

Six Acres NEWS

Incorporating Clifton Court and Haden Court



The Project Team

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Six Acres Tenants & Residents Association

Haden and Clifton Tenants & Residents Association

The 'new' Six Acres Estate

The improvements to the Six Acres Estate are nearing completion and residents of Millfield and Fallowfield are the first to benefit from the extensive programme of works completed to their block. The works are due to finish by the end of April and the Project Team and our contractor on site Quinn London want to thank residents for their support and understanding throughout the works.

It is only now that residents can see the full extent of works that have been completed to their blocks, as the scaffold comes down across the estate. The comments and positive feedback from residents have been welcomed from all involved. Homes for Islington recognise that there is still work to do and there are still challenges ahead. In the coming months, work will commence on Fyfield and our partners are due to begin the new build programme across the Six Acres Estate. Finally, we will complete the landscaping and create courtyards for residents of the estate to enjoy. Our vision for the estate will totally change the look of the Six Acres Estate and, as one of our residents said, "it is now a home that I am proud to invite my family and friends to".

We hope you find this issue of the Six Acres News useful and informative. Whilst there are articles about the works we have planned for the estate, this is also information on how you and your neighbours can help tackle the problems that have dogged the estate for far too long. Working as one we have the opportunity to continue all the good work we have begun. Together we will make the estate a great place to live. Our Housing Management team, working with the Police, will be taking the initiative in tackling anti-social behaviour – this is where we need your help to maintain what has been achieved. Together we can do it.



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What next?

Fyfield

The Project Team's next priority is to improve the remaining Fyfield block. As all residents on Six Acres know, this block represents the biggest challenge. It has for a long time suffered from vandalism and anti-social behaviour.

Following consultation with residents of Fyfield, and looking at how we will tackle the issues of anti-social behaviour, our works will include a CCTV system. This new security system will link Fyfield to a controlled concierge office where staff will be able to act upon incidents in the block and also residents can speak directly to these staff. These offices are currently being built on the Andover Estate.

Residents of Fyfield told us during the consultation that they were generally opposed to the building of a new lift tower to the Fonthill Road end of the block. Residents felt that this would have an adverse affect on them within the block and that the existing two lifts were sufficient now that Churnfield has been demolished. Residents did ask for further security at each walkway level and this has been included within the specification for the works and we are very hopeful that we will be able to include this additional level of security to the block.

We are currently preparing for the work to the block, including the appointment of a contractor to undertake the works. There will be further meetings with residents before the works commence.

