

# Six Acres NEWS

Incorporating Clifton Court and Haden Court



Clifton Court

Haden Court

## All Change

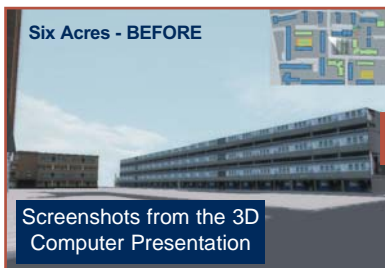
Welcome to our second newsletter for the Six Acres Estate. There has been lots of activity since our last newsletter and there will be lots more activity in the coming 18 months. I hope you find the information we have provided useful but if you need any further information or would like, to speak to a member of the Project Team, our contact details are provided.

Whilst the majority of works will be on the Six Acres estate, Haden Court and Clifton Court will be included in the distribution and consultation.

Following a long planning approvals process, permission was granted to proceed with the improvements to the existing buildings on Six Acres. Permission was also granted to build the new homes that will be built on the estate. In addition there will be significant improvements to the landscaped areas and a new road layout will also be introduced to the estate. This is a multi-million pound package of works that will change the Six Acres Estate significantly.

Inside this issue our partners, Community Housing, will introduce their plans for the new housing and provisionally when this work will commence. On Saturday 7th June between, 11.00am and 3.00pm, we will be having a consultation fun day. All partners involved in the works will be available to show models, plans and images of the proposals. Further details of the fun day are displayed on the back page.

The Project Team look forward to working with you over the coming 18 months and together we will deliver a project that achieves our aim of making Six Acres Estate a safe and welcoming environment for residents and visitors.



Screenshots from the 3D Computer Presentation



improving housing through partnership

### The Project Team

- David Ronan  
Project Manager - Homes for Islington
- Albert Neal  
Project Officer - Homes for Islington

### Architects (Homes for Islington)

- Paul Tobin, Francis O'Brien, Fiona Monkman, Fred Leplat and Marc Linton

### Six Acres Tenants & Residents Association

### LINKS Association

Our telephone numbers are  
020 7527 3976 or 020 7527 3977

### Regeneration Project Team Office



WE ARE HERE



### What's in the newsletter:

- Page 2 Works in Progress
- Page 3 Community Housing Group
- Page 4 Six Acre Consultation Day



# What next?

## Works in Progress

Homes For Islington will be undertaking a full programme of works to the existing buildings. This work will continue whilst our partners develop the new build and construct the roads.

You will be aware that our contractor, Eugena, is on the estate and work is progressing well on Millfield and Fallowfield. All the low-rise blocks on Six Acres will have external improvements, including an over cladding system to the blocks. This will improve the energy efficiency and also the appearance of the building will change significantly. There will also be new roofs provided to the low-rise blocks (except Stonefield and Monksfield), new security entrances will be provided, with a new security system installed to all low-rise blocks, the communal lighting will be renewed and the bin chambers relocated away from the blocks.

### Commencement for Phase 4

Millfield	Started 3/3/08
Fallowfield	Started 21/4/08
Dellafield	To start June
Stonefield	To start July
Brookfield	To start August
Honeyfield	To start September
Monksfield	To start October

### New Aerials

As the work to the blocks includes over cladding, a new digital aerial system will be installed behind the cladding system. As you may be aware the analogue aerials that are currently

on the blocks will not function after 2012, so all communal aerials in Islington will be upgraded to digital. This will allow residents to receive freeview stations and a better quality of picture reception. Also if residents wish to subscribe to Sky they will be able to do this without the need of a satellite dish.

### Fyfield

I am pleased to inform residents that a radical package of improvements that looks to the long-term security solutions for Fyfield has been approved. The works to Fyfield will follow on after the low rise blocks have been completed on Six Acres. Included in the Fyfield works will be new entrances with a new security system; CCTV will link Fyfield to a controlled concierge where staff will be able to act upon incidents in the block and also residents can speak directly to staff in the concierge office.

In addition, a new lift is proposed. This will allow us to restrict the amount of people using a particular entrance. Other improvements, such as cladding the block and improving the communal stairwells, will also be included to complete the package of works.

### 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.

## MASTERPLAN 'the BIGGER picture'



The masterplan indicates the improvements. At our event on the 7th June we will have more images of how the estates will look, please come along and see the proposals.

Please refer to the plan numbers.

- 1. **New street network** will allow the introduction of a new road leading north from Poles Park joining up with Biggerstaff street and joining the west side at Durham Road.
- 2. **A new public square** will be created that will provide all residents of the estate a quality space to enjoy. Residents will be consulted on what facilities they would like in this area.
- 3. **Secure 'inner' communal gardens** will be created that will be only for residents that live in the surrounding blocks. These areas will no longer be public spaces and will free from vehicles. Only residents that live in the surrounding blocks will have access to this area.
- 4. **Better play facilities** will be provided for the younger children on the estate.
- 5. On certain blocks it may be possible to provide **private gardens**. The plan indicated where this may be possible.
- 6. **New lifts** may be provided to Fyfield. This would split the block in two, reducing the number of people using an entrance to the block.

