

# Consultative Panel Reports

March 2007



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# Consultative Panel Meeting Times and Venues

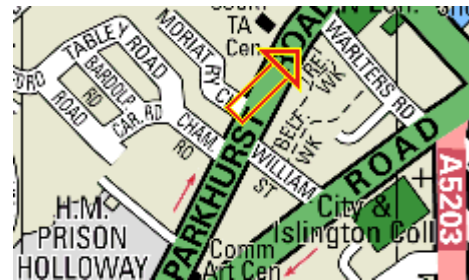
## **Central Street Area Housing Panel 7pm**

Central Street Area Housing Office  
85 Central Street EC1V 8DT  
Refreshments provided

*No picture available*

## **Holland Walk Area Housing Panel 7pm**

Williamson Street Community Centre  
Parkhurst Road N7  
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

**6:30pm**

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

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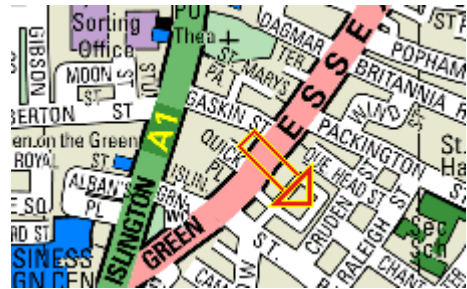


## Partners For Improvement in Islington Residents Forums (1 and 2)

**6:30pm**

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

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

Lyon Street AHP	020 7527 6818	Upper Street AHP	020 7527 5379
Central Street AHP	020 7527 6259	Islington Leaseholder Forum	020 7527 7810
Holland Walk AHP	020 7527 7471	TMO/TMC Review Group	020 7527 4276
PFII Residents Forum	020 7288 8343		

***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 <sup>th</sup> May	Wednesday 12 <sup>th</sup> July	Wednesday 13 <sup>th</sup> September	Wednesday 15 <sup>th</sup> November	Wednesday 17 <sup>th</sup> January	Wednesday 14 <sup>th</sup> March
Central Street AHP	Thursday 11 <sup>th</sup> May	Thursday 13 <sup>th</sup> July	Thursday 21 <sup>st</sup> September	Thursday 16 <sup>th</sup> November	Thursday 18 <sup>th</sup> January	Thursday 8 <sup>th</sup> March
Upper Street AHP	Monday 15 <sup>th</sup> May	Monday 17 <sup>th</sup> July	Monday 18 <sup>th</sup> September	Monday 20 <sup>th</sup> November	Monday 8 <sup>th</sup> January	Wednesday 15 <sup>th</sup> March
Lyon Street AHP	Monday 15 <sup>th</sup> May	Monday 17 <sup>th</sup> July	Monday 18 <sup>th</sup> September	Monday 20 <sup>th</sup> November	Monday 8 <sup>th</sup> January	Monday 12 <sup>th</sup> March
Islington Leaseholder Forum	Wednesday 10 <sup>th</sup> May	Wednesday 12 <sup>th</sup> July	Wednesday 13 <sup>th</sup> September	Wednesday 15 <sup>th</sup> November	Wednesday 10 <sup>th</sup> January	Wednesday 21 <sup>st</sup> March
TMO/TMC Review Group	Thursday 18 <sup>th</sup> May	Tuesday 11 <sup>th</sup> July	Tuesday 12 <sup>th</sup> September	Tuesday 14 <sup>th</sup> November	Tuesday 16 <sup>th</sup> January	Tuesday 13 <sup>th</sup> March
PFI 1 Partners Residents Forum	Thursday 18 <sup>th</sup> May	Thursday 20 <sup>th</sup> July	Thursday 21 <sup>st</sup> September	Thursday 16 <sup>th</sup> November	Thursday 18 <sup>th</sup> January	Thursday 15 <sup>th</sup> March
PFI 2 Partners Residents Forum	n/a	n/a	n/a	n/a	n/a	Thursday 8 <sup>th</sup> March



## Glossary of Housing Terms and Acronyms

Term	Explanation
<b>A</b>	
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
<b>ASBO</b>	Anti-Social Behaviour Order
<b>B</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
<b>C</b>	
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
<b>D</b>	
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
<b>E</b>	
EHA	Empty Homes Agency
ERCF	Estates Renewal Challenge Fund
ESF	European Social Fund
ESO	Estate Services Officer
ESOL	English as a Second Language
<b>F</b>	
FAC	Finance and Audit Committee
FEFC	Further Education Funding Council
FITA	Federation of Islington Tenant & Resident Associations
<b>G</b>	
GF	General Fund
GLA	Greater London Authority
GNI	General Needs Index
GOL	Government Office for London
<b>H</b>	
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 from 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

<b>I</b>	
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
<b>K</b>	
KPI	Key Performance Indicators
KXP	Kings Cross Partnership
<b>L</b>	
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
<b>M</b>	
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
<b>N</b>	
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
<b>O</b>	
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
<b>P</b>	
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
<b>Q</b>	
QSP	The Council/Homes for Islington's financial management system
<b>R</b>	
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
<b>RH</b>	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
<b>S</b>	
<b>SAP</b>	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
<b>T</b>	
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
<b>U</b>	
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
<b>V</b>	
VFM	Value for Money
Voids	Properties that are vacant
<b>Y</b>	
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](http://www.homesforislington.org.uk)

All meetings take place at 6.30pm  
at  
(Highbury House, 5 Highbury Crescent)

You are welcome to attend meetings on the following dates:

**Monday 23<sup>rd</sup> April 2007 (provisional)**

If you have any enquiries or require a sign language interpreter contact:

HFI Governance Team at Highbury House, Highbury Crescent, London N5 1RN,  
telephone 020 7527 5148 or email [wendy.gajadhar@homesforislington.org.uk](mailto:wendy.gajadhar@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](http://www.homesforislington.org.uk)

All meetings take place at **6.30pm**

at

**(Highbury House, 5 Highbury Crescent)**

You are welcome to attend meetings on the following dates:

## **Contracted Services Sub-Board April 2007 – March 2008**

**Tuesday 10<sup>th</sup> April 2007 (provisional)**

## **Managed Property Sub-Board April 2007 – March 2008**

**Wednesday 11<sup>th</sup> April 2007 (provisional)**

If you have any enquiries or require a sign language interpreter contact:

HFI Governance Team at Highbury House, Highbury Crescent, London N5 1RN,  
telephone 020 7527 5148 or email [wendy.gajadhar@homesforislington.org.uk](mailto:wendy.gajadhar@homesforislington.org.uk)



Consultative Panels - Central Reports  
March 2007

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<b>Homes for Islington Items</b>			
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Report of	Team	Job Title
Mike Sims	Chief Executive Directorate	Governance Team Manager

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2007	1	Decision

**Subject of Report:** Consultative Panels - Elections, meeting dates and venues

## 1. Synopsis

1.1 Following the re-organisation of the Area Housing Panels (AHP) report asks Panels to make a series of decisions for future meetings.

## 2. Recommendation

2.1 That Consultative Panels agree:

- 2.1.1 A Chair for this meeting (only relevant to the 4 Area Housing Panels);
- 2.1.2 Whether to remain as 1 Panel or to split into 2 (only relevant to the 4 Area Housing Panels);
- 2.1.3 Dates, times and locations for meetings 2007/08 (relevant to all Consultative Panels).

## 3. Background

3.1 Panels were reminded in January 2007 that the March 2007 cycle of meetings would be the first held under the new structure. Staff have written to all TRAs, TMOs and TMCs separately to confirm attendance for the revised structure.

**(Sections 4 and 5 are only relevant to the 4 Area Housing Panels. Islington Leaseholder Forum, TMO / TMC Review Group, or either Partners Residents Forum please move straight to section 6)**

## 4. Election of Chair

- 4.1 As explained in the report in January 2007, the 4 Area Housing Panels need to elect a Chair for this one meeting. 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.
- 4.2 The formal elections for the Chair for the financial year 2007/08 will take place at Panels in May 2007.

## 5. 1 or 2 Panels

5.1 The Board agreed on 4<sup>th</sup> December 2006 that each AHP should be allowed to choose whether to remain as 1 Panel or to split into 2. A reminder of the advantages and

disadvantages of each option are:

<b>Advantages / Disadvantages to more than one Panel</b>
<b>Advantages</b>
1) The new structure will generally result in more TRAs per Panel. Two Panels in each area will help in making meetings less crowded.
2) More than one Panel will allow for each to focus on very specific local interests.
<b>Disadvantages</b>
1) Currently some Panels have experienced problems in achieving a quorum. If attendance is an issue then a larger catchment area would help in ensuring both a quorum and the chance of a more diverse group meeting.
2) More than one Panel will mean greater cost in terms of servicing the meeting and will likely mean that senior staff members cannot attend all meetings, possibly depriving the Panels of specialist knowledge.
3) One Panel per area will allow for a greater allocation of tenants compact funding to be spent on a project. More than one Panel will mean that funds are divided so that particular projects might not have sufficient funds.
4) More than one Panel could result in conflicting views on particular issues leading to potential confusion at the Area Housing Office that administers them both.

5.2 To help Panels to make a decision attached Appendix 1 is a list of TRAs by ward. Relevant stock numbers for each Panel are:

	Wards	
North (Holland Walk)	Tollington , Hillrise, Junction, St George's	5058
South (Central St)	Clerkenwell, Bunhill, St Peter's,	5027
East (Upper St)	Canonbury, Finsbury Park, Highbury East/West, Mildmay	6704
West ( Lyon St)	Holloway, Caledonian, St Mary's, Barnsbury	4116
		20905

## **6. Meeting dates, times and location 2007/08**

6.1 Consultative Panels are now asked to make a decision on when and where to hold their meetings for 2007/08. Staff have planned a two-week window where Panels can meet although the actual choice of day, time and location must be made by the Panel. The windows are:

- May 8<sup>th</sup> – May 18<sup>th</sup> 2007
- July 9<sup>th</sup> – July 20<sup>th</sup> 2007
- September 10<sup>th</sup> – 21<sup>st</sup> 2007
- November 12<sup>th</sup> – 23<sup>rd</sup> 2007
- January 14<sup>th</sup> – 25<sup>th</sup> 2008
- March 10<sup>th</sup> – 21<sup>st</sup> 2008

6.2 Although every attempt has been made to ensure that dates do not overlap with Council meetings, delays in producing the Council calendar mean that it is not

available at the time of print. It is hoped that Council members would be able to advise Panels of any potential clashes. In May 2007 dates to be avoided are:

- Monday May 14<sup>th</sup> 2007 – Labour and Liberal Democrat Groups
- Tuesday May 15<sup>th</sup> 2007 – Annual Council

6.3 Panels are reminded that the dates once chosen are to remain fixed. This is so that meetings can be publicised well in advance on the HFI website and residents newsletters, so that staff can plan their attendance and so that the Panel comments remain in a cycle that can be fed to the Sub-Boards, the Board and the Council as appropriate.

6.4 Panels are also asked to bear in mind that their choice of meeting location should be compliant with Equality and Diversity considerations. In choosing their meeting locations Panels should consider:

6.4.1 Whether choices of faith buildings may act as a barrier that prevents participation for all residents.

6.4.2 Whether buildings are DDA compliant.

6.4.3 Alternative locations if the first choice of location may not be available, especially dependent on the size of rooms required.

