



CCTV on Andover and Six Acres

**Existing security cameras currently operating on the Andover and Six Acres Estates will also be included as part of a larger programme of works aimed at crime reduction.**

The Tollington Project Team have been working in consultation with local Police to overcome design based problems that could undermine the planned improvements to the security of the estate. CCTV and identifying the ideal type of communal security doors are just two examples of how the Tollington Project Team have been working in partnership with local Police for the benefit of the Tollington Estates.



Police on patrol:

As requested by residents, local Police have increased evening and night-time patrols throughout the Tollington area and on the estates. In addition, the Police will also clamp down on motorbikes being used in an anti-social manner (Police Reform Act 2002).

Any information regarding crime or anti social behaviour can be forwarded to the Finsbury Park Team - **020 7421 0554 / 07717 432 750** or via email [Finsburyparkward-NI@met.police.uk](mailto:Finsburyparkward-NI@met.police.uk) Any information passed onto the Police will be treated in the strictest confidence. Residents can also collect a crime prevention 'Stay Safe' booklet from the Tollington Project Office in the Community Centre under Bolton Walk.



**MEETINGS**

**Andover Estate Redevelopment Proposals Public Meeting**

- Wednesday 27th and Thursday 28th July 2.30pm - 7pm  
@ Tollington Project Office under Bolton Walk, Durham Road

**Andover Tenants Residents Association Meeting**

- Thursday 15th September 7pm @ Andover Community Centre, Corker Walk

**Haden Court Tenants Residents Association Meeting**

- 1st Wednesday of every month except for January and August  
7.30pm @ Community Rooms under Bolton Walk, Durham Road

**STOP PRESS**

**Attention all residents! Do you fancy a trip to Southend on the 30th July 2005?**

Tickets available from the Andover Community Centre  
Adults £2.50 Children £1.50 Family Ticket £7 (2 adults, 2 children)

**Homes for Islington Decent Homes Standard**

Below is a guide about the Decent Homes Standards.

- Windows** Replace single glazing and double glazing in poor condition. Tall blocks to meet Decent Homes Standard by 2010
- Kitchens** Replace if over 30 years old
- Bathrooms** Replace if over 40 years old
- Electrics** If in poor condition repair regardless of age to give a minimum life of 7 years
- Central Heating Boilers** Renewal if boiler is over 20 years old.

**Job and Training 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 within Islington.

If you would like more information please contact the Project Team on **020 7527 3976 / 3977** or **Stav Aristokle** on **07970 835210**.

# Tollington NEWS



**Homes for  
Islington**

improving housing through partnership

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

## Meeting the challenge

Welcome to the third edition of the Tollington News. This newsletter is provided by the Tollington Project Team to update residents of the Andover Estate, Haden Court, Six Acres Estate 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 / 3977**.

This edition provides residents with an indicative Programme of Works for the whole estate. However, this programme is a guide and some dates may change. Also in this issue are progress reports, details of forthcoming meetings, information on security improvements and the latest update from local Police.

The following is a statement from the Chief Executive of Homes for Islington, Eamon McGoldrick, after he visited the Tollington Estate.

*"During a visit to the Tollington Estates on 1st July 2005, I was very impressed with the work being undertaken by residents and staff on a wide range of projects improving residents homes and their environment. It was wonderful to see so much work going on to deal with long standing problems such as leaking roofs and poor windows.*

*However, there is a big challenge for all Homes for Islington staff and contractors to ensure that all the works are effectively co-ordinated to get the best results from the funding available. I am confident they can meet this challenge."*

Residents that have had works completed to their homes have been very pleased with the standard and quality of work completed. The new windows have improved security, improved insulation and reduced noise pollution. Below are some of the happy residents that have had their windows renewed.



Andover Estate

Six Acres Estate (Fyfield)



Clifton Court

Haden Court



Regeneration Project Team Office

### The Project Team

- **David Ronan**  
Project Manager - Homes for Islington
- **Albert Neal**  
Project Officer - Homes for Islington
- **Michael Ewer**  
Project Officer - Homes for Islington
- **Paul Tobin**  
Senior Architect - Homes for Islington
- **Frances O'Brien**  
Architect - Homes for Islington
- **Fiona Monkman**  
Architect - Homes for Islington
- **Fred Leplat**  
Architect - Homes for Islington

