

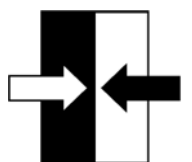
# Consultative Panel Reports



*March  
2006*



INVESTOR IN PEOPLE



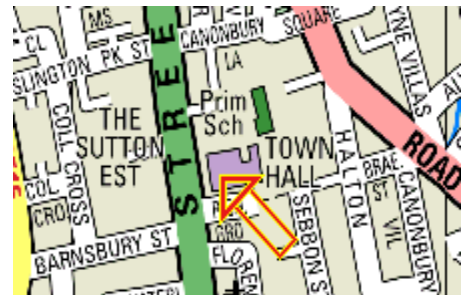
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# Consultative Panel Meeting Times and Venues

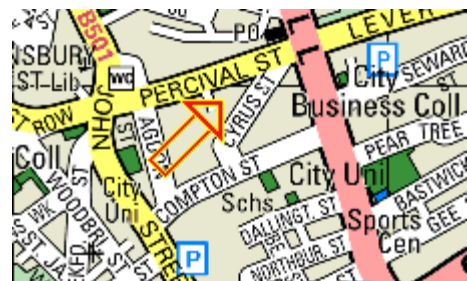
## **Boleyn Road Area Housing Panel 7pm**

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



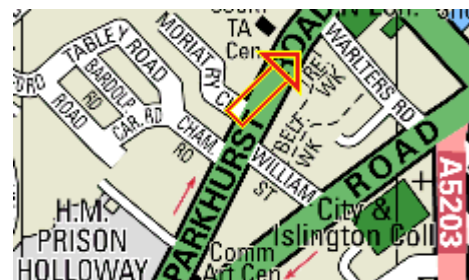
## **Central Street Area Housing Panel 7pm**

Tompion Community Hall  
Percival Street EC1  
Refreshments provided



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

Williamson Street Community Centre  
Parkhurst Road N7  
Refreshments provided



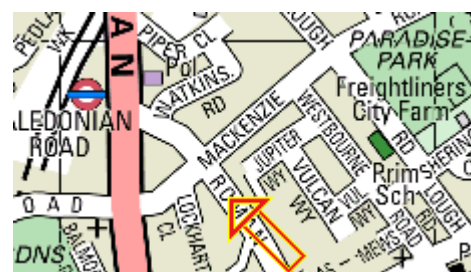
## **Isledon Road Area Housing Panel 6.30pm**

Emmanuel Church  
Hornsey Road N7 2UD  
Refreshments provided



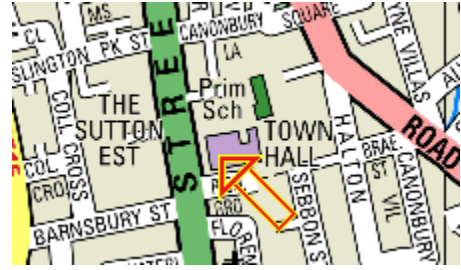
## **Lyon Street Area Housing Panel 7pm**

Westbourne Community Centre  
Roman Way N7  
Refreshments provided



## Upper Street Area Housing Panel 7pm

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



## Islington Leaseholder Forum 7pm

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



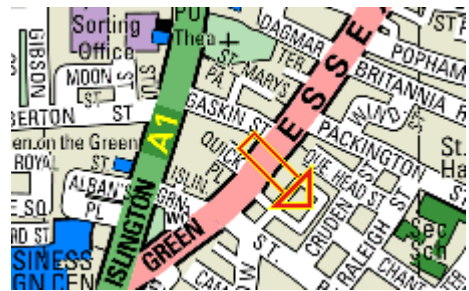
## TMO/TMC Review Group 7:30pm

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



## Partners For Improvement in Islington Residents Forum 6:30pm

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



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

Boleyn Road AHP 020 7527 8314  
Central Street AHP 020 7527 6259  
Holland Walk AHP 020 7527 7471  
Isledon Road AHP 020 7527 6548  
Lyon Street AHP 020 7527 6830