6.4.4 Start times that do not act as a barrier that prevents participation for all residents.

Report Author: Mike Sims, Governance Team Manager  
Telephone: 020 7527 4319  
Email address: michael.sims@homesforislington.org.uk

	Upper Street AHP		Lyon Street AHP		Holland Walk AHP		Central Street AHP	
Date	Thurs 15th March 2007		Monday 12th March 2007		Weds 14th March 2007		Thursday 8th March 2007	
Venue	Town Hall Rooms 5 & 6 Upper Street N1 2UD		Westbourne Community Centre Roman Way N7		Williamson St. Community Centre Parkhurst Road N7		Central Street AHO 85 Central Street EC1V 8DT	
Time	7:00 PM		7.00 PM		7.00 PM		7.00 PM	
		Ward		Ward		Ward		Ward
	TRAs/TMOs/Co-Ops		TRAs/TMOs/Co-Ops		TRAs/TMOs/Co-Ops		TRAs/TMOs/Co-Ops	
	Marquess (Western Isles) TRA	Canonbury	Bemerton TMO	Caledonian	Arch-Elm TMO	Hillrise	Braithwaite TMO	Bunhill
	Newberry Co-Op	Canonbury	Boston & Nailour TRA	Caledonian	Bowerman Court TRA	Junction	Cyrus House TRA	Bunhill
	Rotherfield and Walkinshaw TRA	Canonbury	Boston & Nailour TRA	Caledonian	Brooke Park TMO	Hillrise	Gambier TMO	Bunhill
	Andover TRA	Finsbury Park	Caledonian Estate TRA	Caledonian	Elthorne First Co-Op	Hillrise	Grimthorpe, Crayle & Partridge TRA	Bunhill
	Bennett Court TRA	Finsbury Park	Mackwest TRA	Caledonian	Fairbridge TRA	Hillrise	King Square TRA	Bunhill
	Clifton & Haden TRA	Finsbury Park	York Way Court TRA	Caledonian	Highcroft & Highlands TRA	Hillrise	Peregrine TRA	Bunhill
	Hood Court TRA	Finsbury Park	Fairdene Court TRA	Holloway	Hillside TRA	Hillrise	Pleydell TMO	Bunhill
	Six Acres TRA	Finsbury Park	Field Court TRA	Holloway	Holbrook Co-Op	Hillrise	Quaker Court TMO	Bunhill
	Aberdeen Park & Fieldview Court TRA	Highbury East	Keighley & Stavely TRA	Holloway	Hornsey Lane EMB	Hillrise	Red Brick TMO	Bunhill
	Park View TRA	Highbury East	Loraine Mansions TRA	Holloway	Manchester Mansions TRA	Hillrise	St Lukes TRA	Bunhill
	The Woodlands TRA	Highbury East	Dixon Clarke Court TMO	St Mary's	Miranda Estate TMO	Hillrise	Stafford Cripps TMO	Bunhill
	Aubert Court TRA	Highbury West	Forrest Court TRA	St Mary's	New Orleans TRA	Hillrise	The Triangle TRA	Bunhill
	Blackstock TMO	Highbury West	Haslam Close TRA	St Mary's	Palmers Estate TRA	Junction	Tompion & Earnshaw TRA	Bunhill
	Charteris Co-Op	Highbury West	Mersey Estate TRA	St Mary's	Brecknock Road Estate TRA	St Georges	Wenlake TMO	Bunhill
	Drakely & Tawney TRA	Highbury West	Pleasant Place TRA	St Mary's	Hilldrop Crescent TRA	St Georges	Whitbread Estate TRA	Bunhill
	Stephens Ink TRA	Highbury West			Hollins, McCall & Darren Court TRA	St Georges	Whitecross Estate TRA	Bunhill
	Vaudeville TRA	Highbury West			Lower Hilldrop Community TRA	St Georges	Brunswick Estate TMO	Clerkenwell
	Athenaeum Court TRA	Mildmay			Melmerc TRA	St Georges	Charles Rowan TRA	Clerkenwell
	Burder Close & Boleyn Road TRA	Mildmay			Moelwyn Hughes TRA	St Georges	Finsbury Estate TRA	Clerkenwell

	Hathersage TRA	Mildmay			Wedmore Estate TRA	St Georges	Greenwood, Wilmington & Farringdon TRA	Item 1 - Appendix 1 Clerkenwell
	Hawthorne Close TRA	Mildmay			Holly Park TRA	Tollington	Margery Street TRA	Clerkenwell
	Highbury Estate TRA	Mildmay			Ilex House TRA	Tollington	Spa Green TMO	Clerkenwell
	John Kennedy Court TRA	Mildmay			Bavaria, Ringmer Hornsey TRA	Tollington	Weston Rise TMO	Clerkenwell
	Kerridge Court TRA	Mildmay					Bentham TRA	St Peter's
	Mayville Estate TRA	Mildmay					Cluse Court TRA	St Peter's
	Seaforth Crescent TRA	Mildmay					Cumming Estate TRA	St Peter's
	Spring Gardens & Sinclair Court TRA	Mildmay					Islington Green Co-Op	St Peter's
							Packington Square TRA	St Peter's



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	March 2007	2	Consultation

**Subject of Report:** Draft HFI Resident Involvement Strategy

**1. Synopsis**

- 1.1 This report sets out the key areas of the draft Homes for Islington (HFI) Resident Involvement Strategy for Panels to consider.

**2. Recommendation**

- 2.1 That Panels comment on the areas proposed for the draft strategy for Resident Involvement prior to submission of the draft strategy for consideration by Board in April 2007.

**3. Background**

- 3.1 The Resident Involvement Strategy has been reviewed in the context of looking at good practice in Beacon authorities and good practice guidance that will bring benefits to HFI residents. The Beacon Scheme identifies excellence and innovation in local government. The scheme exists to share good practice so that 'best value' authorities can learn from each other and deliver high quality services to all. Additionally, there is a need to consolidate the work of the Resident Involvement Review Group of HFI Board Directors and the recommendations made by that group in 2005. Additionally, staff have looked at best practice in other organisations good examples outlined in the Audit Commission Guide. Recommendations made by the Audit Commission following the voluntary inspection in December 2006 have also been incorporated into the current draft principles. The aim is to further integrate resident involvement into the culture of HFI.
- 3.2 A revised strategy aimed at improved resident involvement is, it should be remembered, set in a context where the overall resident satisfaction level increased from 52% in 2004 to 64% in 2006 and levels of satisfaction with opportunities for participation increased from 39% in 2004 to 54% in 2006.

**4. Summary of recommendations from the draft strategy - what's new?**

- 4.1 In addition to existing practices: the draft strategy makes new recommendations or recommends formal adoption of some practices begun in the last year.
- 4.2 **Developing a wider range of methods (a 'menu') of ways for residents to get involved Improve levels of satisfaction with opportunities to become involved**

4.2.1 HFI needs to standardise and publicise a menu of ways in which residents can get involved. Additions to existing ways would also now include:

- **Resident Steering Groups**

A pilot project to form a resident steering group to oversee major works proposals has already taken place in HFI's Property Services Division. It is recommended that this pilot be adopted as standard practice where there are proposals being developed for estate improvements and where proposals are being implemented. They would become important components of the project management of the major works programme.

- **Major Works Steering Groups**

Major works programmes including the delivery of the Decent Homes programme and estate improvements are one of the most important issues for residents. It is critical that HFI ensures that there is effective resident involvement in these programmes. The Audit Commission gave some credit in 2005 for the way in which programmes had been implemented but concluded "there was a limited level of resident involvement in capital works."

- **Resident 'mystery shoppers'**

Mystery shoppers would test, assess and report on different areas of service. In particular they would assist in evaluating how well HFI stuck to its customer commitments.

#### 4.3 **Reviewing Resident Service Statements to ensure full resident involvement in the development and monitoring of these statements**

4.3.1 Resident Service Statements are a key method of resident involvement at an estate level and are developed with resident input. These statements outline agreed performance standards for services to an estate and the proposed method of performance monitoring and management using a system of quarterly Estate Inspections. Responsibility for setting up and implementing a programme of inspections is the responsibility of the Area Teams and residents are invited to attend inspections. There is a need to apply consistency across HFI about ensuring residents are fully involved in the development and monitoring of these service statements.

#### 4.4 **Developing a Sounding Board**

4.4.1 The Sounding Board would begin as a database or record of residents who are interested in being consulted or wish to have their say in how the homes and the areas in which they live are managed. The starting point for the Sounding Board will be widespread publicity inviting residents who want to be involved to come forward identifying how they would wish to be involved and whether they have a preference in any given topics or areas. For example, a resident may be willing to take part in a telephone survey or attend a focus group on a particular topic whilst not being willing to attend evening meetings or become a member of a TRA. A Sounding Board will give HFI the opportunity to engage with a wider audience and, therefore, improve participation levels.

#### 4.5 **Developing Resident Involvement Awards**

4.5.1 These awards will be given to residents who make an outstanding contribution and will support the delivery of this strategy by ensuring that resident involvement is given the recognition it deserves. Residents could be nominated for awards by any means with an award ceremony held at the annual residents' conference followed by publicity in resident newsletters.

#### **4.6 Including resident involvement in the business planning process through a regular annual conference**

4.6.1 Residents' conference specifically geared to ensure that residents' views fed into the business planning process at an early stage was piloted in September 2006. This conference provided HFI with a powerful tool in improving resident involvement and innovative electronic 'real time' voting methods were used. The direct and immediate feedback provided a valuable input into the development of the business plan. It is recommended that Residents' Conferences become a regular component of the business planning process.

#### **4.7 Providing a proactive not reactive approach to training for residents**

4.7.1 Although training opportunities are available to residents there needs to be a much more proactive approach to identify where it's needed, not simply providing only on the basis of requests.

#### **4.8 Developing a systematic approach to feedback to residents on the effects of their involvement**

4.8.1 Formal mechanisms need to be in place to ensure that, whatever the source of consultation those involved are told the outcome of their input.

#### **4.9 Reviewing the existing service agreement with FITA**

4.9.1 FITA is an independent organisation funded by Islington Council through HFI. The purpose of FITA is to support the growth of TRAs and monitor their activities in accordance with the service level agreement (SLA) that sets the scope of their activities. The SLA is intended to be the means whereby the services provided, in return for the grant aid, are monitored and managed by HFI.

4.9.2 Given the significant resources allocated to FITA each year the current structure merits examination. Whether it's demonstrable to residents that they receive value for money for this function has to be tested and, indeed, whether some of the functions FITA currently performs fit into a modern involvement strategy also need consideration.

#### **4.10 Identifying resources for resident involvement and conducting a value for money review of Resident Involvement**

4.10.1 A significant piece of work needs to be done on whether the resources available are really sufficient to deliver a truly modern strategy with ambitious objectives.

## **5. Conclusion**

- 5.1 This draft strategy remains a work in progress. The strategy will be revised in the light of any comments made by Consultative Panels and a resident Focus Group in March 2007 prior to presentation to HFI Board in April 2007. HFI welcomes comments not just from Consultative Panels but from TRAs, TMO / TMCs and individuals and is happy to take comment up until 6<sup>th</sup> April 2007. (Details about how to do this will be provided at the meeting). A copy of the draft strategy can be obtained from the author of this report on the contact details below.

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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2007	3	Information

**Subject of Report:** Decision items considered at Board meeting 15<sup>th</sup> January 2007

**HFI Board 15<sup>th</sup> January 2007:**

1. Agreed the Capital Programme for 2007/08 – 2010/11.
2. Agreed amendments to the Procurement Strategy so that it remains fit for a purpose for the coming year.
3. Agreed amendments to the Efficiency Strategy so that it remains fit for a purpose for the coming year.
4. Agreed amendments to the Health and Safety Policy so that it remains fit for a purpose for the coming year

**Items for consideration at HFI Board Meeting 26<sup>th</sup> February 2007:**

1. Business Plan 2007 – 12
2. Risk Management
3. Performance - HFI Business Plan Objectives 2006 (qtr 3) and December Performance Indicators
4. Performance - Financial and Capital Programme Management
5. Equality and Diversity Strategy Update
6. Kier Review Implementation Update

**Items for consideration at HFI Board Meeting 23<sup>rd</sup> April 2007 (provisional):**

1. ICT Strategy
2. Governance Arrangements
3. Resident Involvement Strategy
4. Equality and Diversity Strategy

**Items for consideration at Contracted Services Sub-Board (CSSB) 10<sup>th</sup> April 2007 (provisional)**

**Items for consideration at Managed Property Sub-Board (MPSB) 11<sup>th</sup> April 2007 (provisional)**

1. Performance Indicators	1. Performance Indicators
2. Performance reports – Partners – PFI 1 and PFI 2 and TMOs / TMCs	2. Resident Involvement Strategy
3. Risk Register	3. Responsive Repairs
4. Consultative Panel feedback reports	4. Anti-Social Behaviour Update
5. Resident Involvement Strategy	5. Risk Register
	6. Consultative Panel feedback reports
	7. Petitions received at Consultative Panels

**Report back from the Contracted Services Sub-Board (CSSB) –  
13 February 2007  
William McGarvie – Chair**

**Performance Indicators**

- CSSB received and noted a report giving the performance indicators for December 2006.

**Report Back from TMOs/TMCs**

- CSSB noted a report back on TMOs/TMCs including a section on the new and clearer financial monitoring standards of TMO's/TMC's.

**Report Back from PFI 1 contractor - Partners for Improvement in Islington**

- CSSB noted a report giving information about the performance of Partners in delivering the PFI 1 contract for refurbishment, maintenance and housing management services to 2,400 street properties across the borough.

**Report Back from PFI 2 contractor - Partners for Improvement in Islington**

- CSSB noted a report giving information about the new PFI contract, referred to as PFI2, delivering refurbishment, maintenance and housing management services to 1,871 street properties, comprising a total of 4,101 dwellings across the borough.

**Risk Register**

- CSSB noted the current position with regard to all risks that relate to its remit.

**Report Back from Consultative Panels**

- CSSB received a report giving feedback from the January round of Consultative Panels on items for consultation.

**Forward Plan**

- CSSB noted that a forward plan would be presented to Board at its Away Day in March.

**Report back from Managed Property Sub-Board (MPSB) -  
14 February 2007  
Jessie White – Chair**

**Responsive Repairs**

- MPSB noted a report listing the key areas of performance that staff focus on in the provision of a repairs and maintenance service to customers. MPSB agreed to receive a further report back on the Compensation Scheme for late or missed appointments.

**Performance Indicators**

- MPSB received and noted a report giving the performance indicators for December 2006.

**Estate Services Scrutiny**

- MPSB noted an update on how the restructuring of Estate Services management teams within Area offices has introduced positive changes to the way services are now delivered and monitored throughout the borough.

