

Tollington NEWS



**Homes for
Islington**

improving housing through partnership

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



Andover Estate

Six Acres Estate



Clifton Court

Haden Court

Onwards and Upwards

Welcome to the fifth edition of the Tollington News. This newsletter is provided by the Tollington Project Team to update residents of the Andover Estate, Six Acres Estate, Haden Court and Clifton Court with the latest proposals and developments. The Tollington Project Team are available to answer any queries or receive any suggestions on 020 7527 3976 or 020 7527 3977.

2005 was a fantastically productive year for the Tollington Estates. When we first commenced the Tollington Project, the main area of improvements that residents wanted addressed was the replacement of old windows with new double glazed ones. As of today we have completed window and fan installation to over half the households of Andover. We've finished off those properties in Six Acres that were not included in previous window programmes and all the properties in Clifton Court have also had their windows replaced. In addition the external repair and painting of these blocks has also been undertaken and has significantly improved their appearance.

2005 may be over but 2006 promises only more for Tollington. Already, Balfour Beatty have the installation of kitchens and windows in Andover underway, whilst on Six Acres Eugena have begun installing kitchens and bathrooms to Millfield and will continue across the majority of Six Acres over 2006. Our contractors are well on track with their surveys and have reported that residents are co-operating with them to choose colour schemes well in advance. It's that type of co-operation that has been making the regeneration project run so smooth!

But it's not just improvements to your individual homes that will make our Estates a better place to live; the Tollington project also consists of external works including lighting improvements, paving repairs, CCTV concierge systems, layout alterations to improve lines-of-sight around the estates, secure entrances to courtyards, refuse management, phone entry systems and (to the delight of their staff and its users) improvements to the Andover Community Centre. There is a lot of work to be done but we have the commitment, the drive and the contractors to accomplish these goals.

This newsletter outlines our progress so far, what we have planned for the future and reports on how we have been working with the community to improve your standard of living. Roll on, 2006.

The Project Team

- **David Ronan**
Project Manager - Homes for Islington
- **Albert Neal**
Project Officer - Homes for Islington
- **Tim Kimber**
Project Officer - Homes for Islington

Architects (Homes for Islington)

- **Paul Tobin, Francis O'Brien, Fiona Monkman and Fred Leplat**
- Andover Tenants & Residents Association
- Clifton & Haden Tenants & Residents Association
- Six Acres Tenants & Residents Association
- LINKS Association

**Our telephone numbers are
020 7527 3976 or 020 7527 3977**

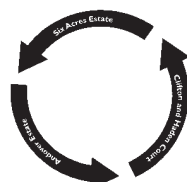


Regeneration Project Team Office



Balfour Beatty

EUGENA



SIX ACRES, HADEN COURT & CLIFTON COURT



The Six Acres Estate

Progress Report



The blocks in this phase that are receiving new kitchens, bathrooms, boiler renewal and renewal of the electrical ring main to the kitchen are: Millfield, Dellafield, Fallowfield, Brookfield, Stonefield, Honeyfield **and** Monksfield **(all subject to survey).**

Phase 2 has begun on the Six Acres Estates with a few pilot kitchens already completed. From September last year Eugena conducted surveys on almost all the scheduled properties to assess the requirement to carry out works, and residents have responded with great co-operation. Consequently there are only a few tenants still to choose their colour schemes and room designs.

In accordance with our aim to keep residents informed consultation was held in January and residents were shown presentations of the works to be carried out. This included pictures of pilot kitchens and bathrooms so that residents could see what to expect when work is being carried out in their home.

Eugena would like to point out that there is a certain amount of disruption that is inherently involved in the process of the works. It benefits everyone to cooperate and to compromise, and to keep in the back of your mind the fact that after the three weeks of works in your home have been completed you will have a shiny new kitchen, bathroom and boiler!

The table below provides a rough guide to when the works to each block will be carried out.

Proposed Starting Dates

Block	Works to Start Date
1-40 Millfield	<i>January 2006</i>
1-20 Dellafield	<i>February 2006</i>
1-36 Fallowfield	<i>March 2006</i>
1-20 Brookfield	<i>March 2006</i>
1-50 Stonefield	<i>April 2006</i>
1-20 Honeyfield	<i>May/June 2006</i>
1-20 Monksfield	<i>June 2006</i>

Haden Court Update

Consultation continued in January with the residents of Haden Court to discuss the plans for a new improved Entry Phone System. This will be an access control system using an electronic (or FOB) key. There are many advantages to this system including:

1. Restricting access to the building to authorized key holders only.
2. Residents' keys will only give access to those areas that the resident needs access to.
3. If a key is lost it can be cancelled immediately and a replacement provided swiftly at a small charge.

The new system will need the installation of new security doors, an example of which is pictured below. These will only open if you use your key or let the visitor in via the intercom. The system should be completed by April 2006.

If you have any questions regarding these improvements you can contact the co-ordinator of the works, Albert Neal, on **020 7527 3977**.



If you require any information on the Six Acres works you can call Eugena's Resident Liaison Officer, Mary Quinn on 020 7281 0982. If you are unable to make a call during office hours you can leave a message and Mary will get back to you as soon as possible. Alternatively you can visit their on-site compound which is situated underneath the Clifton Court tower block.



The Eugena on-site compound

THE ANDOVER

Balfour Beatty



The Andover Estate

Progress Report



The blocks in this phase that are receiving new windows, kitchens, boiler renewal and renewal of the electrical ring main to the kitchen are: Andover Road, Todds Walk, Hanmer Walk, Mingard Walk, Ray Walk, Besant Walk, Didbin House, Noll House, Docura House **and** Corker Walk **(all subject to survey).**

Balfour Beatty are well underway with their kitchen installations; they have around 100 properties in progress and 85 completed. If you haven't chosen already, the choices of kitchen unit available (pictured here) are on display in the Balfour Beatty site office under Selden Walk by Durham Road. Residents are extremely pleased with their new kitchens, with a few blocks already completed.