Upper Street AHP 020 7527 8314  
Islington Leaseholder Forum 020 7527 8633  
TMO/TMC Review Group 020 7527 4223  
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
Boleyn Road AHP	Thursday 11 <sup>th</sup> May	Thursday 13 <sup>th</sup> July	Thursday 21 <sup>st</sup> September	Thursday 23 <sup>rd</sup> November	Thursday 18 <sup>th</sup> January	Thursday 15 <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	Monday 12 <sup>th</sup> March
Isledon Road AHP	Monday 15 <sup>th</sup> May	Monday 17 <sup>th</sup> July	Monday 18 <sup>th</sup> September	Monday 13 <sup>th</sup> November	Monday 8 <sup>th</sup> January	Monday 12 <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 14 <sup>th</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	To be advised	To be advised
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



## 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  
(Location to be advised)

You are welcome to attend meetings on the following dates:

**Monday 20<sup>th</sup> March 2006**  
**Monday 8<sup>th</sup> May 2006**  
**Monday 19<sup>th</sup> June 2006**  
**Monday 31<sup>st</sup> July 2006**  
**Monday 11<sup>th</sup> September 2006**  
**Monday 23<sup>rd</sup> October 2006**  
**Monday 4<sup>th</sup> December 2006**  
**Monday 15<sup>th</sup> January 2007**  
**Monday 26<sup>th</sup> February 2007**

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

If you require any of the following please note:

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

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



# Homes for Islington Sub-Board Meetings

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

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

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

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

**(Location to be advised)**

You are welcome to attend meetings on the following dates:

## **Contracted Services Sub-Board April 2006 – March 2007**

**Tuesday 13<sup>th</sup> June 2006**

**Tuesday 15<sup>th</sup> August 2006**

**Tuesday 17<sup>th</sup> October 2006**

**Tuesday 12<sup>th</sup> December 2006**

**Tuesday 13<sup>th</sup> February 2007**

## **Managed Property Sub-Board April 2006 – March 2007**

**Wednesday 14<sup>th</sup> June 2006**

**Wednesday 16<sup>th</sup> August 2006**

**Wednesday 18<sup>th</sup> October 2006**

**Wednesday 13<sup>th</sup> December 2006**

**Wednesday 14<sup>th</sup> February 2007**

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

If you require any of the following please note:

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

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





Consultative Panels - Central Reports  
March 2006

	Contents	Status	Page
<b>Council Items</b>			
1	PFI 2 Update	Information	1 - 2
<b>Homes for Islington Items</b>			
2	Decision Items Considered at Board and Sub-Boards	Information	3 - 6
3	HFI Update	Information	7 - 10
4	Board and Sub-Board meetings location 2006/07	Consultation	11 - 14
5	Window Replacement Policy	Consultation	15 - 18
6	Capital Programme 2005/06 monitoring – 3 <sup>rd</sup> quarter	Information	19
	a) Boleyn Road Area		20 – 31
	b) Central Street Area		32 – 46
	c) Holland Walk Area		47 – 59
	d) Isledon Road Area		60 – 67
	e) Lyon Street Area		68 – 75
	f) Upper Street Area		76 – 82
7	Improving Leasehold Services	Consultation	To be tabled



Report of	Team	Job Title
Chris Worby	Chief Executive Directorate	Assistant Director (Special Projects)

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2006	1	Information

## **Subject of report: PFI 2 – LBI update**

### 1 Background

- 1.1 Islington street properties represent potentially the most problematic part of the Council's Housing Stock. Almost all of the properties were built more than 100 years ago. They were subject to a significant refurbishment programme in the 70s and early 80s, but received little in the way of cyclical repairs or renewals in the ensuing years.
- 1.2 The Council in the late 1990's considered stock transfer and rejected this as impractical. The Government's PFI process offered a route of attracting significant additional funding with the potential benefit of ring-fenced resourced to address the need of its older street properties.
- 1.3 The Council had bid for resources for its second scheme to cover its remaining two thirds of the Victorian and older Street Properties outside of PFI I contract. The resources available for PFI II were reviewed by ODPM in early 2004 to reflect an uplifted cost, based on PFI I's contract.
- 1.4 The Council's formal Invitation to negotiate was issued to Partners in May 2004. In the Autumn of 2004 the majority of the Method Statement relating to the bid had been produced and submitted to the Council. However, pricing was delayed as the independent surveyors faced difficulties in gaining access to sufficient properties to enable the works pricing to move forward.
- 1.5 Partners commenced pricing the scheme in January 2005. They submitted their costings for the project at the end of April 2005.
- 1.6 These were above the Council's affordability position. Subsequent negotiations focused on financial issues to reach a Value for Money (VfM) position that could be robustly benchmarked with other schemes, as well as to develop an affordable option within the resources likely to be available.