**Home Ownership Services Scrutiny**

- MPSB noted a report summarising current performance, recent developments and future issues relating to the service areas covered by Home Ownership Services.

**Risk Register**

- MPSB noted the current position with regard to all risks that relate to its remit.

**Update on petitions received by Area Panels**

- MPSB noted that 4 petitions remain outstanding. 1 in Central Street (ASB incidents at Bevan Court) and 3 at Holland Walk (ASB incidents at Louise White House, door entry systems at Leyden Mansions and tree pruning at New Orleans estate).

**Consultative Panel Feedback report**

- CSSB received a report giving feedback from the January round of Consultative Panels on items for consultation.

**Forward Plan**

- MPSB noted that a forward plan would be presented to Board at its Away Day in March.



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

Name of Meeting	Date of Meeting	Agenda Item	Status
Consultative Panels	March 2007	4	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 Churnfield House**

3.1.1 Churnfield House is the only other block within Islington Housing Stock with similar problems to those encountered on the Packington Estate. Following extensive consultation with residents, a decision was made to decant the block in anticipation of it being demolished.

3.1.2 The decant of all tenants is complete; all leaseholders have agreed terms and only one still has to move out of the block. Demolition can then proceed. HFI have appointed Erith Demolition as demolition contractor and are waiting the completion of the decant to enter into contract.

3.1.3 In parallel with this process, plans to provide new housing and to improve the Six Acres Estate have been under discussion. Residents view was that improving community safety was their top priority.

3.1.4 Homes for Islington's design team working with the council produced proposals based on the concept of securing blocks and back areas and reintroducing a street pattern to the area similar to that which had existed before the Estate was built. This has been subject to further resident consultation.

3.1.5 A bid for £5.15m was made to the London Regional Housing Board in Autumn 2005 to support these proposals.

3.1.6 The council also commenced the process to select a development partner to build new homes. This also featured in the bid to the London Regional Housing Board. The scheme being mixed tenure with half the housing to be socially rented to replace the rented homes (65) lost as a result of Churnfield's

anticipated demolition. This bid proved successful with the Mayor for London informing the council of its success in November 2006.

- 3.1.7 The appointment of development partner process had also moved forward with two exhibitions of proposals of competing Housing Associations' plans held on the Estate. Ultimately Community Housing have been chosen to develop their proposals and ultimately build the new homes.
- 3.1.8 Subject to completing the final decant, demolition of Churnfield House will commence very soon and should complete by the Summer. Homes for Islington's Architects and Community Housing Association are working with local residents on developing their proposals in readiness for a planning application later this spring (2007).
- 3.1.9 Community Housing Association's plans are based on providing: 165 homes; 65 rented; 9 shared ownership and 82 homeownership. The planned mix involves 216 (50%) hab rooms rented; 23 (5%) shared ownership; and 195 (45%) for ought-right ownership.

### **3.2 Resident director elections to HFI Board**

- 3.2.1 In autumn 2007 elections will take place to elect Islington residents to the Board of directors. There will be 4 places available to be contested in the south of the borough.
- 3.2.2 There will be further publicity in the press nearer the time but Panel members are asked to publicise this with their TRAs to ensure that anyone who might be interested in joining the Board is aware of this opportunity. If anyone is interested and would like further information then please contact HFI Governance Team on 020 7527 6148 or e-mail [mark.jenkins@homesforislington.org.uk](mailto:mark.jenkins@homesforislington.org.uk).

### **3.3 Feedback from Panels**

- 3.3.1 Consultative Panels were asked to comment on two items at the January cycle of meetings. The comments of Panels were used by HFI as follows:
- 3.3.2 2007/08 Rent Review – The comments from Consultative Panels were passed to LBI's Finance Department to assist with the Council's rent setting proposals.
- 3.3.3 Consultative Panels Tenants Compact and Estate Security 2007/08 – The Area Housing Panels agreed to further meetings to discuss the funding allocations.

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## Item 5

**Forward Plan for Consultative Panels 2006-2007**

<b>Date of meeting</b>	<b>Items on the Agenda</b>	<b>Status</b>	<b>Subject of report</b>
<b>May-07</b> 8th-18th May	Tenants Compact Annual Review	C	Asks you for views on the proposed review of existing tenants compact arrangements
	Commercial Heating Charges Review (LBI Item)	I	Tells you about the proposed heating charges for commercial boilers for 2007/08
	Panel elections for Chair, Vice-Chair, Associate Directors and 1 in 1000	I	Tells you about the process for the Panel elections for 2007/08
	Review of Complaints / Ombudsmen	I	Tells you about the complaints received so far by HFI
	Capital Programme 2006/07 monitoring 4th qtr	I	Tells you about local capital projects for 2006/07
	Decision Items at last Board and Sub-Board	I	Tells you about items agreed at the last meetings
	HFI Update	I	Tells you about current events in HFI
	Forward Plan	I	Tells you about future proposed items for Consultative Panel agendas



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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2007	6	Information

**Subject of Report:** 2006/7 Capital Programme – 3<sup>rd</sup> quarter monitoring

## 1. Synopsis

1.1 This report advises Consultative Panels on the progress of all local schemes of 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 3<sup>rd</sup> quarter (31<sup>st</sup> December 2006). A further update up to the end of the 4<sup>th</sup> quarter (31<sup>st</sup> March 2007) will be presented to the Consultative Panels at their May 2007 meetings.

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## BOLEYN ROAD CAPITAL PROGRAMME

### CAPITAL PROGRAMME CURRENT SCHEMES

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	15-12-06	15-12-06
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	Pre-commencement works 05.10.05 Main works 28.11.05	Pre-commencement works 05.10.05 Main works 28.11.05
Completion Date	18.09.06	18.09.06
Project Officer	Moji Lasisi	

## CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

Contract 19 2006/07		
Arundel Grove, Elton Place, Landor Court, Woodville Road, Gay House, Southwell House, Emerson House, Beckford House, Champion 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	17 September 2006	
S20 Expiry	18 October 2006	
	Last Panel	
SOS Date	Early surveys start November 2006	Main contract 15 January 2007
Completion Date	June 2008	June 2008
Project Officer	Moji Lasisi	

Contract 21 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	13 October 2006	
S20 Expiry	12 November 2006	
	Last Panel	
SOS Date	January 2007	Delayed due to planning refusing permission to install upvc windows
Completion Date	November 2007	November 2007
Project Officer	Moji Lasisi	

# Boleyn Road Minor Budgets 06-07

Area D

Tenant Compact 06-07

Budget code:

Area	Schemes	Start Date	End Date	Budgeted	Comment
Boleyn Road	110B Catherall Road - pigeon proofing		14-Sep-06	£172.50	<b>COMPLETE</b>
Boleyn Road	1-40 Besant Court renew bin chamber doors		27-Sep-06	£644.00	<b>COMPLETE</b>
Boleyn Road	17 Tudor Court - pigeon proofing		14-Sep-06	£552.00	<b>COMPLETE</b>
Boleyn Road	1-8 Burder Close renew rear fencing		14-Sep-06	£966.00	<b>COMPLETE</b>
Boleyn Road	255 Highbury Quadrant - pigeon proofing		8-Sep-06	£943.00	<b>COMPLETE</b>
Boleyn Road	35-40 John Kennedy Court - clean/repair water tank		24-Aug-06	£546.25	<b>COMPLETE</b>
Boleyn Road	40-50 Wyatt Road water supply to be fitted		18-Oct-06	£1,110.90	Complete & inspected
Boleyn Road	47 Highbury Grove - pigeon proofing		14-Sep-06	£661.25	<b>COMPLETE</b>
Boleyn Road	59 Poets Road -security and lighting works			£2,037.80	Quote to Colette. Order to be raised 02-02-07

Boleyn Road	6 - 10 Aberdeen Park - supply and install timber bench		6-Oct-06	£747.50	<b>COMPLETE</b>
Boleyn Road	6 -10 Aberdeen Park - make good ground where tree stump removed and pave area			£1,966.50	Complete - subject to post inspection
Boleyn Road	67 Highbury Quadrant - pigeon proofing		14-Sep-06	£943.00	<b>COMPLETE</b>
Boleyn Road	69 - 71 Kerridge Court - breakout roadway and remove poor concrete area renew and I nstall steel plates		3-Jul-06	£736.00	<b>COMPLETE</b>
Boleyn Road	79-81 Newington Green Rd - improve bin area		26-Sep-06	£1,426.00	<b>COMPLETE</b>
Boleyn Road	Baker House - new door entry system			£11,234.00	Commissioned with Terry Mcmanus confirm date
Boleyn Road	Crowfield House - upgrade 4 no column lights		7-Jun-06	£1,472.00	<b>COMPLETE</b>
Boleyn Road	Gardner Court - renew barrier gate to carpark/remark bays and retarmac surface		7-Sep-06	£7,475.00	<b>COMPLETE</b>

Boleyn Road	Gardner Court renew playground fencing			£299.00	<b>COMPLETE</b>
Boleyn Road	Haliday House - renew damaged brick work to refuse area		14-Jun-06	£506.00	<b>COMPLETE</b>
Boleyn Road	Hathersage Court - break out and remove wall to seting area in playground and finish to floor level		30-Jun-06	£1,506.50	<b>COMPLETE</b>
Boleyn Road	Hathersage Court - supply and fit anti scaling spinners to walkway area		20-Jun-06	£3,912.30	<b>COMPLETE</b>
Boleyn Road	Hawthorne Close - playground works			£10,201.85	Track budget sources - raise TAR and order
Boleyn Road	Highbury Estate		13-Jul-06	£2,879.60	<b>COMPLETE</b>
Boleyn Road	Highbury Quad - Birchmore Hall - rebuild planter		8-Jun-06	£6,497.50	<b>COMPLETE</b>
Boleyn Road	Highbury Quad - Birchmore Hall - rebuild side wall		7-Jun-06	£9,018.30	<b>COMPLETE</b>
Boleyn Road	Highbury Quadrant - reroof garages no 1 - 6 and clear vegetation		16-Jun-06	£8,477.80	<b>COMPLETE</b>

Boleyn Road	Kerridge and Burder Close remove barrier gates		18-Aug-06	£446.20	<b>COMPLETE</b>
Boleyn Road	Kerridge Court - relay crossover to garages		3-Jul-06	£1,081.00	<b>COMPLETE</b>
Boleyn Road	Kerridge Court - relay flooring in stairwells block 1-20 & block 111-130		2-Oct-06	£2,231.00	<b>COMPLETE</b>
Boleyn Road	Kerridge Court - removal of barrier gates		18-Aug-06	£276.00	<b>COMPLETE</b>
Boleyn Road	Kerridge Court - remove barrier gate by 1 - 20		18-Aug-06	£316.25	<b>COMPLETE</b>
Boleyn Road	Kerridge Court - repair holes in estate roads		3-Jul-06	£5,750.00	<b>COMPLETE</b>
Boleyn Road	Lexfield House - resurface car park		29-Sep-06	£12,880.00	<b>COMPLETE</b>
Boleyn Road	Lillie House - new door entry system			£27,963.00	Commissioned with Terry Mcmanus confirm date arrange public meeting
Boleyn Road	Lillie House pathway repairs			£1,173.00	<b>COMPLETE</b>
Boleyn Road	Lillie House renew barrier gate lock			£253.00	<b>COMPLETE</b>

Boleyn Road	Manning House - new door entry system			£11,690.00	Commissioned with Terry Mcmanus confirm date arrange public meeting
Boleyn Road	Manning House Install lighting to courtyard		6-Oct-06	£322.00	Complete
Boleyn Road	Mayville Est - Arundel Grove - Side of Neptune Hse remove tree stump and tarmac over tree pits. Remove cobblestones and tarmac over tree pits.			£1,035.00	Complete
Boleyn Road	Mayville Est - Campion House - Rebuld brickwork by corner of driveway		03/01/2007	£287.50	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Conrad House - Option 1 -Bollard-manufacture supply and fit 1No. Metal bollard in pathway ramp to stop trip hazard with asphalt flooring Option 2 - Take up paving slabs and tarmac to drain cover			£2,530.00	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Elton Place, Block 24-40 - Other side of grass paved area - Take up and relay broken paving slabs to block 24-40		24/11/2006	£1,380.00	<b>COMPLETE</b>

Boleyn Road	Mayville Est - Gay House - Break out potholes and make good with tarmac outside flat No.4 renew B.O.E and fill hole			£322.00	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Landor Court - Tarmac ramp & concrete repairs- take up paving slabs and add tarmac ramp. Concrete around 3No. Lamposts and concrete repair to gullies.Renew concrete outside flt 40			£2,852.00	Complete
Boleyn Road	Mayville Est - Lydgate House - Railings to tree pits - Manufacture, supply and fit new railing around areas where tree roots are pushing up tarmac which is creating a trip hazard			£3,680.00	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Meredith House - Handrail to flat 1- refix handrail & relay block paving by base of post			£517.50	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Meredith House - Rebuild brickwork to boundary wall and brick pier re-fixing railing			£546.25	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Meredith House - Take up and relay block paving and level ground - remove broken post and level by bay 10		24/11/2006	£575.00	<b>COMPLETE</b>

