

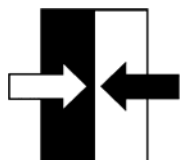
Consultative Panel Reports



May 2006



INVESTOR IN PEOPLE

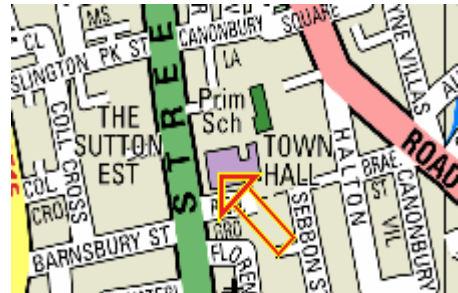


TRANSLATION AVAILABLE

Consultative Panel Meeting Times and Venues

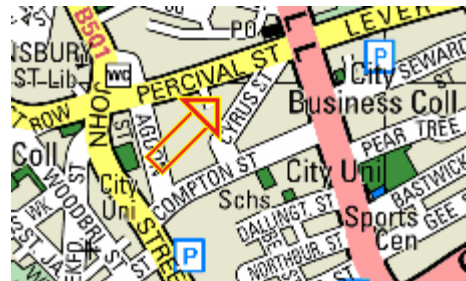
Boleyn Road Area Housing Panel 7pm

Town Hall
Upper Street N1 2UD
(See notice board for room)
Refreshments provided



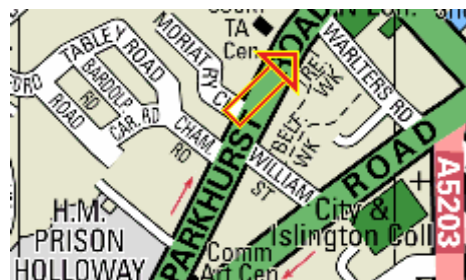
Central Street Area Housing Panel 7pm

Tompion Community Hall
Percival Street EC1
Refreshments provided



Holland Walk Area Housing Panel 7pm

Williamson Street Community Centre
Parkhurst Road N7
Refreshments provided



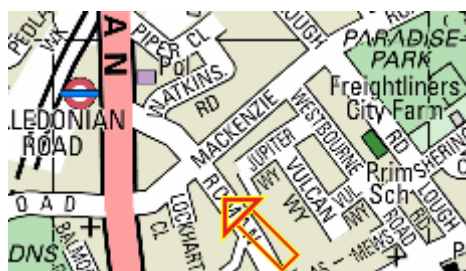
Isledon Road Area Housing Panel 6.30pm

Emmanuel Church
Hornsey Road N7 2UD
Refreshments provided



Lyon Street Area Housing Panel 7pm

Westbourne Community Centre
Roman Way N7
Refreshments provided



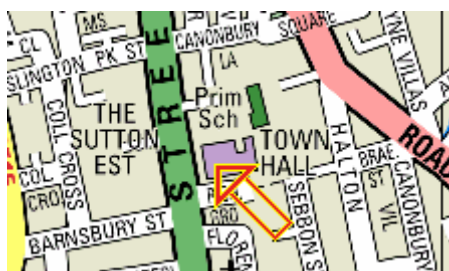
Upper Street Area Housing Panel 7pm

Town Hall
Upper Street N1 2UD
(See notice board for room)
Refreshments provided



Islington Leaseholder Forum 7pm

Town Hall
Upper Street N1 2UD
(See notice board for room)
Refreshments provided



TMO/TMC Review Group 7:30pm

Town Hall
Upper Street N1 2UD
(See notice board for room)
Refreshments provided



Partners For Improvement in Islington Residents Forum 6:30pm

Partners Offices
4-6 Colebrooke Place N1 8HZ
Refreshments provided



For more information about consultative panel meetings call one of the relevant numbers below:

Boleyn Road AHP	020 7527 8314	Upper Street AHP	020 7527 8314
Central Street AHP	020 7527 6259	Islington Leaseholder Forum	020 7527 8633
Holland Walk AHP	020 7527 7471	TMO/TMC Review Group	020 7527 4223
Isledon Road AHP	020 7527 6548	PFII Residents Forum	020 7288 8343
Lyon Street AHP	020 7527 6830		

If you are unsure which meeting is relevant to you please call 020 7527 6148

Consultative Panel Dates for 2006/07

MEETING	MAY 06	JULY 06	SEPT 06	NOV 06	JAN 07	MAR 07
Holland Walk AHP	Wednesday 10 th May	Wednesday 12 th July	Wednesday 13 th September	Wednesday 15 th November	Wednesday 17 th January	Wednesday 14 th March
Boleyn Road AHP	Thursday 11 th May	Thursday 13 th July	Thursday 21 st September	Thursday 23 rd November	Thursday 18 th January	Thursday 15 th March
Central Street AHP	Thursday 11th May	Thursday 13th July	Thursday 21st September	Thursday 16th November	Thursday 18th January	Thursday 8th March
Upper Street AHP	Monday 15 th May	Monday 17 th July	Monday 18 th September	Monday 20 th November	Monday 8 th January	Monday 12 th March
Isledon Road AHP	Monday 15 th May	Monday 17 th July	Monday 18 th September	Monday 13 th November	Monday 8 th January	Monday 12 th March
Lyon Street AHP	Monday 15 th May	Monday 17 th July	Monday 18 th September	Monday 20 th November	Monday 8 th January	Monday 12 th March
Islington Leaseholder Forum	Wednesday 10th May	Wednesday 12th July	Wednesday 13th September	Wednesday 15th November	Wednesday 10th January	Wednesday 14th March
TMO/TMC Review Group	Thursday 18 th May	Tuesday 11 th July	Tuesday 12 th September	Tuesday 14 th November	Thursday 18 th January	Thursday 15 th March
Partners Residents Forum	Thursday 18th May	Thursday 20th July	Thursday 21st September	Thursday 16 th November	Thursday 18th January	Thursday 15th March



Glossary of Housing Terms and Acronyms

Term	Explanation
A	
ABC	Acceptable Behaviour Contract
ACG	Annual Capital Guidelines
ACC	Association of County Councils
ADC	Association of District Councils
ADH	Assistant Director of Housing
ADP	Approved Development Programme
AHO	Area Housing Office
AHP	Area Housing Panel
ALG	Association of London Government
ALMO	Arms Length Management Organisation
ALS	Approved Landlord Scheme
AMA	Association of Metropolitan Authorities
ASBO	Anti-Social Behaviour Order
B	
BAFO	Best and Final Offer
BCA	Basic Credit Approval
BME	Black and Minority Ethnic
BRAHO	Boleyn Road Area Housing Office
BRAHP	Boleyn Road Area Housing Panel
BS4I	Building Solutions for Islington
BV	Best Value
BVPI	Best Value Performance Indicator
BVPP	Best Value Performance Plan
BVTMO	Bemerton Villages Tenant Management Organisation
B'Wide	Boroughwide
C	
CAB	Citizens Advice Bureau
Caxton Islington	Company providing repair service to Homes for Islington
CBL	Choice-based lettings – system that allows tenants to bid for properties according to how many housing register points they have
CCTV	Closed Circuit Television
CDM	Construction Design and Maintenance Regulations
CE	Chief Executive
CIH	Chartered Institute of Housing
CIS	Cash Incentive Scheme – a scheme which enables council tenants to purchase property in the private sector
CLLRS	Councillors
C&NRS	Community and Neighbourhood Renewal Strategy
Confidence Limits	Statistical term to describe a range with a specified probability that a given parameter lies within the range
CORE	Continuous Recording of New lettings
CREP	Cyclical Remedial and Enhancement Programme
CRI	Capital Receipts Initiative
CSAHO	Central Street Area Housing Office
CSAHP	Central Street Area Housing Panel
CSSB	Contracted Services Sub-Board
D	
Debt Pool Reduction	The overall reduction in debt since the start of the financial year
Departmental Collectors	Members of staff that are responsible for providing the performance monitoring team with performance statistics for their department

Development Voids	Empty properties that require major repairs work, are awaiting funding or are awaiting disposal
DFG	Disabled Facilities Grant
DHS	Decent Homes Standard
DIYSO	Do-it-yourself Shared Ownership
DLO	Direct Labour Organisation
DTI	Department of Trade and Industry
E	
EHA	Empty Homes Agency
ERCF	Estates Renewal Challenge Fund
ESF	European Social Fund
ESO	Estate Services Officer
ESOL	English as a Second Language
F	
FAC	Finance and Audit Committee
FEFC	Further Education Funding Council
FITA	Federation of Islington Tenant & Resident Associations
G	
GF	General Fund
GLA	Greater London Authority
GNI	General Needs Index
GOL	Government Office for London
H	
HA	Housing Association
HAC	Housing Aid Centre
HAG	Housing Association Grant – Now SHG – Social Housing Grant
HAWP	Housing Associations Working Party
HAZ	Health Action Zone
HB	Housing Benefit
HC	Housing Corporation
HCP	Housing Consultative Panel
HCOM	Housing Committee
HECA	Home Energy Conservation Act
HEES	Housing Energy Efficiency Scheme
HFI	Homes for Islington
HIP	Housing Investment Programme
HMO	Housing in Multiple Occupation
HNI	Housing Needs Index
HH1	Form completed when an instance of harassment is first reported
HH2	Investigation and recommendation form – contains further details of harassment case and any action taken
HH3	Case conference decision form for harassment
HMIS	Housing Management Information System, now replaced by iWorld
HFIHMT	Homes for Islington Housing Management Team
HO	Housing Officers
Hot 50	Monthly report to members of key indicator performance (also known as MPG, Management Performance Group)
HouseMark	A forum through which housing organisations benchmark performance information
HRA	Housing Revenue Account
HRC	Human Resources Committee
HSE	Health and Safety Executive
HWAHO	Holland Walk Area Housing Office
HWAHP	Holland Walk Area Housing Panel
Hyde	Hyde Northside Housing Association is contracted to manage the Lyon Street Area Housing Office

I	
ICSL	Islington Cleansing Services Limited
IDC	Investment and Delivery Committee
IGP	Innovation and Good Practice
iIP	Investors in People
ILD	Index of Local Deprivation
IRL	Islington Repair Line - Call centre for tenants and leaseholders to report repairs
ISP	Islington Strategic Partnership
IRAHO	Isledon Road Area Housing Office
IRAHP	Isledon Road Area Housing Panel
ITN	Invitation to Negotiate
iWorld	Housing Management IT system
K	
KPI	Key Performance Indicators
KXP	Kings Cross Partnership
L	
LA	Local Authority
LBBF	London Borough Benchmarking Forum (for example HouseMark)
LBI	London Borough of Islington
LCP	London Capital Programme
LDA	London Development Agency
LHC	Local Housing Company
LGA	Local Government Association
LI	Local Indicator
LKPI	Local Key Performance Indicator
LLIC	Local Labour in Construction
LSAHO	Lyon Street Area Housing Office
LSAHP	Lyon Street Area Housing Panel
LVSC	London Voluntary Sector Council
LVSRC	London Voluntary Sector Resource Centre
M	
Management Voids	Empty Properties that require minor repairs work
Margin of error	Statistical term denoting the probability that the figure does or does not lie within the confidence interval (+/-)
MRA	Major Repairs Allowance
MP	Member of Parliament
MEP	Member of European Parliament
MPG	Management Performance Group
MPSB	Managed Property Sub-Board
N	
NHCM	Neighbourhood Housing Contract Manager
NHER	National Home Energy Rating
NHF	National Housing Federation
NHS	National Health Service
NLCB	National Lotteries Charity Board
Non-decent	Homes that fail to meet the Decent Homes Standard
Non-urgent repairs	Repairs that do not have to be completed within H0-H3 timescales
NRF	Neighbourhood Renewal Fund
NW	Neighbourhood Warden
NWU	Neighbourhood Warden Unit
O	
ODPM	Office of the Deputy Prime Minister

OHMS	Open Housing Management System
Operations	Division within Homes for Islington consisting of the following functions: tenancy management, contact centre, central services
P	
P.E.P.	Priority Estates Project
Performance Basket	Set of performance indicators used to measure and compare performance of area housing offices and Partners for Improvement in Islington
PFI	Private Finance Initiative
PFII	Partners for Improvement in Islington – company contracted to manage PFI 1 scheme for roughly a third of street properties
PHO	Principal Housing Officer
PI	Performance Indicator
Property Services	Division within Homes for Islington consisting of the following functions: repairs, asset management, capital programme, support services
PSA	Public Service Agreement
Q	
QSP	The Council/Homes for Islington's financial management system
R	
Reception Centres	Units of temporary accommodation, managed by the Operations division of Homes for Islington
Re-let	When a new tenancy is created at a previously empty property
Rent roll	The total amount of rental income due
Repair Priorities	Target timescales for completing repairs: HO = 2 hours (weekends); H1=3 calendar days; H2= 2 hours (week days); H3=3 working days; H4= 9 working days; H5 = 10 working days; H6 = 25 working days
Resources	Division within Homes for Islington consisting of the following functions; accounts, income management, HR & company administration, IT & infrastructure
Responsive repairs	A term used for day-to-day repairs requested by residents
RH	Racial Harassment
RSG	Revenue Support Grant
ROLECS	Replacement of Life Expired Components
RPI	Retail Price Index
RSL	Registered Social Landlords (same as Housing Associations)
RTB	Right to Buy
S	
SAP	Standard assessment procedure (for energy efficiency)
S&C	Strategy and Commissioning
SCA	Supplementary Credit Approval
SCG	Specified Capital Grants
SCP	Single Capital Plot
Seasonal trend	Variations in performance due to seasonal factors
SEU	Social Exclusion Unit
SER	Social and Economic Regeneration
SERPS	State Earnings Related Pension Scheme
Sheltered	Sheltered accommodation for the elderly and infirm
SHG	Social Housing Grant
SLUG	Short Life User Group
SNMA	Special Needs Management Allowance
SPO	Suspended Possession Order
SPV	Special Purpose Vehicle
SRB	Single Regeneration Budget
SSA	Standard Spending Assessment
T	
TC	Tenants Compact

TCNC	Tenants Compact Negotiating Committee
T & RA's	Tenants and Residents Associations
TEC	Training and Enterprise Council
TMC	Tenant Management Co-operative (TMOs that were set up before the Right to Manage in 1994)
TMO	Tenant Management Organisation
Tenant participation compacts	Locally negotiated agreements between Homes for Islington and its tenants, that sets out how tenants can be involved in decisions in services
Top quartile performance	Top quartile performance scores (that is, within the top 25%) attained during the previous year (used as a benchmark), either on a national or London level
TOR	Terms of Reference
TUPE	Transfer of Undertakings Protection of Employment
Turnaround time	The number of days or weeks between a property becoming vacant and being relet to a new tenant
U	
UDC	Urban Development Corporation
UDP	Unitary Development Plan
URA	Urban Regeneration Agency
Urgent repairs	Repairs to be completed within the H0-H3 priority bandings
USAHO	Upper Street Area Housing Office
USAHP	Upper Street Area Housing Panel
V	
VFM	Value for Money
Voids	Properties that are vacant
Y	
Year End	The final performance at the end of the financial year (end of March)
YOT	Youth Offending Team

Homes for Islington Board Meetings

Homes for Islington's Board meetings are open to the public.