### 2 Progress since Summer 2005

- 2.1 By early August 2005, a revised scheme with a shorter contract period, that appeared potentially deliverable within an affordable framework subject to additional resources being made available by ODPM, was discussed in outline with Partners. However, VfM was recognised as a key issue to resolve in tandem

with gaining the Office of the Deputy Prime Minister (ODPM) in principle agreement to the proposals.

- 2.2 The exercise to validate VfM was completed in November and the submission made to ODPM, outlining how the project represented VfM and also sought an additional 10% of PFI Credits to bring the scheme to a final affordable position.
- 2.3 Ultimately whilst this project has been accepted by ODPM to go forward as VfM, they did not approve any additional funds.
- 2.4 Further revisions to the scheme have been made to bring the project to within affordability. Partners for Improvement in Islington were appointed as Preferred Bidder at the end of January 2006.

### 3 Way Forward

- 3.1 In the coming months final negotiations on this project will be undertaken. This will enable the proposals to be considered by the Council's Auditors to determine if the project is 'off balance sheet', and meets Treasury rules (FRS5). The Final Business Case has to be submitted to ODPM for consideration and approval.
- 3.2 Formal consultation with residents will also be undertaken. Subject to the outcome of this process, it is anticipated that agreement may then be given to proceed, with initial service commencement prior to the Summer and full service start targeted at this Autumn.

Report Author: Chris Worby, Assistant Director (Special Projects)  
Telephone: 020 7527 4006  
E-mail: chris.worby@islington.gov.uk

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

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

**Subject of Report:** Decision items considered at:  
 Board Meeting 19<sup>th</sup> December 2005 and 6<sup>th</sup> February 2006  
 Sub-Board meetings on 14<sup>th</sup> and 15<sup>th</sup> February 2006

**HFI Board 19<sup>th</sup> December 2005 and 6<sup>th</sup> February 2006 agreed:**

<p><b>19<sup>th</sup> December 2005</b></p> <ol style="list-style-type: none"> <li>1. A strategic overview of performance management indicators. Board recommended that additional spending be focused on safety schemes and youth policies.</li> <li>2. The latest version of the Risk Register.</li> <li>3. The draft Business Plan 2006 – 11, noting that the final version of the Business Plan will be returned to the Board meeting on 6<sup>th</sup> February 2006.</li> <li>4. The HR Strategy for 2006/07.</li> <li>5. The Communications Strategy for the next six months and noted that a report will be submitted on 20<sup>th</sup> March 2006 on the strategy for 2006/07.</li> <li>6. A request by Managed Property Sub-Board that the Vice-Chair of the Board is allowed to Chair a Sub-Board or Committee.</li> </ol> <p><b>6<sup>th</sup> February 2006</b></p> <ol style="list-style-type: none"> <li>1. The final draft version of the Business Plan 2006-11 and authorised the publication of a summary document for resident and staff information.</li> </ol>
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**Items for consideration at  
 HFI Board Meeting 20<sup>th</sup> March 2006:**

1. Strategic Performance Management
2. ICT Strategy 2006/07
3. Risk Management
4. Allocation of additional LBI funding
5. Board and Sub-Board meetings 2006/07 locations
6. Strategic Performance Indicators for 2006/07

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

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

1. Performance Indicators	1. Performance Indicators
2. Performance reports – Partners - TMO/TMCs	2. Tenant Incentive Scheme update
3. Report back – Central Services	3. Report back – Central Services
4. Consultative Panel feedback reports	4. Scrutiny Item – Kier Islington / HFI Direct.