Boleyn Road	Mayville Est - Meredith House - Take up and relay block paving to drains - concrete level trip hazard			£287.50	complete by 16-02-08
Boleyn Road	Mayville Est - Sewell House - Remove planters in tarmac and level ground tarmac over area complete			£2,760.00	complete by 16-02-08
Boleyn Road	Mayville Est - Southwell House - Rebuild brickwork on steps by bin chamber & tarmac outside flt 6 around gates and level ground			£138.00	complete by 16-02-08
Boleyn Road	Mayville Est - Webster House - Take up paving slabs relay using tarmac with falls to garden tarmac to gate post			£1,552.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate - paving repairs			£5,750.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate - remove remains of posts and make good		4-Jul-06	£759.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / 20 Merideth House - pigeon proofing		8-Jun-06	£391.00	<b>COMPLETE</b>

Boleyn Road	Mayville Estate / 36 Patmore Hse - pigeon proofing		14-Sep-06	£414.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / 40 Lydgate House - pigeon proofing		8-Sep-06	£977.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / 49 Patmore Hse - pigeon proofing		8-Sep-06	£862.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Bronte House - lighting		3-Aug-06	£276.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Congreve Hse - remove broken post - level tarmac/ground		20-Sep-06	£2,576.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Congreve Hse - remove post make good tarmac		25-Sep-06	£299.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Congreve Hse - renew hoop to bin chamber		8-Sep-06	£540.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Emerson House - pigeon proofing			£977.50	complete by 16-02-08
Boleyn Road	Mayville Estate / Emerson House - repairs to block paving		25-Sep-06	£500.25	<b>COMPLETE</b>

Boleyn Road	Mayville Estate / Gay House - s&f 150w spotlight above bin chamber		18-Oct-06	£437.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Lydgate House - pigeon proofing		31-May-06	£747.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Meredith Hse - relay tarmac and s&f 2 concrete bollards		25-Sep-06	£9,855.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Merideth House - pigeon proofing		8-Sep-06	£782.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Merideth House - s&f 2no handrails to match existing at no. 4 & no. 6			£1,035	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Neptune House - s&f 2no steel benches		20-Sep-06	£1,725.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Patmore House - remove broken post. S&F new tap cupboard		25-Sep-06	£1,046.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Neptune House - s&f 5no steel roof hatches		19-Jul-06		<b>COMPLETE - Journal transfer required as funded from alternative budget</b>

Boleyn Road	Mayville Estate / Skelton House - break out broken post, level with tarmac and level 4no tree pits		16-Oct-06	£1,322.50	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Waller House - level tarmac s&f new grate cover to drain			£437.00	<b>COMPLETE</b>
Boleyn Road	Mayville Estate / Webster House remove tree stump - fit new double gates		9-Oct-06	£2,875.00	<b>COMPLETE</b>
Boleyn Road	Mayville Est - Elton Place, Block 24-40 - Pathway to front gates-Take up existing defective paving and relay with tarmac		24/11/2006	£2,070.00	<b>COMPLETE</b>
Boleyn Road	Mildmay Street - supply and fit steel bollard and renew paving o/s 17-19		26-Jul-06	£2,145.90	<b>COMPLETE</b>
Boleyn Road	New River Court - install second gate with lock to play area		21-Aug-06	£736.00	<b>COMPLETE</b>
Boleyn Road	Northampton Park - resurface carpark & overhaul barrier gate and fit new locking post		26-May-06	£14,800.50	<b>COMPLETE</b>

Boleyn Road	Park View Estate - repave and re tarmac as required		13-Jul-06	£5,543.00	<b>COMPLETE</b>
Boleyn Road	Seaforth Crescent - retarmac pathways		7-Jun-06	£2,254.00	<b>COMPLETE</b>
Boleyn Road	Sinclair Court - blast clean and repoint front boundary wall		6-Jun-06	£2,760.00	<b>COMPLETE</b>
Boleyn Road	Sinclair Court - install new magna lock and system			£3,818.00	<b>COMPLETE</b>
Boleyn Road	Spring Gardens - break out and renew entrance stairs where collapsed		6-Jun-06	£828.00	<b>COMPLETE</b>
Boleyn Road	Spring Gardens - relay paving and concrete area o/s 1 - 26		9-Aug-06	£2,116.00	<b>COMPLETE</b>
Boleyn Road	The Chestnuts - flooring and kitchen for community flat		30-Aug-06	£5,369.35	<b>COMPLETE</b>
Boleyn Road	Tree works - various			£10,000.00	awaiting breakdown of schemes from ES
Boleyn Road	Tudor Court - fence and gate to disabled flat plus install steel bollard and removable chain		25-Aug-06	£471.50	<b>COMPLETE</b>
Boleyn Road	Tudor Court - remedy uneven bin chamber floors		21-Jun-06	£1,391.50	<b>COMPLETE</b>

**Community Safety 06-07**

Area	Schemes	Start Date	End Date	Cost	Comment
Boleyn Road	D - Hathersage Est Sec - CCTV	17/01/2007		50,000.00	Public meeting held - CCTV well received. Has been tendered. Tender Analysis required. S20s to be issued. Approval required if over budget
Boleyn Road	D - Besant Est Sec - CCTV			30,000.00	M&E to confirm TM
Boleyn Road	D - Kerridge Court Estate Security - Door Entry / CCTV			60,000.00	Public meeting to be held. M&E to confirm tender details

**Community Safety - Planned Maintenance Schemes 06-07**

Area	Schemes	Start Date	End Date	Cost	Comment
Boleyn Road	1-24 Park View - door entry	17/01/2007		11,854.86	Public meeting to be arranged
Boleyn Road	31-52 Park View - door entry			13,546.22	Public meeting to be arranged
Boleyn Road	1-25 Crowfield House - door entry			27,084.78	Public meeting to be arranged

Community Safety - Paving & Lighting 06-07

Area	Schemes	Start Date	End Date	Budgeted	Comment
Boleyn Road	D Paving Highbury Quadrant			10,000.00	ES to confirm spend - £15k already spent - Can you order no.
Boleyn Road	D Paving Highbury Estate			10,000.00	Quotes from ES to Colette. Tar to be completed
<b>Boleyn Road</b>			<b>Area Total</b>	<b>20,000.00</b>	
Boleyn Road	D Lighting Highbury Quadrant			7,500.00	To be tied in with Environmental Improvements budget
Boleyn Road	D Lighting Parkview			7,500.00	Quotes from ES to Colette. Tar to be completed
Boleyn Road	D Lighting Gardner Crt			7,500.00	Quotes from ES to Colette. Tar to be completed
Boleyn Road	D Lighting Kerridge Crt			7,500.00	Quotes from ES to Colette. Tar to be completed
<b>Boleyn Road</b>			<b>Area Total</b>	<b>30,000.00</b>	

### Environmental Improvements 06-07

Area	Schemes	Start Date	End Date	Cost/budget	Comment
Boleyn Road	D - HIGHBURY QUADRANT - LIGHTING			50,000	M&E to confirm spec and price
Boleyn Road	D - HIGHBURY ESTATE - LIGHTING (alternative schemes proposed by ES and approved by Cllr Berent)			50,000	TRA to confirm whether we can proceed with alternative schemes by 16-02-07

### M&E Schemes 06-07

Area	Schemes	Start Date	End Date	Budgeted	Completion date
Boleyn Road	Beresford Lodge - Boiler Plant			35,000.00	30-Apr-07
Boleyn Road	Haliday House - Ventilation			49,000.00	30-Mar-07
Boleyn Road	Hathersage Court - Ventilation			20,000.00	30-Mar-07
Boleyn Road	John Kennedy Court - Lifts Renewal			230,000.00	10-Aug-07

## CENTRAL STREET CAPITAL PROGRAMME

### CAPITAL PROGRAMME CURRENT SCHEMES

2005-2006 Contract 9 – Spa Green Estate – Sadler, Tunbridge and Wells House		
Scheme	Creps, Windows, Roof repairs & tall Block – Pilot K&B on-going.	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	9/9/05	
S20 Expiry	9/10/05	
	This Month	Last Month
SOS Date	7th November 2005	7th November 2005
Completion Date	February 2007 OT works due to commence 12/02/07	15 <sup>th</sup> December 2006
Project Officer	Mike Rees	

2005-2006 Contract 10, Weston Rise, Foxcroft, Frearson, Hurst, Sharwood and Stelfox House		
Scheme	CREPS – Pilot K&B.	
Constructor	Mansell	
Out to Tender	N/A – Framework	
Tender return	N/A – Framework	
S20 Notice	December 2005	
S20 Expiry	January 2006	
	This Month	Last Month
SOS Date	January 2006	January 2006
Completion Date	19 <sup>th</sup> February 2007	February 07
Project Officer	Jason Ross	
Project Officer	Jason Ross	

### CAPITAL PROGRAMME 2006-2007 SCHEMES

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 (Kitchens & Bathrooms /rewiring) works to Tenanted Flats
Name Of Constructor	Apollo
Out to Tender	N/A – Framework
Tender return	N/A

S20 Notice	9 <sup>th</sup> October 2006	
S20 Expiry	9 <sup>th</sup> November 2006	
	This Month	Last Month
SOS Date	11 <sup>th</sup> December 2006	January 2007
Completion Date	January 2008	TBC
Project Officer	Azom Choudhury	

2006-2007 Contract 22 A - Grimthorpe House, Tompion House and Crayle House		
Scheme	Mechanical heating upgrade	
Constructor	RW Edwards	
Out to Tender	N/A – M & E Framework	
Tender return	N/A	
S20 Notice	N/A	
S20 Expiry	N/A	
	This Month	Last Month
SOS Date	11 <sup>th</sup> December 2006	1 <sup>st</sup> September 2006
Completion Date	02 <sup>nd</sup> February 2007	January 2007
Project Officer	Azom Choudhury	

2006-2007 Contract 22 B - Grimthorpe House		
Scheme	New Kitchens and Bathrooms	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	N/A	
S20 Expiry	N/A	
	This Month	Last Month
SOS Date	November 2006	November 2006
Completion Date	May 2007	May 2007
Project Officer	Azom Choudhury	

2006-2007 Contract 23 – St Luke's Estate – Godfrey House, Bath, Newland & Paterson Court Plus Roby House		
Scheme	Creps, Roof, Internals (kitchens & bathrooms) and Electrical Works	
Constructor	Murphy	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	03 <sup>rd</sup> January 2007	
S20 Expiry	02 <sup>nd</sup> February 2007	

	This Month	Last Month
SOS Date	April 2007	March 2007
Completion Date	TBC	TBC
Project Officer	Jason Ross	

2006-2007 Contract 23 A– Redbrick Estate - Bartholomew, Steadman and Vickery Court Wenlake Estate - Priestley & Wenlake House		
Scheme	Internals (Kitchens only Redbrick Est) and electrical works	
Constructor	Murphy	
Out to Tender	N/A - Framework	
Tender return	N/A	
S20 Notice	N/A	
S20 Expiry	N/A	
	This Month	Last Month
SOS Date	Jan 2007	Jan 2007
Completion Date	May 2007	TBC
Project Officer	Jason Ross	

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

2006-2007 Contract 24 – Peregrine & Kestrel House	
Scheme	Creps, Windows, Internals (Kitchens & Bathrooms) & Domestic Rewiring
Constructor	Apollo
Out to Tender	N/A - Framework
Tender return	N/A

S20 Notice	25 <sup>th</sup> September 2006	
S20 Expiry	25 October 2006	
	This Month	Last Month
SOS Date	20 <sup>th</sup> November 2006	20 <sup>th</sup> November 2006
Completion Date	Summer 2008	Summer 2008
Project Officer	Lena Shah	

2006-2007 Contract 24 A – Peregrine House (and some at Kestrel Hse)		
Scheme	Electrical rewires	
Constructor	Lovelock & Taylor	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	N/A	
S20 Expiry	N/A	
	This Month	Last Month
SOS Date	25 <sup>th</sup> September 2006	25 <sup>th</sup> September 2006
Completion Date	End February 2007	22 <sup>nd</sup> December 2006
Project Officer	Lena Shah	

2006-2007 Contract 25 - The Triangle Estate		
Scheme	CREPs, externals & internals (Kitchens only)	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	10 <sup>th</sup> May 2006	
S20 Expiry	10 <sup>th</sup> June 2006	
	This Month	Last Month
SOS Date	TBC – planning deferral	TBC
Completion Date	TBC	TBC
Project Officer	Lena Shah	

2006-2007 Contract 26 – Finsbury Estate – Joseph Trotter Close, Michael Cliffe, Charles Townsend and Patrick Coman House		
Scheme	Structural, windows, roof (Michael Cliffe and Charles Townsend Only) INTERNAL (kitchens and bathrooms) and electrical works –	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	N/A	
S20 Notice	21 <sup>st</sup> July 2006	