Agenda and papers for these meetings are available three days in advance of each meeting through Homes for Islington's website. A hard copy is available to view in

Area Housing Offices.

www.homesforislington.org.uk

All meetings take place at 6.30pm

at

(Location to be advised)

You are welcome to attend meetings on the following dates:

Monday 8th May 2006

Monday 19th June 2006

Monday 31st July 2006

Monday 11th September 2006

Monday 23rd October 2006

Monday 4th December 2006

Monday 15th January 2007

Monday 26th February 2007

For enquiries about meetings please contact the HFI Governance Team
on 020 7527 5148

If you require any of the following please note:

- A Signer requires two weeks notice to the HFI Governance Team prior to the meeting
- Translation of papers for Board meetings require 4-6 weeks notice in the language required after the meeting takes place
- Creche facilities require notice two weeks in advance of meetings to the HFI Governance Team
- An induction loop is available at the venue

Please contact HFI Governance Team at Room 115, Highbury House, Highbury Crescent, London N5 1RN, telephone 020 7527 5148 or email odegua.masade@homesforislington.org.uk



Homes for Islington Sub-Board Meetings

Homes for Islington's Sub-Board meetings are open to the public.

Agenda and papers for these meetings are available three days in advance of each meeting through Homes for Islington's website. A hard copy is available to view in Area Housing Offices.

www.homesforislington.org.uk

All meetings take place at **6.30pm**
at

(Location to be advised)

You are welcome to attend meetings on the following dates:

Contracted Services Sub-Board April 2006 – March 2007

Tuesday 13th June 2006

Tuesday 15th August 2006

Tuesday 17th October 2006

Tuesday 12th December 2006

Tuesday 13th February 2007

Managed Property Sub-Board April 2006 – March 2007

Wednesday 14th June 2006

Wednesday 16th August 2006

Wednesday 18th October 2006

Wednesday 13th December 2006

Wednesday 14th February 2007

For enquiries about meetings please contact the HFI Governance Team
on 020 7527 5148

If you require any of the following please note:

- A Signer requires two weeks notice to the HFI Governance Team prior to the meeting
- Translation of papers for Sub-Board Board meetings require 4-6 weeks notice in the language required after the meeting takes place
- Creche facilities require notice two weeks in advance of meetings to the HFI Governance Team
- An induction loop is available at the venue

Please contact HFI Governance Team at Room 115, Highbury House, Highbury Crescent, London N5 1RN, telephone 020 7527 5148 or email odegua.masade@homesforislington.org.uk

Consultative Panels - Central Reports
May 2006

	Contents	Status	Page
Council Items			
1	Recycling update	Information	1 – 4
Homes for Islington Items			
2	Decision Items Considered at Board and Sub-Boards	Information	5 – 6
3	HFI Update	Information	7 – 8
4	Panel Elections	Information	9 – 10
5	Sustainability Strategy	Consultation	11 – 12
6	Proposals to meet digital switchover	Consultation	13 – 16
7	Kier Best Value Review	Information	17 – 18
8	Capital Programme 2005/06 monitoring – 4 th quarter	Information	19 – 20
	a) Boleyn Road Area		21 – 32
	b) Central Street Area		33 – 44
	c) Holland Walk Area		45 – 58
	d) Isledon Road Area		59 – 66
	e) Lyon Street Area		67 – 74
	f) Upper Street Area		75 – 81



Report of	Team	Job Title
Matthew Homer	Waste Management Services	Recycling Manager

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	May 2006	1	Information

Subject of Report: Recycling Collection Services from Homes for Islington Properties

1. Synopsis

- 1.1 Doorstep recycling collections have been introduced in six phases to most Homes for Islington properties. This has assisted Islington Council in meeting its current statutory recycling and composting target of 18%, as well as helping to provide all residents in Islington with the same level of high quality and convenient recycling collection service.
- 1.2 This report updates Consultative Panels regarding the service and its performance.

2. Recommendation

- 2.1 That Consultative Panels note the report.

3. Background

- 3.1 In order to provide residents on estates with recycling facilities that are as convenient to use as for those residents in street based properties, Islington piloted a doorstep collection service to residents on estates, particularly those living in Homes for Islington properties and some RSL managed properties.
- 3.2 The extension of a door to door recycling service to estate based properties formed part of a significant extension to recycling services across Islington during 2005.
- 3.3 This included:
 - 3.3.1 Conversion of the street based property recycling service to a commingled collection service;
 - 3.3.2 Introduction of a kitchen waste and garden waste collection service to those properties;

- 3.3.3 Provision of a nightly recycling service for residents living in flats above shops;
- 3.3.4 Launch of the i-recycle centre based at 1 Cottage Road;
- 3.3.5 A comprehensive door knocking campaign to encourage residents to recycle more.
- 3.4 All of this has resulted in Islington Council meeting it's statutory Best Value Performance Indicator recycling and composting target for 2005-6 of 18% (this has still to be verified by external audit).

4. Service Development

- 4.1 The service has been progressively introduced over six separate phases between July 2005 and January 2006. The service now includes all Homes for Islington properties except for those in the EC1NDC area, where a separate project is underway managed by EC1NDC.
- 4.2 In addition, a number of RSL managed properties have also been included.
- 4.3 The service now includes approximately 27,000 properties.

5. The Service

- 5.1 The service consists of a weekly collection from outside front doors, of paper, cardboard, glass bottles and jars, food and drink cans and plastic bottles. These can be placed together in a reusable plastic / hessian carrier bag provided by the Council. The bag has a smaller footprint than the usual green box to take account of the generally smaller nature of estate properties.
- 5.2 ICSL Accord provides the service under contract to Islington Council.

6. Consultation and Feedback

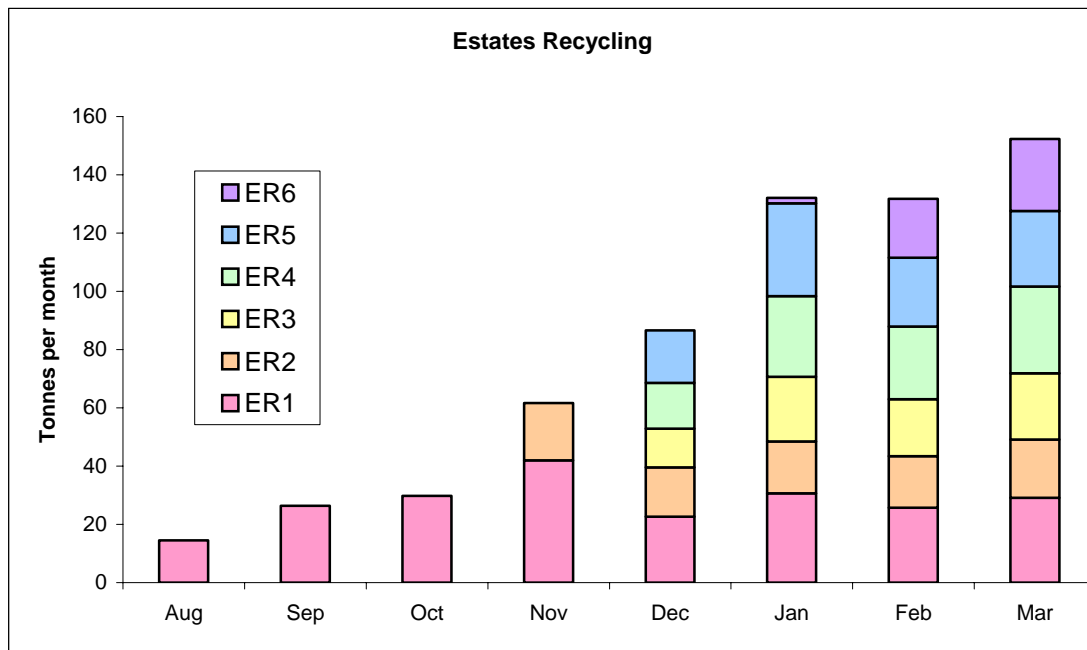
- 6.1 An extensive programme of consultation was undertaken prior to each phase being launched.

7. Performance of the Service

- 7.1 The chart below shows the performance of the six recycling collection rounds for each complete month since the service was launched. The chart demonstrates the progressive increase in tonnages collected through the service and the contributions made by each of the six collection rounds.

7.2 The service is expected to collect approximately 1800 tonnes per annum with an average collection of 75kg collected each year from every property that is offered the service. This means that of the waste generated by residents living on estates, a total of 19.4% is now being recycled through this scheme alone. (This is based on a Waste Composition Study commissioned by Waste Management Services in 2005 which concluded that 390 kg of non-bulky domestic waste is generated by multi occupancy / estate households in a year.)

7.3 The scheme overall is contributing 2.3% to the Council's recycling rate.



8. Service Delivery Issues

8.1 The service was delivered rapidly between July 2005 and February 2006 over six phases in order to enable the Council to meet its statutory recycling target of 18%.

8.2 The rapidity of this introduction meant that there has been little time for a comprehensive review of the service. Waste Management Services have a dedicated officer within the Recycling Team overseeing this project. Since February 2006, two additional monitoring officers have also been employed to closely scrutinise the service and to follow up on any service issues that have arisen. As a result of this, a number of improvements have been made to the service, including:

- The almost complete eradication of access problems through the provision of keys and fobs by Hfl and other management organisations and the establishment of back up access arrangements for each estate;
- A significant reduction in levels of complaints through the close monitoring of collection crews and the active engagement of ICSL Accord management in supervision and monitoring;

- The development of an improved Service Level Agreement between Waste Management Services and IC SL Accord setting out clear expectations in terms of service provision;
- Clarification of working arrangements in the absence of lifts;
- Introduction of new collection methods and containers;

8.3 During the coming months, a series of surveys will be undertaken among residents to gauge attitudes towards the service and to invite comments from residents regarding potential improvements to the service. In addition, participation surveys will be carried out along with a communications campaign to improve participation in the scheme, particularly in some estates where poor service levels have led to a decrease in customer satisfaction and participation.

9. Conclusion

9.1 The provision of a recycling collection service to estates is essential both in terms of meeting the Council's recycling targets, as well as from an equalities perspective in providing all residents in Islington with an equivalent high level of recycling services.

Report Author: Matthew Homer, Recycling Manager, Waste Management Services, LBI
Telephone: 020 7527 5152
E-mail address: matthew.homer@islington.gov.uk

Report of	Team	Job Title
Eamon McGoldrick	Chief Executive Directorate	Chief Executive

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	May 2006	2	Information

Subject of Report: Decision items considered at:
Board Meeting 20th March 2006

HFI Board 20th March 2006 agreed:

1. A strategic overview of performance management indicators. In particular Board noted that HFI would meet its Capital Programme spend target for 2005/06 of £75m.
2. The ICT Strategy for 2006/07.
3. The latest version of the Risk Register.
4. Options for the spend of LBI ring-fenced funding for 2006/07 including anti-social behaviour, environmental improvement, communal works and planned maintenance works.
5. Which PIs it will use to monitor HFI's performance in 2006/07.
6. To allow questions from the floor for the first 20 minutes of Board meetings.

**Items for consideration at
HFI Board Meeting 8th May 2006:**

1. Strategic Performance Management
2. Risk Management
3. IDC proposal to amend scheme of financial delegation
4. Community Development Funding allocation
5. Board and Sub-Board meetings 2006/07 locations
6. Business Plan Objectives monitoring – 4 th quarter 2005/06
7. Resident Involvement Review update

**Items for consideration at
Contracted Services Sub-Board
(CSSB) 13th June 2006**

**Items for consideration at
Managed Property Sub-Board
(MPSB) 14th June 2006**

1. Performance Indicators	1. Performance Indicators
2. Performance reports – Partners - TMO/TMCs	2. Scrutiny Item – Exceptional Repair (disrepair)
3. Report back – Central Services	3. Report back – Central Services
4. Consultative Panel feedback reports	4. Scrutiny Item – Kier Islington / HFI Direct.
5. Capital programme process for TMO's and TMC's.	5. Scrutiny Item - Recycling
6. Risk Management	6. Consultative Panel feedback reports
	7. Risk Management
	8. Petitions received at Area Housing Panels

Report of	Team	Job Title
Eamon McGoldrick	Chief Executive Directorate	Chief Executive

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	May 2006	3	Information

Subject of Report: Homes for Islington Update

1. Synopsis

1.1 This report updates Consultative Panels on current events in HFI.

2. Recommendation

2.1 That Consultative Panels note this report.

3. Background

3.1 2005/06 Capital Programme

3.1.1 HFI has had another successful year moving towards its 2010 deadline to meet the Decent Homes Standard. Over the last 10 months over 3000 kitchens and bathrooms were installed and all together £75m was spent in improving Islington's housing stock. A similar sum will be spent in 2006/07.

3.2 Kier Fun Day

3.2.1 The annual fun day organised by Kier Islington will be taking place on Sunday 2nd July. HFI will be involved and will be working with Kier to make the day a success and enjoyable for all.