## COMMUNITY HOUSING (PART OF ONE HOUSING GROUP)

### Our New Build Partners

**In March 2008, Planning Permission was successfully granted to redevelop the estates. This paves the way for work to start on the regeneration of the estate. Community Housing Group and its development partner, John Laing Partnership will also construct 164 brand new homes at designated areas on the estate.**

Community Housing Group who have recently become part of One Housing Group, will provide a total 54 flats, maisonettes and houses for rent; and a further 28 units available through the New Build Homebuy shared ownership scheme. John Laing Partnership, the building contractor for all of the new build homes will also provide a further 82 properties on the estate for private sale and these will be marketed by its own development arm, Intro homes.

The new homes, designed to a high specification builds on the concept design work undertaken last year by PTE architects. Work on preparing the detailed design drawings is now nearing completion and works on site are due to commence in early summer 2008 with the construction of the new roads, footpaths, sewers and installation of new gas, water, electric and telecoms services. Works on constructing the new homes will start in the Autumn and are due to complete in early 2010.

The new homes, both affordable and private, will be constructed to very high levels of sound and thermal insulation, well in excess of that required by the current Building Regulations. The new properties will develop 20% of their energy needs from renewable energy technologies. The ground floor units will get all the heat energy for space heating and hot water, either from the ground under the buildings or the outside air, while the top floor units will have solar panels mounted on the roof which will provide all the energy for their heating and hot water needs.

Representatives from One Housing Group including their Development Manager Kelvin Barker, John Laing Partnership and Homes for Islington will be available to answer any of your questions regarding the new build development during the estate Consultation Fun Day on the 7th June 2008.

Once works commence on the new build, telephone numbers will be posted on the site hoardings, for you to call if you need to speak to the Community Project Team.

Details of the New Build Homebuy scheme are available from One Housing Group, Tel: 0800 234 6242 or see the website at: [www.onehousinggroup.co.uk](http://www.onehousinggroup.co.uk)

Details of the private sale units are available from Intro Homes, Tel: 0800 169 6679 or see the website at: [www.introhomes.co.uk](http://www.introhomes.co.uk)

Community Housing Group and John Laing Partnership look forward to working with you over the next 18 months to deliver this exciting programme of works to your estate.

### Typical elevations of the new build homes



# Further Regeneration Issues

## Turkish and Kurdish Group

Tollington Estate Bildiri sayfasina hosgeldiniz. Eyer bu bildiri sayfasini anlamakta zorluk cekiyorsaniz lutfen **0790 5744756** numarayi arayip daha fazla bilgi alabilirsiniz.

İslingtonda oturan butun Turk ve Kurt halkina duyuru, eger gocmenlik ve konut problemleriniz varsa vede cesitli kurslara katilmak istiyorsaniz bu numaradan Gul'e ulasabilirsiniz - **0790 5744756** or **020 7527 3977**, Islington Turk ve Kurt Destek Gurubu.

Her persembe Saat 12den 4'e Kadar bu numaradan Gul Kocha

## HFI on the Web

The 'Getting it right' pages are Homes For Islington's online guide to major improvement works on residential blocks in its Decent Homes programme. There is a page for each block included in the works programme and they will be updated with future works.

### What information is provided about each block?

- What works are being carried out
- Who the constructors are
- Start date and estimated completion date
- Contact information
- Information about meetings related to the works



To visit the site logon to [www.homesforislington.org.uk](http://www.homesforislington.org.uk) and click on the **Getting it Right** at the top of the page.

Our team is in the process of uploading these pages and should have all the blocks on the system by June.

## Get involved!

As you can see from this newsletter and previous consultation we are now ready to start the transformation of your estate.

Our consultation with residents will now be geared towards the blocks and areas where the work will take

place. I want all residents to continue to get involved but I would like to encourage residents to be a block representative. This will ensure that residents views are represented at design meetings and ensure we have a finished product that residents are happy with. Should you be interested, please see the first page of this newsletter for contact details. Alternatively, speak to us at the consultation fun day, and the details of this are below.

# Six Acres Estate Consultation Fun Day

**Saturday 7th June 2008 between 11.00am and 3.00pm.**

A marquee will be erected in front of Fyfield and Dellafield on the grassed area. Light refreshments will be provided. Representatives of Homes for Islington, Community Housing Group, and John Laing Partnership (new build contractor) will all be here to answer your questions and show you plans and images of the redevelopment proposals.

*LOOK FORWARD TO SEEING YOU*

