

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 (Fyfield)



Clifton Court



Haden Court

Working with you

Welcome to the fourth 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**.

It's as busy as ever on the Tollington Estates, with new windows, fan installation & external redecoration of blocks well under way. Scaffolding has been coming down on both estates and the improvements that come with external redecoration are becoming apparent. We have made good progress, but there are plenty of decisions and hard work ahead.

The projects are progressing faster than anticipated, but when you have the workforces of Eugena and Balfour Beatty you can understand why. However it is not all down to them. You, the residents, deserve as much praise as anyone. For without your continued support and assistance, the improvements would, at the very least, be continuing at a slower pace. We are committed to maintaining the quality of the work, but we have been able to act on residents' requests to progress the works faster.

During the works there are certain dangers on the estates. Scaffold poses many of these and it is essential for residents to work with the contractors to ensure that no one is on there who shouldn't be. You are reminded that if you see any unauthorised persons on the scaffold you should call the Police immediately.

With the projects on the Tollington Estates pressing into Phase Two, many of you will be eagerly awaiting the opportunity to select the colour and design of your new kitchen. Phase Two works will also include new boilers, electrical upgrades and bathrooms where they do not meet the Decent Homes Standards. All works are subject to survey and you will be contacted in due course.

On the following pages we have given an update for each estate. If you require any further information that is not provided please contact the Project Team on the telephone numbers provided.

The Project Team

- **David Ronan**
Project Manager - Homes for Islington
- **Albert Neal**
Project Officer - Homes for Islington
- **Craig Dallender**
Project Officer - Homes for Islington

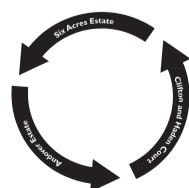
Architects (Homes for Islington)

- **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**



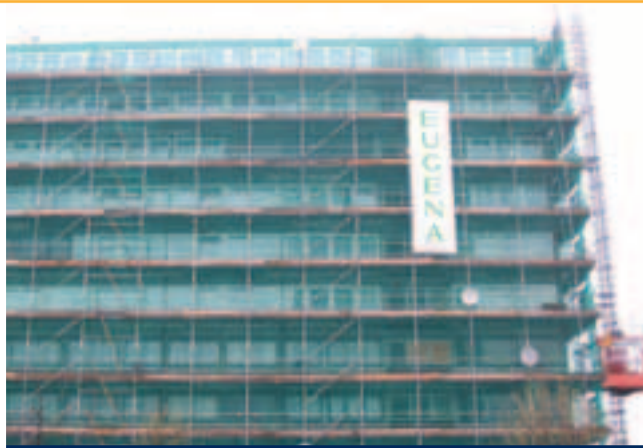
Regeneration Project Team Office



SIX ACRES, HADEN COURT & CLIFTON COURT



Windows at Fyfield - BEFORE



Exterior of Fyfield during works



Windows at Fyfield - AFTER

Progress Report



All windows have now been installed and external works completed on the Six Acres Estate and Clifton Court. When the last remaining scaffold on Clifton Court is removed it will signal the completion of Phase One.

Preparations for Phase Two are under way. This will see **Brookfield, Dellafield, Fallowfield, Honeyfield, Millfield, Monksfield** and **Stonefield** residents receiving new kitchens, bathrooms, boilers and electrical upgrades, subject to a survey. Eugena will contact residents to discuss the design and colour choices for their kitchen. As soon as a programme of works has been agreed, residents will be informed of when the work to their home will be completed.



Churnfield Update

At the end of August 2005, the approval was given by Islington Council to demolish the Churnfield block on Six Acres Estate. The residents of Churnfield are now in the process of applying for a housing transfer to alternative accommodation. We anticipate that the block will be ready for demolition by September 2006. During this period, proposals will be developed to replace the units from Churnfield and to improve the layout generally of the Six Acres Estate.

A survey of residents that was carried out in February 2005 showed a high proportion supported the building of rented and new homes for sale on the Churnfield and Six Acres sites. The properties that are sold will fund improvements to the safety and security of the Six Acres Estate.

Residents of Six Acres and Haden & Clifton Courts will be invited to a public meeting in November to discuss these proposals. Please make every effort to attend and contribute to the future improvements to your estate.

Haden Court Update

The design team has been working hard to install the new intercom system and communal doors to Haden Court. Your resident representatives have been involved with our design team to ensure it meets with residents' requirements. There have been delays due to operational problems, but I am pleased to say that we anticipate commencement of the programme this year. The new entry system will be similar to the one in the picture, but residents will be involved in the final agreement for the system to be installed at Haden Court.



THE ANDOVER

Balfour Beatty

Progress Report



Phase One Properties included in this phase will find that window renewal and external repair & decoration is well ahead of schedule. Balfour Beatty are programmed to complete this work before Christmas.

All new windows should have been installed by the end of October and fan installation is progressing. The external decoration is ongoing on **Lazar**, **Berkeley** and **Bolton** with **Selden** and **Roth** soon to follow. Residents have been offered a choice of colours for the stairwell, handrails and plant holders.

Lazar Walk is currently the subject of the replacement panelling to the front entrances of the houses. The glass canopies that will be fitted over the porch are arriving shortly.

