

# Six Acres NEWS



## Welcome

**Welcome to the Six Acres Estate's very own newsletter. I will send all residents a quarterly newsletter, which will include all the very latest information on proposed works to your estate and when the works are likely to commence.**

On the back of the very successful kitchen and bathroom programme, we now turn our attention to improving the outside environment of the Six Acres Estate. The Project Team, over the last 18 months, has presented proposals for the future plan of the estate. Many residents contributed at our consultation days and they were able to see computer graphics and display boards of how the estate will be improved over the coming years. As part of our ongoing consultation process I have arranged for another open day so you can meet all the partners involved in improving your estate. The consultation day will take place on **Saturday 23rd June 2007 between 11.00am and 3.00pm**, and I have included further details on the back page.

We also welcome our new partners Community Housing Group (CHG), who won the competition to build the new homes on the estate. Following several presentations to Homes for Islington and residents by CHG and other Registered Social Landlords, CHG were appointed. We look forward to working with CHG and I know they are also looking forward to working with the residents of Six Acres Estate. There is an article on the back page introducing Community Housing Group.

Residents have told us that the security to the blocks is the biggest priority. I am pleased to inform you that our Architects are now working up the security proposals, with a start on site programmed for October. In addition we will also include the repair and decoration to the external fabric of the buildings. These works will be completed ahead of the major re-design works for the estate, like the new build properties, new roadways, courtyards etc. I have included in this newsletter the proposed masterplan for the Six Acres Estate (page 3)

Finally, I hope you find this edition of the Six Acres News informative and useful. If you have any comments or questions, please contact a member of the Project Team.

One final reminder for the consultation day on **Saturday 23rd June 2007 between 11.00am and 3.00pm**, please make a note in your diary and come and meet everyone involved.



### What's in the newsletter:

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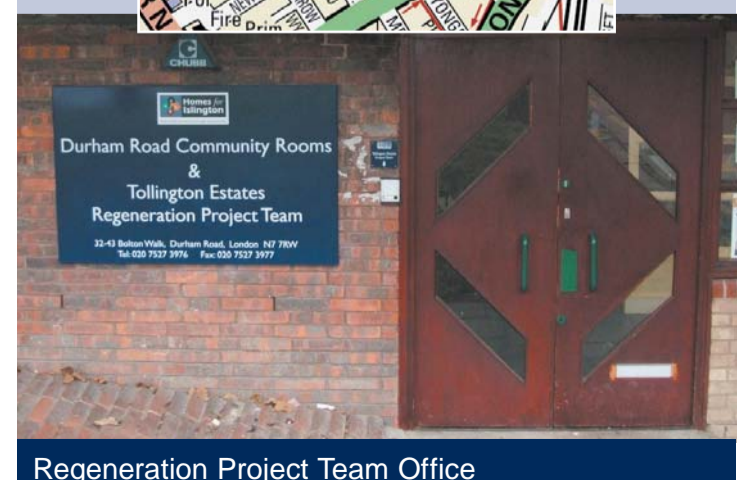
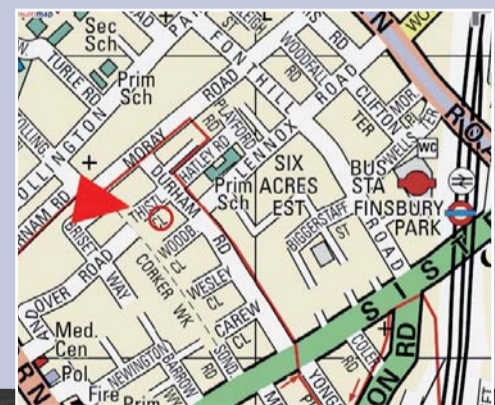
### The Project Team

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

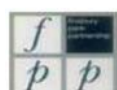
### Architects (Homes for Islington)

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

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



Regeneration Project Team Office



[www.homesforislington.org.uk](http://www.homesforislington.org.uk)

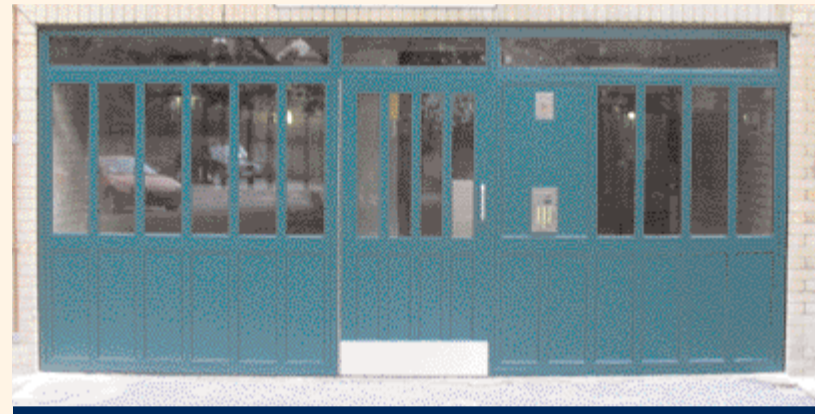
# What next?

