

Further Regeneration Issues

Sue Davis Memorial Playground

The playground, situated between Andover Road and Birnam Road, has now been completely refurbished and is open from 8am to 9pm in the summer and 8pm in the winter for the use of all residents of the Tollington Estates. A FIFA-approved Astroturf pitch has been laid and football goals have been recessed into the perimeter fencing to make the best use of the space. To reduce light and noise pollution, floodlighting has been restricted to just one floodlight behind each goal and the lower section of the fencing has been designed to reduce the noise of a football hitting it. Arsenal Football Club run Positive Future schools in the Playground weekly for 10-19 year olds that have proved to be a great success; the classes they run for various age groups are very well attended. **For more information on Positive Futures or to get involved, please contact John Lane on 07904 268 452 or by emailing john-michael.lane@homesforislington.gov.uk**



Keeping up appearances

Residents, Islington Council and Homes for Islington have invested a lot of time and money in improving the homes on the Tollington Estates. Together we have raised the image of the estates and through campaigning together we have attracted sufficient money to make improvements a reality. It is so important now that we continue to work together to ensure that the improvements that have been made are sustained. If you witness vandalism or antisocial behaviour and they affect your enjoyment of your home please do not hesitate to contact the Police or Homes for Islington and your call will be treated in the strictest of confidence.

Metropolitan Police's Finsbury Park Ward Team:

Tel: 020 7421 0554 or 07717 432 750

Email: finsburyparkward-NI@met.police.uk

Homes For Islington's Tenancy Management Advisor for the Tollington Estates

Tel: 020 7527 6580

Email: isledon.road@homesforislington.org.uk

Regeneration of the area

The objectives of the Tollington Project do not all relate to building works. We believe that the Project needs to address other important issues for residents.

- **Employment** - Some residents have found employment through the Local Labour Initiative with Balfour Beatty and Eugena. This opportunity can lead on to apprenticeships or full-time employment. If you are interested in this scheme, please get in touch with **Stav Aristotke** on **020 7527 3559**.
- **Health** - The Decent Homes works should make your home a drier, warmer, safer place in which to live. Also, you can enjoy getting fitter through making use of the refurbished Sue Davis Memorial Playground.
- **Safety** - The Safer Neighbourhoods Police have been working closely with us and with residents and have had input into design improvements. Residents will be made safer through Homes for Islington making courtyards more secure, installing entry-phone systems, fitting secure double-glazed windows, setting up a concierge system and improving lines of sight across the estates.
- **The surrounding area** - It is not just the Tollington Estates that have recently received significant investment. Arsenal new Emirates Stadium will bring 2600 new jobs to the area. Finsbury Park station has been modernised, given a new entrance and the bus depot has been redeveloped. In addition, Finsbury Park has been significantly improved.

Steve does his bit!

On 19th August, Durham Road was the place to be; horse and cart rides and the chance of winning a TV or bike were all on offer as part of a fund-raising day for Whittington Hospital's Baby Unit. The day was organised by local resident and Andover caretaker Steve Hughes and was a huge success as not only was it a fun day for all involved but a total of £1100 was raised for the Baby Unit. Well done Steve!



PUBLIC INFORMATION DAY

In June, Andover's Community Centre hosted an information event that was attended by over two hundred local residents. It was organised by the Tollington Community Association (TCA) for the Safer Islington Partnership Target. Present at the event were Age Concern, Islington Victim Support, Neighbourhood Watch, Balfour Beatty, Eugena and the Community Support Group, who all gave out information and advice on services available to local residents. There was also a bouncy castle, face painting, a raffle and light refreshments provided by the TCA. The local police also came along to security-label bikes and discuss issues on the estates. The afternoon was a great success.