Phase Two has begun with kitchen pilots already complete. Balfour Beatty will contact residents of the following blocks for a survey to be completed. Subject to this survey residents will be invited to select the design and colour choices for their kitchen: **Andover Road**, **Todds Walk**, **Mingard Walk**, **Hammer Walk**, **Ray Walk**, **Besant Walk**, **Corker Walk**, **Didbin House**, **Docura House** and **Noll House**. As soon as a programme of works has been agreed, residents will be informed of when the work to their home will be completed.

As previously mentioned in our newsletters we have been able to move forward the window replacement programme. Therefore these same blocks will receive their new windows ahead of schedule.

Central Square Residents living in **Noll**, **Docura** & **Didbin** have campaigned for a long time to get much needed improvements done to their homes and to their blocks. I am pleased that, following consultation with residents, proposals to provide new security door intercom and concierge systems have been agreed and our design team are currently working on the detail. Other works we plan on completing in this area include demolishing the old boiler houses, improvements to lighting & landscaping and new CCTV coverage.

Andover Courtyard Public Meeting

The public consultation, held on 27th & 28th July 2005, for the external improvement proposals on the **Andover Estate** was a great success.

There was a good turnout as residents were keen to view the plans and contribute their opinions. Those who attended were asked to complete a questionnaire that would give us an insight into whether the residents approve of the proposals. The results were overwhelmingly in favour of the planned new entry systems and security works to the courtyards & central square area. Residents also indicated that an alteration to ramped access for the walkways was favourable to a new stepped ramp. This preference will be honoured, where appropriate, when the works take place.

Thank you to all the residents that attended and contributed. It is important that we receive as much feedback as possible. Before we enter into estate improvements we will complete pilot schemes to ensure that we pick up any changes required before it is spread across the estate. **Selden Walk** has been selected for a pilot scheme of the courtyard security works. It is intended that work on this scheme will begin in May 2006.

New Entrance to the Andover Community Centre

The **Andover Community Centre** will soon be provided with a new glazed entrance and colourful canopy facing onto the main central square. The entrance is being refurbished as part of the environmental works to the estate.

The two existing entrances are currently difficult to find and intimidating to use. They are either located around the end of the building or are set back from the building's edge, creating dark corners and unsafe places to be..

The new entrance will be bright and welcoming with a level access ramp for disabled users. Reception staff will be located through the new entrance and will therefore be able to welcome users to the centre.

The work is being carried out as part of the security work to the central square and will hopefully encourage residents to come in and visit, whilst improving the visibility and will make the central square safer for residents to walk through and use.



Local Labour Initiative Job Fair

The Local Labour Initiative has been set up to find employment and training for residents from the Tollington Estates. There will be a Job Fair at the Andover Community Centre on 23rd November, 11am-4pm. Two of the most recent recruits are pictured here.



For more information, please contact our co-ordinator, Stav Aristokle on **07970 835210**.

Meetings

Andover Tenants & Residents Association General Meeting

Thursday 10th November 7pm @ Andover Community Centre, Corker Walk

Haden & Clifton Court Tenants & Residents Association Meeting

1st Wednesday of every month, except for January and August, 7:30pm @ Community Rooms under Bolton Walk, Durham Road

Six Acres, Haden & Clifton Court Masterplan Consultation

Provisional dates are: 22nd, 24th & 26th November. We will write to residents nearer to the time to confirm times and venue.

Events at Andover Community Centre

Halloween Party (for Under 5s)

Tuesday 1st November, 2pm - 5pm

Tollington Community Children's Christmas Party (for 5-12 year olds)

Friday 16th December, 4:30pm - 7:30pm - tickets available from the Andover Community Centre.

Tollington Community New Year's Eve Party

Saturday 31st December, 7pm - late - tickets available from the Andover Community Centre.

On your bike for a good cause

Barry Turner, of the Six Acres Estate and an active member of the Tenants & Residents Association, this month completed a gruelling 13-day journey from Lands End to John O'Groats. He was cycling in aid of the Whittington Babies neonatal unit, accompanied by his son, David, but was left to complete the 938-mile journey alone when the younger man was forced to retire through injury. Barry said of his experience: "It was hard work at times, particularly across Cumbria, but I was spurred on by the generous support of the many people who had sponsored me."

For more information on **Whittington Babies**, or to make a donation, please call **020 8371 9391**.



A Message from the Resident Representatives



Homes For Islington is committed to providing the improvements and redevelopment that our residents want. The LINKS Association was set up for the Tollington Estates in order to help us achieve this goal. Comprising 15 members, elected from across the estates, they represent the residents at the Project Team Meetings and on design issues.

Theresa Coyle, Chair of the LINKS Association and a resident of **Churnfield** said: "After many years of broken promises, transfer options rejected and still no light at the end of the tunnel, Homes for Islington have in a relatively short time come up trumps. Eugena, one of HFI's excellent framework contractors are set to make hundreds of residents happy on the **Six Acres Estate**, new kitchens and bathrooms will shortly be going into many homes on the estate. It's great news when a main contractor cares not just about workmanship but the residents too."

Marian Spall is one of your elected representatives from the **Andover Estate**, as well as a member of the Andover Tenants & Residents Association. She said of the progress so far: "The works have moved on quickly and everyone seems happy with their windows. Residents that have had new kitchens fitted are very pleased. Balfour Beatty have resolved a few minor problems and been very helpful to us residents."

Andover Youth & Community Trust Saturday Club

For 7 - 11 year olds. 10am - 12pm & 1pm - 4pm @ Youth Centre on Andover Estate.