**Commencing in November 2007 we will undertake security improvements and external repair and decoration to the following blocks.**

**Brookfield, Dellafield, Fallowfield, Honeyfield, Millfield, Monksfield, Stonefield.**

## Proposed Security Works

The security improvements will include the re-design of the entrances and the installation of a new intercom system. The new doors will be to the front & rear of the block. The doors are locked using magnetic locking system so no keys are required. These magnets have no moving parts for vandals to destroy. They have extremely high holding forces and give a positive locking action with none of the rattle associated with electronic keeps and motorized deadbolts. Entry through the door is gained by using electronic key fobs. The glass will be toughened and the doors and screens will be made from steel. Similar doors have been fitted to blocks near your home and I ask that you have a look at Haden Court, where these doors have been installed over a year ago. Residents here have benefited from the added security that these doors bring.



an example of the proposed new security doors

In addition to the new entrances and new security doors the communal staircases will also be repaired and decorated. The works will be undertaken by Eugena Ltd, who have recently finished the bathroom, kitchen and central heating renewals on the estate. I am also pleased to announce that further to resident's concerns about the smell from the bins, we will relocate them to a more suitable area away from the block, where practical.



an artist's impression of the proposed new entrance design

## Churnfield

As residents will know, the demolition process for Churnfield is well under way. The next phase of taking down the block will commence shortly. This will include the lowering to ground of each panel, where it will be crushed and either reused on the new development or taken away off site. Our demolition contractors have informed us that the works will be completed by August and they would like to thank residents for their understanding whilst the demolition of the block is in progress.