5. Capital programme process for TMO's and TMC's.	5. Petitions received at Area Housing Panels
	6. Consultative Panel feedback reports

**Report back from the Contracted Services Sub-Board (CSSB) –  
14 February 2006  
William McGarvie - Chair**

<p><b>Leaseholder Association Recognition</b></p> <ul style="list-style-type: none"> <li>CSSB considered the outcomes of a report on Leaseholder Association Recognition which had been commented on by Consultative Panels in January 2006.</li> </ul> <p><b>Performance Indicators (PIs)</b></p> <ul style="list-style-type: none"> <li>The report on Performance Indicators for December 2005 was noted.</li> </ul> <p><b>Report Back Partners for Improvement in Islington</b></p> <ul style="list-style-type: none"> <li>CSSB noted a report back on Partners for Improvement Islington in delivering the PFI 1 contract for refurbishment, maintenance and housing management services to 2,400 street properties across the borough. It also outlined current issues and developments in delivering services.</li> </ul> <p><b>Report Back from Performance of tenant Management Organisations (TMOs) and Co-operatives (TMCs)</b></p> <ul style="list-style-type: none"> <li>CSSB noted a report back on the performance of the 26 larger estate based TMOs and TMCs delivering housing management and maintenance services to some 4,406 properties on behalf of LBI.</li> </ul> <p><b>Report Back from Consultative Panels</b></p> <ul style="list-style-type: none"> <li>CSSB received a report giving feedback from the January round of Consultative Panels on the items for consultation.</li> </ul> <p><b>Report back from Managed Property 14<sup>th</sup> December Sub-Board 2005</b></p> <ul style="list-style-type: none"> <li>The report was noted.</li> </ul>
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**Report back from Managed Property Sub-Board (MPSB) -  
15 February 2006  
Jessie White – Chair**

<p><b>Scrutiny Item – Greenspace</b></p> <ul style="list-style-type: none"> <li>MPSB noted a presentation by Greenspace.</li> </ul> <p><b>Report back – Homeownership</b></p> <ul style="list-style-type: none"> <li>MPSB noted a report back on the Homeownership Services.</li> </ul> <p><b>Performance Indicators (P1s)</b></p> <ul style="list-style-type: none"> <li>The report on Performance Indicators for December 2005 was noted.</li> </ul> <p><b>Leaseholder Association Recognition</b></p> <ul style="list-style-type: none"> <li>MPSB considered the outcomes of a report on Leaseholder Association Recognition which had been commented on by Consultative Panels in January 2006.</li> </ul> <p><b>Reports back from Consultative Panels</b></p>
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- Reports back from Consultative Panels were provided by Associate Directors and noted by MPSB.

**Update on petitions received by HFI**

- The report was noted.

**Report back from CSSB – 13<sup>th</sup> December 2005**

- The report was noted.



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

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

**Subject of Report:** Homes for Islington Update

**1. Synopsis**

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

**2. Recommendation**

2.1 That Consultative Panels note this report.

**3. Background**

**3.1 Local Government Chronicle**

3.1.1 LBI has been short listed for an award from the Local Government Chronicle for being the “Most Improved Council”. Andy Jennings, Director of Housing, and Helen Bailey, Chief Executive have passed on LBI’s thanks to HFI for its contribution to this achievement.

**3.2 Tenant Management Option**

3.2.1 In October 2005 the Government introduced an updated Modular Management Agreement (MMA) to govern the relationship between local authorities and Tenant Management Organisations (TMO’s). By 2008 all TMO’s and TMC’s will covered by similar arrangements under the same legal agreement. All management organisations will be offered training by HFI’s tenant management commissioning team.

**3.3 Blitz team and Bulk Rubbish Roll-out**

3.3.1 As part of HFI’s commitment to improving its caretaking service, a five person blitz team has been created. The team targets specific blocks affected by anti-social behaviour, such as graffiti and vandalism. Residents are advised in advance of when their block is to be cleaned and the squad works under the supervision of an assistant caretaker manager.

3.3.2 Following on from a pilot scheme in Boleyn Road and Upper Street, from 6<sup>th</sup> February 2006 there will be a new team that will collect bulk refuse from all communal areas on all estates. Collection will take place within one working day of being notified by the caretaker.

### **3.4 Gas Servicing**

**3.4.1** The latest figures from January 2006 show that there has been an improvement in the gas servicing rate from 99.13% last year to 99.36% this year.

### **3.5 Getting it Right online**

**3.5.1** Getting it Right on line is a new page on HFI's website which now details all HFI's repair and decent homes standard work. This will provide valuable information to residents on what work is being carried out. It lists:

- a) The current capital programme for 2005/06
- b) The next capital programme for 2006/07
- c) By May 2006 it is envisaged the pages will list **all** works intended for all HFI managed property up until 2011.