3.3 Out of hours anti-social behaviour officers

3.3.1 A team of eight out-of-hours anti-social behaviour (ASB) officers will be introduced in May to support the existing ASB officers. The team will work with housing management teams and develop partnerships with local community groups, police and local agencies. The officers will monitor environmental factors and report instances such as faulty estate lighting and abandoned vehicles.

3.4 Gas Servicing

3.4.1 HFI has succeeded in improving its gas servicing figures compared with last year. In 2004/05 the servicing rate was 99.13% while for 2005/06 it has risen to 99.7%.

3.5 Visitor Parking Schemes

3.5.1 A visitor parking scheme has been introduced by HFI. Any resident that rents a bay is eligible for a second permit for their visitors to park in that bay. To date a total of 4043 visitor permits have been issued throughout the borough.

3.6 **Tenant Satisfaction Survey**

3.6.1 The HFI tenants satisfaction survey will be introduced in June 2006. A sample of tenants will be surveyed to enable HFI to gauge the level of satisfaction among Islington tenants.

Report Author: Eamon McGoldrick, Chief Executive
Telephone: 0207 527 4237
E-mail address: eamon.mcgoldrick@homesforislington.org.uk

Report of	Team	Job Title
Mike Sims	Chief Executive Directorate	Governance Team Manager

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	May 2006	4	Information

Subject of Report: Consultative Panel Elections

1. Synopsis

1.1 This report summarises the process for the six Consultative Panels holding elections in May 2006. These are:

- Boleyn Road AHP
- Central Street AHP
- Holland Walk AHP
- Isledon Road AHP
- Lyon Street AHP
- Partners Residents Forum

2. Recommendation

2.1 That the six Consultative Panels elect a Chair, Vice-Chair and, where terms of reference apply, for 1 in 1000 representatives.

3. Background

3.1 Previously, Consultative Panel elections were held in July 2005 with the exceptions of Upper Street, Islington Leaseholder Forum and TMO / TMC.

3.2 HFI staff wrote to the nine Consultative Panel Chairs on 29th March 2006 proposing that, in accordance with the Panels terms of reference, the elections should take place at the first round of meetings of the financial year.

3.3 The exceptions to this proposal would be Upper Street AHP(held elections in September 2005), TMO/TMC Review Group (held elections in September 2005) and Islington Leaseholder Forum (held elections in November 2005). For these three panels it was proposed that elections take place in September and November again, but only electing a chair and vice-chair until May 2007 when elections should be held again to bring them into the same cycle as all the others.

3.4 HFI staff asked that if there were any objections to these proposals by the Chairs, that these should be made known by Friday 7th April 2006. As no objections were received HFI staff have assumed that the elections can therefore go ahead as proposed.

3.4 Elections should be carried out in respect of the following positions:

- i) Chair
- ii) Vice Chair
- iii) 1 in 1000 representatives

3.5 A member of staff from Homes for Islington will assume the position of chair whilst elections are carried for that position. Upon completion of the election to the position of chair, the successful member may assume their position immediately or upon completion of elections to the remaining positions.

3.6 **1 in 1000 representatives**

The position of a 1 in 1000 representative to the consultative panel is held as a way of HFI receiving input from and establishing consultation with residents who are not represented by tenant organisations.

3.7 Residents interested in taking up a 1 in 1000 position have been asked to complete an application form and provided with some general information on what the role entails in advice of the consultative panel meetings. A copy of completed application forms will be available for the attention of the chair at the respective consultative panel meeting.

3.8 Where there are more applicants than positions available, elections will need to be held with the successful residents assuming their position at the table.

3.9 The number of 1 in 1000 representatives required per area is as follows:

Isledon Road = 3 reps
Holland Walk = 3 reps
Lyon Street = 4 reps
Boleyn Road = 2 reps
Central Street = 2 reps
Upper Street = 3 reps.

4.0 Unsuccessful applicants will be placed on a reserve list, to be held by the Performance & Partnership Officer at each Area Housing Office.

4.1 **Election of associate directors**

For associate directors who sit on both Managed Property Sub-Board (MPSB) and Contracted Services Sub-Board (CSSB) the Board agreed that associate directors are elected to the sub-boards by consultative panels for a period of two years. Therefore as the elections took place in 2005, elections are scheduled for 2007.

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Report of	Team	Job Title
Simon Kwong	Chief Executive Directorate	Head of Performance & Service Development

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	May 2006	5	Consultation

Subject of Report: Sustainability Strategy

1. Synopsis

- 1.1 This report seeks comments from Consultative Panels on a proposed Sustainability Strategy for HFI.

2. Recommendation

- 2.1 That the Consultative Panels comment on the proposed sustainability strategy and make suggestions on items for inclusion.

3. Background

- 3.1 In order to achieve its key strategic objectives, Homes for Islington has adopted a suite of complementary strategies. The HFI Board decided in 2005-06 that a Sustainability Strategy, sometimes called a Green Housing Strategy, was required to achieve several elements of the HFI mission.
- 3.2 HFI's mission is "to continuously improve housing for local residents, through sound investment, the effective management of resources and the relevant involvement of staff, residents and community partners".
- 3.2.1 The HFI mission statement contains six main elements. Of these one is specifically targeted at the green agenda:
- 3.2.2 "Doing it Green – efficient use of natural resources, applying eco friendly design, recycling waste and improved green space."
- 3.2.3 A comprehensive green housing strategy would also contribute directly to the achievement of several of the other elements of the mission statement including:
- Exemplary & sustainable homes
 - A place for people
 - Accessibility and affordability
- 3.3 The large capital programme of over £500 million over the next 5 years provides a unique opportunity to consider the environmental impact of the work of HFI and to ensure that the issue of sustainability is embedded within HFI practice.

- 3.4 Key drivers include the Government's Sustainable Communities plan (2005), the Audit Commission Key Lines of Enquiry (KLOEs), GLA environmental policy, the LBI Green Procurement Code, Green Construction code and the recently adopted LBI Sustainability Plan.
- 3.5 Evidence of effective implementation of a green housing strategy would be useful in demonstrating to the Audit Commission compliance with the 'Excellent' description in several KLOEs, such as;
- 3.5.1 *"Systematically inspects all estates working with local residents to identify illegal parking, abandoned vehicles, footpaths, cleaning standards, condition of communal facilities (particularly play equipment) and graffiti. It deals quickly and efficiently with the issues identified."* (KLOE 6 - Tenancy & Estate Management)
- 3.6 Successful implementation of a green housing strategy would fulfil part of the HFI business plan and also assist the achievement of the wider objectives of the HFI business plan.
- 3.7 Progress has already been made in some areas including recycling, dealing with abandoned vehicles and lumber, the use of low flow appliances in the DHS programme and a small budget allocation to facilitate sustainable activity.
- 3.8 Consultative Panel members may wish to comment on the inclusion in the strategy of:
- Undertaking an audit of green space on estates;
 - Implementation of the Combined Heating and Power programme with the council;
 - Evaluating the current Decent Homes Standard programme against established sustainability criteria;
 - Incorporation of the Council's Green Travel Plan;
 - Provision of a resident's guide on how everyone can contribute to sustainability;
 - Increasing the number of trees on HFI land.
- 3.9 Any additional suggestions for actions that would contribute to any of the following broad themes would be welcomed;
- Improving the energy efficiency of homes;
 - Tackling recycling and minimising waste;
 - Generating improvements in the quality of the local environment.

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Report of	Team	Job Title
John Phillips	Chief Executive Directorate	Director of Property Services

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	May 2006	6	Consultation

Subject of Report: Proposals to meet digital switchover

1. Synopsis

1.1 This report seeks the views and comments of the Consultative Panels on:

- a) HFI proposals to meet the digital television switchover.
- b) Endorsement of the decisions of the Investment Delivery Committee (IDC) 5th April 2006 which:
 - Agreed the principle that all tenants / leaseholders should retain free access to free to air channels.
 - Authorised staff to begin the process of procuring a system.
 - Authorised staff to allow TSG to put forward one further proposal on its pilot scheme.

2. Recommendation

2.1 That the consultative panels note and comment on the decisions of the Investment Delivery Committee.

3. Background

3.1 The government has announced that the way television is currently transmitted to homes (analogue) will be phased out and replaced with a digital system by 2012. This will be known as the digital switchover.

3.2 All televisions that currently receive an analogue signal will need to be converted to receive a digital signal prior to digital switchover or the television set will no longer be able to receive television pictures. As well as televisions most communal aerial systems will also need to be replaced with a digital signal receiving type or with an alternative means of delivering digital television signals.

3.3 Options for meeting digital switchover are:

- a) Install communal digital aerials to replace existing analogue aerials;
- b) Install combined digital aerial and a sky satellite dish as per Aubert Court Pilot;
- c) Subscription to Telewest / NTL available via previous cabling arrangements;
- d) Delivery of digital television and interactive service via existing telephone networks as per TSG pilot.

3.4 Digital television pilot schemes.

- 3.4.1 Two digital pilot schemes that have been assessed by HFI to meet digital switchover are:
- 3.4.2 Aubert Court Digital Aerial and Satellite Dish
One such scheme has been to install a combined aerial and satellite system at Aubert Court. One roof top satellite dish and one digital/analogue communal aerial were fitted to the roof of Aubert Court. New cabling was installed to all dwellings with a new connection plate fitted where access has been allowed. Residents at Aubert Court now have the option of receiving normal analogue channels (BBC1, 2, ITV, channel 4&5) Freeview channels (subject to owning a freeview box or digital television) or subscribing to Sky satellite without the need of fitting their own satellite dish. The take up of this scheme at Aubert Court to date is 88%.
- 3.4.3 This type of system would also negate the need for residents to fit their own Sky satellite dishes, as services to Sky would be available via the communal system.
- 3.4.4 Homes for Islington staff are currently engaged in the procurement process for a borough wide solution based on the Aubert Court system.
- 3.4.5 Stafford Cripps Estate Homechoice Option (TSG Scheme)
Another pilot scheme has assessed delivery of digital television and interactive services via a BT telephone line (Homechoice). 24 residents on the Stafford Cripps Estate have agreed to take part in this scheme and although this is a very low percentage of the estate (13%) the feedback will provide an indication of services that have proved useful to the residents in conjunction with their television.
- 3.4.6 Given the low percentage of take up for this scheme at Stafford Cripps Estate it has been agreed that TSG will present a business case to evaluate the possibility of extending this pilot to another estate.

4. Other issues

- a) International Language channels offered by Sky
Sky offer 39 foreign language channels

- b) Satellite dishes

The Council and HFI have had great difficulty in enforcing their policies on the placing of satellite dishes on blocks of flats. The provision of a communal satellite dish to all blocks of flats will negate the need of individual Sky satellite dishes to each property.

- c) Converting televisions to receive a digital service

There is no financial assistance from the Government to meet the digital switchover though there will be a support scheme to ensure that no one is left behind in the switch to digital TV. The support scheme will provide help with equipment, installation and follow-up support for people aged 75 years and over and people with significant disabilities. The BBC, through the licence fee, will fund the scheme.

5. Summary

- 5.1 Islington will be in one of the last television regions to be switched totally to digital television signals (2012). Homes for Islington will be able to monitor other switched over regions and offer advice to residents on any support schemes available. It is

envisaged that the chosen option to meet digital switchover will be incorporated in major works programmes where possible, blocks not included in major works will be separately programmed to ensure that all works are completed prior to the 2012 switchover.

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Report of	Team	Job Title
John Phillips	Property Services Directorate	Director of Property Services

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	May 2006	7	Information

Subject of Report: Kier Islington Best Value Review

1. Synopsis

- 1.1 This report provides an overview and update to the Consultative Panels on the progress of the Kier Islington Best Value Review and its implementation arrangements.

2. Recommendation

- 2.1 That Consultative Panels note the report.

3. Background

- 3.1 The contractual arrangements between LBI / HFI and Kier (Islington) Ltd provide for a “Best Value” review. This review was completed during February 2006 and identified a number of key areas where it determined that we could provide additional quality, value and service to our customers.

- 3.2 Now that we are beginning to implement the recommendations of the review, the following key areas of improvement have been identified:

- Removal of duplicated processes
- Removal of unnecessarily bureaucratic processes which do not add value to the services we provide to our customers
- Streamlined systems for reporting repairs
- More flexible ways in which our customers can report a repair
- Improving the opportunity and flexibility to provide appointments to suit our customers’ needs at the first point of contact
- Wider working times to suit our customers’ daily lives
- Achieving more “Right First Time” fixes for our customers
- Being able to offer a second appointment when the job is not a first time fix
- Customers being able to talk to a dedicated and responsible person when repairs are more complex or involved
- Provide more direct contact between customers and the contractor
- Working as a single delivery team focused on customer service
- Allowing our skilled trades people to determine the best “fix” for repairs
- Working with our partner contractor Kier to monitor performance based on customer service and satisfaction rather than value of work done

- 3.3 These improvements will help us to become more efficient and ensure we provide even better Value for Money. This will mean that we will be able to spend more on improving customers' homes through the Decent Homes Programme.

4. Current Position

- 4.1 A small project team has been established to lead the implementation, and is working with Kier and the London Borough of Islington to develop and integrate the new ways of working.
- 4.2 HFI is working with LBI and Kier to ensure we deliver the key changes as soon as is possible. Work to develop implementation is progressing and timescales have been identified for the key stages. These are as follows:

Voids implementation	August 2006
Gas implementation	October 2006
Responsive Repairs implementation	January 2007

- 4.3 In support of these key service changes a Quality and Performance Team will be established to reflect implementation periods. This will be the key customer monitoring tool for quality and performance.

5. Consultation

- 5.1 As part of the processes we are ensuring that we consult with our customers in a variety of ways, for example customer surveys and focus groups. This will ensure that we take on board what our customers most want from a repair service.
- 5.2 As part of our commitment to equalities and diversity we want to ensure we obtain views and representation from all groups within the community. We intend to help achieve this by delivering our consultation processes in a range of community languages and accessible formats.
- 5.3 We will continue to seek the views of residents and customers as the processes of implementation are developed and introduced, so that we can further refine the new service for our customers.
- 5.4 The implementation project team recognises the importance of involving the staff of both HFI and Kier who will be directly affected by the changes and are also consulting and working closely with them.