An indication of the dates for kitchen and window installations is given below, however Balfour Beatty will be providing a more comprehensive timetable to be delivered with their forthcoming Newsletter, due out in mid-February.



Block	Kitchens	Windows
Andover Road	Complete ✓	January/February
Besant Walk	Complete ✓	June/July
Corker Walk	March	September/October
Didbin House	April	April/June
Docura House	June	June/August
Hanmer Walk	Complete ✓	March/April
Mingard Walk	March	April/May
Noll House	May	May/June
Ray Walk	January/February	May/June
Todds Walk	Complete ✓	February/March

Andover Courtyard Security Works

Selden Walk will become the pilot for the Andover Courtyard Security Works proposals later this year. This will provide an indicative example of works that will eventually be carried out on all of the Courtyard blocks on Andover estate.

The main improvements will be;

1. Demolition of the bridges linking the 4-storey blocks, and the large refuse store. (This will improve security and line of sight around the estate.)
2. Providing gates controlled by entryphone and fob access to the courtyards.
3. Providing gates controlled by entryphone and fob to each lobby off the first floor access balconies.
4. Renewing the balustrades along the access balconies.
5. Improving the lighting generally.
6. Altering the car-parking layout in each close.
7. Altering the ramps where necessary to provide security while maintaining appropriate access.

Selden Walk's security works are due for completion in September/October of this year.



Balfour Beatty's offices are located under Selden Walk by Durham Road. If you have any queries you are encouraged to visit their site office or phone Balfour Beatty's admin officer Angela Carr on Freephone 0800 085 1168. Balfour Beatty have two dedicated Resident Liaison Managers Marie McCaffrey and Daniel Obianigwe, and they will get back to you as soon as possible.

Further Regeneration Projects

6 Acres Estate Masterplan Consultation

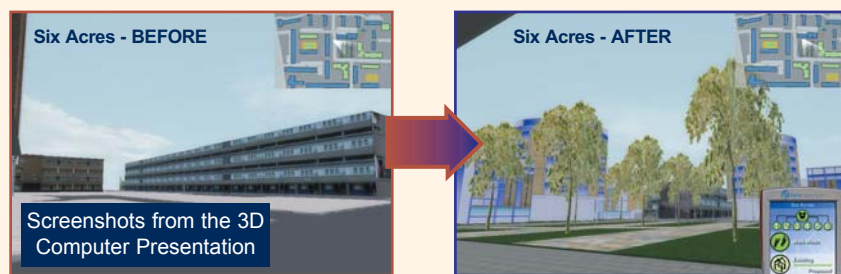
Throughout the Tollington Project it has been our aim to consistently consult you the residents about all the changes that we have planned. Your input is of extreme importance - after all, it's your homes we're dealing with! To that end we have held public meetings and consultations to provide information about prospective plans and also to give you a chance to raise your questions, concerns and opinions.

One particular success was our Tollington Masterplan Consultation which outlined possible designs for the Six Acres Estate. A 3D interactive computer presentation that could instantly display the proposed changes before and after Churnfield's demolition was produced. Many residents stated that the model made understanding the proposed plans significantly easier.



Architect Paul Tobin at the November Bus Consultation

We also held consultation on a double-decker bus in the middle of Six Acres in order to bring the information to the residents' doorstep. It was a great success, regardless of how cold it was on that icy November morning.



Screenshots from the 3D Computer Presentation

Local Labour Initiative

The Local Labour Initiative (LLI) was set up at the beginning of the Tollington Regeneration Project to find employment and training for residents in the area. To that end the Local Labour Initiative held a Job Fair on the 23rd November and it proved to be a great success. There were 18 organisations that attended offering training, assistance to get back into work or offering jobs. In addition our partnering constructors Eugena and Balfour Beatty attended the fair providing local residents information about occupations in Construction.

The event was well attended by local residents and was so successful that a second Job Fair is planned for 2006.



LLI's well attended Job Fair

The LLI has also spearheaded a scheme to require contractors on site to employ permanent staff in relation to the size of the contracts allocated to them. 4 local people have found work through this scheme including Angela Carr, pictured below.

Balfour Beatty's newest recruit Angela Carr



Business Startup Initiative

The Andover TRA has organised a Business Startup Afternoon on Saturday the 4th of February (2pm to 5pm) in the Andover Community Centre. Don't miss it if your dream is to have your own business and be financially independent.

For more information on the Local Labour Initiative, please contact our co-ordinator, Stav Aristokle on 07970 835210.

Refuse Solutions

As part of improving the environmental and practical aspect of the estates the collection and disposal of refuse has become a big issue. To solve the problem of fly tippers and to improve the image of the estates it has been decided to introduce individual collections to properties in the inner courtyards of Andover, and designate the Paladin bins specifically for those properties on the walkways. All the bins will be kept locked in the bin chambers and none will be on show for fly tippers to abuse.



On Six Acres and Haden Court, current bin chambers will be moved away from the blocks. This will ensure that in the summer months the smell will be reduced and life for residents that live near the bins will be improved.

Central Square Concierge Programme

Safety and security has always been a great concern of residents on the Andover estate. In order to combat anti-social behaviour and reduce crime in the area, especially around the three Pyramid blocks, our Design Team have been working on a Concierge programme. This would consist of a new concierge office to be situated at Noll house where staff would monitor the CCTV coverage of the central square and the entrances to the pyramid blocks. The programme would also include new glass block entrances to the pyramid blocks with fob-operated doors at ground level.