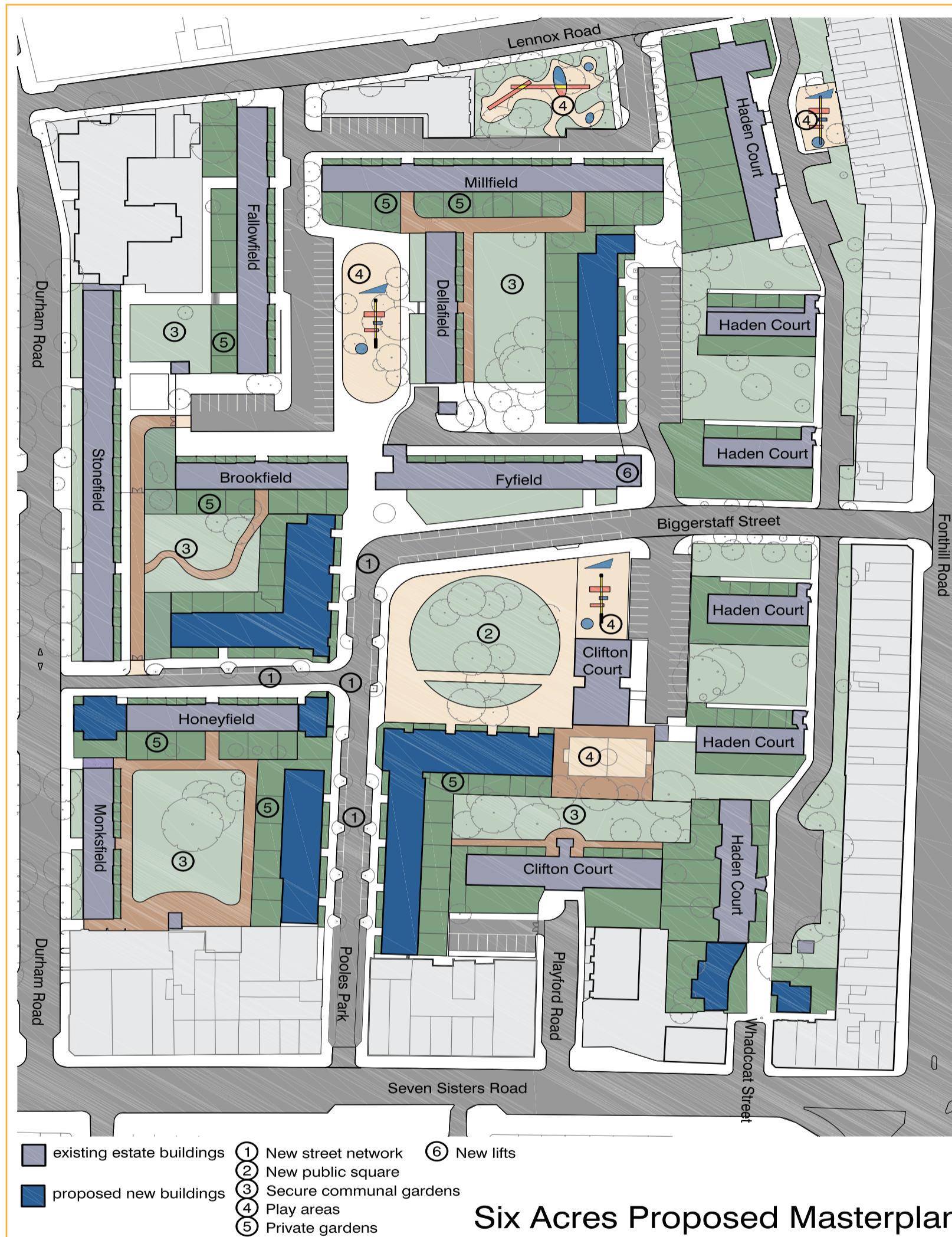
## Fyfield

It is proposed as part of the security works to Fyfield that a CCTV and a new intercom scheme is installed to the block. The CCTV images would be monitored from a control centre and action can be taken much quicker against persons causing anti social behaviour in the block. It is proposed to install a new lift to the block, which will allow the walkways to be split into two separate areas. In addition new refuse chutes will be provided to replace the existing system and the stairwells to the block will be repaired and decorated. As these proposals require further consultation with residents and design work from our Architects, these works will be included in the masterplan (page 3).

## External Improvement Works

This work will include external redecoration and repairs to the external fabric of the seven blocks. The works will include concrete repairs, roof repairs. Rainwater goods will be cleaned or renewed as required. We are also looking to renew the glass balustrades along the communal balconies.

## SIX ACRES PROPOSED MASTERPLAN 'the BIGGER picture'



The above masterplan of the Six Acres Estate indicates the proposed improvements. At our event on the 23rd June we will have more images of how the estate will look, please come along and see the proposals.

Please refer to the plan numbers.

- **1. New street network** will allow the introduction of a new road leading north from Pooles Park joining up with Biggerstaff street and joining the west side at Durham Road.all residents of the estate.
- **2. A new public square** will be introduced that will provide all residents of the estate a quality space to enjoy. Residents will be consulted on what facilities they would like in this area.
- **3. Secure 'inner' communal gardens** will be created that will be only for residents that live in the surrounding blocks. These areas will no longer be public spaces and will free from vehicles. Only residents that live in the surrounding blocks will have access to this area.
- **4. Better play facilities** will be provided for the younger children on the estate.
- **5. On a certain blocks** it will be possible to provide **private gardens**. The plan indicated where this will be possible.
- **6. A new lift** will be provided to Fyfield. This will split the block in to two, reducing the amount of people using an entrance to the block.

# Welcome to Community Housing

community  
housinggroup



We welcome our main partners, Community Housing Group (CHG), who will be working with us in the redevelopment of Six Acres. CHG will be working with residents, Islington Council and Homes for Islington not just now, but long into the future. CHG will be building new homes in various locations on the estate (please see plan on page 3) and there will be a mixture of tenure types including rented, shared ownership and properties for sale. We will work with CHG to develop a robust management system and caretaking service for the estate and we look forward to a long and professional relationship with them. Welcome to Community.

Community have provided the following information on what they do, but if you come along on the 23rd June there will be staff from CHG there to discuss lots more.

- Community Housing Group is delighted to be working with Homes for Islington, Islington Council and local residents on the Six Acres Estate. We are committed to providing high quality new build housing, engaging with residents to establish robust management and maintenance agreements and to further develop our Community Investment Initiatives.
- As a Housing Corporation Partnering Association with one of the largest housing development programmes in the north sub-region of London, CHG will contribute a wealth of experience.
- CHG are committed to providing homes that are fit for the needs of the local community both now and into the future. Sustainability is an important element in design requirements for CHG and we are always looking for new and innovative ways to incorporate this in our programme to build new homes meeting needs for the present without compromising the needs of future generations.

We look forward to meeting you all on the 23rd and at future meetings and events.

## Get involved!

Over the last two years there has been much discussion regarding the redevelopment of Six Acres and improvements; that is all about to change as Homes for Islington now has the funding to pursue great plans.

If you want to see significant changes made to the estate and therefore wish to get involved with the design process, you can represent your block at monthly Design Group meetings and voice your opinions to Homes for Islington's architects and project managers. Should you be interested, please see the first page of this newsletter for contact details. Alternatively speak to us at the event on the 23rd June.

## Six Acres Estate Consultation Day

23rd June 2007 between 11.00am and 3.00pm.

A marquee will be erected in front of Fyfield and Dellafield on the grassed area. Light refreshments will be provided.

Representatives of, Homes for Islington, Islington Council, Community Housing Group, John Laing (new build contractor), PTEa Architects will all be here to answer your questions and show you plans and images of the redevelopment proposals.

**LOOK FORWARD TO SEEING YOU**

