

funding for the works



In January 2004 Islington Council with support of your resident associations, submitted a bid to the Government for a regeneration scheme for the Tollington Estates. The scheme put forward was to improve peoples homes, provide improved security and environmental improvements and build 12 new homes. In April 2004 we were informed that our bid was successful and the Government approved an extra £7.88m towards the total cost. The other money will come from the

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Council who have agreed to allocate £24m to the Estates and the Finsbury Park Single Regeneration Budget who have agreed £1.66m.

Islington Council	£24,000,000
.....
Additional Government money	£7,880,000
.....
Single Regeneration Budget	£1,660,000
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TOTAL FUNDING	£33,540,000

What next?

Now that the funding is in place, the Project Team has been working with residents and your representatives and is developing a programme of works for your homes and estate.

The programme for the improvement works will be phased over the next 5 years. Our objective is to consult with you and make sure your homes are improved and that the environment is safe and secure. The type of works we will be looking to do are window renewal/repairs, roof renewal/repairs and surveying the inside of your homes to see what works are necessary to your kitchens, bathrooms, electrics and heating. We will also be looking to improve the security on your estates through concierge provision and CCTV cameras and looking to make the 'environment' safer through improvements to such things as external lighting and safer routes on the estates. We will continue to consult with you and your resident representatives with a view to finalising the overall 5 year plan by April 2005.

Churnfield Six Acres Estate

Residents in Churnfield were notified in August that their block did not meet current building regulation requirements. Following consultation with the residents of Churnfield a recent vote by residents showed an overwhelming support for the demolition of the block. The Churnfield Reference Group has informed Islington Council that they would not want to return to the block following strengthening work. Residents have advised the Council that their preferred option is for Churnfield to be demolished.

Islington Council will be meeting with residents of the Six Acres Estate to agree proposals for the new development that will replace the Churnfield block. As a result of the Churnfield site being demolished, opportunities to tackle some of the other design issues for the Six Acres Estate will now be possible.

Who represents the residents and how can I get more involved.

Each estate has a Tenant and Residents Association (TRA). There are elections every year and all residents are encouraged to get involved and support their respective association. If you would like to get involved or want information on the activities of the TRA, please contact your respective association. The TRA regularly send out literature to its residents to keep them informed of developments. If you would like to speak to your association, please contact Angela Wilson on **020 7272 3493** who will be able to put you in contact with your representative for your estate.

The LINKS Association was set up to represent all three estates on the Tollington proposals. There are 15 elected members who meet regularly to discuss the Tollington housing improvements and redevelopment. LINKS members are represented on the Design Team, which meets with Homes for Islington officers to assist in the development of the

masterplan for the estates. If you would like to speak to an officer of the LINKS Association please contact Angela Wilson on **020 7272 3493** who will be able to put you in contact with your representative for your estate.

As the masterplanning exercise develops we would like as many residents as possible to get involved. The Durham Road Community Rooms will be used as the Project Office throughout the 5 year programme so you are welcome to come along and ask questions and see the proposals. You will of course be invited formally but we would like residents to call in and keep up to date with plans.

The Project Team would also like to encourage residents to become block representatives. If you would like to represent your block, please call in to the Project Team Office or call us on **020 7527 3976** or **020 7527 3977**. Alternatively speak to your TRA or LINKS representative who will be happy to discuss this with you.

Job Opportunities

Under the Local Labour Initiative which will be introduced as part of the Tollington Estates Project, opportunities for employment in construction will be open to residents.

If you would like more information please contact the Project Team on **020 7527 3976** or **020 7527 3977**.



Tollington NEWS

Incorporating Andover Estate, Six Acres Estate, Clifton Court and Haden Court

Welcome

Welcome to the first edition of the Tollington News. The newsletters will be delivered to all residents every quarter. I hope you find it informative and useful. If you have any comments, please feel free to discuss this with the Project Team.

The Project Team will be based at the Durham Road Community Rooms on Durham Road, this is opposite the old Neighbourhood Office. If you would like to come and speak with a member of the Project Team they will be happy to discuss the proposals with you. If staff are not available to see you an appointment can be made. Our telephone numbers are 020 7527 3976 or 020 7527 3977.

As residents will know in November 2003 a Stock Transfer ballot was conducted and residents voted against proposals to transfer to North British Housing (NBH). Since that time Homes for Islington, Islington Council and your resident representatives have been working together to agree a way forward for the Tollington Estates. The following pages outline the progress made and what work is planned for your home and estate.