### **3.6 Residents Involvement Update**

**3.6.1** Following discussions with FITA and Members of the Consultative Panels the HFI Board has agreed the following amendment to the Residents Involvement Strategy agreed last summer.

#### **3.6.2 Chairing More than 1 Consultative Panel**

The Board had previously agreed a recommendation that no person should be able to chair more than 1 Consultative Panel. This has now been deleted as a recommendation and the Board accepts that it is up to individual Consultative Panels who they should elect as Chair.

It is important that Consultative Panels work effectively and arrangements are going to be put in place to ensure that Consultative Panels perform on issues such attendance and making decisions is closely monitored.

#### **3.6.3 Residents Conference**

It was originally planned to hold an annual Residents Conference in March, but this has now been moved to September. A Working Group of representatives from Homes for Islington and FITA will oversee planning and setting up of the Residents Conference.

#### **3.6.4 FITA/Leasehold Association Administration**

It has been agreed for now that FITA will not undertake any work in respect of the administration of leaseholder associations. Homes for Islington and FITA have agreed to keep this matter under review in the coming months.

### **3.7 Revision of Tenancy Conditions**

**3.7.1** Following the consultation exercise on revision to tenancy conditions that took place in December 05 / January 06, HFI will be issuing revised conditions to tenants in March 06.

**3.7.2** The revisions include strengthening the right of access in relation to gas servicing, permissions concerning laminate flooring, recharging for damages clarifying the right of succession and joint tenancy applications. Following

discussions with LBI, and in response to tenants concerns, it has been agreed to drop proposals to include the introduction of a waiver to the right to light.

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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2006	4	Consultation

**Subject of Report:** Location of Board and Sub-Board Meetings and options for open forums.

## 1. Purpose

1.1. This report seeks comments from Consultative Panels on:

- a) Possible locations for HFI Board and Sub-Board meetings April 2006 – March 2007.
- b) Options for open forum meetings for the public and the Board.

## 2. Recommendation

2.1. That Consultative Panels make comment on locations and the possibility of open forums.

## 3. Background

3.1. HFI Board and Sub-Board meetings are open for the public to attend and have been since May 2004 following the establishment of the organisation that April.

3.2. Meetings have been held at the National Children's Home (NCH), 85 Highbury Park, N5 1UD since the Board considered this issue in May 2004 and agreed to hold its meetings there.

3.3. The Board's policy is not to hold meetings in LBI buildings so that it complies with Government advice (Office of the Deputy Prime Minister, ODPM) that ALMOs should demonstrate, wherever practicable, their independence from Councils. Even if the Town Hall was a possible venue option, only Committee Room 1 is a suitable venue and bookings after September 2006 cannot currently be guaranteed and therefore meetings cannot be publicised in advance.

## 4. Options for Venues

4.1. A number of non-faith buildings within the Borough have been considered. There is a shortage of appropriate venues in the south and west of the Borough which are large enough or remain open long enough in the evenings to consider as venues.

4.2. Appendix 1 summarises a shortlist of options for venues.

## 5. Open forums with the Public

5.1. Currently members of the public may submit questions to the Board in writing in advance of its meeting and responses are provided at the meetings. At Sub-Boards, members of the public may similarly submit questions in writing but additionally ask questions which are relevant to the operations of the Sub-Boards. These practices will continue for meetings April 2006 – March 2007.

5.2. However, the Board is conscious that there may be members of the public who would welcome the opportunity to discuss matters directly with the Board and is considering open forums to facilitate this.

5.3. Consultative Panels are asked to comment on each of the following items:

- i) Whether it is felt the general principle of holdings such meetings is positive and should be adopted.
- ii) Whether it is felt that, for the time being, two such meetings a year should suffice until it is clear whether such a forum will be well used or not.
- iii) Whether it is felt holding such forums on a Saturday morning would be more convenient for the public than a weekday evening.
- iv) Whether the forums should take place, at the same venue or, for example, one is held in the “north” and the other in the “south” of the Borough.
- v) Suggestions on advertising – it is envisaged the forums would be advertised in the HFI newsletter, by specific invite to each TRA/TMO Chair, by notices in HFI and LBI buildings and by advert in the local press in the week before the meeting.

