217.20	£6,217.20
Canonbury	Channel Islands Estate	Channel Islands	Upgrade globe col light ALD1 located by new garden area on Caldly Wlk	Scope of works agreed and orders to be raised early September	£368.00	£368.00
Canonbury	Elizabeth Kenny House	Elizabeth Kenny Hse	Upgrade globe col light EL 15	Scope of works agreed and orders to be raised early September	£368.00	£368.00
Highbury West	Hamilton Park	Hamilton Prk Block 1-9	1. 1. Upgrade 1No bulkhead above entrance + 4No to stairwell	Scope of works agreed and orders to be raised early September	£598.00	£598.00
Canonbury	Marquess Estate	2. Upper Gulland Wlk	Upgrade globe col light Gul 1 located adjacent to comm fed to block	Scope of works agreed and orders to be raised early September	£368.00	£368.00
Canonbury	Marquess Estate	Caldly Walk	Supply and fit new 70w Son T spot light at high level above 6 Caldly Walk to illuminate walkway leading to 1-5 Caldly Wlk + Upgrade globe col lights CAL1&2 to 1-5 Caldly Wlk + Remove adjacent tree stump and demolish small low level planter and make good ground + Upgrade globe col light adjacent to flats 83-89	Scope of works agreed and orders to be raised early September	£1,794.00	£1,794.00
Canonbury	Marquess Estate	Gulland Wlk	4. Upgrade 2No globe col lights o/s fits 47 & 43	Scope of works agreed and orders to be raised early September	£736.00	£736.00
Canonbury	Sickert Estate	Riverside Hse	Upgrade globe col light located to rear of block in the com garden area	Scope of works agreed and orders to be raised early September	£368.00	£368.00
Canonbury	Marquess Estate	Handa Walk	Upgrade 5No globe col lights around play area	Scope of works agreed and orders to be raised early September	£1,840.00	£1,840.00
Finsbury Park	Hornsey Road	Hornsey Road 219a-261 Lighting	1. Upgrade 50No bulkhead lights to communal walkways ground to top floor 2. Upgrade 17No total lights to both stairwells including bin chute rooms	Scope of works agreed and orders to be raised early September	£8,013.20	£8,013.20
Finsbury Park	Simmons House	Hornsey Road 219a-261 Lighting	To upgrade 1no bulkhead to communal entrance using 70W Son T light fitting inclusive of all connections and terminations	Scope of works agreed and orders to be raised early September	£216.20	£216.20
Highbury West	Jack Walker Court	Jack Walker Crt	1. Lighting 1. Upgrade ceiling bulkheads o/s flats 36 & 37 + Upgrade globe heads to col lights 2,3,5, & 10	Scope of works agreed and orders to be raised early September	£1,711.20	£1,711.20
Highbury West	Westerdale Court	Westerdale Crt	Change globe heads to col lights number 1&3	Scope of works agreed and orders to be raised early September	£736.00	£736.00
					£39,715.55	£39,715.55

Paving 07-08 Budget £30k

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Mildmay	Hathersage Court	Hathersage Crt	Mildmay Park side entrance, break out concrete threshold with highway paving & relay with concrete incorporate metal sleeve for double gate drop bar.	Scope of works agreed and orders to be raised early September	£2,846.25	£2,846.25
Highbury East	Highbury Quadrant	Block 233-387	Make good all holes and level slabs to podium area to rear of block located adjacent to garage area	Scope of works agreed and orders to be raised early September	£1,656.00	£1,656.00
Highbury West	Aubert Court	Aubert Crt	Break up existing concrete base to each bin chamber (6No in total) and relay concrete to provide safe surface for bin removal	Scope of works agreed and orders to be raised early September	£6,539.50	£6,539.50
Highbury West	Jack Walker Court	Jack Walker Crt	2. O/S 28 Remove brick on edge detail to paving planter and make good with Tarmac	Scope of works agreed and orders to be raised early September	£1,207.50	£1,207.50
Highbury West	Jack Walker Court	Jack Walker Ct	3. Renew paving from drop kerb around base of col Jac1/2 to col Jac1/3 in front of fits 1-4	Scope of works agreed and orders to be raised early September	£3,105.00	£3,105.00
Mildmay	Kerridge Court	Kerridge Crt	Break up existing tarmac path located between block 1-20 and 111-130 and Kingsbury Rd relay with new tarmac	Scope of works agreed and orders to be raised early September	£9,717.50	£9,717.50

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
Canonbury	Marquess Estate	Upper Caldy Walk	1-17 supply and fit 3No concrete bollards to bottom end of paved area to front entrance to block + 3No Bollards to paved area adjacent to fit 76 Caldy Wlk	Scope of works agreed and orders to be raised early September	£2,518.50	£2,518.50
Highbury West	Drakely Court	Drakely Crt	Block 32-41 Steps from ground to bin chamber requires slope for safe movement of bins	Scope of works agreed and orders to be raised early September	£517.50	£517.50
Finsbury Park	Simmons House	Block 9-16	1. Podium area to rear of block fill in 4No tree pits & level approx 4sqM of 500x500 concrete slabs as directed on site. 2. Renew bulkhead to com entrance	Scope of works agreed and orders to be raised early September	£1,552.50	£1,552.50
Highbury West	Stephens Ink	Kenton Hse	Quote to lift slabs and relay outside flat 4	Scope of works agreed and orders to be raised early September	£517.50	£517.50
					£30,177.75	£30,177.75

Lift Programme 07-08

Ward	Estate	Location	Description of works	Monthly Panel Update	Actual cost	Original budget
	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.	Scheme commissioned and residents informed about future works. Awaiting specifications and tenders which are expected by end of September	tbc	£299,700.00
						£299,700.00



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