Clifton Court

Six Acres



Haden Court



Andover Estate

The Project Team

- **David Ronan**
Project Manager - Homes for Islington
- **Albert Neal**
Project Officer - Homes for Islington
- **Ryan Collymore**
Project Officer - Homes for Islington
- **Architects Department**
- Homes for Islington
- **The Links Association**
- **Andover Tenants and Residents Association**
- **Six Acres Tenants and Residents Association**
- **Clifton and Haden Court Tenants and Residents Association**

Our telephone numbers are 020 7527 3976 or 020 7527 3977



Homes for Islington

The first contracts are starting...

The builders have been appointed through Homes for Islington 'Framework contract', this is where a panel of 17 builders have been appointed by Homes for Islington based not just on price but also quality and how they work with residents. The next contracts to be allocated will continue with the window renewal and other identified works.



Contract Number 1 : 1-87 Clifton Court and Fyfield

This contract of £3m will start in December when the builder will set up site and erect scaffolding. The installation of new windows and roof renewal for Clifton Court (1-68) and Fyfield will then begin. All residents that are directly affected by the works will be written to separately and meetings with the builder will allow residents to discuss the full programme of works and any other questions they may have. Residents will also be given the names and contact numbers should there be any problems.

The builder for this work will be Eugena Ltd. We asked Eugena to provide some background information for their company and their experience of completing similar works.

Eugena - (Builders for Clifton Court and Fyfield)

Eugena is a privately owned U.K. Company, specialising in Refurbishment, Interior and New Construction within a variety of sectors. The Company celebrated 25 years of successful trading in the Millennium year and the Directors, who also own the Company, have an active day-to-day involvement in all aspects of the business.

Eugena concentrates on working for Housing Associations, Local Authorities, Public Companies, Health Trusts, the Metropolitan Police and numerous private clients. Currently about half the projects being new build/design and build and the remainder refurbishment. The business offers a totally reliable service and has strong commitment towards client aims

Our high quality service is provided by a dedicated team of construction professionals drawn from quality backgrounds who provide solutions in place of problems. Our commitment is to satisfy client objectives and offer utmost efficiency and reliability. All projects are treated with the professionalism and expertise.

With a resource of directly employed tradesmen, we have the ability to control and operate efficiently in the refurbishment of occupied premises and security sensitive premises.

The company has established a fully detailed 'Resident Liaison Handbook' the Handbook forms the basis of our consultation process with the end user client and residents of the occupied premises and fully details the consultation that takes place before, during and after the works.

Our vast experience of working within occupied properties has proven that a successful contract will only be achieved if there is an open and positive relationship between ourselves and the resident seeking to maintain their home.

As part of our overall security regime, we insist that all operatives wear an identity card and that this is made clearly visible on their clothing in order that it can be inspected by any of the residents.

Emergency phone numbers

We will provide the residents with a complete list of telephone numbers that they can use in an emergency on a 24 hours basis. The numbers will be of the staff involved with the project as they will have the knowledge of the site and will be able to take the appropriate action.

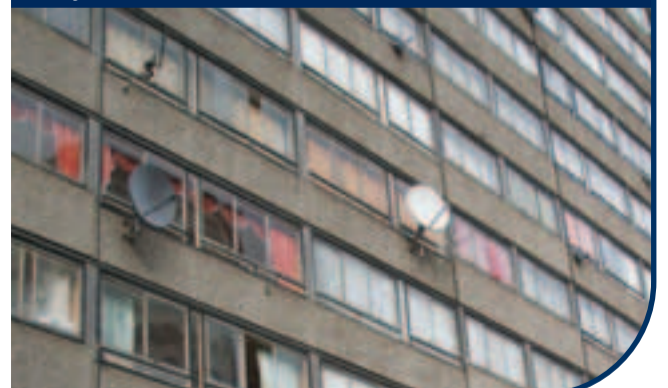
'Big Clifton' 1-68



'Little Clifton' 69-87



Fyfield - Six Acres Estate



Working towards a better future...

Balconies at Andover



Alleyways at Andover



Garages at Andover



Contract Number 2: Andover Estate

Lazer Walk, Berkeley Walk, Tomlins Walk, Bolton Walk, Falconer Walk, Seldon Walk, Roth Walk & Allerton Walk.



This contract of £4m will include window renewal and external repair and decoration. This is due to start in January 2005. The builder for this job will be Balfour Beatty.

All residents that are directly affected by the works will be written to separately to confirm the start dates and meetings with the builder will allow residents to discuss the full programme of works and any other questions they may have. Residents will also be given the names and contact numbers should there be any problems.

We asked Balfour Beatty to provide some background information for their company and their experience of completing similar works.