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#### Item 4 - Appendix 1 - Options for venues for HFI Board and Sub-Board meetings

	<b>Name of venue</b>	<b>DDA Compliant</b>	<b>Transport links</b>
1	<b>Stephenson Hall – NCH</b> 85c Highbury Park, London, N5 1UD	Yes	<b>Tube:</b> Arsenal (5mins walk) <b>Buses:</b> 19 runs between Angel in South & Finsbury Park in North. 236 runs between Dalston in East & Finsbury Park in North <b>Parking Facilities:</b> Parking available
2	<b>LVSRC</b> 356 Holloway Road London, N7 6PA	Yes	<b>Tube:</b> Holloway Road (5mins walk) <b>Buses:</b> 43 runs from Friern Barnet in North to Angel/Moorgate in South. 271 runs from Angel in South to Highgate in North <b>Parking Facilities:</b> Limited parking available
3	<b>Crescent Suite</b> 70 Ronalds Road, London. N5 1XA	Yes	<b>Tube:</b> Highbury & Islington (5mins walk) <b>Buses:</b> 43 runs from Friern Barnet in the North to Angel/Moorgate in the South. 271 runs from Angel in South to Highgate in North <b>Trains:</b> Trains connect to/from Dalston in East to Caledonian Road in West <b>Parking Facilities:</b> No specific parking facilities available
4	<b>Business Design Centre</b> 52 Upper Street London	Yes	<b>Tube:</b> Angel (5mins walk) <b>Buses:</b> 4 & 19 run through Angel from South to Arsenal/Finsbury Park in North <b>Parking Facilities:</b> Paid parking available within premises. Parking also available in adjacent shopping centre car park.
5	<b>City YMCA</b> 8 Errol St London, EC1Y 8SE	Yes	<b>Tube:</b> Old Street, Barbican(5mins walk) & Moorgate (5mins walk) <b>Buses:</b> 43 runs from London Bridge in South through Angel to Friern Barnet in North <b>Trains:</b> Trains connect to Essex Road through Highbury & Islington to Finsbury Park. <b>Parking Facilities:</b> No parking facilities provided, however cheap paid parking available in nearby car parks.



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

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

**Subject of Report:** Window Replacement Policy

**1. Introduction**

1.1 The purpose of this report is to consult with Consultative Panels on a proposed change to HFI's policy with regard to the treatment of windows within the Decent Homes programme.

**2. Recommendation**

2.1 To comment on the proposal that, when implementing the Decent Homes programme, HFI continues to replace all metal windows with double glazed units but that timber windows be replaced only where (a) their condition is such that they would not perform satisfactorily for a further seven years following repair and decoration or (b) double glazing is required to address a severe noise problem.

**3. Background**

**3.1 Existing policy**

3.1.1 HFI's policy on window replacement was agreed by IDC in October 2004. This provided for:-

- single glazed windows in low/medium rise blocks (estimated at 11,000) to be replaced by double – glazed, regardless of condition.
- single-glazed windows in high blocks to be replaced with double-glazed where (a) scaffolding is needed to address structural repair (b) the existing windows fail the 'Decent Homes' standard
- replacement windows to be in upvc except where the planners require another material

3.1.2 The policy includes a proviso that it will need to be reviewed if the expenditure needs for the stock increase to the extent that they exceed the resources available.

**3.2 Window types**

3.2.1 HFI does not have accessible or comprehensive information on the types of windows in its stock. This will become available following receipt of the feasibility studies for the 2007/11 programme and the development of the new property database.

3.2.2 However, a detailed study has been undertaken of the 34 schemes included in the 2004/5 and 2005/6 programmes. Window types, before and after (by scheme) are as follows:-

Material	No.	Condition			Replaced with	
		Poor	Reasonable	Good	upvc	Other
Hardwood	2	1	0	1	1	1
Softwood	10	5	4	1	9	1
Steel	13	4	8	1	7	6
Aluminium	3	3	0	0	3	0
Other/mix	6	4	1	1	5	1
total	34	17	13	4	25	9

### 3.3 Justification for the existing policy

3.3.1 The main reason for adopting this policy was that window replacement is a high priority for residents. The October 2004 report stated that the survey undertaken prior to the submission of the ALMO application indicated that 82% of respondents 'strongly agreed' that windows/doors in poor condition should be replaced and that 68% 'strongly agreed' that double glazing should be provided where there is a noise nuisance.