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

# SIX ACRES, HADEN COURT & CLIFTON COURT



## Progress Report: Phase 1

### Fyfield

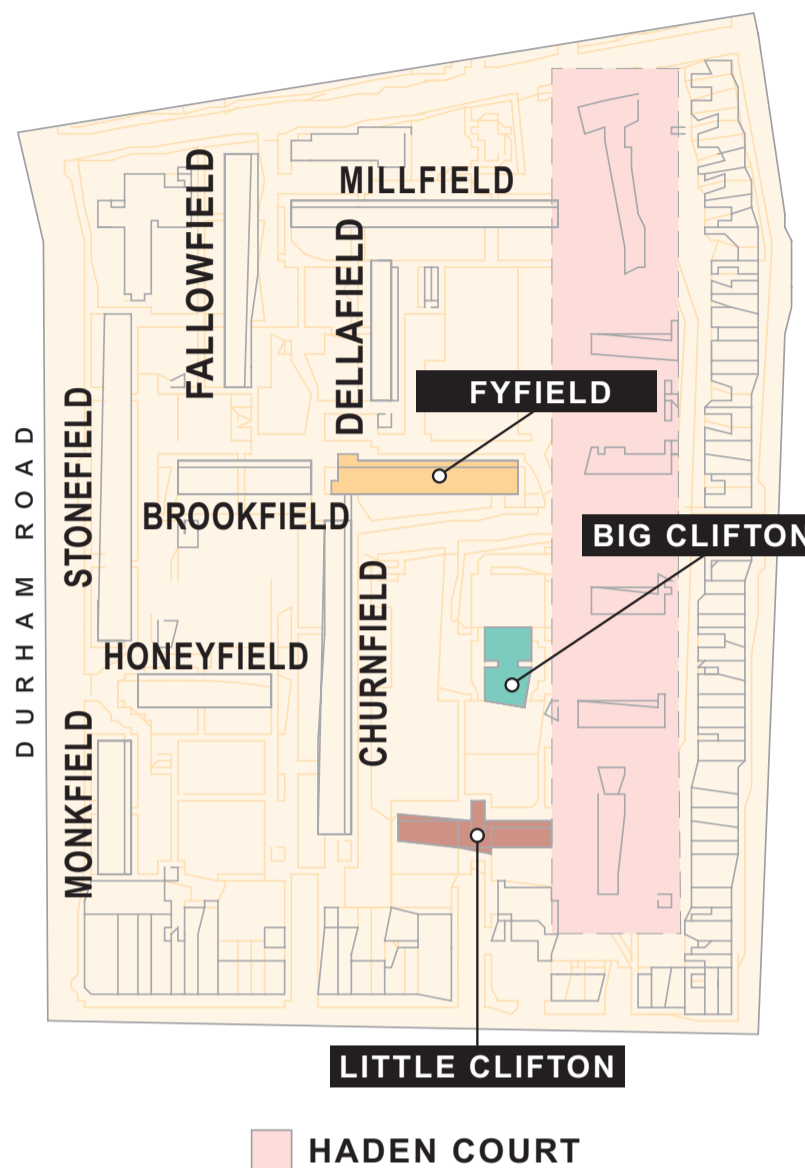
Windows complete, kitchen fans 95% complete, cleaning/changing of air vents to start in the next 6 weeks, external painting is 50% complete and is expected to be completed in 3 weeks.

### Clifton Court 1-68

Windows are 95% complete, steam cleaning and jet washing will be complete in the next 4 weeks, external painting scheduled to begin 11 July, internal painting to stairs and common areas will be scheduled to begin 4 July, kitchen fans are 50% complete, replacing bricks slips is 20% complete and is scheduled to be complete in 6 weeks.

### Clifton Court 69-87

Windows are 90% complete, external concrete/tile repairs are 80% complete, external painting is scheduled to begin 11 July, bathroom and kitchen fans are scheduled to begin in 3 weeks.



## CHURNFIELD UPDATE

Currently awaiting Government approval to demolish Churnfield. As previously mentioned in the Tollington News, Islington Council and Homes for Islington will be meeting with residents 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 and surrounding blocks will now be possible. Meetings with residents of Six Acres, Haden Court and Clifton Court will give these residents an opportunity to be involved with the improvements and redevelopment works.

## HADEN COURT UPDATE

Residents in Haden Court will be aware that approval has been given to replace the communal doors and intercom systems in the blocks. The Tollington Project Team are pleased to confirm that this work has been commissioned and design proposals are currently being worked on by our design team. There will be public meetings, at which residents are welcome to attend and contribute.

The Haden Court Residents Association have been asked to consult with residents on proposals for the external environment of the blocks. On completion the proposals will be incorporated into the Masterplan for the Tollington Estates.

The Future Programme of Works (on this page) is aimed at providing residents with an overview of the work scheduled for Six Acres, Clifton Court and Haden Court. However, this schedule is not definitive and the work proposed is subject to survey and approval. The Tollington Project Team is keen to inform residents about all work that is planned for the estates, but we also ask residents to remember that this schedule may change. If you have any queries, please feel free to contact the Tollington Project Team on **020 7527 3976 / 3977**.