Balfour Beatty - (Builders for the Andover Estate)

Whilst Balfour Beatty is recognised as a market leader in the delivery of prestigious new projects, it also enjoys a long established reputation for the refurbishment of buildings.

Balfour Beatty Refurbishment Ltd (BBRL) are active in all market sectors and undertake all size of project. Thus we are able to offer a service across the full spectrum of building refurbishment, from listed historical buildings to social housing, for both private and public clients.

Although BBRL exerts the same unparalleled levels of commitment to health & safety, quality, customer centricity and the environment as the rest of the business, its dedicated specialists are widely experienced in the particular characteristics of refurbishment work. This specialist market is highly dependent on the crafted finishing trades often working on or around listed external facades, protecting internal features and working within 'live' and/or occupied environments.

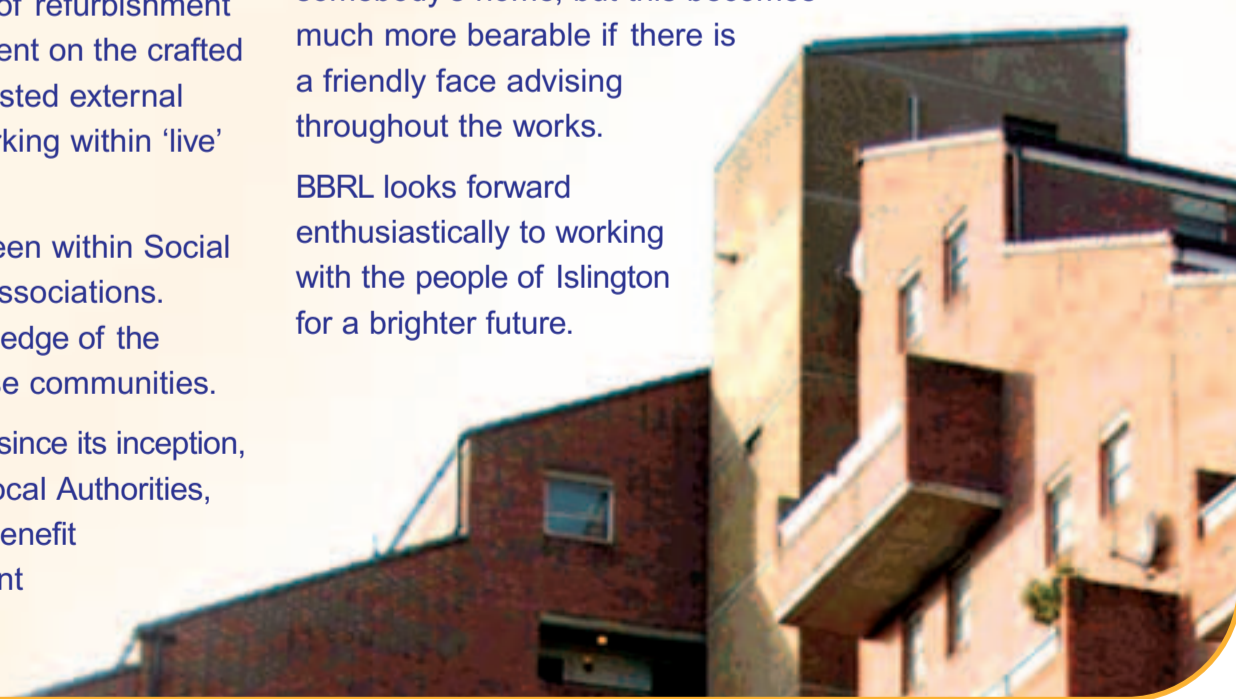
Traditionally our largest market sector has been within Social Housing for Local Authorities and Housing Associations. This sector requires specialist skills and knowledge of the sensitivities of working within culturally diverse communities.

At the forefront of the Decent Homes Initiative since its inception, BBRL have developed systems and aided Local Authorities, ALMOs and Residents in reaping maximum benefit from the programme, whilst ensuring Resident Consultation and Satisfaction remains the

envy of our competitors. This has been achieved by recognising that we are part of the community within which we are working, and that whilst improving residents' homes, we are also able to bring longer-term benefits to the local economy and labour markets.

With a fundamental element of the Decent Homes programme involving works within residents homes, BBRL have recognised that robust but flexible liaison procedures are required with those affected. Residents need to be able to trust BBRL and trust that the works will be carried out safely, to the standards required, in the time scale agreed and causing the minimum of disruption. Any works within a property is an intrusion into somebody's home, but this becomes much more bearable if there is a friendly face advising throughout the works.

BBRL looks forward enthusiastically to working with the people of Islington for a brighter future.



Homes for Islington