3.3.2 The Decent Homes standard requires the replacement of windows which are old and in poor condition and requires the provision of double glazing where this is needed to address severe noise nuisance problems. It does not require the provision of double glazing where windows are in satisfactory condition (and there are no severe noise nuisance problems) and the survey questions did not provide support for such a policy.

### 3.4 The case against a 'blanket' replacement policy

- (a) replacement costs vary widely depending on size, design and the materials used. The average for replacement timber windows is around £5,000 per property, compared with £750 for painting and repair
- (b) window replacement is a significant element in scheme costs which have generally exceeded budgets and resulted in a high level of recharges to leaseholders.
- (c) double-glazing alone makes a relatively small contribution to thermal efficiency
- (d) the previous consultation showed strong tenant support for the replacement of windows 'in poor condition' or where double glazing is needed for noise insulation purposes. Replacement will continue in these circumstances. What is proposed is to stop replacing windows which are in good/satisfactory condition and where there are no major noise problems.

## 4. Proposal

4.1 Approximately half the windows on Islington's estates are of timber construction and half of metal (mainly steel). These tend to perform particularly poorly, with age and to be very unpopular with residents. Timber windows tend, following adjustment and repair, to fit and function more satisfactorily and to perform better in terms of thermal insulation. It is proposed, therefore, that metal windows continue to be replaced with the appropriate form of double-glazed units but that a more flexible approach be

adopted with regard to timber windows and that these be retained for a further cycle where their condition justifies it.

- 4.2 If adopted, this new policy will achieve savings in the implementation of the Decent Homes programme. The scale of these savings will depend on the number of windows to dealt with each year and the decisions made on individual schemes. It is estimated that 1,300 flats will have their windows repaired or replaced, in 2006/7. If 25% of these were retained (i.e. half the estimated number of timber windows) savings of around £1.5 million could be achieved.

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

Name of Meeting	Date of Meeting	Agenda item	Status
Consultative Panels	March 2006	6	Information

**Subject of Report:** 2005/6 Capital Programme – 3rd quarter monitoring

## 1. Synopsis

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

## 2. Recommendation

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 third quarter (31<sup>st</sup> December 2005). A further update up to the end of the fourth quarter (31<sup>st</sup> March 2006) will be presented to Consultative Panels at their May 06 meetings.

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## **Report of Boleyn Road Area Consultative Panel**

### **Capital Programme Update**

**Jenny Greenfield**  
**Area Programme Manager**

#### **2004/05 CAPITAL PROGRAMME**

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

**St Pauls Contract** – complete and in defects

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

#### **2005/06 CAPITAL PROGRAMME**

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

**Highbury Quadrant** – this project is just about to start its third phase and we are carrying out surveys to add Decent Homes Standard works to the tenanted units across the three phases. The contractor, Eugena Ltd, is working well.

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

The contractor, Mulalley Ltd, have started some Decent Homes Standard works at Queen Margaret Court and Congreve House. The main contract is due on site 28 November 2005 and will last 40 weeks.

**Tenant Compact** – works progressing well and budget fully allocated.

#### **2006/07 CAPITAL PROGRAMME**

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

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

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

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

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



**CAPITAL PROGRAMME CURRENT SCHEMES**

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

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

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

### CAPITAL PROGRAMME FUTURE SCHEMES 2005 - 2006

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

Highbury Quadrant Decent Homes Contract  
All tenanted units in Phases 1A, 1B & 1C

Scheme	Decent Homes Standard works to all tenanted units as required i.e. kitchens, bathrooms, rewiring etc	
Constructor	Eugena Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice	N/A tenanted stock only	
S20 Expiry	N/A tenanted stock only	
	Last Panel	This Panel
SOS Date	January 2006	
Completion Date	March 2006	
Project Officer	Moji Lasisi	

Contract 5 2005/06

Congreve House, Patmore House, Queen Margaret's Court, The Chestnuts, Beresford  
Lodge  
and Lexfield House