6. Background documents

- 6.1 The Partnering Project Team based in Highbury House holds all background papers and documents relating to the Review.

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Report of	Team	Job Title
John Phillips	Chief Executive Directorate	Director of Property Services

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	May 2006	8	Information

Subject of Report: 2005/6 Capital Programme – 4th quarter monitoring

1. Synopsis

1.1 This report advises Consultative Panels on the progress of all local schemes for 2005/6 and touches on some local proposals for 2006/7.

2. Recommendation

2.1 That Consultative Panels note the report.

3. Background

3.1 This report monitors progress on capital projects in each Housing Area up until the end of the fourth quarter (31st March 2005).

3.2 A further update up to the end of the first quarter (30th June 2006) will be presented to Consultative Panels at their July 06 meetings.

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Report of Boleyn Road Area Consultative Panel

Capital Programme Update

Jenny Greenfield
Area Programme Manager

2004/05 CAPITAL PROGRAMME

Highbury Quadrant Phase 1A – After some delays getting this scheme on site, is progressing well and the contractor, Eugena Ltd, are working well. Underpinning works are underway and the window renewal programme is making a real difference to the blocks.

St Pauls Contract – complete and in defects

Highbury Grove refurbishment – works to these Victorian villas is complete and residents who had to be decanted for the works to take place moved back home in time for Christmas. The properties have been underpinned and completely refurbished internally and externally. Part of the terrace is to be sold to fund the works to the other units.

2005/06 CAPITAL PROGRAMME

There are two main contracts in Boleyn Road in 2005/06.

Highbury Quadrant – this project is in its third phase and Decent Homes Standard works to the tenanted units across the three phases has started. The contractor, Eugena Ltd, is working well.

Contract 5 – Queen Margaret Court, Lexfield House, Beresford Lodge, The Chestnuts, Congreve House, Patmore House and 40-50 & 53-63 Wyatt Road.

The contractor, Mulalley Ltd, have started some Decent Homes Standard works at Queen Margaret Court and Congreve House. The main contract is on site and the works are progressing to schedule.

Tenant Compact – works progressing well and budget fully allocated.

2006/07 CAPITAL PROGRAMME

Again there are two main contracts in Boleyn Road for 2006/07.

Package 6 - includes blocks due for works in the seven year cycle and also has blocks, such as Neptune House and Conrad House, which are only having Internal Decent Homes Standard works to the tenanted units.

This contract has been allocated to Mulalley as they are already on site on the Mayville Estate, see Contract 5 above, and we anticipate making an early

start on some of the Decent Homes works early in the New Year. The first Partnering team meeting has already taken place and surveys will start soon.

Public meeting to be arranged shortly.

Taverner Estate – works to all blocks on the estate will include external repair and painting, new windows and Decent Homes works to the tenanted units. This contract has been allocated to Eugena Ltd.

BOLEYN ROAD CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES

Highbury Grove Street Properties 2004/05 13-29a & 43-47a Highbury Grove		
Scheme	Underpinning and refurbishment works	
Constructor	Murphy	
Out to Tender	19.02.04	
Tender return	24.03.04	
S20 Notice	N/A	
S20 Expiry	N/A	
	Last Panel	This Panel
SOS Date	09.12.04	09.12.04
Completion Date	21.11.05	06.12.05
Project Officer	Moji Lasisi	

St Paul's Road 2004/05 41-70 Besant Court, Emerson House, Mildmay Street, 62-82 St Pauls Road, Woodstock House		
Scheme	External repair and painting. New roof at St Paul's Rd	
Constructor	Lovell	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	28.09.04	
S20 Expiry	31.10.04	
	Last Panel	This Panel
SOS Date	22.11.04	22.11.04
Completion Date	29.04.05	23.05.05
Project Officer	Moji Lasisi	

Highbury Quadrant Phases 1A and 1B 2004/05+2005/06 2-240 (evens) and 1-115 (odds) Highbury Quadrant		
Scheme	CREP and new windows all nine blocks, 3 new roofs, underpinning to 3 blocks	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	17.09.04 Phase 1A	24.03.05 Phase 1B
S20 Expiry	19.10.04 Phase 1A	23.04.05 Phase 1B
	Last Panel	This Panel
SOS Date	10.01.05	10.01.05
Completion Date		
Project Officer	Moji Lasisi	

CAPITAL PROGRAMME FUTURE SCHEMES 2005 - 2006

Highbury Quadrant Phase 1C 2005/06 117-163 (odds) and 233-387 (odds) Highbury Quadrant		
Scheme	CREP to all, new windows and new security systems/doors to 117-163	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	02.09.05	
S20 Expiry	03.10.05	
	Last Panel	This Panel
SOS Date	10.10.05	24.10.05
Completion Date		19.05.06
Project Officer	Moji Lasisi	

Highbury Quadrant Decent Homes Contract All tenanted units in Phases 1A, 1B & 1C		
Scheme	Decent Homes Standard works to all tenanted units as required i.e. kitchens, bathrooms, rewiring etc	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	N/A tenanted stock only	
S20 Expiry	N/A tenanted stock only	
	Last Panel	This Panel
SOS Date	January 2006	January 2006
Completion Date	August 2006	August 2006
Project Officer	Moji Lasisi	

Contract 5 2005/06 Congreve House, Patmore House, Queen Margaret's Court, The Chestnuts, Beresford Lodge and Lexfield House		
Scheme	CREP, new windows Queen Margaret Court and Lexfield House. Decent homes work as necessary	
Constructor	Mulalley	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	27.09.05	
S20 Expiry	28.10.05	
	Last Panel	This Panel
SOS Date	31.10.05	Pre-commencement works 05.10.05 Main works 28.11.05
Completion Date	01.09.06	18.09.06
Project Officer	Moji Lasisi	

CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

Package 6 2006/07		
Arundel Grove, Elton Place, Landor Court, Woodville Road, Gay House, Southwell House, Emerson House, Beckford House, Campion House, Congreve House, Conrad House, Lydgate House, Meredith House, Neptune House, Patmore House, Sewell House, Skelton House, Waller House, Webster House, 1-40 Besant Court, 41-70 Besant Court, Park View		
Scheme	External repair and painting and decent homes work to Arundel Grove, Elton Place, Landor Court, Woodville Road, 1 – 40 Besant Court and Park View. Decent Homes internal works only to tenanted units in all other blocks	
Constructor	Mulalley	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	
SOS Date	April 2006	June 2006
Completion Date	January 2008	December 2007
Project Officer	Moji Lasisi	

Package 8 2006/07		
Taverner Square Estate		
Scheme	External repair and painting to all blocks including new windows plus Decent Homes internal works to tenanted units as required	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	
SOS Date	April 2006	June 2006
Completion Date		
Project Officer	Moji Lasisi	

2005-06 BOLEYN ROAD AREA TENANT COMPACT PROJECTS - INFORMATION CORRECT AS OF 16 FEBRUARY 2006

Schemes	Start On Site Date	End Date	Budget Committed	Savings Made	Comments
Atheneum Ct - Install electric supply to car park area	Caxtons to advise of start date	09/10/05	£1,504	Not known at this stage	Complete
Athenaeum Court - Rebuild a section of wall to car park	04/07/05	05/07/05	£437	None	Complete
Conrad House - Renew damaged grid-weld fencing & gate to playground	18/08/05	04/11/05	£886	Not known at this stage	Complete
Highbury Estate - Install 2no. metal litter bin frames near playground	Caxtons to advise of start date	09/10/05	£1,265	Not known at this stage	Complete
Kerridge Ct – Renew intake cupboard doors in metal	04/07/05	08/07/05	£12,248	None	Complete
Kerridge Ct – Install a third swing barrier to playground	04/07/05	08/07/05	£651	None	Complete
Mayville (Beckford House) – Playground upgrade works; to supply & fit 2no. swings, single tower play unit incorporating cargo net, slide, arch climber, infill panel, speed bar, 2no sets hand grips, 2no. swing barriers, 2no. railway seats, 2no. pogo sticks. Renew safety surface.	27/06/05	05/07/05	£14,000	None	Complete
Mayville (Beckford House) - Install 2no. steel five-a-side goal posts powder coated finish	27/06/05	05/07/05	£5,095	None	Complete

Mayville Estate (Campion & Meredith Houses) - Remove timber post & install tubular handrails to main entrances	05/07/05	12/07/05	£1,265	None	Complete
Mayville Estate (Campion, Meredith & Southwell Houses) - To improve security, lines of sight, upgrade lighting, playground and surrounding amenity area outside the blocks. To remove overgrown shrubs/bushes and replace with low level shrubs and flowers	07/06/05	To be advised	£25,000	Not known at this stage	£40,000 match funding secured. Total budget - £65,000. Last User Group meeting held on 09/08/05. Groundwork has provided final designs
New River – Replace 3No. wooden intake cupboard doors with high steel security doors & Gerda lock. Subject to vandalism to door entry systems therein enclosed	05/07/05	09/07/05	£2,898	None	Complete
Seaforth Crescent - Implement agreed redesign of sleeper area & communal grassed area. TRA had bids for funding from IEES rejected - Area Office supports plan	To be advised	To be advised	£47,319	Not known at this stage	Section 20s being served
Ashfield, Bushfield & Elmfield Houses - Install 3no. single steel security doors with Gerda locks to intake cupboards where entryphone equipment are currently located	30/11/05	11/11/05	£3,278	None	Complete
Birchmore Hall - Install 2No. combination goal/basket ball units	Caxtons to advise of start date	09/10/05	£7,820	None	Complete

Conrad House - Install 4no. concrete bollards to grass areas by the side of block & adjacent to Southwell court which currently being used a 'short cut' to the estate	10/07/05	12/07/05	£690	None	Complete
Gardner Ct – Renew 8no. wooden bin chamber double doors with metal doors	05/07/05	12/07/05	£2,944	None	Complete
Hathersage Ct - Install steel door with Gerda lock to roof access due to vandalism	05/08/05	04/11/05	£321	None	Complete
Hathersage Ct - Mark hatchings in bay No.18 (no parking)	30/009/05	11/11/05	£225	None	Complete
Masefield Ct - adaptations to communal gates to car park/forecourt	05/08/05	16/10/05	£1,161	None	Complete
Mayville Community Centre –Lighting improvement to designated fire safety assembly point between Sewell & Skelton Houses	12/08/05	16/10/05	£4,023	None	Complete
Mayville Estate - Lower height of wall to small play area behind Army & Navy pub to deter ASB in this area	Caxtons to advise of start date	To be advised	£8,028	Not known at this stage	Complete
Parkview – Install signage x2 to all 10no. blocks	Caxtons to advise of start date	To be advised	£620	Not known at this stage	Complete
Pearfield, Pitfield & Pondfield Houses - Install 3no. single steel security doors with Gerda locks intake cupboards where entryphone equipment are currently located	Caxtons to advise of start date	To be advised	£3,278	None	Complete

Seaforth Crescent - Stain existing communal picket fencing	30/09/05	04/11/05	£2,806	None	Complete
Boleyn Rd Area - Tree pruning		To be advised	£10,000	Not known at this stage	Complete
Boleyn Rd Area - Pigeon proofing	ordered	To be advised	£10,000	Not known at this stage	Ordered
Boleyn Rd Area – Signage			£5,000		Complete
1 - 20 Spring Gardens – Remark parking bays to estate (Bays 1- 10, 11-22, 23-30 & 3No. disabled logos)	09/01/06	16/01/06	£679	None	Complete
Burder Close – To mark out & re-number 25No. car parking bays	09/01/06	16/01/06	£886	None	Complete
Beresford Lodge - Security works to alleyway & front entrance	09/01/06	16/01/06	£3,105	None	Complete
Taverner Square - Renew paving	04/01/06	12/01/06	£11,880	None	Complete
Woodstock House - Security works to side entrance	09/01/06	16/01/06	£741	None	Complete
Woodstock House - To mark out 1No. parking bay, 1No. disabled logo & yellow line (hatching)	09/01/06	16/01/06	£518	None	Complete
Elmfield House - To demolish existing brick wall to play area and replace with metal railings	09/01/06	16/01/06	£3,312	None	Complete
Newington Green Mansions - To install gate to alley	06/01/06	13/01/06	£483	None	Complete
Besant Court - Security works (various)	Caxtons to advise of start date		£3,286		Complete
Highbury Estate - Shrub removal and turfing	Caxtons to advise of start date		£2,306		Complete

37 Highbury Grove - To install door entry system	Caxtons to advise of start date		£6,371		Complete
Newington Green Mansions lobby improvements	Ordered 31.01.06		£8,073		Complete
Athenaeum Court lighting	Caxtons to advise of start date		£1,711		Complete
181-191 Highbury New Park lighting	Caxtons to advise of start date		£720		Complete
Spring Gardens – rebuild walls	12.09.06	16.01.0 6	£1,592	None	Complete
Highbury Estate shrub removal			£2,306		Complete
The Woodlands – parking bays	Caxtons to advise of start date		£676		Complete
361-375 Highbury Quadrant drains	Caxtons to advise of start date		£2,139		Complete
Lillie House – upgrade parking area	10.01.06	16.01.0 6	£1,737	None	Complete
Conrad House – lobby upgrade	19.01.06	16.01.0 6	£2,024	none	Complete
Birchmore Walk – install bollards	10.01.06	17.01.0 6	£3,565	none	Complete
John Kennedy Court – parking bays	04.01.06	12.01.0 6	£791	none	Complete
Athenaeum Court – yellow lining	04.01.06	12.01.0 6	£518	none	Complete
Sinclair Court – grounds upgrade	ordered		£2,749		Complete
Highbury Quadrant Paving Works	ordered		£14,630		Complete
APPROVED			£249,560.00		
AWAITING APPROVAL			nil		
BUDGET			£250,000		

Report of Central Street Area Consultative Panel

Capital Programme Update

Mike Rees
Project Officer

2004/05 CAPITAL PROGRAMME

King Square tall blocks Programme.

Blocks included Turnpike House, Rahere House, Macclesfield House, Telfer House and Barnabus House

Constructor – Apollo London Limited.

External works are nearing completion on this project, which includes new windows, roof renewal, cyclical maintenance and concrete repairs.

