

# Upper Street

## ESTATE IMPROVEMENTS

The estate improvements budget is allocated by the Area Housing Panel. This consists of elected members from all the recognised tenants and residents associations in the Upper Street Area.

Each year the members vote on which projects to fund.

If you have projects which you would like to have considered for the year 2005-6, please ensure that your tenants and residents representatives have details as soon as possible. The meetings to vote on which projects are funded will be held shortly.

If you do not have a tenants and residents association you can send details of your project to the Project Team, Upper St AHO, 257 Upper St, N1 1RU. Or telephone 020 7527 5341 or email kofi.ayeh@islington.gov.uk

If you are interested in starting up a tenants and residents association and gaining a voice in which projects are agreed please contact the Performance and Partnership Officer, Chris Donovan at the same office, 020 7527 5379, email christopher.donovan@islington.gov.uk

The estates which already have a recognised tenants and residents are:

- |   |  |
|---|--|
| <b>Bentham</b>                                    | <b>Haslam</b>                            |
| <b>Channel Isles</b>                              | <b>Mersey</b>                            |
| <b>Cumming</b>                                    | <b>Northchurch, Ellington and Elmore</b> |
| <b>Dixon Clark</b>                                | <b>Packington</b>                        |
| <b>Eric Fletcher/Ashby and Canonbury Crescent</b> | <b>Pleasant Place</b>                    |
| <b>Forest Court</b>                               | <b>Popham St</b>                         |



## Neighbour of the Month

Homes for Islington wishes to recognise the voluntary efforts of residents who contribute to their communities.



*A communal garden kept up by a good neighbour at Wiford House*

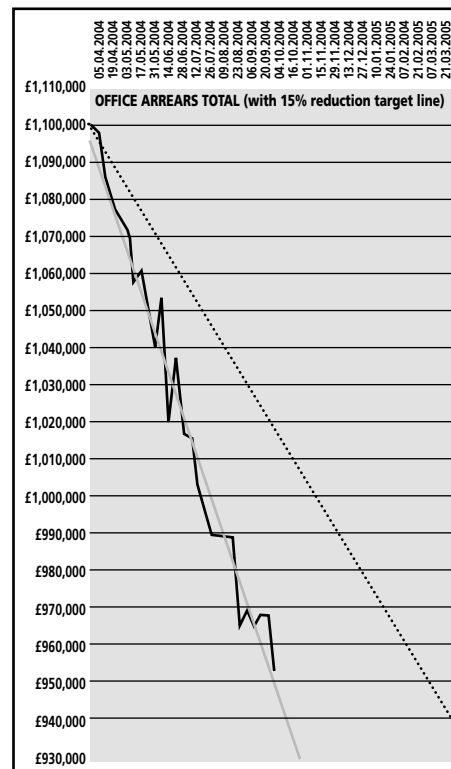
We hear a great deal about antisocial behaviour and serious effects it has on the lives of our residents, but in our determination to tackle this sort of nuisance, we often overlook the positive contributions many of our residents make to community life. Whether by taking care of and improving communal gardens, shopping for disabled neighbours, running residents and tenants associations, helping with child care or organising youth events, many of our residents contribute considerable time and energy to their communities.

If you would like to nominate a neighbour please send brief details to Chris Donovan at Upper St Area Housing Office, 257 Upper St NI 1RU, including an indication of whether your nominee has given permission or if you would like us to approach them.

## Rent arrears in freefall

Rent arrears in the Upper Street Area have been dropping steadily over the last two years. Immediately after the street properties went over to management by Partners for Improvement in Islington in May 2003 arrears stood at £1,410,000. A steady reduction since then brought them to a record low of £953,705 as at 4<sup>th</sup> October 2004.

This is good news for all our residents, because the lower the arrears the more money we have to spend on the upkeep and improvement of our properties and the more cash we get in grants from central government.



# Upper Street



improving housing through partnership

## Tenants and Residents Compact 2004-5 – Programme update

Address	Type of Scheme
7 – 69 Ashby Grove	Communal wooden fencing renewal
Ashby House	Drainage improvement
Barratt House	Lighting improvement to car park
Bentham Court	Antisocial diversionary scheme
Cedar Court	Drainage improvement
Collinsdale Estate	Security works
Crowline Walk (Outside No.27)	Communal lighting improvement
Cumming Estate	Development of play areas – including anti-roll bars on swing, swings for younger children & safety surfacing
Cumming Estate	Install mirrors in existing lifts
10 Falcon Court	Install metal fencing to patio
Guernsey House	Install metal grills/doors to rear entrance to foyer
Hedingham Close	Replanting of shrubs
Horsfield House & Haslam	Renew/extend perimeter fencing
11-14 Hedingham Close	Security improvement works
Jersey House	Install barriers to main entrance
Jersey House	Install metal grills/doors to rear entrance to foyer
Mersey Estate (Liverpool House)	Communal lighting improvements
Mersey Estate (Widness House & Tranmere House)	Communal lighting improvements
Mersey Estate (Widnes House)	Main entrance security improvements
Mersey Estate	Remark car parking bays
Mersey Estate (Tranmere House)	Main entrance security
Morgan Mansions ( Block A)	Install brick bin chambers & planters
1 - 13 Parker Court	Stairwell TOR painting – due to graffiti
24-31 & 32-39 Parker Court	Improve communal drainage
24-31 & 32-39 Parker Court	Install additional playground equipment
Richmond Grove	Refuse collection/Bin chambers improvement works
Richmond Grove	Install anti – cycle barrier
Swan House	Lighting improvement to car park
Colebeck Mews	Tree works
Lilian Bayliss House	Tree works
McIndoe Ct	Tree works
Mersey Estate	Tree works
Rotherfield Court	Tree works
Sherbourne Estate	Tree works
Southgate Court	Tree works
Tensing House	Tree works
Ashby House	Bin storage adaptation works
57- 60 Upper Caldly Walk	Security improvements
Eric Fletcher Ct	Bin storage adaptation works
23-29 Cannonbury Crescent	Communal wooden fencing renewal
Cumming Estate	Estate signage
Caldly Walk	Install wooden fencing to No 2. flower beds
Elder Walk	Install lighting to disabled parking area
Mull Walk	Communal lighting upgrades works
Theseus Walk	Block signage
Widnes House	Renew bin chamber doors in metal

UPDATED ON 8<sup>TH</sup> SEPTEMBER 2004

## WHEN WE'RE CLEANING WINDOWS

Them upstairs get all upset,  
When their outlook remains unkept.  
But soon we'll have a superjet,  
And get their glasses sparklin' yet,  
When we're cleanin' windows...

*P. Aldis with apologies to George Formby*

The outsides of communal and staircase windows have never been cleaned and make our blocks look scruffy. The Upper Street estate services and caretaking team is testing machines capable of cleaning up to the 4<sup>th</sup> floor. After the best machine has been selected we will be publishing a rota for cleaning blocks.