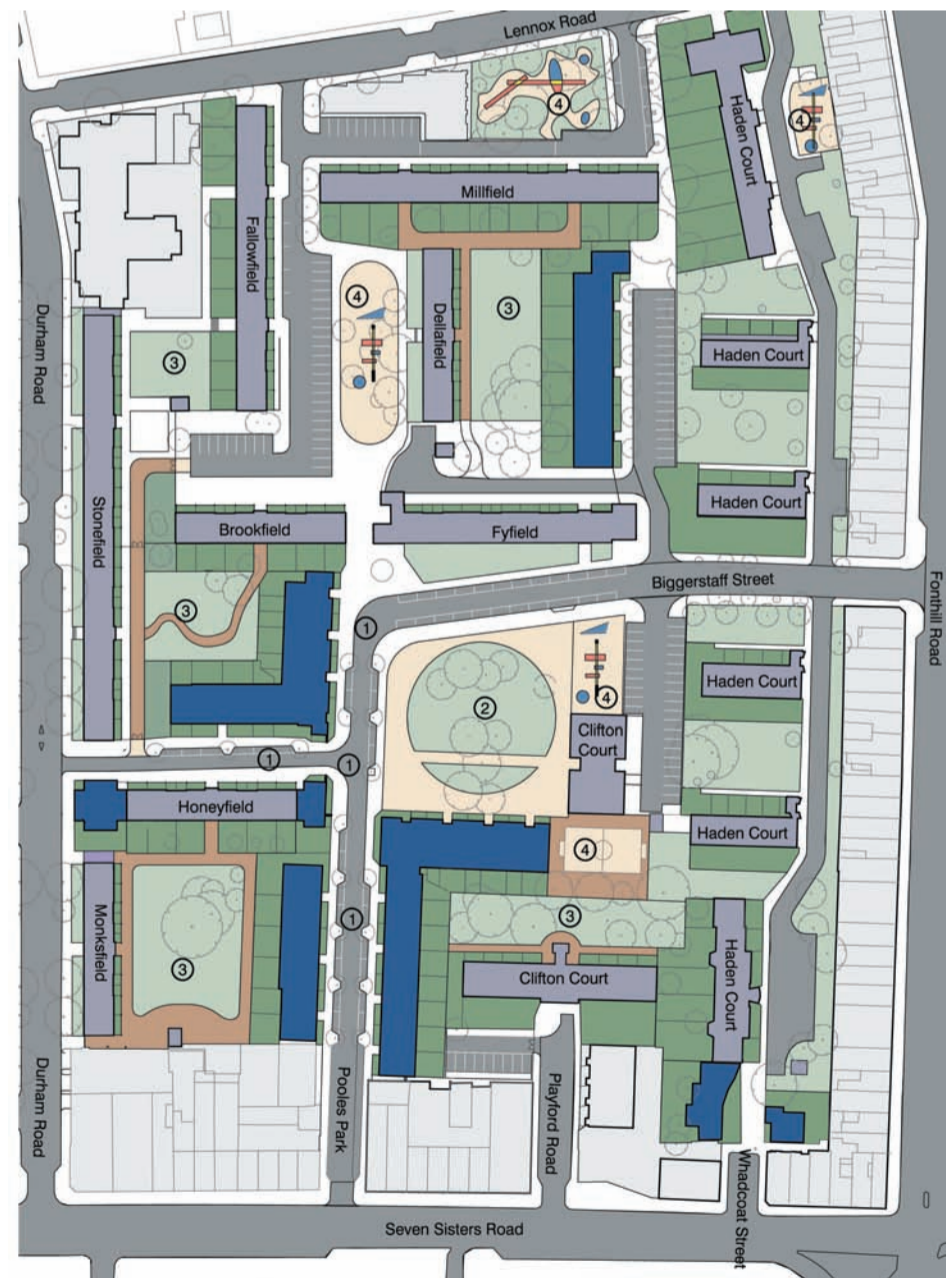
CREDIT CRUNCH

Like most of the economy the impact of the credit crunch and the downturn in land values has had an effect on the programme of works for the proposed new build. Our partner, registered social landlord Community Housing, is now speaking with Islington Council to re-negotiate the original offer to buy the land. These talks are advanced and we are hopeful that an agreement will be reached by April. Community Housing is very keen to get the 'show on the road' as soon as agreements can be reached. David Ronan, Project Manager will notify residents of the outcome of the talks, when a decision has been made.

As you will recall from previous consultation, the masterplan scheme opposite was approved by Islington Council's Planning Department and it is this redevelopment that will commence on site, subject to final approvals.

Phase 6 - Courtyards and Environmental Improvements

Homes for Islington will complete the works programme by creating the secure inner courtyards as previously advised to residents. This can only be completed when the new build properties have been built. Nearer the time we will be speaking to residents within each block to agree what they want to be in the new inner courtyard. The final piece of the jigsaw will see the public square in front of Clifton Court completed along with the final finish for the roads.



Six Acres Masterplan

Six Acres gardens

Part of our original proposal was to provide ground floor properties with private gardens, where this was possible. However, following consultations with residents and our architects, a key area of concern has been highlighted. As you may be aware the ground floor units are made up from a mix of one-bedroom flats, three-bedroom flats and maisonettes. What was not realised at the time was that the one bedroom accommodation would benefit from significantly more garden space than the three-bedroom properties and that the three-bedroom flats would have no access to any garden at all. This would mean, a one bedroom would have the largest garden and the larger units on the ground floor would have smaller or no garden because of the layout of the blocks. So, to benefit the majority of residents on the estate, additional resources will be used to improve the larger communal green space that will be available to all residents.