Forthcoming meetings and events

- **Andover Tenants and Residents Association**
11th October, Durham Rd Community Rooms, 7:30 pm
- **Haden Court Tenants and Residents Association**
First Wednesday of every month apart from January and August, Durham Rd Community Rooms, 7:30 pm
- **Bingo**
Every Tuesday, 7:30pm - 9pm, Tollington Community Centre

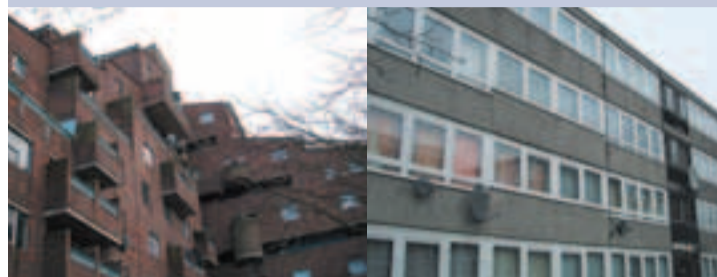
Tollington NEWS



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

Residents give the thumbs up

Welcome to the seventh edition of the Tollington News. This newsletter is provided by the Tollington Project Team to keep the residents of the Andover Estate, Six Acres Estate, Haden Court and Clifton Court informed of the latest proposals and developments.

Efforts are now well underway in improving all tenanted properties on the Tollington Estates so that they meet the Decent Homes standard. Many kitchens, bathrooms, windows and boilers have already been installed by our contractors Balfour Beatty and Eugena. Residents that have received improvements to their properties should now be warmer, experience less condensation and should have a more pleasant environment in which to live.

According to a recent independent survey that was conducted by Kwest Research, all of Homes for Islington, Eugena and Balfour Beatty's efforts have not been in vain. Copies of this survey are available from the Tollington Project Office on Durham Road. Here are some of the highlights:

	Average rating
Overall, "very satisfied", "satisfied" or "fairly satisfied" with the work.	96%
Improvement works that were carried out were necessary.	97.5%
The way the contractor undertook the work ("very satisfied", "satisfied" or "fairly satisfied").	98%
The way Homes For Islington delivered the project ("very satisfied", "satisfied" or "fairly satisfied").	95%

From 'Six Acres Phase 1 - Maintenance & Improvement Works', Kwest Research, August 2006 and 'Andover Phase 1 - Maintenance & Improvement Works', Kwest Research, August 2006

The survey allows us the first opportunity to benchmark our performance and we are pleased that residents are happy with the quality of the improvements to their homes and also with the way in which those improvements were carried out.

I am pleased to inform you that all Decent Homes works will be complete well ahead of the original schedule. In issue 3 of the Tollington News, we said that the Decent Homes standard would be met by 2009 on the Andover Estate and by 2008 on the Six Acres Estate and in Clifton and Haden Court. Through working closely with residents and our framework contractors Balfour Beatty and Eugena **all Decent Homes work is now programmed to be finished before the end of June 2007**. Well done to all involved for maintaining a high standard of work throughout the contract.

The Project Team

- **David Ronan**
Project Manager - Homes for Islington
- **Albert Neal**
Project Officer - Homes for Islington
- **Will Furnass**
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



The Six Acres Estate

Modernising your home

By early Autumn, Brookfield, Dellafield, Fallowfield, Honeyfield, Millfield, Monksfield and Stonefield will have been brought up to the Decent Homes standard. Many new kitchens, bathrooms and boilers have already been installed by Eugena and as the results on the opening page show, residents have expressed their satisfaction with the works carried out.

Those of you who live in Fyfield, Clifton Court and Haden

Court need not feel left out; these blocks are to be internally refurbished (as shown below) between October and mid-summer next year. Although the works may cause disturbance the vast majority of residents who participated in the Kwest survey are happy with the improvements to their homes and with the way in which the works were carried out. Well done Eugena!