S20 Expiry	20 <sup>th</sup> August 2006	
	This Month	Last Month
SOS Date	18 Sept 06	18 Sept 06
Completion Date	End February 2008	February 2008
Project Officer	Lena Shah	

### 2006/07 DOOR ENTRY SCHEMES

Estate/Block	SOS date	End date	Comments
Stafford Cripps	March 2007	May 2007	Electrical Mains Replacement will follow
Farriers Hse	TBC	TBC	S20s to be sent out

### 2007/08 DOOR ENTRY SCHEMES

Estate/Block	SOS date	End date	Comments
Bevin Court	Summer 2007	TBC	1 <sup>st</sup> Public Meeting held

### LIFT REFURBISHMENT WORK

Estate/Block	SOS date	End date	Comments
Brunswick Court	04 <sup>th</sup> December 2006	25 <sup>th</sup> May 2007	Full Lift Refurbishment
Wyclif Court	04 <sup>th</sup> December 2006	25 <sup>th</sup> May 2007	Full Lift Refurbishment

### BOILER REPLACEMENT

Estate/Block	SOS date	End date	Comments
Bevin Court	December 2006	Feb 2007	Emergency Works

### TENANT COMPACT (BUNHILL) PROJECTS 2005-2006

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
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			£3.018.75		

**TENANT COMPACT (CLERKENWELL) PROJECTS 2005-2006**

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Finsbury Estate – Supply Hard Surface warning Signs	TBC	01/11/06	£564.00		Artwork approved
Total			£564.00		

**TENANT COMPACT PROJECTS (BUNHILL) 06-07**

Schemes	SOS Date	End Date	Budget Committed	Savings Made
Braithwaite House – Re-mark out and number parking bays ( <i>Thermoplastic line marking</i> )	12-07-06	13-07-06	£517.50	-£17.50
Barnabas Hse - Supply and fit pigeon spikes to rear of Block			£1,936.44	-£936.44
Chadworth House – Install pigeon deterrent			£6,700.98	-£3,706.98
Gambier House – Supply & Fit Lino in Lobby Area			£1,443.25	£1,556.75
King Square Estate – Supply & Fit Speed Limit Sign			£340.00	
Peregrine Hse - Repair gates located by the play area to enable locking & static- Adjoining the entrance to football	10-06-06	14-06-06	£523.25	£476.75
Peregrine House – Repair barrier gate post	October 06	October 06	£4,538.00	£462
Peregrine House – Force entry, S & F hasp & Staple to 31 garage doors where no keys available	30-01-07	14-02-07	£1,782.50	-£232.50
Peregrine – Install one new infra-red light on back wall by car park	13-07-06	13-07-06	£791.20	
Pleydell Estate – Raise permimeter	3-07-06	3-07-06	£1,656.00	-£156.00

railings at the back of Gastigny House. To avoid trespassing				
Pleydell Estate – Supply new light to back wall of Gastigny House to prevent intruders	13-07-06	13-07-06	£368.00	£132.00
Pleydell Estate – Supply flooring for Lift Lobby Area in Gastigny House	6 Nov 06	14-11-06	£1,381.15	£118.85
Pleydell Estate – Repaint all Yellow lines around the Estate	23-11-06	23-11-06	£1,265.00	
Pleydell Estate – Fit lights to the back of Palyn House (upgrading 5 bulkheads)	25-07-06	25-0-7-06	£920.00	£420
Pleydell Estate – Repair lights to garages 32-41	25-07-06	25-07-06	£1,100.00	£900.00
Pleydell Estate – Removal of seats behind Palyn House	25-07-06	25-07-06	£437.00	
Quaker Court – Install light in new lumber room. Not done when room was built	14-06-06	14-06-06	£457.70	£157.50
Quaker Crt - 2 estate bins – one in new garden & other in fishpond garden	21-08-06	21-08-06	£966.00	£641.00
Redbrick Estate – Gerda gate at entrance of Bartholomew Court behind Vibast Centre	25-08-06	25-08-06	£3,277.50	
Redbrick Estate – Metal barrier to prevent motorcycles from speeding – intended location next to 13 Steadman Court	20-08-06	25-08-06	£2,036.65	
Redbrick Estate – Upgrade locking mechanism on gate leading into estate behind Vibast Centre			£561.25	£411.25

Paterson Court – Replace doors & improve lighting to garage area 93 units in total, paint indies where required	6-08-06	6-09-06	£39,776.20	£223.80
St. Luke's - Installation of 4 Pensher fire escape doors in Newland Court			£23,920.00	
St. Luke's - Move bollard on estate paving closer to Paterson to stop vehicles parking on emergency access area			£212.75	
Stafford Cripps – New Lobby flooring to all 3 blocks @ £1,335.15 per block	31-03-07	30-04-07	£4,005.45	£994.55
Stafford Cripps – Remove broken Bench and replace - location outside Parmoor Court TMO Office	21-08-06	21-08-06	£,1725.00	-£225.00
Stafford Cripps – Replanting of two bed outside Sapperton Court			£450.00	
Stafford Cripps – Lumber Shed door renewals – 4 sets of double doors	5-08-06	7-08-06	£4,370.00	-£3,370.00
Stafford Cripps – Install Floodlight between garages and Cotswold Court	25-07-06	25-07-06	£517.50	-£17.50
Stafford Cripps – Mark out keep Clear Signs in parking areas x 3	14-06-06	14-06-06	£517.50	-£115.00
Wenlake Estate – Supply pigeon spike to pipes on Wenlake House and outside No.11	30-03-06	30-04-06	£1,527.00	£473.00
Whitbread Estate – Supply and fit locable gate in the Car park at Shire House to avoid	5-09-06	8-09-6	£3,312.00	-£312.00

illegal parking & 30 keys + bollards				
Whitbread Estate - Bollards			£603.50	£603.50
Whitbread Estate – Install Ramp in the Car Park Area at Shire House	2+6-07-06	28-07-06	£494.00	£1,506.00
Whitbread – Lighting in Shire House southern staircase- top staircase	3-08-06	3-08-06	£304.75	
		<b>TOTAL</b>	<b>£112.222,67</b>	<b>-£1,614.04</b>

#### TENANT COMPACT PROJECTS (CLERKENWELL) 06-07

Schemes	SOS Date	End Date	Budget Committed	Savings Made
Brunswick Estate - Harold Laski & 19-24 Wynyatt St. door entry- Includes lighting in the lobbies	31-07-06	2 Oct 06	£25,332.81	
Cyrus House - Resurface Courtyard			£14,748.75	£251.25
Cyrus House - Install 1 litter bin in Courtyard	12-01-07	12-01-07	£353.50	<b><u>£46.50</u></b>
Michael Cliff Hse - Demolish remaining wall at the front of the concierge office to be replaced with railings	20-11-06	23-11-06	£3,427.00	-£1,427.00
Finsbury Estate - Supply and fit bench for Elderly Residents Location: Where the Plus Bus Stops in Skinner St - 1976	20-09-06	21-09-06	£1,092.25	£407.75
Patrick Coman Hse - Supply and fit fire balcony screens to 7 floors	6-09-06	3-10-06	£13,189.35	£1,810.65
Patrick Coman Hse – Master cylinder for the new fire screens	Nov - 06	Nov - 06	£1,822.75	£1,822,75
Margery Street - Landscape garden in front of Charles Simmonds House	25-11-06	20-12-06	£2,000.00	

Margery Street - Replant and replace missing shrubs around the estate	1-12-06	1-06-06	£5,000.00	
Margery Street - Repair damaged benches spring House	23-10-06	25-10-06	£724.50	-£224.50
Margery Street - Plants Spring House	1-12-06	1-06-07	£1,000.00	
Prideaux House - Install safety railings and steps (steps done already)			£4,036.50	£1,963.50
Spa Green Estate - Refurbish shed under Sadler House			£16,000.00	
Tompion House - Upgrade play area & gardens shrubs	8-01-06	8-03-06	£14,419.75	£580.25
Weston Rise - Clear front Entrance Garden and re-plant		13-10-06	£1,527.00	£227.00
Weston Rise - Re-design Play Area to include communal seating	9-10-06	11-12-06	£16,444.00	
Charles Rowan - Clean paint under arch and fix ceiling	16-08-06	18-08-06	£2,990.00	£2,010.00
Charles Rowan - Replace yellow with white lights	9-08-06	9-08-06	£2,070.00	-£1,070.00
		<b>TOTAL</b>	<b>£124,365,91</b>	<b><u>£6,398.15</u></b>

# HOLLAND WALK CAPITAL PROGRAMME

## CAPITAL PROGRAMME CURRENT SCHEMES

Contract 1		
Highcroft Estate	CREPS and central heating	
Cardinals Way	CREPS, kitchens and central heating	
Louise White House	CREPS, kitchens and door entry and central heating	
Pilgrims Way	CREPS, kitchens, door entry and central heating	
Flats 9+10 88 Hazelville Ro	CREPS, Windows, Kitchens and central heating	
Levison Way	CREPS, Windows, kitchens and central heating	
Hornsey Rise Gdns	CREPS, Windows, kitchens	
Mary McArthur Hse	CREPS, and central heating	
Kier Hardy House	CREPS, Roofs and central heating	
Constructor	Kier Islington.	
Out to Tender	AMP –23/6/06	
Tender return		
S20 Notice	30/6/06	
S20 Expiry	30/7/06	
GRI Online updated	6 <sup>th</sup> April 2006	
	This Month	Last Month
SOS Date	November 2006 including external works now included	1 <sup>st</sup> Week of November 2006 (internals only)
Completion Date	September 2007	
Project Officer	Terry Rawles	

New Orleans Ph5		
Scheme	Kitchens / Internal rewiring	
Constructor	Murphy	
Out to Tender	AMP – 10 <sup>th</sup> November 2005	
Tender return		
S20 Notice	14 <sup>th</sup> November 2005	
S20 Expiry	15 <sup>th</sup> December 2005	
GRI Online updated	13/02/2007	
	This Month	Last Month
SOS Date	6 <sup>th</sup> February 2006	6 <sup>th</sup> February 2006
Completion Date	12 <sup>th</sup> March 2007	15 <sup>th</sup> January 2007
Project Officer	Alistair Gale	

Contract 3		
Brecknock Road	CREPS, Windows, Roof and Kitchens	
Hollins House	CREPS, Windows, New door entry	
1-72 McCall House	CREPS, Windows, New door entry	
Constructor	Mullaley	
Out to Tender	AMP – 15 <sup>th</sup> August 2005	
Tender return		
S20 Notice	7 <sup>th</sup> September 2005	
S20 Expiry	8 <sup>th</sup> October 2005	
GRI Online updated	23 <sup>rd</sup> Feb 2006	
	This Month	Last Month
SOS Date	10 <sup>th</sup> October 2005	5 <sup>th</sup> December 2005
Completion Date	<b>COMPLETED 21st October 2006</b>	23rd October 2006
Project Officer	Kim Farrelly	

Hilldrop Ph2		
Scheme	New Roofs, New Windows, Door entry, CREP.	
Constructor	Mansell	
Out to Tender	AMP – 4 <sup>th</sup> July 2005	
Tender return		
S20 Notice	18 <sup>th</sup> August 2005	
S20 Expiry	19 <sup>th</sup> September 2005	
GRI Online	11 <sup>th</sup> April 2006	
	This Month	Last Month
SOS Date	9 <sup>th</sup> January 2006	31 <sup>st</sup> October 2005
Completion Date Externals	<b>Completed 18<sup>th</sup> Sept 2006</b>	21 <sup>st</sup> July 2006
Completion Date Internals	11 <sup>th</sup> Dec 2006 K+B	19 <sup>th</sup> Jan 2007
Project Officer	Terry Rawles	

Contract 14 (Margery Fry & Wilfred Fienburgh)		
Scheme	New windows, new roof ( Margery Fry only), door entry, central heating, electrical rewires, external redecoration & new front doors.	
Constructor	Eugena	
Out to Tender	AMP 1 <sup>st</sup> November 2006	
Tender return		
S20 Notice	21 <sup>st</sup> September 2006	
S20 Expiry	21 <sup>st</sup> October 2006	
GRI Online	1 <sup>st</sup> February 2007	
	This Month	Last Month
SOS Date	27 <sup>th</sup> November 2006	27 <sup>th</sup> November 2006
Completion Date	November 2007	November 2007
Project Officer	Kim Farrelly	

Contract 15 (Elthorne & Hornsey La)	
132-166 Ashbrook Rd	CREPS, Roof, Kitchen, Electrical
Beachcroft Way	CREPS, Roof, Kitchen, Electrical
Bretton House	CREPS, Roof, Kitchen, Electrical
Sanders Way	CREPS, Roof, Kitchen, Electrical
74-96 Duncombe Way	Kitchens, Electrical
17-23 Hazelville Rd	Kitchens, Electrical
1-16 Holland Walk	Kitchens, Electrical
Partington Close	Kitchens, Electrical
St Johns Way	Kitchens, Electrical
Westacott Close	Kitchens, Electrical
Grovedale Rd Estate	CREPS, Roofs, Windows, M&E
Bruce Glazier House	CREPS, Windows, Electrical
Margaret Macmillon	CREPS, Windows, M&E
John Wheatly House	CREPS, Windows, M&E
Arthur Henderson Hse	M&E
Caroline Martyn Hse	M&E
Enid Stacey House	M&E
32-53 Kier Hardy East	M&E
Beechcroft Court	CREPS, Windows, M&E
17-21 Hamilton Park	Kitchen, Electrical