Green roofs



The roofs on Honeyfield, Brookfield, Dellafield, Fallowfield and Millfield have been replaced with a new sedum roof, which is a low maintenance roof of grasses. There are seven varieties of plants on the roof none of which grow to more than 10cm-15cm. All the plants will flower, self-seed and re-grow the following year. The new roof will improve insulation to the block and it is also making the estate environmentally friendly and greener.

Security - making it work



The new secure entrances that are being fitted to all blocks have a sophisticated mechanism that not only allows us to secure the door with very strong 'magna locks', but also allows us to effectively manage the system. Unlike the old key operated system, our new system allows us to activate and deactivate individual fobs; so in the event that you lose a fob or if a resident has been misusing the entry system we will be able to deactivate the fob immediately.

The security system is currently for the residents on the upper floors, but as we develop the Phase 6 environmental improvements, residents on the ground floor will also be issued fobs. The Phase 6 plans include secure courtyards, and residents on the ground floor will gain access to the courtyard through the secure entrance.

The new security system is tried and tested on many other estates so, provided residents and their visitors use the system properly, the security to the block will be maintained for many years to come. Instructions are given to the resident at the time of collecting their fobs and conditions of use are explained. Residents are informed not to give their fob to anyone else and that they should not allow anyone into the block unless they know their identity. People wanting to gain access without permission will often push many buttons until someone allows them access. If you do get unauthorised callers, please be vigilant and if you see or suspect people gaining access to the communal areas, you should report this immediately. Contact details for the appropriate response team are detailed in this newsletter under 'Keeping up appearances'.

We know from experience that unauthorised people will not try to gain access to a block if they know that Police or council staff will be called and that residents of the block will report incidents. If we want to maintain security to the block we all need to be vigilant and report any suspicious people or activities immediately.

Keeping up appearances

Residents, Islington Council and Homes for Islington have invested a lot of time and money in improving the homes on the Six Acres Estate. Together we have raised the image of the estates and through campaigning together we have attracted sufficient money to make improvements a reality.

It is so important now that we continue to work together to ensure that the improvements that have been made are sustained. If you witness vandalism or anti-social behaviour and they affect your enjoyment of your home, please do not hesitate to contact the Police or Homes for Islington. Your call will be treated in the strictest of confidence.

Metropolitan Police's Finsbury Park Ward Team:

Tel: 020 7421 0554 or 07717 432 750

Email: finsburyparkward-NI@met.police.uk

Anti-Social Behaviour Officer for Six Acres Estate

Sonia Mason Tel: 020 7527 5308

To report any anti-social behaviour out of hours please call 020 7527 7272

Haden Court bins

Firstly, the Project Team would like to apologise to the residents of Haden Court for the delay in building the new bin enclosures. This work was originally to be completed by Eugena, but as reported previously, Eugena filed for bankruptcy and are no longer an operating company.

The Project Team are pleased to announce that the work is being tendered and companies will now submit their tender for consideration. The works are programmed to commence on site in April 2009.

Once again we would like to thank residents of Haden Court for their understanding and patience.

Getting involved

It is important that residents get involved with their respective Tenant and Residents Association (TRA). The group offers a forum for residents to discuss proposals for their estate and they will approach Homes for Islington on issues that affect residents on the estate.

The Six Acres Estate TRA will be holding their Annual General Meeting on Friday 20 March at 7pm. This will be held in the Andover Community Centre. If you want to get involved or would like further information on the TRA's activities, please attend and support your fellow residents on the estate.

Haden and Clifton also have an active TRA. The group meet the first Wednesday of the month (except January and August) in the Durham Road Community Rooms, Durham Road. The meetings start at 7.30pm and all are welcome.

Clifton Court

Clifton Court will soon have new residential accommodation built in the empty floor between ground and first. This area for so long has attracted anti-social behaviour and, following funding approval from Islington Council, three new homes will be built here. Planning approval was given in November 2008. The works are currently out to tender and the Homes for Islington Project Team hope to commence works in early summer 2009.