This contract has recently been expanded to include *subject to surveys* new Kitchens and bathrooms in tenanted properties. Tenants of President House will also benefit by being included in the Kitchen and bathroom renewal programme.

The entire estate may also have further security improvements with the provision of a CCTV monitoring Station and CCTV to all blocks (with the exception of Barnabus House). We are awaiting confirmation from EC1ND whether HFI's bid for funding has been approved.

Next steering group meeting scheduled for the 2nd May 2006

2005/06 CAPITAL PROGRAMME

Contract 9

Spa Green Estate: Blocks included: - Wells Tunbridge and Sadler House
Constructor: -: Apollo London Limited.

Planned Works: Cyclical Maintenance, & Redecoration, New Windows, Roof Repairs

Works started on site in November 2005, contractors currently working towards setting up pilot Flats for Kitchen, Bathroom and Window replacement

Listed building approval for internal works have now been agreed.

Next steering group meeting scheduled for the 3rd May 2006

Contract 10

Weston Rise: Blocks Included: Foxcroft, Frearson, Hurst, Sharwood & Stelfox House, Clerkenwell Green and Clerkenwell Close

Constructor - Mansell

Planned Works: Cyclical Maintenance & Redecoration and Roof Repairs. Internal works to some tenanted properties.

Works commenced on site in January 2006, Kitchen and Bathroom works currently in progress.

Contract 11

Margery Street Estate: Blocks included: Bagnigge, St Ann's, St Helena and Spring House

Constructor: Apollo London Limited

Planned Works: Cyclical Maintenance & Redecoration and Roof Repairs

Work Commenced on site on the 7th November 2005.

Contract 12

Blocks Included: 8-11 Cruickshank Street, 142-146 Farringdon Rd, 18-28 Woodbridge Street and 15 Yardley Street

Constructor: Frencon

Planned Works: Cyclical Maintenance & Redecoration, New Windows (to Farmington Road only) and Roof Repairs

Contractors started on site in January 2006, scaffolding currently being erected.

Contract 13

Blocks Included: Royley House, Coltach and George Gillett Court

Constructor: Murphy

Planned works: Cyclical Maintenance & Redecorations, New Windows and Roof Repairs. Internal works to some tenanted properties.

Works started on site on the 6th February 2006.

2005/06 TENANT COMPACT PROGRAMME

Blocks to benefit from Tenant Compact Funding for improvements on their estate are as follows: - Pleydell Estate, Quaker Court, Redbrick Estate, St Luke's Estate, Stafford Cripps Estate, Wenlake Estate, Whitbread Estate, Gambier House, Spa Green Estate, Brunswick Estate, Charles Rowan House, Finsbury Estate, Margery Street Estate & Weston Rise.

Pilot Leaf Maintenance Project

Central Street was the first area to carry out a series of preventative maintenance which involved cleaning out gutters on blocks prone to problems with outlets being blocked by leaves and other debris.

Blocks included: Finsbury Estate, Mallory Buildings, Arlington House, Attneave Street, Sherston Court, Amwell House, Bevin Court, Holford House, Brewers Buildings, Southwood Court, Triangle, Earlstoke Estate, Sanders house, Greenwood House and Yardley Street

2006/07 TENANT COMPACT PROGRAMME.

All proposals have been collated ready to be submitted to the Panel for approval.

2006-2007 LEAVES/GUTTER PROGRAMME

The 2006-2007 programme will include the following works:

- Leaf Clearance
- Renew joints in the gutter down pipes where necessary
- Minor repairs
- Identifying and reporting gutter repairs

Blocks to benefit from the Leaves and gutter clearance programme this year: Benyon Hse, Worthington House, Mulberry Court, Chadworth Hse, Lagonier Hse, Earlstoke Estate (Midway & Moorgreen Hse), Prideaux Hse, Quaker Court, Whitbread Estate (Cooper, Farriers and Shire)

2006/2007 COMMUNITY SAFETY SCHEMES

The 2006/07 programme bids have been identified by the local neighbourhood office.

2005/2006 PAVING & LIGHTING SCHEMES

Blocks benefitting from this scheme include: Bevin Court and Claremont Close

2006/2007 PAVING & LIGHTING SCHEMES

As with the Community Safety Programme bids are being received for works in 2006/07 and the budget levels will be as 2005/06.

EC1ND FUNDED SCHEMES

HFI are working with our funding partners EC1New Deal on a number of security schemes. Updates will be provided once these schemes have received funding and contracts are in place..

Recent resources received from EC1ND will fund the following Projects

Wenlake Estate Door Entry

Coltash Court Door Entry

CENTRAL STREET CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES ON SITE – April 06

2004-2006		
King Square – Turnpike, Macclesfield, Rahere, Telfer & Barnabas Hse		
Scheme	Major Works – Tall Block Repairs	
Constructor	Apollo London	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	8 th September 2004	
S20 Expiry	6 th October 2004	
	This Month	Last Month
SOS Date	22 nd Nov 2004	22 nd November 2004
Completion Date	tbc	06 th March 2006
Project Officer	Azom Choudhury	

2005-2006		
Contract 9 – Spa Green Estate – Sadler, Tunbridge and Wells House		
Scheme	Creps, Windows, Roof repairs & tall Block	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	TBC	
S20 Notice	9/9/05	
S20 Expiry	9/10/05	
	This Month	Last Month
SOS Date	7th November 2005	7th November 2005
Completion Date	December 2006	December 2006
Project Officer	Mike Rees	

2005-2006		
Contract 10, Weston Rise, Foxcroft, Frearson, Hurst, Sharwood and Stelfox House		
Scheme	CREPS	
Constructor	Mansell	
Out to Tender	N/A – Framework	
Tender return	December 2005	
S20 Notice	December 2005	
S20 Expiry	January 2006	
	This Month	Last Month
SOS Date	January 2006	January 2006
Completion Date	Autumn 2006	Autumn 2006
Project Officer	Jason Ross	

2005-2006 Contract 10A - 1-5 & 8-13 Clerkenwell Close, 33-36 Clerkenwell Green		
Scheme	CREPS	
Constructor	Mansell	
Out to Tender	N/A – Framework	
Tender return	December 2005	
S20 Notice	December 2005	
S20 Expiry	January 2006	
	This Month	Last Month
SOS Date	March 2006	March 2006
Completion Date	Late 2006	Late 2006
Project Officer	Jason Ross	

2005-2006 Contract 11- Phase III Margery Street Estate - Bagnigge, Earlom, St Ann's, St Helena & Spring House		
Scheme	CREPS WINDOWS AND ROOFS	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	To Be Advised	
S20 Notice	1 st September 2005	
S20 Expiry	1 st October 2005	
	This Month	Last Month
SOS Date	31 st October 2005	31 st October 2005
Completion Date	Autumn 2006	Autumn 2006
Project Officer	Jason Ross	

2005-2006 Contract 12 - Street Properties - 8-25 Cruickshank St, 142-146 Farringdon Rd, 8-28 Woodbridge St, 15 Yardley Street		
Scheme	CREPS AND INTERNALS	
Constructor	To be Advised	
Out to Tender	September 2005	
Tender return	14 th October 2005	
S20 Notice	8 th November 2005	
S20 Expiry	7 th December 2005	
	This Month	Last Month
SOS Date	January 2006	January 2006
Completion Date	Autumn 2006	Autumn 2006
Project Officer	Azom Choudhury	

2005-2006 Contract 13 – Coltash Court, George Gillett Court & Royley House	
Scheme	Creps, Window Replacement & Roof Repairs

Constructor	Murphy	
Out to Tender		
Tender return	AMP 11 th November 2005	
S20 Notice	11 th November 2005	
S20 Expiry	10 th December 2005	
	This Month	Last Month
SOS Date	6 th February 2006	6 th February 2006
Completion Date	To Be Advised	To Be Advised
Project Officer	Azom Choudhury	

CAPITAL PROGRAMME FUTURE SCHEMES 2005 -2006

2005-2006 King Square – Turnpike, Macclesfield, Rahere, and Telfer House		
Scheme	Security (Subject to EC1 New Deal Funding)	
Constructor	To be Advised	
Out to Tender	To Be Advised	
Tender return	To Be Advised	
S20 Notice	To Be Advised	
S20 Expiry	To Be Advised	
	This Month	Last Month
SOS Date	To Be Advised	To be Advised
Completion Date	To Be Advised	March 2006
Project Officer	Azom Choudhury	

CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

2006-2007 Contract 22 Greenwood House, Percival St. Est. Partridge Crt, Earnshaw , Grimthorpe , Tompion, Crayle, Hermit Street, Paget Street, 8-11 & 38-39 Wilmington Square		
Scheme	CREPS/internals Works to Tenanted Flats	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	To Be Advised	
S20 Notice	To Be Advised	
S20 Expiry	To Be Advised	
	This Month	Last Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Azom Choudhury	

2006-2007		
Contract 23 – St Luke's Estate – Godfrey House, Bath, Newland & Paterson Court		
Scheme	Creps, Roof, Internals and Electrical Works	
Constructor	Murphy	
Out to Tender	N/A – Framework	
Tender return	To be advised	
S20 Notice	To be Advised	
S20 Expiry	To Be Advised	
	Last Month	This Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Jason Ross	

2006-2007		
Contract 23 – Redbrick Estate - Bartholomew, Steadman and Vickery Court		
Scheme	internals and electrical works	
Constructor	Murphy	
Out to Tender	To be advised	
Tender return	To be advised	
S20 Notice	To be Advised	
S20 Expiry	To Be Advised	
	Last Month	This Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Jason Ross	

2006-2007		
Contract 23 – Wenlake Estate - Wenlake Cottages, Roby, Priestly & Wenlake House		
Scheme	Creps (Roby House Only), Internals & Domestic Rewiring	
Constructor	Murphy	
Out to Tender	To be advised	
Tender return	To be advised	
S20 Notice	To be Advised	
S20 Expiry	To Be Advised	
	Last Month	This Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Jason Ross	

2006-2007 Contract 23 – Gambier House		
Scheme	Creps, Windows, Internals & Bathrooms & Domestic Rewiring	
Constructor	Murphy	
Out to Tender	To be advised	
Tender return	To be advised	
S20 Notice	To be Advised	
S20 Expiry	To Be Advised	
	Last Month	This Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Jason Ross	

2006-2007 Contract 24 – Peregrine & Kestrel House		
Scheme	Creps, Windows, Internals & Bathrooms & Domestic Rewiring	
Constructor	Apollo	
Out to Tender	N/A - Framework	
Tender return	To be advised	
S20 Notice	To be Advised	
S20 Expiry	To Be Advised	
	Last Month	This Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Lena Shah	

2006-2007 Contract 25 - The Triangle Estate		
Scheme	CREPS EXTERNALS & INTERNAL	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	To Be Advised	
S20 Notice	To Be Advised	
S20 Expiry	To Be Advised	
	This Month	Last Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Lena Shah	

2006-2007 Contract 26 - Finsbury Estate – Joseph Trotter Close, Michael Cliff, Charles Townsend and Patrick Coman House		
Scheme	Windows, Roof (Michael Cliff and Charles Townsend Only) INTERNAL And Electrical Works	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	To Be Advised	
S20 Notice	To Be Advised	
S20 Expiry	To Be Advised	
	This Month	Last Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Lena Shah	

TENANT COMPACT (BUNHILL) PROJECTS 2005-2006

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Pleydell Estate – Repair broken perimeter railings			£970.00	£4030.00	One area still outstanding
St Luke's Estate – Replace carpet with lino in Bath and Newland Court	23/06/05	27/06/05	£3018.75	£0.00	Due to be completed at the end of the programme
TOTAL			£3988.75		

TENANT COMPACT (CLERKENWELL) PROJECTS 2005-2006

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Door Entry Scheme Brunswick Estate Harold Laski & Wynatt Street	May 06		£53000		Works due to commence May 2006 - tbc
Finsbury Estate – Supply Hard Surface warning Signs	April 06		£564.00		Artwork to be agreed
Margery St Estate – Replace communal flooring for Riceyman and St Philip House	April 06		£15859.65		Order placed work due to be completed by the end of April
Spa Green Estate - Install CCTV	TBA		£12000.00		To be completed April 2006
Spa Green Estate – Estate Map & Signs			£6200.00		TMO to clarify SOS
Total			£87,623.65		

COMPLETED TENANT COMPACT PROJECTS (BUNHILL)

Schemes	SOS Date	End Date	Budget Committed	Savings Made
Braithwaite House – Build Lumber Store	27/04/05	16/05/05	£6180.00	£0.00
Kestrel House - Supply and fit directional signs	06/05/05	06/05/05	£188.00	£812.00
King Square – Install bollard between Barnabas House and Church	11/03/05	11/03/05	£603.75	£396.25
Lever Buildings – Replace floor covering to all communal areas	04/05/05	09/05/05	£2465.50	£2534.40
Peregrine House – Supply & fit anti climb spindles above bin chambers	06/05/05	06/05/05	£1541.00	£0.00
Pleydell Estate – Supply and fit Lino to Galway and Grayson House			£2622.00	£0.00
Pleydell Estate – Level out concrete outside bin chamber at Galway House	01/04/05	01/04/05	£1207.50	£792.50
Redbrick Estate – Supply 3 Estate Bins			£330.00	£0.00
St Luke’s Estate – Supply & Fit 4 Pensher doors to Paterson Court landings and Garage areas	29/04/05	11/05/05	£16186.50	£3814.00
St Luke’s Estate – Pave area next to entrance Path to football pitch	11/03/05	11/03/05	£2392.00	£2608.00
Kestrel House Supply & Fit notice board	20/06/05	20/06/05	£686.55	£-122.55
Peregrine House – Supply & Fit Notice Board	10/06/05	10/06/05	£686.55	£396.25
Stafford Cripps Estate - Supply & Fit Paladin Bin Enclosures	27/05/05	06/06/05	15122.50	-£11992.50
Pleydell Estate – repair emergency gates locking mechanism	01/04/05	01/04/05	£3513.25	£-513.25
Quaker Court – build Lumber Store	22/06/05	06/07/05	£5635.00	£235.00
St Luke’s Estate - Supply and fit spotlights outside all blocks	05/05/05	12/05/05	£1257.00	£743.00
Redbrick Estate – Remove broken and existing posts then mark out 31 bays	23/09/05	30/09/05	£2029.75	£1129.75
Stafford Cripps Estate - Remove existing parking posts and mark out parking bays	20/07/05	25/07/05	£1529.30	270.70
Whitbread Estate – Supply window locks, ground floor flats			Project withdrawn	
Redbrick Estate – Supply lockable barriers to prevent illegal parking	23/09/05	30/09/05	£2070.00	£-670.00
Redbrick Estate – Resurface Bath Street vehicle entrance	02/09/05	09/09/05	£6037.00	£4937.00
Redbrick Estate – Improve lighting to Estate and outside the Vibast Centre	18/03/05	18/03/05	£2140.00	£1140.00