51-100 Hillrise Mansions	CREPS, Windows, K&B, M&E	
1-30 Hillrise Mansions	M&E	
1-20 Warltersville Mansions	CREPS, Windows, K&B, Electrical	
43-57 Warltersville Mansions	CREPS, Windows, K&B, Electrical	
58-72 Warltersville Mansions	CREPS, Windows, K&B, Electrical	
Constructor	Murphy	
Out to Tender	AMP 28/6/06	
Tender return		
S20 Notice	14 <sup>th</sup> August 2006	
S20 Expiry	14 <sup>th</sup> September 2006 Consultation period extended to mid November	
GRI Online updated	4 <sup>th</sup> July 2006	
	This Month	Last Month
SOS Date	26 <sup>th</sup> February 2007	February 2007
Completion Date	TBC	15 <sup>th</sup> December 2007
Project Officer	Terry Rawles	

Contract 17 Pineridge Court		
Scheme	New windows, roof renewal, door entry, heating, rewires, external redecoration & new doors.	
Constructor	TBC	
Out to Tender	TBC	
Tender return	TBC	
S20 Notice	TBC	
S20 Expiry	TBC	
GRI Online	<b>THIS CONTRACT HAS BEEN DEFFERED TO 2008</b>	
	This Month	Last Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	TBC	

Contract 17 Holland Walk Street Properties		
Caverley Grove & Fairbridge Road	CREPS / Windows / Roof / Internals	
St Johns Villas	CREPS / Windows / Bathroom	
Hornsey Rise Gdns	CREPS / Windows / Bath / Interiors	
Wedmore, Pemberton & Carleton	CREPS / Windows / Door / Roof / Internals	
Belmore	CREPS / Roof / Internals	
Constructor	TBC	
Out to Tender	TBC	
Tender return	TBC	
S20 Notice	TBC	
S20 Expiry	TBC	
GRI Online	<b>THIS CONTRACT HAS BEEN DEFFERED TO 2008</b>	
	This Month	Last Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	TBC	

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>ELTHORNE SUB-PANEL</b>					
<b>New Orleans Estate</b>  Non-slip flooring  Ramps & handrail to garage slopes			£10,000.00  £9,142.50		Order raised due to complete 13-03-07  <b>COMPLETE</b>
<b>Elthorne Estate</b>  Lighting improvements – 12 lamps  4 waste bins  2 anti-moped barriers	12-05-06	19-05-06	£4,416.00  £1,932.00  £4,427.50		<b>COMPLETE</b>   Scheme to be omitted at request of AHP  <b>COMPLETE</b>
<b>Hornsey Estate and Manchester Mansions</b>  Manchester Mansions – form lumber store			£9,200.00		<b>COMPLETE</b>
<b>Hornsey Lane Estate</b>  Caroline Martyn House – final phase lighting upgrade  9-14 Caroline Martyn House - Doors & door entry  5-18 Bruce Glasier House – Door Entry  3 main barrier gates  Caroline Martyn House car park – one column light upgrade		03-07-06    03-07-06  12-05-06	£1,472.00  £16,172.00  £6,955.50  £1,633.00  £368.00		<b>COMPLETE</b>  <b>COMPLETE</b>  <b>COMPLETE</b>  <b>COMPLETE</b>  <b>COMPLETE</b>

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>Fairbridge Estate</b> M/s/f entrance gates	09-08-06		£12,420.00		<b>COMPLETE</b>
<b>Hillside Estate</b> S&F pole mounted notice board & change lock to existing notice board			£1,051.18		<b>COMPLETE</b>
<b>Highlands Estate</b> Entry door to be reversed and re-hung			£885.50		<b>COMPLETE</b>
<b>Miranda Estate</b> 1no Gerda style barrier		25-07-06	£2,127.50		<b>COMPLETE</b>
<b>Hornsey Rise Estate</b> M/s/f 3 Gerda style barrier gates	19-06-06	03-07-06	£6,382.50		<b>COMPLETE</b>
<b>Non-Estate</b> Redwood Court – construct lumber store		25-07-06	£11,500.00		<b>COMPLETE</b>
Redwood Court – mesh fence		11-08-06	£1,426.00		<b>COMPLETE</b>
Whitehall Mansions – Upgrade lighting to walkway		13-07-06	£5,324.50		<b>COMPLETE</b>
Lees Court – door entry			£14,349.50		<b>COMPLETE</b>

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>WHITTINGTON SUB-PANEL</b>					
<b>Moelwyn Hughes</b>					
S&f dog prohibition sign			£234.00		<b>COMPLETE</b>
Additional play equipment	20-05-06	23-05-06	£966.00		<b>COMPLETE</b>
<b>Hilldrop Crescent</b>					
Tansley Close – Flowers & shrubs		14-09-06	£3,000.00		<b>COMPLETE</b>
Renew door handles 50-57	29-06-06	29-06-06	£2,820.00		<b>COMPLETE</b>
S&f 2no picnic tables		25-07-06	£3,834.00		<b>COMPLETE</b>
<b>Melyn Close</b>					
Replace wooden fencing with metal fence 22-28	22-05-06	12-06-06	£9,108.00		<b>COMPLETE</b>
New gate to play area	22-05-06	12-06-06	£2,001.00		<b>COMPLETE</b>
New gate to fence around play area	22-05-06	12-06-06	£408.25		<b>COMPLETE</b>
<b>Lower Hilldrop Estate</b>					
Rear of Kimble House – build wall to replace wire mesh	06-06-06	20-06-06	£2,806.00		<b>COMPLETE</b>
Buckhurst, Coombe & Ivinghoe – 6no litter bins			£2,829.00		<b>COMPLETE</b>
Saxonbury Court – no parking signs			£388.00		<b>COMPLETE</b>
Dalmeny Avenue – replace wood on seating			£1,035.00		Order raised 12-02-07
Dalmeny Avenue – upgrade play area block 54-70	02-06-06	23-06-06	£8,993.00		<b>COMPLETE</b>
<b>Brecknock Road Estate</b>					
Play area equipment and surfacing project			£42,000.00		<b>COMPLETE</b>

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>Wedmore Est</b> Floor covering to communal stairs			£28,000.00		Site visit on 14-02-07 to make final decision.
<b>Palmers Estate</b> Play area – new surface	19-05-06	26-05-06	£10,143.00		<b>COMPLETE</b>
Floodlights to play area	31-05-06	07-06-06	£2,530.00		<b>COMPLETE</b>
Longley House - Raised flower bed			£1,500.00		Scheme to be revised by AHP
<b>Non-Estate</b> Daren Court – s&f new bench	12-06-06	12-06-06	£862.50		<b>COMPLETE</b>
Pineridge Court – s&f table and bench to communal area	09-06-06	16-06-06	£1,917.00		<b>COMPLETE</b>

### Community Safety Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>New Orleans Estate</b> 1. CCTV to underground parking area 2. Secure roof spaces 3. Railings/gating			£102,000.00		Works in progress – due for completion end of Feb
<b>Upper Hilldrop</b> Betchworth House 1. Upgrade door entry			£47,000.00		Commissioned
<b>Lower Hilldrop</b> Dalmeny Avenue/Kimble House 1. Landscaping 2. Upgrade entry doors			£80,000.00		<b>COMPLETE</b> Awaiting response from M&E

Paving			£20,000.00		Works to be completed by March 07
Lighting			£20,000.00		Works to be completed by March 07

### Environmental Improvements Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>Elthorne Estate</b> Door Entry works 1. 304-324 St Johns Way 2. 78-104 Partington Cl 3. 9-16 Holland Walk 4. 30-50 Westacott Cl			£80,000.00		Commissioned Section 20's sent 17/01/07
<b>Girdlestone Estate</b> Lighting improvements			£80,000.00		Phase 1 works in progress. Phase 2 order to be raised
<b>Hilldrop / Brecknock</b> Play Areas			£30,000.00		<b>COMPLETE</b>

### Planned Maintenance Door Entry Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
4-14 Wessex House			£13,500		Section 20 notice to expire Feb 07

## ISLEDON ROAD CAPITAL PROGRAMME

### CAPITAL PROGRAMME CURRENT SCHEMES

Albermarle Mansions		
Scheme	Full DHS refurbishment to dwellings 9-24 using 1-8 as decant properties after minimal works done. Specific works incl. New timber windows/K&B's/Electrical/Entryphones.	
Constructor	Murphy	
Out to Tender	AMP – 15 <sup>th</sup> September 2005	
Tender return		
S20 Notice	19 <sup>th</sup> October 2005	
S20 Expiry	18 <sup>th</sup> November 2005	
	This Month	Last Month
SOS Date	5 <sup>th</sup> December 2005	5 <sup>th</sup> December 2005
Completion Date	15th February 2007	7 <sup>th</sup> February 2007
Project Officer	Alistair Gale	GIR Online 24 <sup>th</sup> March 2006

Contract 2 - Gillespie Rd		
Medina Court	CREPS, Windows, Kitchens	
Rosedale Court	CREPS, Windows, Kitchens	
Gillespie Rd Estate	CREPS, Internals	
Hamilton Park West	CREPS, Windows, Kitchens	
Hamilton Park	CREPS, Windows, Kitchens	
Courtney Court	CREPS, Windows	
Constructor	Frencon	
Out to Tender	AMP – 12 <sup>th</sup> August 2005	
Tender return		
S20 Notice	9 <sup>th</sup> September 2005	
S20 Expiry	10 <sup>th</sup> October 2005	
	This Month	Last Month
SOS Date	January 2006	14 <sup>th</sup> November 2005
Completion Date	<b>COMPLETED June 2006</b>	7 <sup>th</sup> May 2006
Project Officer	Kim Farrelly	GIR online 12/02/2007

Contract 4		
Blemhiem Court	New UPVC windows, new roof, new Kitchen & bathrooms & External redecoration	
Marlborough Road	New UPVC windows, new roof, new Kitchen & bathrooms & External redecoration	
Constructor	Apollo	
Out to Tender	AMP – 19 <sup>th</sup> September 2005	
Tender return		
S20 Notice	28 <sup>th</sup> October 2005	
S20 Expiry	29 <sup>th</sup> September 2005	
GRI Online updated	12//02/2007	
	This Month	Last Month
SOS Date	9 <sup>th</sup> January 2006	15 <sup>th</sup> November 2005
Completion Date	<b>COMPLETED</b>	22 <sup>nd</sup> December 2006
Project Officer	Terry Rawles	

Tawney Court Ph2		
Scheme	CREP/Windows/Roofs	
Constructor	Diamondbuild	
Out to Tender	AMP – 14 <sup>th</sup> September 2005	
Tender return		
S20 Notice	28 <sup>th</sup> September 2005	
S20 Expiry	29 <sup>th</sup> October 2005	
	This Month	Last Month
SOS Date	21st November 2005	7 <sup>th</sup> November 2005
Completion Date	<b>COMPLETED June 2006</b>	24 <sup>th</sup> April 2006
Project Officer	Kim Farrelly	GIR Online – 9 <sup>th</sup> Feb 2006

Crouch Hall Court Ph2		
Scheme	CREP & New Windows	
Constructor	Imperial	
Out to Tender	AMP – 4 <sup>th</sup> August 2005	
Tender return		
S20 Notice	19 <sup>th</sup> October 2005	
S20 Expiry	18 <sup>th</sup> November 2005	
	This Month	Last Month
SOS Date	14 <sup>th</sup> November 2005	14 <sup>th</sup> November 2005
Completion Date	<b>COMPLETED July 2006</b>	17 <sup>th</sup> July 2006
Project Officer	Terry Rawles	GIR Online 16 <sup>th</sup> Feb 2006

**CAPITAL PROGRAMME CURRENT SCHEMES 2006 – 2007**

Holly Park and Twyford House		
Holly Park	Structural works including underpinning 29 <sup>th</sup> January 2007	
Twyford House	Structural works including underpinning 26 <sup>th</sup> February 2007	
Constructor	Apollo	
Out to Tender	AMP 10 <sup>th</sup> January 2007	
Tender return		
S20 Notice	N/A	
S20 Expiry	N/A	
GRI Online updated		
	This Month	Last Month
SOS Date For Main Contract see above for individual blocks	29 <sup>th</sup> January 2007	29 <sup>th</sup> January 2007
Completion Date Holly Park	24 <sup>th</sup> August 2007	24 August 2007
Completion Date Twyford House	23 <sup>rd</sup> July 2007	23 <sup>rd</sup> July 2007
Project Officer	Terry Rawles	