## The Future Programme of Works

Block	Work	Date
Six Acres	Demolish pram stores and Clifton Decks, establish control room base of Clifton Court, CCTV cameras, improve street lighting, new access control system for all six acres blocks, new doors and entrance screen, landscaping renew some paving	2006-2009
Fyfield	Windows, external redecoration, new roof and minor repairs	2004-2005
Fyfield	New kitchens, bathrooms, electrical works and boiler as required	2006-2007
Clifton Court	Windows, external redecoration, new roof and minor repairs	2004-2005
Clifton Court	New kitchens, bathrooms, electrical works and boiler as required	2006-2007
Clifton Court	Works to ground floor area	2006-2007
Haden Court	New boiler as required, control panels replaced as necessary	2006-2007
Haden Court	External decoration and minor repair	2009
Haden Court	New entry phone system and new front doors	2005-2006
Brookfield	New kitchens, bathrooms, electrical works and boiler as required	2005-2006
Brookfield	External decoration and minor repair	2007-2008
Dellafield	New kitchens, bathrooms, electrical works and boiler as required	2005-2006
Dellafield	External decoration and minor repair	2007-2008
Fallowfield	New kitchens, bathrooms, electrical works and boiler as required	2005-2006
Fallowfield	External decoration and minor repair	2006-2007
Honeyfield	New kitchens, bathrooms, electrical works and boiler as required	2005-2006
Honeyfield	External decoration and minor repair	2006-2007
Millfield	New kitchens, bathrooms, electrical works and boiler as required	2005-2006
Millfield	External decoration and minor repair	2007-2008
Monkfield	New kitchens, bathrooms, electrical works and boiler as required	2006-2007
Monkfield	External decoration and minor repair	2006-2007
Stonefield	New kitchens, bathrooms, electrical works and boiler as required	2005-2006
Stonefield	External decoration and minor repair	2006-2007



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# THE ANDOVER



## Progress Report: Phase 1

### Lazar Walk

Scaffolding removed, window installation scheduled to be complete in August, asbestos removal complete, leadwork and roof repairs are 85% complete and scheduled to be complete by July, secondary glazing scheduled to be complete in August.

### Berkeley Walk

Scaffold erection complete, asbestos removal nearing completion, window installation 95% complete, secondary glazing and kitchen window installation ongoing.

### Tomlins Walk

Scaffolding being erected, asbestos removal near completion, windows 20% complete, lead works/roof repairs are ongoing, secondary glazing ongoing.

### Bolton Walk

Scaffold erection 75% complete, asbestos removal 30% complete, windows installation 10% complete, leadwork and secondary glazing is ongoing.

### Falconer Walk

Window surveys nearing completion.



The Future Programme of Works is aimed at providing residents with an overview of the work scheduled for the Tollington Estates. However, this schedule is not definitive and the work proposed is subject to survey. The Tollington Project Team is keen to inform residents about all work that is planned for the estate, but we also ask residents to remember that this schedule may change. If you have any queries, please feel free to contact the Tollington Project Team on **020 7527 3976 / 3977**.

## The Future Programme of Works

Block	Work	Date
Allerton Walk	Windows, external redecoration and minor repairs	2004-2005
Allerton Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Berkeley Walk	Windows, external redecoration and minor repairs	2004-2005
Berkeley Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Bolton Walk	Windows, external redecoration and minor repairs	2004-2005
Bolton Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Falconer Walk	Windows, external redecoration and minor repairs	2004-2005
Falconer Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Lazar Walk	Windows, external redecoration and minor repairs	2004-2005
Lazar Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Roth Walk	Windows, external redecoration and minor repairs	2004-2005
Roth Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Selden Walk	Windows, external redecoration and minor repairs	2004-2005
Selden Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Tomlins Walk	Windows, external redecoration and minor repairs	2004-2005
Tomlins Walk	New kitchens, electrical works and boiler renewal as required	2006-2008
Andover Road	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Besant Walk	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Corker Walk	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Hanmer Walk	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Mingard Walk	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Ray Walk	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Todds Walk	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007
Didbin House	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007 2006-2007

Block	Work	Date
Didbin House	Security works including redesign of communal areas, new entry phone system	2005-2006
Docura House	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007
Docura House	Security works including redesign of communal areas, new entry phone system	2005-2006
Noll House	New kitchens, electrical works and boiler renewal as required. New windows, external redecoration and minor repair.	2006-2007
Noll House	Security works including redesign of communal areas, new entry phone system	2005-2006
Andover House	External redecoration and minor repair. New kitchens and bathrooms, electrical works and boiler renewal as required.	2009
Barmouth House	External redecoration and minor repair. New kitchens and, bathrooms, electrical works and boiler renewal as required.	2009
Chard House	External redecoration and minor repair. New kitchens and, bathrooms, electrical works and boiler renewal as required.	2009
Methley House	External redecoration and minor repair. New kitchens and, bathrooms, electrical works and boiler renewal as required.	2009
Rainford House	External redecoration and minor repair. New kitchens and, bathrooms, electrical works and boiler renewal as required.	2009
Yeovil House	External redecoration and minor repair. New kitchens and, bathrooms, electrical works and boiler renewal as required.	2009
Courtyards	Courtyard security works, landscaping, gated enclosure to court yard, access control to houses and flats within cordon. Extend gardens to make cordon. Renew paving, resurface roads, change parking layout and improve street lighting in cul de sacs. New bin enclosures.	2006-2009
Community Centre	New entry phone system, provide new floor, roof and upgrade lighting to reception area. Security works to community centre	2005-2006
Central Square / Pyramid Block	Demolish boiler houses, form control room and controlled entry/ exit to Pyramid Blocks, CCTV cameras monitoring central square, Landscaping to central square, street lighting, new entry phone, new entrances to block and redecorate common areas	2005-2007
Old Andover	New entry phone system, new front doors, paint communal areas	2009