Gambier House Garage Refurbishment	01/11/05	15/11/05	£16905.00	£3095.00
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Schemes	SOS Date	End Date	Budget Committed	Savings Made
Pleydell Estate – Caretakers Restroom	18/11/05	22/11/05	£11399.20	£-658.20
Quaker Court – Install metal grid to secure stairs	23/11/05	25/11/05	£5347.50	£652.50
Wenlake Estate – Pigeon Netting	23/11/05	25/11/05	£1840	£1160.00
Whitbread Estate – re-hang landing doors to avoid them opening inwards	Dec 05	Dec 2005	£1472.00	£528.00
Total Completed Jobs to Date			£108,434.45	

COMPLETED TENANT COMPACT PROJECTS (CLERKENWELL)

Schemes	SOS Date	End Date	Budget Committed	Savings Made
Brunswick Estate Supply and fit Map Estate Signs	15/04/05	15/04/05	£4000.00	£2500
Finsbury Estate Knock down wall in front of Michael Cliff and replace with fencing	25/03/05	01/04/05	£1782.00	£218.00
Finsbury Estate Clean out Pram shed	29/04/05	20/05/05	£350.75	£0.00
Finsbury Estate Supply & Fit Block sign for Patrick Coman House	19/05/05	20/05/05	£277.00	£833.00
Weston Rise Estate – Clear and replant sunken garden and improve soil	19/04/05	10/05/05	£3065.00	£0.00
Weston Rise Estate – landscape front corner area	04/04/05	10/05/05	£6128.00	£0.00
Clerkenwell Area's Leaf Clearance Scheme	April	May 2005	12692.75	3202.98
Charles Rowan – Install Bike racks			WITHDRAWN – no suitable location	
Percival St Estate – refurbish Bin Area	27/06/05	30/06/05	£1265.00	£235.00
Charles Rowan House – Supply & Fit “NO FOOTBALL SIGNS”	7/07/05	07/07/05	£564.00	-£64.00
Finsbury Estate – Storeroom	Apr 2005	May 05	£6089.25	£-89.25
Brunswick Estate Supply & fit 2 Gerda doors for roof intake cupboard Blocks: Wyclif & Emberton Crt	Apr 2005		1782.50	£217.50
Margery St Estate Supply & fit 2 Gerda doors to Greenaway House	02/08/05	05/08/05	1782.50	£217.50
Finsbury Estate – Install Bike Racks	23/11/05	25/11/05	£1518.00	£18.00
Spa Green Estate – Supply & Fit metal adjustable/removable cover	25/11/05	29/11/05	£4101.00	£101.00
Total Completed Jobs to Date			£30,925.50	

Report of Holland Walk Area Consultative Panel

Capital Programme Update

Projects team Holland Walk

2004/05 CAPITAL PROGRAMME

The only remaining project from 2004/5 still on site is the works at New Orleans Estate Phase 4. Currently working on the Kitchen & Bathroom programme that commenced April 06.

2005/06 CAPITAL PROGRAMME

Contract No. 1

The AMP will be reached by end of March 2006 with the constructor, Kiers. Section 20 notice period will commence May 2006. Works in Kitchens are programmed to commence 24th April 2006. Main contract works are anticipated to start July 2006.

Contract No 2.

The AMP has been reached with the constructor, Frencom. Section 20 notice period completed 9th October 2005. Start on site November 2005. ECD = August 2006.

Contract No.3 (Hollins & McCall).

The AMP has been reached with the constructor, Mulalley. Section 20 notice period was completed on 7th October. Started on site November 2005. ECD = August 2006.

Contract No. 4 (Blenheim).

The AMP has been reached with the constructor, Apollo Limited. Section 20 notice period will commence 28th October 2005. Works are programmed to commence 9th January 2006.

New Orleans Estate Phase 5.

The AMP has yet to be reached with the constructor, Murphys. Section 20 notice period will commence mid November 2005. Kitchen & Bathroom works currently under way. Works are programmed to commence April 2006.

Hilldrop Crescent Phase 2.

The AMP has been reached with the constructor, Mansells. Section 20 notice period has completed. Works are programmed to commence on 31st October 2005.

Crouch Hall Court Phase 2.

On site – Two blocks completed and only one remain. Constructor, Imperial.

2006/07 CAPITAL PROGRAMME

Contract No. 14 (Margery Fry & Wilfred Fienburgh).

The partnering team has now been established. The constructor is Eugena and the works are programmed to start in Autumn 2006..

Contract No. 16 (Harvist Estate, Bennett Court, Sedgeley House, Regina & Saltdene, Shaw Court).

The partnering team has now been established. The constructor is Mansells, and the works are proposed to start in Autumn 2006.

Contract No. 17 (Holland St Props).

This project is to be competitively tendered, as street properties are not included within the Framework arrangements. The project team has now been put in place. Tenders are due to go out in by May 2006

2005/06 TENANT COMPACT PROGRAMME

The 2005/6 Tenant Compact Programme has just one job remaining for completion.

2006/07 TENANT COMPACT PROGRAMME.

The respective Panels have agreed the final bids for 2006/7. The schemes have been forwarded to Kier Islington. The orders for the 06/07 schemes will be raised by Estate Services week commencing 24/04/06. Requests for Section 20 notices will be made once the jobs have been raised.

2005/2006 COMMUNITY SAFETY SCHEMES

A proposal was submitted to HFI for funding to improve areas on estates where there is anti social behaviour and vandalism. A bidding round was made and Isledon Road was successful in having the following schemes approved:

New door entry system @ Lower Hilldrop Estate. This scheme is 95% completed at the time of writing this report. There has been a slight delay in that the computer system used for programming the entry fobs has had to have its software upgraded to cope with the extra load. This was undertaken by the contractor at no cost to HFI.

2006/2007 COMMUNITY SAFETY SCHEMES

The 2006/07 programme bids have been made and Holland Walk received a total of £182,000.

2005/2006 PAVING & LIGHTING SCHEMES

A sum of £20,000 for paving and lighting was agreed for 2005/6. Both budgets have been spent.

2006/2007 PAVING & LIGHTING SCHEMES

As with the Community Safety Programme bids are being received for works in 2006/07 and the budget levels will be as 2005/06 namely £20,000 for each heading.

HOLLAND WALK CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES

New Orleans Ph4		
Scheme	CREP & some door entry	
Constructor	Murphy	
Out to Tender	29-08-04	
Tender return	25-09-04	
S20 Notice	29-10-04	
S20 Expiry	30-11-04	
	This Month	Last Month
SOS Date	18-04-05	18-04-05
Completion Date	14-11-05	14-11-05
Project Officer	Brenda Rodney	

CAPITAL PROGRAMME FUTURE SCHEMES 2005 –2006

Contract 1		
Scheme	CREP, Windows, Door entry structure	
Constructor	Kier Islington	
Out to Tender	AMP –	
Tender return		
S20 Notice	24 th March 2006	
S20 Expiry	22nd April 2006	
	This Month	Last Month
SOS Date	23 rd January 2006	28 th February 2006
Completion Date	10 th February 2007	10 th February 2007
Project Officer	Terry Rawles	

Contract 3 (Hollins & McCall)		
Scheme	New Windows, Kitchens, CREP & new entryphones	
Constructor	Mullaley	
Out to Tender	AMP – 15 th August 2005	
Tender return		
S20 Notice	7 th September 2005	
S20 Expiry	8 th October 2005	
	This Month	Last Month
SOS Date	10 th October 2005	5 th December 2005
Completion Date	21st October 2006	23rd October 2006
Project Officer	Kim Farrelly	

Contract 4 (Blenheim Court)		
Scheme	New UPVC windows, new roof, new Kitchen & bathrooms & External redecoration	
Constructor	Apollo	
Out to Tender	AMP – 19 th September 2005	
Tender return		
S20 Notice	28 th October 2005	
S20 Expiry	29 th September 2005	
	This Month	Last Month
SOS Date	9 th January 2006	15 th November 2005
Completion Date	22 nd December 2006	17 th November 2006
Project Officer	Terry Rawles	

New Orleans Ph5		
Scheme	New Roofs & CREP	
Constructor	Murphy	
Out to Tender	AMP – 10 th November 2005	
Tender return		
S20 Notice	14 th October 2005	
S20 Expiry	15 th November 2005	
	This Month	Last Month
SOS Date	6 th February 2006	16 th January 2006
Completion Date	1 st September 2006	22nd September 2006
Project Officer	Brenda Rodney	

Hilldrop Ph2		
Scheme	New Roofs, New Windows, Door entry, CREP	
Constructor	Mansell	
Out to Tender	AMP – 4 th July 2005	
Tender return		
S20 Notice	18 th August 2005	
S20 Expiry	19 th September 2005	
	This Month	Last Month
SOS Date	9 th January 2006	31 st October 2005
Completion Date	18 th September 2006	21 st July 2006
Project Officer	Terry Rawles	

CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

Contract 14/06 (Margery Fry & Wilfred Fienburgh)		
Scheme	New windows, roofs, door entry, heating, rewires, external redecoration & new doors.	
Constructor	Eugena	
Out to Tender	AMP – 3 rd March 2006	
Tender return		
S20 Notice	31 st March 2006	
S20 Expiry	29 th April 2006	
	This Month	Last Month
SOS Date	19 th June 2006	No dates available
Completion Date	4 th May 2007	No dates available
Project Officer	Kim Farrelly	

Contract 15/06 (Elthorne & Hornsey La)		
Scheme	New windows, roofs, door entry, heating, rewires, external redecoration & new doors.	
Constructor	Murphy	
Out to Tender	AMP – 10 th March 2006	
Tender return		
S20 Notice	7 th April 2006	
S20 Expiry	8 th May 2006	
	This Month	Last Month
SOS Date	16 th June 2006	No dates available
Completion Date	5 th November 2007	No dates available
Project Officer	Kim Farrelly	Page 51

Contract 17/06 (Pineridge & Holland Walk Street Props)		
Scheme	New windows, roofs, door entry, heating, rewires, external redecoration & new doors.	
Constructor	TBA	
Out to Tender	No dates available	
Tender return	No dates available	
S20 Notice	No dates available	
S20 Expiry	No dates available	
	This Month	Last Month
SOS Date	No dates available	No dates available
Completion Date	No dates available	No dates available
Project Officer	Brenda Rodney	

Tenant Compact Projects

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Elthorne Sub Panel October 05					
Hillrise Mansions					
M/S/F anti moped barrier 1 two part barrier adjacent to No 80 and three part barrier adjacent playground and	12/09/09		£2,185		COMPLETE
Remove remains of existing barrier and M/S/F 1 barrier gate with integrated locks	12/09/09		£1,887		COMPLETE
Elthorne Estate					
Make supply and fit 2 part anti moped barriers to 8 blocks	12/09/05		£9,660		COMPLETE
Partington and Westacott only m/s/f 3 steel doors for bin chambers	12/09/05		£5727		COMPLETE
Hornsey Estate and Manchester Mansions					
Extend existing bin chambers facilities and M/S/F 4 new doors to bin chambers	5/09/05		£15,341		COMPLETE.

Hornsey Lane Estate S/F 6 Litter Bins	29/04/05		£3,500		COMPLETED
M/S/F wall mounted block names	29/04/05		£5,660		COMPLETED
Remove 49 existing globular communal lights and replace with down lighter heads	29/04/05		£10,730		COMPLETED
Door Entry Schemes					
2,8-31 Keir Hardie Hse	27/10/05	05/11/05	£25,681 (total)		COMPLETED
33,37-53 Keir Hardie Hse	27/10/05	05/11/05			COMPLETED
4-14 Wheatley Hse	05/11/05	17/11/05			COMPLETED
Lighting Upgrades					
Arthur Henderson Hse	29/04/05	29/10/05	£17,468 (Total)		COMPLETED
Margaret Macmillan	29/04/05	29/10/05			COMPLETED
Enid Stacey House	29/04/05	29/10/05			COMPLETED
Bruce Glasier House	29/04/05	29/10/05			COMPLETED
John Wheatley House	29/04/05	29/10/05			COMPLETED

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Fairbridge Estate 3 traditional barrier gates	12/09/05	16/09/09	£4,500		COMPLETED
New Orleans Walk Estate Shelbourne House & Monroe House					
S/F 76 light fittings to replace existing ones in underground car park	20/06/05	01/08/05	£11,298		COMPLETED
S/F 1 Thorn Hailight fitting to roof to provide light for playground beneath	20/06/05	01/08/05	£854		COMPLETED
Iberia House M/S/F 1 gate and panel to close of recess area on 7 th floor	20/06/05	01/08/05	£1,018		COMPLETED
S/F notice cabinets to specified locations on estate	10/06/05	18/06/05	£3,411		COMPLETED
Louise White House Signage	10/06/05	18/07/05	£773		COMPLETED
All Estates S/F estate signage boards as agreement with TRA	29/04/05		£6,458		COMPLETED