Contract 16 Harvist Estate		
Regina Road	M&E / Kitchens / Structural / Roof / Windows / CREPS / Doors	
Saltdene	Windows / CREPS / Doors	
Sedgely House	Kitchens / Windows / M&E / Doors / Roof /	
Harvist High Rise	Creps, windows, Roof and Internals	
Bennett Court	K&B / CREPS / M&E	
Shaw Court	K&B / Windows / M&E / Doors / Roof / Structural	
Constructor	Mansell	
Out to Tender	AMP – 20 <sup>th</sup> June	
Tender return		
S20 Notice	1 <sup>st</sup> September 2006	
S20 Expiry	1 <sup>st</sup> October 2006	
	This Month	Last Month
SOS Date	27 <sup>th</sup> November 2006	October 2006
Completion Date	December 2007	September 2007
Project Officer	Kim Farrelly	GIR Online – 15/6/06

**Tenant Compact Projects - 06/07**

<b>Schemes</b>	<b>SOS Date</b>	<b>End Date</b>	<b>Budget Committed</b>	<b>Savings Made</b>	<b>Comments</b>
<b>Six Acres Estate</b>					
Fix broken paving		18-08-06	£17,000.00		<b>COMPLETE</b>
Paint and refresh bin areas		11-08-06	£4,000.00		<b>COMPLETE</b>
<b>Drakeley &amp; Tawney Court</b>					
Install guttering from balconies to floor level			£3,680.00		<b>COMPLETE</b>
Paint and repair estate railings (2 <sup>nd</sup> phase)	05-06-06	12-06-06	£2,682.95		<b>COMPLETE</b>
Tarmacadam to car park	27-05-06	11-05-06	£18,515.00		<b>COMPLETE</b>
<b>Holly Park Estate</b>					
180-245 – replace defective fencing	10-05-06	17-05-06	£8,698.60		<b>COMPLETE</b>
91-98 – new door entry system			£16,206.67		<b>COMPLETE</b>
59-90 – renew defective fencing			£900.00		<b>COMPLETE</b>
<b>Clifton Court</b>					
Gates and netting for refuse area	15-05-06	22-05-06	£1,121.25		<b>COMPLETE</b>
<b>Haden Court</b>					
S&f entry gate system	10-05-06	17-05-06	£2,493.00		<b>COMPLETE</b>
<b>Turner House</b>					
replace defective doors to bin chamber	16-05-06	17-05-06	£977.50		<b>COMPLETE</b>

Schemes	Start Date	End Date	Budget Committed	Savings Made	Comments
<b>Andover Estate</b>  S&f safety mirror for blind bend  Didbin House – replace defective doors to bin chamber  Kick-about area project	12-06-06  17-05-06	12-06-06  17-05-06  22-09-06	£1,000.00  £977.50  £45,000.00		<b>COMPLETE</b>  <b>COMPLETE</b>  <b>COMPLETE</b>
<b>Sussex Close</b>  Resurface estate road  S&f 4no litter bins	28-04-06  10-05-06	12-05-06  12-05-06	£11,661.00  £1,886.00		<b>COMPLETE</b>  <b>COMPLETE</b>
<b>Ringmer Gardens</b>  Paving repairs	12-05-06	19-05-06	£3,341.00		<b>COMPLETE</b>
<b>Harvist Estate –</b>  Kick-about area works			£17,000.00		<b>COMPLETE</b>
<b>Aubert Court Community Centre</b>  Flooring renewal			£5,000.00		<b>COMPLETE</b>
<b>Bennett Court</b>  Resurfacing of roadways around estate		03-06-06	£18,515.00		<b>COMPLETE</b>
<b>Isledon Road Community Centres</b>  Various schemes			£45,000.00		Schemes to be finalised
<b>Ilex House</b>  S&f new galvanised cut-off to chute chamber			£2,266.65		<b>COMPLETE</b>

### Community Safety Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>Holly Park Estate</b> 1. Upgrade entry phone system 2. Upgrade lighting			£50,000.00		Commissioned 16/01/07
<b>Simmons House</b> 1. Install new entry phone system 2. Upgrade lighting			£50,000.00		Awaiting M&E Breakdown

### Planned Maintenance Door Entry Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
1-8 Holly Park			£15,500.00		Section 20 notices due to expire Feb 07
9-16 Holly Park			£15,500.00		Section 20 notices due to expire Feb 07
Medina Court			£18,000.00		Section 20 notices due to expire Feb 07
2 Conewood Street			£18,000.00		Section 20 notices due to expire Feb 07
218-222 Blackstock Road			£54,000.00		Section 20 notices due to expire Feb 07

### Environmental Improvement Schemes 06/07

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
<b>Andover Estate</b> 1. Youth Centre Improvements 2. Kick About Area 3. Community Centre			£20,000.00 £20,000.00 £10,000.00		<b>COMPLETE</b> <b>COMPLETE</b> <b>COMPLETE</b>

## LYON STREET CAPITAL PROGRAMME

### CAPITAL PROGRAMME CURRENT SCHEMES

Orkney House		
Scheme	Cyclical redecoration, maintenance, new windows and roof. Defects inspections to begin in flats on the 8 <sup>th</sup> Feb. Date for communal area inspection of Orkney House to be arranged.	
Constructor	Apollo London Ltd	
Out to Tender	5 <sup>th</sup> August 2004	
Tender return	26 <sup>th</sup> 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 <sup>th</sup> March 2006	17 <sup>th</sup> March 2006
Project Officer	Lyn Edwards	

Bemerton Estate Framework 2005/006		
Scheme	Component Renewal Programme first defects inspections currently been undertaken. A second set of inspections will be carried out in April.	
Name Of Contractor	Apollo London Ltd	
Out to Tender		
Tender return	Approved 2 <sup>nd</sup> 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 <sup>th</sup> November 2005.	
Completion Date	13 <sup>th</sup> April 2006	13 <sup>th</sup> 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 agreed
S20 Notice	6 <sup>th</sup> February 2006

S20 Expiry	6 March 2006	
	Last Month	This Month
SOS Date		Works commenced 13 <sup>th</sup> February 2006.
Update of Works	All internal works in dwellings completed. Some external works still ongoing.	
Completion Date	22 <sup>nd</sup> December 2006	February 2007
Project Officer	Paul Czarnecki	

### CAPITAL PROGRAMME FUTURE SCHEMES 2006 - 2007

Lyon Street Contact 5 Package 18/06		
Scheme	Cyclical Maintenance and Component Renewal Programme.	
Name of Contractor's	Kier Islington Castle Point Gas and Heating Ltd and Lovelock and Taylour Ltd	
Out to Tender	N/A	
Tender return	Agreement of Agreed maximum price June 2006	
S20 Notice	July 3 <sup>rd</sup> 2006	
S20 Expiry	August 3 <sup>rd</sup> 2006	
	Last Month	This Month
SOS Date		Week Commencing 25 <sup>th</sup> September 2006
Update	Current Works in progress Radford House where applicable kitchen and bathroom replacement and rewiring of flats. Papworth gardens where applicable kitchen and bathroom and heating replacement works. Mackenzie Road where applicable kitchen replacement and heating replacement rewiring works. Irvine, Wallace, Hartnell and Westbrook Houses where applicable rewiring works.	
Completion Date	October 2007	
Project Officer	Paul Czarnecki	

Field Court Entry Phone System and Fencing	TBA	TBA	£35,300		Planning permission granted for fencing. Scheme inherited from Hyde Northside works have been delayed and have now been commissioned.
Willow Court. Entry Phone System and Fencing	TBA	TBA	£31,000 for the proposed		Planning permission granted for fencing. Scheme inherited from Hyde Northside works have been delayed and have now been commissioned.

#### TENANT COMPACT PROJECTS 2006/7

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Ref A1 Adams Place Lighting Upgrade to Playground.			£724.50	Nil	COMPLETE
Ref A2 Adams Place Barrier Gate to be installed.			£2,880.00	£752.50	Orders placed 5.10.06 Ref 6038990 RefAS2024 - Part Complete. Gerda keys to be distributed to residents before gate lock up.
Ref A3 Adams Place Railings to grassed area			£3,306.25	Nil	COMPLETE
Ref A11 Deli Outram Est Nr No 26 Railings to prevent motorbikes on pavement.			£1,554.80	Nil	COMPLETE

Ref A13 Install Security Gates for 2 residents. Eden Grove			£1,300.20	Nil	COMPLETE
Ref A14 Upgrade Door Entry System.			£1,198.30		COMPLETE
Ref A16 Works to boundary Wall Conistone Way			£8,740.00	Nil	COMPLETE
Ref A17 Nailor St Lighting Upgrade area adj football pitch			£2,231.00	Nil	COMPLETE
Ref A19 Shearing Way Line Markings			£3271.75	Nil	Orders placed 5.10.06 6040207 RefAS-2009 - Part complete. Awaiting advice from ESO on number sequence.
Ref A21 Stavely&Keighley Way Paving of entrances from Camden Road			£2,162.00		COMPLETE
Ref A22 Stavely&Keighley Brickwork to tree pit			£212,75		Orders placed 5.10.06 Ref 6039664 Ref AS-2027 - Works to commence 05.02.07
A24 Westbourne Community Centre			£2,581.75		Order placed 05.12.06 Ref 6291222 - AS 2486
RefA/B1 Fencing nr 10 Papworth to prevent climbing into gardens			£3,059.00		Orders placed 5.10.06 Ref 6040058 Ref - AS-2008 - works to commence 05.02.07
Ref A25 William Street Playground sign			£194.00		COMPLETE

Ref B1 40 Barnsbury Rd Paving to communal bin area			£395,00		COMPLETE
Ref B3 Geary House Fencing to prevent climbing on bin chute area.			£2,415.00		COMPLETE
Ref B/C1 Caledoni an Est (Old) 2 Steel litter bins			£996,00		To be fitted by 16.2.07.
Ref A7 Caldeonian Estate No exercising dog signs			£582,00		COMPLETE
Ref A8 Caledonian and Keighley and Stavely Est No Ball game signs			£1,270.00		COMPLETE
Ref A9 Moulsford House Sign for 5 <sup>th</sup> Floor Landing			£194.00		Orders placed 5.10.06 Ref6006889 - smaller unit in manufacture original too big. Works to commence 05.02.07
Ref A18 Shearing Way Street Signs			£702.00		COMPLETE
Ref A12 21-26 Outram Place Improvements to undercroft of garage. Reallocated to Other works.			£10,000.00		Pollard Close fencing to prevent nuisance cost £5,597.00 Also identified Rowstock Gardens Caretaking facilities £2,175.00 and
Ref A20 Stavely and Keighley New Signs for estate			£2,000.00	£628.00	Start date 9.2.07

Ref A23 Sturmer Cres & Russett Way Block Signs			£1,000.00		Awaiting quotes from ESO
Ref B4 Lorraine Estate Calming measures and general landscaping to communal areas.			£48,191.00		Consultation with Groundwork's and the consultants in progress. Works cannot be ordered until issues with planning resolved - to go to planning committee panel 12.03.07
Ref B2 Caledonian Estate. Plants for 4 planters			£1,000.00		Quotes to be sought from Spring 07 planting
Ref A5 Boston Estate Youth Activities Prospex			£2,700.00		COMPLETE
Ref A15 Spinners to be installed near 28 Lockart to deter climbing by youths on residents property.			£ 971,00		COMPLETE
A10 Cloudsley Place  Entry Door Scheme			£3565.00		Works in progress to progress scheme
A4 Batchelor Street Entry Door Scheme			£3565.00		Works in progress to progress scheme
Ref A6 Improve Boston Estate lighting various locations.			£7,084.00		COMPLETE
Ref A27 Prospex Youth Work.			£10,000.00		To be allocated back to panel in Jan 07

Ref ESF Various Landscape Area's			£5,000.00		Identified Field Cit TRA involved.
Ref SAC Anti Climb Materials various locations			£5,000.00		To be identified by operations and project team
Ref SGNS Signs to be replaced or new signed to be fitted where necessary.			£2,000.00		Staveley and Keighley Numbering signage cost £2,285.00
A26 Tree Budget			£10,000.00		4 Schemes ordered by ES. Radford House £2625.00 - Balfe Street £625.00 - Biddestone Road £5933.00 & Staveley/Keighley £2530.00 - Total spend £11,713.00 Awaiting confirmation of works completion

<p>Ref TA1 Security Works to be undertaken across area as necessary</p>			<p>£20,180.90</p>		<p>Schemes ordered from this section of budget:</p> <p>Keighley Close caretakers facilities £1,127.00  Rowstock Gardens caretakers facilities £1,127.00  Coatbridge House balustrade £4,754.41  Vibart Walk netting to sports pitch £3,386.75  Armour Close 'kick about area' lighting £1,311.00  Sophia Close lighting upgrade £2,415.00  Spend to date £14121.16  Remaining budget £12,059.74 works identified.</p>
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<p>Area Programme Managers Budget Works throughout year to be identified and ordered commissioned .</p>			<p>£25,142.95</p>		<p>Schemes ordered from this section of budget:</p> <p>1 Radford House ASB works £3921.50  7-9 Maygood Street caretakers facilities £1, 159.20  1-42 Adams Place caretakers facilities £2055.05  Staveley/Keighley drop down lockable posts £747.50  Bemerton Estate signage £8,851.00  200-212 Copenhagen Street caretakers facilities £1,149.80  Adams Place Gerda Keys £612.50  Geary House caretakers facilities £1941.20  Staveley/Keighley estate signage £1,670.00</p> <p>Caretaking facilities at Montague Crt £892.40  Bures house Caretaking facilities £1,698.55</p>
<p>Ref TA2 Nailor Street Football pitch proposal withdrawn</p>			<p>£25,000.00</p>		<p>£12,903.00 identified works at Pollard Close includes paving and security works to tenanted houses 1 to 14.</p> <p>Further works require quotes to achieve total budget expenditure.</p>

Ref 1A3 Lorraine Mansions.  Replacement of tiles to frontage of some blocks			222,000.00		Resident consultation completed. Quotes will be submitted by 8 <sup>th</sup> February
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<b>Community Safety and Neighbourhood renewal works 2005/6</b>	SOS Date	End Date	Budget committed	Savings made	Comments
9-15 Rowstock Gardens Original scheme proposal amended.	TBA		£7,500		No nuisance problems have been reported. Therefore scheme will be changed with consultation to create a fence with gate to go across grassed area to prevent access to the public.