Summary of works:

Phase 1	Fyfield, Clifton Court	External works, new windows	Complete.
Phase 2	Millfield, Dellafield, Fallowfield, Brookfield, Stonefield, Honeyfield, Monksfield	Kitchens, bathrooms, boilers	Works to be completed by mid-October.
Phase 3a	Fyfield	Kitchens, bathrooms, boilers	To begin in October 2006 and complete in February 2007.
Phase 3b	Clifton Court and Haden Court	Kitchens, bathrooms, boilers, communal electrical works	To begin in February 2007 and finish in June 2007.

* All works are subject to survey

Haden Court

In line with resident consultation, the Tollington Project Team have commissioned our architects to relocate existing bin stores to a new position away from the block. Residents have been concerned about the proximity of the bins to the buildings. It is hoped with the new bin stores and newly installed intercom system that the concerns of residents on Haden Court have been addressed. Both of these improvements will make the entrances to Haden Court's blocks much more pleasant for both residents and visitors.

Churnfield

We are pleased to announce that the majority of residents have been rehoused from the block. The block is to be demolished shortly after the last resident moves out. Homes for Islington is working with Six Acres residents and the Police to make sure the block is secure and various measures have been taken to ensure this remains the case.

Future Initiatives

In June, residents met with several Registered Social Landlords (RSL) to view prospective ideas for the Six Acres redevelopment. Residents completed questionnaires that have been used as part of the RSL selection process.

As mentioned in previous newsletters, we are still awaiting a decision by the Government Office of London on a bid made by Islington Council for more money for the Six Acres Estate. We will of course inform residents when a decision is made.

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 towerblock. Eugena have also installed a kitchen display in the Tollington Regeneration Office for residents to view.

The Eugena on-site compound



THE ANDOVER



The Andover Estate

Andover's walkways

Balfour Beatty have prepared a pilot of how proposed improvements to the walkways on the Andover Estate will look.

1. Handrails will be stained and their supporting posts will be painted. Both handrails and posts will be replaced where necessary.
2. The infill panels will be galvanised steel grills, which will replace thirty-year-old rotten wooden panels. These grills will be highly durable, will be difficult to vandalise and will increase visibility on the access balconies.
3. Improved lighting will be installed.
4. Narrow bollards will be strategically placed to prevent high vehicles from damaging the handrails and posts.
5. Garage doors will be repainted.

The section of access balcony featured in these pictures can be found in front of 51-54 Roth Walk, on Carew Close. The Tollington Project team would be very grateful for any comments or suggestions you wish to make with regards to this pilot; please see the front page for details of how to contact us.



Andover's Decent Homes works

By Christmas, most of the Andover Estate will meet the Decent Homes standard. Attention will then shift to the older blocks on Andover Road (Andover, Barmouth, Chard, Methley, Rainford and Yeovil Houses) where kitchens, boilers and bathrooms will be installed (subject to survey). Our framework partners Balfour Beatty will be completing a full survey in all the tenanted properties over the coming months to determine what works are required.

A summary of works on the Andover Estate*

	External works and window replacement	Kitchen and boiler replacement
Tomlins Walk, Bolton Walk, Selden Walk, Falconer Walk, Roth Walk, Berkeley Walk, Allerton Walk, Lazar Walk	Complete apart from works to the walkways.	Work has recently begun on site and is programmed to be complete by December 2006.
Hanmer Walk, Besant Walk, Ray Walk, Todds Walk, Mingard, Andover Road, Corker Walk, Didbin House, Noll House, Docura House	Progressing well, work should be finished by October 2006. This phase now includes works to walkways.	Complete.
Yeovil House, Rainford House, Methley House, Chard House, Barmouth House, Andover House		Due to commence in January 2007 and be complete by summer 2007. Works will also include bathroom replacement.

* All works are subject to survey.

Tollington Community Centre

The new entrance to the Community Centre is almost finished. The structural work is now complete, so following the installation of flooring and fittings such as a reception desk, the area is to be handed over to those that work in the Community Centre at an official opening ceremony.

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.