Whittington Sub Panel- October 05

<p>Moelwyn Hughes Remove and replace glazing in communal FED</p> <p>Safety screens to 2nd and 4th floors</p>	15/06/05	18/08/05	<p>£230</p> <p>£6,000</p>		<p>COMPLETE</p> <p>Panel Chair agreed to abort scheme at a cost of £6,000.</p>
<p>Hilldrop Crescent Install Wooden Bench</p>			£750		COMPLETE
<p>Melyn Close S/F 4 columns and 8 Thorn pass light units</p> <p>Paving improvements phases 1+2</p>	29/04/05	25/06/05	£3,475		COMPLETE
<p>Merchon House M/S/F new front entrance doors with glazing and ironmongery</p>	Sept 05	End of Sept 05	£8,100		COMPLETE
<p>Lower Hilldrop Estate S/F dog signs on estate as per original request</p> <p>Groundworks landscaping proposals</p>			<p>£2,029.75</p> <p>£10,000</p>		<p>COMPLETE</p> <p>Main grant agreed. Still awaiting Start date from Groundworks.</p>
<p>Belmore Lane M/S/F 1 wide barrier gate fitted with locks</p>		15/10/05	£1,932		COMPLETE
<p>Upper Hilldrop Est Leith House New door entry scheme</p>	7/10/05	17/10/05	£10,000		COMPLETE
<p>Wedmore Est Tarmac repairs to main entrance</p> <p>Water tank in garden linked to guttering</p> <p>Minor works to community centre</p> <p>Upgrade playground</p>	10/06/05	15/07/05	<p>£862</p> <p>£600</p> <p>£3,000</p> <p>£7,496</p>		<p>COMPLETE</p> <p>QUOTE PENDING</p> <p>COMPLETE</p> <p>COMPLETE</p>
<p>Palmerston House New door entry system</p>	10/11/05	25/11/05	£11,754		COMPLETE

Littlefield Close Take up & remove existing block paving and supply and lay kerb around tree	10/06/05	15/07/05	£1,973		COMPLETE
Tansley Close Take up defective paving opposite car park and renew	10/06/05	15/07/05	£1,644		COMPLETE
259 Camden Road Take up defective paving opposite bin chamber and renew	10/06/05	15/07/05	£4,650		COMPLETE
Girdleston Est Mark out 15 speed humps using thermoplastic rubber	10/6/05	15/07/05	£828		COMPLETE
118 Girdleston remove damages wall around brick planter and shore up, rebuild wall and remove debris	10/05/05	15/06/05	£2,104		COMPLETE
1-12 Annesley Walk Remove defective paving and form 4 tree pits with kerb edging and renew concrete surface	10/06/05	21/06/05	£2,104		COMPLETE

Brecknock Est					
Play area Create play area M/S/F 2 steel goal mouths in include netting to rear and M/S/F plastic coated chain link fencing.	13/06/05	18/07/05	£8,978		COMPLETE
Remove timber pergolas	10/06/05	21/06/05	£1,811		COMPLETE
2 Blake House Rebuild brickwork and fencing to close of shortcut on to estate	10/06/05	27/06/05	£2,256		COMPLETE
Owen/Hingard/Carpenter Hetherington Tarmac repairs – cut back straight edges, raise stopcock to correct alignment and overlay with red DBM			£4,290		Scheme removed from 05/06 tenant compact, and not included in 06/07
All Estates S/F wall mounted signage	26/06/05	18/07/08	£9,235		COMPLETE

Report of Isledon Road Area Consultative Panel

Capital Programme Update

Brenda Rodney
Housing Project Officer

2004/5 CAPITAL PROGRAMME.

The only remaining project from 2004/5 still on site is the works at Aubert Ct. These are progressing well. Kitchens and bathrooms have now been added to this contract by means of a change order with the constructor, Balfour Beatty. Contract due to end in 4-6 weeks.

2005/06 CAPITAL PROGRAMME.

Albemarle Mansions. Works in progress scheduled to complete in December 2006.

Contract No. 2 (Gillespie Road). Works have commenced and are progressing well.

Tawney Court Phase 2. Contract due to finish May 2006

Crouch Hall Phase 2. Work commenced 14th November 2005 and is progressing well.

2006/07 CAPITAL PROGRAMME.

Contract No. 16 (Harvist) the constructor has been appointed and the project team is in place. The constructor is Mansell

2005/06 TENANT COMPACT PROGRAMME.

All of the 2005/06 Tenant Compact has been completed or is on site

2006/07 TENANT COMPACT PROGRAMME.

The first stage of the bidding process for 2006/7 has been completed by the ESO's and this information has already been forwarded to the various TRA's to either include with their own bids or not. The January meeting agreed the TRA & ESO bids to be priced and the next meeting due to be held on the 1st March will select the costed bids that are to proceed.

2005/2006 Community Safety Schemes

A proposal was submitted to HFI for funding to improve areas on estates where there is anti social behaviour and vandalism. A bidding round was made and Isledon Road was successful in having the following schemes approved:

New door entry system at Haden Court

New door entry system at Christie Court

New door entry system at Sussex Way

New door entry system at the low rise blocks on the Harvist Estate.

Christie & Sussex Way are complete, Haden Ct is on site and the low rise blocks of Harvist will be on site mid March.

2006/2007 Community Safety Schemes

The 2006/07 programme bid have been made and Isledon received £100,000

2005/2006 Paving & Lighting Schemes

A sum of £20,000 for paving and lighting was agreed for 2005/6. Both budgets have been spent.

2006/2007 Paving & Lighting Schemes

As with the Community Safety Programme bids are being received for works in 2006/07 and the budget levels will be as 2005/06 namely £20,000 for each heading

ISLEDON ROAD CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES

Aubert Court (2004-2005)		
Scheme	Creps, Windows, Concrete repairs & Communal redecoration. New Kitchens and Bathrooms have been added to this contract.	
Constructor	Balfour Beatty	
Out to Tender	N/A – Framework Contract - agreed at the maximum price	
Tender return	TBC	
S20 Notice	28 th September 2004	
S20 Expiry	29 th October 2004	
	This Month	Last Month
SOS Date	25 th April 2005	25 th April 2005
Completion Date	May 2006	26 th April 2006
Project Officer	Kim Farrelly	

CAPITAL PROGRAMME FUTURE SCHEMES 2005 -2006

Albemarle Mansions		
Scheme	Full DHS refurb to dwelling 9-24 using 1-8 as decant properties after minimal works done. Specific works incl. New timber windows/K's&B's/Electrical/Entryphones.	
Constructor	Murphy	
Out to Tender	AMP – 15 th September 2005.	
Tender return		
S20 Notice	19 th October 2005	
S20 Expiry	18 th November 2005	
	This Month	Last Month
SOS Date	5 th December 2005	31 st October 2005
Completion Date	26 th January 2007	22 nd December 2006
Project Officer	Brenda Rodney	

Contract 2 (Gillespie Rd Works)		
Scheme	CREP/ROLECS/K&B's	
Constructor	Frencon	
Out to Tender	AMP – 12 th August 2005	
Tender return		
S20 Notice	9 th September 2005	
S20 Expiry	10 th October 2005	
	This Month	Last Month
SOS Date	10 th October 2005	14 th November 2005
Completion Date	14 th July 2006	7 th May 2006
Project Officer	Kim Farrelly	

Tawney Court Ph2		
Scheme	CREP	
Constructor	Diamondbuild	
Out to Tender	AMP – 14 th September 2005	
Tender return		
S20 Notice	28 th September 2005	
S20 Expiry	29 th October 2005	
	This Month	Last Month
SOS Date	21st November 2005	7 th November 2005
Completion Date	5 th May 2006	24 th April 2006
Project Officer	Kim Farrelly	

Crouch Hall Court Ph2		
Scheme	CREP & New Windows	
Constructor	Imperial	
Out to Tender	AMP – 4 th August 2005	
Tender return		
S20 Notice	19 th October 2005	
S20 Expiry	18 th November 2005	
	This Month	Last Month
SOS Date	14 th November 2005	14 th November 2005
Completion Date	4 th September 2006	17 th July 2006
Project Officer	Terry Rawles	

CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

Contract 16/06 (Harvist Estate)		
Scheme	New windows, roofs, Kitchens and bathrooms, External redecoration	
Constructor	Mansell	
Out to Tender	AMP – 12 th April 2006	
Tender return		
S20 Notice	24 th May 2006	
S20 Expiry	25 th June 2006	
	This Month	Last Month
SOS Date	10 th May 2006	10 th May 2006
Completion Date	7 th August 2006	7 th August 2006
Project Officer	Kim Farrelly	

TENANT COMPACT ISLEDON ROAD

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Blenheim Court Remove existing play surface and renew	14/06/05	17/07/05	£6532		COMPLETED
Six Acres Estate Fix and overhaul communal garden gates	End Aug	5/09/05	£4773		COMPLETED
Estate wide paving works	7/06/05	21/06/05	£10,000		
Drakeley & Tawney Court Car park and garages	07/06/05	19/07/05	£2904		COMPLETED
New bin doors for refuse area			£2525		COMPLETED
Car park-removal of parking posts and making good			£853		COMPLETED
Installation of lighting to gable end of Deepdale			£385		COMPLETED
Holly Park Estate 98-148 tarmac repairs to prevent ponding	07/06/05	13/07/05	£5462		COMPLETED
Holly park community centre – build wall to match existing RHS	07/06/05	18/07/05	£3526		COMPLETED
S/F 12 gerda locks to electrical intake cupboards	07/07/05	25/07/05	£3588		COMPLETED
Community Centre Improvement Budget Ivy Hall community centre CCTV repairs			£2229		COMPLETED
Andover Estate-supply foldable tables			£749		COMPLETED
Ilex House Upgrade of existing CCTV system			£18,300		COMPLETED

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Hamilton Road S/F steel bollards to prevent illegal parking			£403		COMPLETED
219-271 Hornsey Road New door entry system	8/10/05	14/10/5	£41,107		COMPLETED
Herbert Chapman Court New door entry system	18/10/05	18/11/05	£14,238		COMPLETED
Andover Estate Landscaping to various areas around the estate			£16,118		COMPLETED
Noll/Dibdin/Docura S/F railings to grass areas	07/06/05	21/07/05	£20,715		COMPLETED
Various blocks – s/f door restraints to bin chamber	07/06/05	15/07/05	£1794		COMPLETED
Aubert Court Replacement of defective chute cut off			£1000		COMPLETED

Branston House					
Repave footpath areas	07/06/05	18/07/05	£3864		COMPLETED
Clifton Court					
Renew 4-6 columns around grass area	07/06/05	18/07/05	£2257		COMPLETED
Haden Court					
Paving and tarmac repairs	07/06/05	21/07/05	£10,000		COMPLETED
Rollit House					
Estate signage			£800		COMPLETED
Rosedale Court					
Re-position and overhaul existing barrier gate	07/06/05	19/07/05	£782		COMPLETED
Searle Place					
Upgrade estate lighting	07/06/05	29/07/05	£6640		COMPLETED
Vaudeville Court					
Lighting improvements	07/06/05	18/07/05	£2689		COMPLETED
Stephens Ink Estate –					
Paving Works			£10,000		COMPLETED
177 – 203, Sussex Way					
Upgrade Communal lighting			1,740		COMPLETED
Andover Estate –					
10, Didbin Paving Work			331		COMPLETED
Blackstock Estate –					
Door entry system			12,000		COMPLETED
Ringmer / Bavaria Est.					
Security / ASB works			3,000		COMPLETED
Harvist Estate –					COMPLETED
Kickabout area works			12,000		
Aubert Court –					
Comm.Centre Gate			1,300		COMPLETED

Report of Lyon Street Area Consultative Panel

Capital Programme Update

Lyn Edwards
Area Programme Manager

2005/06 CAPITAL PROGRAMME

Orkney House:

Orkney House was the 5th and final phase of Capital works on the Bemerton Estate:

These works included new windows, roof, cyclical maintenance and redecoration. Concrete and brickwork repairs have also been carried out in addition to the upgrading of the refuse disposal some minor decorative works will be completed following the installation of bathrooms and kitchens.

These works are complete and handover took place on 17th March 2006.

Copenhagen Continuation Works: 2-58 and 57-81 Tiber Gardens, 34-52 and 53-66 Treaty Street.

The constructor for this contract is Cosmur Construction Ltd and the works are cyclical redecoration and maintenance work. The contract completed in December 2005.

Decent Homes Standard Kitchens and Bathrooms

(Pilot Scheme for Kitchens and Bathrooms)

Barnes Court, Lion Court, Olive Court, Richmond Crescent and Wynn Court.

These works were undertaken in tenanted properties and completed in June of this year.

Bemerton Estate (Kitchens and Bathrooms)

A rolling programme of installing Kitchens and Bathrooms commenced on the 7th of November 2005.

The Lyon Street meet with all residents whose homes were to have either a kitchen or bathroom fitted under the Decent Home Standards.

All the works are now completed.

Decent Homes Standards (Full Range of Works)

Penn Road, 13-53 81-103 Calshot Street, Fairdene Court, Everilda Street. 1-9 Paradise Passage, New Wharf Road Sturmer Way and Russett Crescent

These properties will, where applicable have the full range of improvements within the current standards. Work will include new roofs, windows, kitchens and bathrooms (subject to survey) and redecorations and structural repairs.

The contractor for this work is Kier Islington. Works to install kitchens and bathrooms has commenced at Russett Crescent and Sturmer Way. Works are now due to start on Penn Road and Fairdene Court.

2006/07 CAPITAL PROGRAMME

There are 870 properties in this programme, the work is scheduled to commence in 2006 and will cover where applicable the full range of the decent homes standards. A number of consultation meetings are currently being held with residents.

2005/06 TENANT COMPACT PROGRAMME

The vast majority of the works included in the Tenant Compact programme are now complete and operational. These have included entry phone schemes at Pollard Close, Radford and Hartnoll Houses.

2006/07 TENANT COMPACT PROGRAMME.

Residents have formulated a list of improvements they would like to see in the Lyon Street Area. The Panel will be meeting in early May to make the final decision of what proposals will go ahead.

2005/2006 COMMUNITY SAFETY SCHEMES

Russett Crescent and Sturmer Way.

Works include replacing existing gates that attracted vandalism. These gates are not essential access or exit routes. Following consultation, works are underway to install decorative grills to increase security of blocks.

2006/2007 COMMUNITY SAFETY SCHEMES

The 2006/07 programme bids have been identified by the local neighbourhood office.