<b>Community Safety and Neighbourhood renewal works 2006/7</b>	SOS Date	End Date	Budget committed	Savings made	Comments
Lorraine Estate 133-165 and 177 to 221 233 to 261 Biddestone Road and Cranworth and Chelmsford Houses			105,000 including fees		Entry phone systems to be installed.  Commissioned 8 <sup>th</sup> September 2006 Commission accepted 29 <sup>th</sup> of September 2006
William Street Estate Covers fencing and lighting particularly at side of the community centre.			44,144.00 excluding fees		Quotes received for fencing, awaiting lighting quotes.

Estate Lighting Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Papworth Gardens Old Caledonian Estate			30,000.00		Both Papworth Gardens and Caledonian Road have had improvements undertaken in other schemes. Where necessary lighting to be improved on Bemerton Estate

**Estate Paving**

Estate Paving Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Shearing Way Pollard Close Delhi Outram Estate Perth House Stavely and Keightly Fairdene Court Armour Close			30,000.00		Works completed £28,645.00 of £30,000.00 budget spent.

Enviromental Improvements	SOS Date	End Date	Budget Committed	Savings Made	Comments
Caledonian Estate			36,036.00		Awaiting quotes from Estates Services

## UPPER STREET CAPITAL PROGRAMME

### CAPITAL PROGRAMME CURRENT SCHEMES

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	Early works 23.01.06	Early works 23.01.06
Completion Date	23.12.06	23.12.06
Project Officer	Colette Clail	

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 09.01.06	Early works 09.01.06
Completion Date	Feb 07	30 January 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, Tyndale on hold	
Constructor	Mansells Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	Early works 16.01.06/main works 2	Early works 16.01.06/main works 23.05.06
Completion Date	To be agreed	June 2007
Project Officer	Richard Berwick	

## CAPITAL PROGRAMME 2006 – 2007

The big Contract 20 with Kier Islington has been split in two. Contract 20A and Contract 20.

This is to allow some works to go ahead in this financial year and is limited to works in tenanted units only.

Contract 20A 2006/07		
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	Internal works to tenanted units only as required following survey	
Constructor	Kier Islington	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	Not applicable tenanted works only	
S20 Expiry		
	Last Panel	This Panel
SOS Date	February 07	19 February 2007
Completion Date	To be agreed	To be agreed
Project Officer	Richard Berwick	

Contract 20 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, <b>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</b>		
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 07	June 07
Completion Date	To be agreed	To be agreed
Project Officer	Richard Berwick	

# Upper Street Minor Budgets 06-07

Area E

Tenant Compact 06-07

Budget code: YHE3400

Area	Schemes	Start Date	End Date	Budgeted	Update 26-01-07	Comment
Upper Street	Almorah Community Centre - half cost of notice board		13-Jul-06	£580.00	<b>COMPLETE - was this done via OHMS</b>	Complete
Upper Street	Almorah Community Centre (railings, anti-climb paint)			£5,002.50	problem with works kier to visit site	Kiers to check site to confirm scheme
Upper Street	Almorah Road - Dummy Security Cameras		13-Jul-06	£160.00	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Baring Court - Higher Wall by side of block		18-Aug-06	£3,277.50	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Bentham Court - Improving Fencing on Estate			£10,000.00	boundry dispute still ongoing	ES to confirm situation by 16-02-07
Upper Street	Caldy Walk - landscaping			£11,011.25	plans by 22.01.07	Spec received. Sent to TRA
Upper Street	Canonbury Crescent, Arran Walk & Ashby Grove - Security Beading to Pencher Plants			£8,556.00	<b>COMPLETE 31/10/08</b>	<b>COMPLETE 31/10/09</b>
Upper Street	Cluse Court - Consultancy Fee for Groundworks to consult residents about play areas			£5,000.00	2nd consultation 18/01/07	
Upper Street	Cluse Court - Noticeboard for TRA			£1,161.00	will speak to TRA 18/01.07 about where it is to go.	location confirmed. Complete by 16-02-07

Upper Street	Colebeck Mews - Add Cement Base for Eurobins		10-Jul-06	£897.00	COMPLETE	COMPLETE
Upper Street	Cumming Estate - groundworks				would like to remove due to overspend.back to panel. To be deferred for consideration 07-08	
Upper Street	Elizabeth Kenny House - Add Missing Fencing			£2,012.50	complete	complete
Upper Street	Elmore Street - Lockable Security Gate			£2,127.50	COMPLETE	COMPLETE
Upper Street	Halton Mansions - Install Dragon Tooth Bond to brickwork			£1,667.50	going back to panel	Complete
Upper Street	Halton Mansions - Spikes set along top of wall		10-Jul-06	£1,380.00	COMPLETE	COMPLETE
Upper Street	Haslam Close - Install High Fencing & Lockable Security Gate			£3,615.60	COMPLETE	COMPLETE
Upper Street	Lilian Baylis House - Anti Climb Spinners to side gate		21-Aug-06	£546.25	COMPLETE	COMPLETE
Upper Street	Mersey Estate - 2 Birkenhead House Renovate & Decorate TA flat		3-Jul-06	£8,936.65	COMPLETE	COMPLETE
Upper Street	Mersey Estate - Renew Post Lights on side of Widnes House		3-Jul-06	£3,680.00	COMPLETE	COMPLETE

Upper Street	Mersey Estate Tranmere House- 3 Bulk Head Lights to top Balcony		25-Jul-06	£612.00	COMPLETE	COMPLETE
Upper Street	Mersey, Liverpool, Birkenhead Houses - Anti Climb Spinners above Bin Sheds	25.10.06		£2,231.00	COMPLETE 31/10/08	COMPLETE 31/10/09
Upper Street	Morgan Mansion (block A) Install Railings around front of block				to be re-ordered after next panel meeting	to be re-ordered after next panel meeting
Upper Street	New River Green - 1-5 Gulland Walk Fencing			£4,000.00	Asking AHO to write to TRA	CC to check with AHO and get approval
Upper Street	New River Green - Alderney House/Caldy Walk - Heighten Fence around play area			£16,042.25	planning permission needed.	Order to be raised. Kiers to forward quote
Upper Street	New River Green - Caldly Walk 20 new Lighting Tops		21-Sep-06	£6,976.00	COMPLETE	COMPLETE
Upper Street	New River Green - Lundy Walk - New Lighting			£736.00	still to be agreed	location for lighting to be agreed - ask TRA
Upper Street	New River Green - Sark House - Improvements to Communal Recreation Space			£5,000.00	waiting for contact details from AHO	CC to follow up with AHO
Upper Street	New River Green - Upper Caldly Walk Paint Wall			£402.50		Complete subject to post inspection

Upper Street	New River Green - Upper Handa Walk - Upper Handa Walk - Anti-scaling Spinners to gate			£1,667.50	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Pleasant Place - Install Door Closer to F. E. D			£200.00	still awaiting quote	Kiers to provide quote by 16-02-07
Upper Street	Rotherfield Street - Repair Fencing to front and rear of property			£3,858.00	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Sebbon Street - Develop Garden Area for Residents			£6,719.00	would like to remove due to overspend.back to panel. To be deferred for consideration 07-08	scheme removed - to be added to 07-08 proposals. Check consultancy fee
Upper Street	Sebbon Street Community Hall - Upgrade Door Entry System		24-Jul-06	£8,314.50	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Southgate Court - Door Entry & Security Doors (1-8)			£11,902.47	commissioned with M&E awaiting programme	Kiers providing breakdown by 16-02-07
Upper Street	Southgate Court - Door Entry & Security Doors (21-26)			£10,250.34	commissioned with M&E awaiting programme	Kiers providing breakdown by 16-02-07
Upper Street	Southgate Court - Door Entry & Security Doors (9-20)			£12,724.26	commissioned with M&E awaiting programme	Kiers providing breakdown by 16-02-07
Upper Street	Theseus Walk - lighting			£901.60	<b>COMPLETE</b>	<b>COMPLETE</b>

Upper Street	Upper Caldy Walk - paving entrance				order cancelled - Works completed by 'others'	<b>COMPLETE</b>
Upper Street	Upper Dengie Walk - door entry			£48,000.00	awaiting programe from M&E	Meeting with architects to be arranged. Public meeting to be arranged
Upper Street	Wakelin House - Disability Ramp to block 46-66			£10,723.00	major works to complete March 07	Complete
Upper Street	Wakelin House - repair planters		20-Sep-06	£1,610.00	<b>Complete 20/09/09</b>	<b>Complete 20/09/10</b>
Upper Street	Walter Sickert Community Centre - upgrade lighting			£11,040.00	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Westcliff House - Kissing Gates under arch		18-Aug-06	£7,130.00	<b>COMPLETE</b>	<b>COMPLETE</b>
Upper Street	Widford House - Demolish Lumber Store, Make Good & Mark Out Parking Bays			£3,565.00	<b>COMPLETE</b>	<b>COMPLETE</b>
				£244,216.67		

**Community Safety 06-07**

Area	Schemes	Start Date	End Date	Cost	Update 26-01-07	Comment
Upper Street	E - Popham Road Estate Security - Door Entry (Upper Hawkwell, Upper Rawreth Walk) / install additional lighting	17/01/2007		65,000.00	S20s issued from HOU 31-01-07. S20s expire 02-03-07. TAR to be drafted	Public meeting to be arranged for all Popham Road
Upper Street	E - Popham Street Estate Security			#####	Tender Analysis received from M&E 25-01-07. Lowest tender plus fees = £296,781.14 - a budget shortfall of £161,781.14. APM to advise on how to proceed	

**Community Safety - Planned Maintenance Schemes 06-07**

Area	Schemes	Start Date	End Date	Cost	Update 26-01-07	Comment
Upper Street	Dawlish House - door entry	17/01/2007		19,921.58	Projects team awaiting cost breakdown from M&E for S20 requests. Breakdown expected by 25-01-07	
Upper Street	26-31 Halton Mansions - door entry			12,627.06	Projects team awaiting cost breakdown from M&E for S20 requests. Breakdown expected by 25-01-07	

Community Safety - Paving & Lighting 06-07

Area	Schemes	Start Date	End Date	Cost/budget	Update 26-01-07	Comment
Upper Street	E Paving Hedingham Clse			10,500.00	completed out of 05-06 paving / awaiting alternative schemes from ES	schemes have been identified - TAR has been signed
Upper Street	E Paving Lillian Bayliss Hse			3,500.00	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	
Upper Street	E Paving Romford Hse			6,000.00	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	
<b>Upper Street</b>				<b>20,000.00</b>		
Upper Street	E Lighting Alderney Hse			1,859.50	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised
Upper Street	E Lighting Cluse crt			448.50	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised

Upper Street	E Lighting Gurnsey Hse			4,427.50	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised
Upper Street	E Lighting Jersey Hse			4,427.50	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised
Upper Street	E Lighting Parker Crt			356.50	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised
Upper Street	E Lighting Southgate Crt			2,922.15	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised
Upper Street	E Lighting Spriggs Hse			-	£1253.50 - Completed 05-06 Lighting	
Upper Street	E Lighting Widford Hse			299.00	Quotes for paving schemes rec'd from ES 18-01-07. CC to produce TAR and to raise orders	Tar signed orders to be raised
<b>Upper Street</b>				<b>14,740.65</b>		

**M&E Schemes 06-07**

<b>Area</b>	<b>Schemes</b>	<b>Start Date</b>	<b>End Date</b>	<b>Start date</b>	<b>Completion date</b>	<b>Comment</b>
Upper Street	65-72 Halton Mansions - Boiler Plant	<b>18/01/2007</b>		8-Jan-07	28-Feb-07	No information went to residents. Check with APM





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