LYON STREET CAPITAL PROGRAMME

CAPITAL PROGRAMME COMPLETED SCHEMES

Orkney House		
Scheme	Cyclical redecoration, maintenance, new windows and roof.	
Constructor	Apollo London Ltd	
Out to Tender	5 th August 2004	
Tender return	26 th August 2004	
S20 Notice	16.09.04	
S20 Expiry	16.10.04	
	Last Month	This Month
SOS Date	7.03.05	7.03.05
Completion Date	17 th March 2006	17 th March 2005
Project Officer	Lyn Edwards	

Copenhagen Continuation Works 34-52 & 53-66 Treaty St 2-58 & 57-81 Tiber Gardens		
Scheme	Cyclical Redecoration and maintenance Works	
Constructor	Cosmur Construction	
Out to Tender		
Tender return	Negotiated from original tender (February 2003)	
S20 Notice	10.03.05	
S20 Expiry	9.04.05	
	Last Month	This Month
SOS Date	16 th May 2005	16 th May 2005
Completion Date	19 th December 2005	19 th December 2005
Project Officer	Lyn Edwards	

Bemerton Estate Framework 2005/006		
Scheme	Component Renewal Programme	
Name Of Contractor	Apollo London Ltd	
Out to Tender		
Tender return	Approved 2 nd November 2005	
S20 Notice	Not required for this scope of works	
S20 Expiry	Not required for this scope of works	
	Last Month	This Month
SOS Date	7 th November 2005.	
Completion Date	March 2006	13 th April 2006
Project Officer	Paul Czarnecki	

CAPITAL PROGRAMME CURRENT SCHEMES 2005 -2006

Lyon Street (Frame Work) 2005/2006 Penn Road, Calshot St Fairdene Court, Everilda St Paradise Passage New Wharf Rd Sturmer Way And Russett Crescent		
Scheme	Cyclical Maintenance, and Component Renewal Programme	
Constructor	Kier Islington	
Out to Tender	N/A	
Tender return	Maximum Price to be agreed	
S20 Notice	6 th February 2006	
S20 Expiry	8 th March 2006	
	Last Month	This Month
SOS Date		Works commenced 13 th February 2006.
Completion Date	27 th November 2006	
Project Officer	Lyn Edwards	

CAPITAL PROGRAMME FUTURE SCHEMES 2006 - 2007

Lyon Street Contact 5 Package 18/06		
Scheme	Cyclical Maintenance and Component Renewal Programme.	
Name Of Contractor	Kier Islington	
Out to Tender		
Tender return	Expected Agreement of Agreed maximum price February 2006	
S20 Notice	Anticipated May 2006	
S20 Expiry	Anticipated June 2006	
	Last Month	This Month
SOS Date	Anticipated June 06	TBC
Completion Date	June 2007	
Project Officer	Lyn Edwards	

Bemerton CCTV		
Scheme	To install CCTV Camera's on Bemerton Estate that will be monitored- hours to be agreed	
Name Of Contractor	Kier Islington	
Out to Tender	19/12/05	
Tender return	25/1/06	
S20 Notice	13/2/06	
S20 Expiry	15/3/06	
	Last Month	This Month
SOS Date	Anticipated April 2006	May 2006
Completion Date	July 2006	August 2006
Project Officer	Lyn Edwards	

TENANT COMPACT PROJECTS

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Bemerton Ball Court. Original Budget redirected.	TBA	TBA	25,494.00		Budget redirected for replacement fencing to Coatbridge and to increase William Street Ball Court Budget. Following full consultation with residents new fencing has been ordered for Coatbridge House. Works will take place in the next few weeks.
Field Court Entry Phone System and Fencing	TBA	TBA	£35,300		Planning permission granted for fencing. Following consultation with resident's works should commence in May.
Willow Court. Entry Phone System and Fencing	TBA	TBA	£31,000 for the proposed		Planning permission granted for Fencing. Residents consultation meeting will take place in the next few weeks.
William Street Ball Crt	TBA	TBA	£10,000		This proposal requires clarification. Requested return of file from North Hydeside. Taken in error at hand over to HFI. This project now requires a further planning application.
Small Works Budget	TBA	TBA	£10,000		All works accessed and orders placed.
Tree Pruning	TBA	TBA	£10,000		Works completed.
Parking restrictions, roadmarkings and signage	TBA	Sep 2005	£10,000		All works completed.
Prospex Youth Work	TBA	TBA	£2,500		Works are in progress.

Pollard Close Door Entry System		Sep 2005	£47,000	To be assessed	Works completed and system fully operational.
Hartnoll House Door Entry System		Sep 2005	£13,000	To be assessed	Works completed and system fully operational.
Radford House Door Entry System		Sep 2005	£75,000	To be assessed	Works completed and system fully operational.
Treaty Street-Repair Canti lever barriers including new catcher post and FB14 keys 2 removable barriers outside nursery.		Sep 2005	£3,979.00	To be assessed	Works completed.

MISCELLANEOUS BUDGETS

Estate Signage Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Estate Maps and Signage	2005	Sep 2005	£34,887		Works completed
Estate Lighting Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Various works Atlas Mews, Calshot St, Centurion Close, Delhi Outram, Papworth Grdens, Pollard Close, 23-24 Richmond Cres, Vulcan Way, Westbourne Estate.	2005	Sep 2005	£30,000		All works completed.

Estate Paving

Estate Paving Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Various Works	2005	Sep 2005	£30,000		All works completed.

Community Safety and Neighbourhood renewal works	SOS Date	End Date	Budget committed	Savings made	Comments
Fairdene Crt Anti Climb paint and edge protection for Crt yard	Jan 2006		£8,000 Total		Works completed.
9-15 Rowstock Gardens Proposed extended gardens, blocking of alleyway and additional fencing..	TBA		£7,500		Consultation completed. Project to look at leasehold situation with respect to land transfer.
Russet Cres/Strumer Way Existing Gates to be replaced decorative grills.. (£30,500)	Following consultation materials and works ordered to install grills to improve security.				

Report of Upper Street Area Consultative Panel

Capital Programme Update

Jenny Greenfield
Area Programme Manager

2004/05 CAPITAL PROGRAMME

New North Road Contract – this contract is complete and in defects and the new security system and doors at Baring Court are complete and working.

2005/06 CAPITAL PROGRAMME

Contract 6 - Allocated to Kier Islington. Works to Elizabeth Kenny House nearing completion including kitchen and bathroom renewals. Next phase is Highbury Station Road and Mitchell House.

Contract 7 - Allocated to Murphy Ltd. Works on site and progressing well. going on site.

Contract 8 – Allocated to Mansell Ltd this project has been split in to two phases to allow further consideration of works to Tyndale Mansions, which require extensive internal works. Early works to tenanted properties to replace boilers underway. Main works to start in next month.

Nightingale Park – The redevelopment of the derelict area at the centre of the New River Green estate has been completed. This project also included the areas around the base of Jersey and Guernsey Houses, Mull walk and Sark House.

2006/07 CAPITAL PROGRAMME

Package 7 – This contract includes blocks that are due for major works in the seven year cycle and also blocks, such as Caldry Walk on New River Green that have recently had external works, which are to have internal Decent Homes Standard works to the tenanted units. The project has been allocated to Kier Islington. Surveys and project team meetings underway.

UPPER STREET CAPITAL PROGRAMME

CAPITAL PROGRAMME CURRENT SCHEMES

New North Road 2004/05 Baring Court, Halton Mansions, Haslam Close, 1-6 Hawes Street, Hedingham Close, 37-40 Popham Road and 19-24 Sebbon Street		
Scheme	CREP, new windows, security system and Baring Court	
Constructor	Frencon Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	16.09.04	
S20 Expiry	18.10.04	
	Last Panel	This Panel
SOS Date	08.11.04	08.11.04
Completion Date	24.06.05	31.08.05
Project Officer	Richard Berwick	

CAPITAL PROGRAMME 2005 -2006

Contract 6 Highbury Station Area Napier Terrace, Battishill Terrace, Elizabeth Kenny House, 41-167 Highbury Station Road, 32-38 Laycock Street, 294-300 Liverpool Road and Mitchell House		
Scheme	CREP, new windows, decent homes standard works as necessary	
Constructor	Kier Islington	
Out to Tender	N/A Joint Venture Contract	
Tender return	N/A Joint Venture Contract	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	05.12.05	Early works 23.01.06
Completion Date	06.10.06	23.12.06
Project Officer	To be confirmed	

Contract 7 Canonbury East Walkinshaw Court, Cedar Court, 1-5 Rotherfield Street, Downham Court, 49-57 Ecclesbourne Road, Lindsey Mews and Parker Court		
Scheme	CREP, new windows decent homes standard works as necessary	
Constructor	Murphy & Sons	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	Early works 21.11.05 main start on site 09.01.06	Early works 09.01.06
Completion Date	31.12.06	Feb 07
Project Officer	Richard Berwick	

Contract 8 St Mary's Area 7-10 & 13-32 Richmond Grove, 1-9 & 13-18 Sebbon Street, Tressel Close, Wakelin House, 273 Upper Street and Tyndale Mansions		
Scheme	CREP, windows, decent homes standard as necessary	
Constructor	Mansells Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	16.01.06	Early works 16.01.06/main works 23.05.06
Completion Date	To be agreed	
Project Officer	Richard Berwick	

CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

Package 7 2006/07

Arran Walk 1-9 & 11-13 odd, Bute Walk 1-10, Scarba Walk 1-10, Caldy Walk 1-10& 19-24, Crowline Walk 16-27, Handa Walk 31-42, Shuna Walk 1-7, Transay Walk 1-7, Bardsey Walk 1-13, Crowline Walk 1-6, Handa Walk 1-6 & 8-21, Lismore Walk 1-8, Mull Walk 1-4 & 11-14, Upper Bardsey Walk 1-19, Upper Handa Walk 1-17 & 22-34, Upper Lismore Walk 1-16, Walney Walk 1-17, Alderney House, Guernsey House, Jersey House, Jethou House, Sark House, 1-31 Colebeck Mews, 118-128 Elmore Street, Southgate Court, Carleton House, Devonshire House, **Caldy Walk, Red House Square, Cardigan Walk, Gulland Walk, Islay Walk, Lundy Walk, Upper Caldy Walk, Upper Gulland Walk, Ramsay Walk, Rona Walk 8-14, Upper Ramsay Walk 7-30, Walney Walk 1-17, Elizabeth Avenue 1-15, Orchard Close 1-3, Morton Road 29a, James Court, Morton Road 2-24, New North Road 230-254, Queensbury Street 6-46, Raynor Place 1-5, Rotherfield Court,**

Scheme	Blocks listed in black to have external repair and painting plus Decent Homes internal works to tenanted stock. Blocks listed in red to have Decent Homes Standard works to tenanted units only.	
Constructor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	April 2006	June 2006
Completion Date		
Project Officer	Richard Berwick	

**2005-06 UPPER STREET AREA TENANT COMPACT PROJECTS - INFORMATION CORRECT
AS OF 20 February 2006**

Schemes	Start On Site Date	End Date	Budget Committed	Savings Made	Comments
Baring Court - Door entry system upgrade works	Feb 06	To be advised	£37,600	Not known at this stage	Complete
Birbrook House - Install new door entry system	To be advised	To be advised	£53,000	Not known at this stage	Specification being prepared
Bentham Court - To complete anti - social diversionary scheme	07/04/05	31/05/05	£665	None	Complete
Canonbury Court - Install 2no. extra lighting to groundfloor	30/06/05	30/06/05	£656	None	Complete
77 Caldly Walk security works	21/11/05	16/02/06	£3,663	None	Complete
72-74 Cluse Ct - Replace wooden fencing with metal railings	29/07/05	30/07/05	£4,176	None	Complete
Falcon Ct - Renew external lighting system along walkway (Coughtree) to replace redundant system. To include conduits, 4no. fittings along walkway & one in the caretaker's shed	29/07/05	5/08/05	£3,048	None	Complete
Haslam Close - Renew boundary fencing (high railings with cranked tops).	05/09/05	To be advised	£9,936	Not known at this stage	Complete
Haslam Close - Renew timber fencing at main entrance in railings	01/08/05	08/08/05	£5,313	None	Complete
Halton Rd - To undertake residents' consultation about landscape designs to forecourt area	07/04/05	To be advised	£6,901	Not known at this stage	Complete

Ilford House - Install new floor coverings to main entrances (foyer)	15/08/05	15/08/05	£2,450	None	Complete
25-26 Islay Walk - Install timber fencing to rear gardens to deter intruders	29/07/05	29/07/05	£1,955	None	Complete
Mersey Estate (Tranmere House) - Door entry system upgrade	24/07/05	22/08/05	£7,407	None	Complete
Mersey Estate (Widnes House) - Door entry system upgrade	24/07/05	22/08/05	£12,235	None	Complete
Mersey Estate (Tranmere House) - Upgrade lighting to	29/07/05	29/07/05	£446	None	Complete
Morgan Mansions (Blocks D & E) - Install ramp to facilitate refuse collection	29/07/05	29/07/05	£1,346	None	Complete
1- 13 Parker - Install hot water facility for caretaking	29/07/05	29/07/05	£874	None	Complete
Pickford Wharf & Junction Wharf - Replace short existing defective bollards with 4no. suitable ones	29/07/05	29/07/05	£1,035	None	Complete
Pickford Wharf - Install 2-3ft high hoop-top railings to communal shrub beds. Paint existing railing.	21.11.05	12.02.06	£4,416	None	Complete
Popham Community Centre - Weldmesh fencing renewal & lighting improvements	29/07/05	5/08/05	£6,623	None	Complete
Providence Ct - Install 2no. springy animals, 2no. pogo sticks & wet pou safety surface	To be advised	To be advised	£6,330	Not known at this stage	Complete

Richmond Grove - Bin chamber adaptations	To be advised	To be advised	£13,784	Not known at this stage	Works to be included in 2005-06 Framework contract
Thesues Walk - Security works to 4No. void stairwells	To be advised	To be advised	£6,509	Not known at this stage	Complete
Thesues Walk - Install 7no. timber benches, 4no. railway benches, 3no. railway bins & paint railings	05/08/05	12/08/05	£9,965	None	Complete
Westcliff House - Door entry system upgrade	To be advised	To be advised	£49,667	Not known at this stage	Specification being prepared
APPROVED			£250,000.00		
AWAITING APPROVAL			nil		
BUDGET			£250,000		