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

**CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007**

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

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

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

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

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

Conrad House - Install 4no. concrete bollards to grass areas by the side of block & adjacent to Southwell court which currently being used a 'short cut' to the estate	10/07/05	12/07/05	£690	None	Complete
Gardner Ct – Renew 8no. wooden bin chamber double doors with metal doors	05/07/05	12/07/05	£2,944	None	Complete
Hathersage Ct - Install steel door with Gerda lock to roof access due to vandalism	05/08/05	04/11/05	£321	None	Complete
Hathersage Ct - Mark hatchings in bay No.18 (no parking)	30/09/05	11/11/05	£225	None	Complete
Masefield Ct - adaptations to communal gates to car park/forecourt	05/08/05	16/10/05	£1,161	None	Complete
Mayville Community Centre –Lighting improvement to designated fire safety assembly point between Sewell & Skelton Houses	12/08/05	16/10/05	£4,023	None	Complete
Mayville Estate - Lower height of wall to small play area behind Army & Navy pub to deter ASB in this area	Caxtons to advise of start date	To be advised	£8,028	Not known at this stage	Peter Rushbrook advised on 30/08/05 for works to proceed. Caxtons to advise of start date
Parkview – Install signage x2 to all 10no. blocks	Caxtons to advise of start date	To be advised	£620	Not known at this stage	Caxtons to advise
Pearfield, Pitfield & Pondfield Houses - Install 3no. single steel security doors with Gerda locks intake cupboards where entryphone equipment are currently located	Caxtons to advise of start date	To be advised	£3,278	None	Complete

Seaforth Crescent - Stain existing communal picket fencing	30/09/05	04/11/05	£2,806	None	Complete
Boleyn Rd Area - Tree pruning		To be advised	£10,000	Not known at this stage	BRAHO to progress relevant works
Boleyn Rd Area - Pigeon proofing	ordered	To be advised	£10,000	Not known at this stage	Ordered
Boleyn Rd Area – Signage			£5,000		Approved – awaiting advice from BRAHO
1 - 20 Spring Gardens – Remark parking bays to estate (Bays 1- 10, 11-22, 23-30 & 3No. disabled logos)	09/01/06	16/01/06	£679	None	Complete
Burder Close – To mark out & re-number 25No. car parking bays	09/01/06	16/01/06	£886	None	Complete
Beresford Lodge - Security works to alleyway & front entrance	09/01/06	16/01/06	£3,105	None	Complete
Taverner Square - Renew paving	04/01/06	12/01/06	£13,662	None	Complete
Woodstock House - Security works to side entrance	09/01/06	16/01/06	£741	None	Complete
Woodstock House - To mark out 1No. parking bay, 1No. disabled logo & yellow line (hatching)	09/01/06	16/01/06	£518	None	Complete
Elmfield House - To demolish existing brick wall to play area and replace with metal railings	09/01/06	16/01/06	£3,312	None	Complete
Newington Green Mansions - To install gate to alley	06/01/06	13/01/06	£483	None	Complete
Besant Court - Security works (various)	Caxtons to advise of start date		£3,286		Ordered
37 Highbury Grove - To install door entry system	Caxtons to advise of start date		£6,371		ordered

Newington Green Mansions lobby improvements	Ordered 31.01.06		£8,073		ordered
Athenaeum Court lighting	Caxtons to advise of start date		£1,711		ordered
181-191 Highbury New Park lighting	Caxtons to advise of start date		£782		ordered
Spring Gardens – rebuild walls	12.09.06	16.01.06	£1,596	None	Complete
Highbury Estate shrub removal			£2,306		Ordered
The Woodlands – parking bays	Caxtons to advise of start date		£676		Ordered
361-375 Highbury Quadrant drains	Caxtons to advise of start date		£2,139		Ordered
Lillie House – upgrade parking area	10.01.06	16.01.06	£1,737	None	Complete
Conrad House – lobby upgrade	19.01.06	16.01.06	£2,024	none	Complete
Birchmore Walk – install bollards	10.01.06	17.01.06	£3,565	none	Complete
John Kennedy Court – parking bays	04.01.06	12.01.06	£791	none	Complete
Athenaeum Court – yellow lining	04.01.06	12.01.06	£518	none	Complete
Sinclair Court – grounds upgrade	ordered		£1,346		Approved
Highbury Quadrant Paving Works	ordered		£14,630		Approved
Seaforth Crescent – lighting up grade	ordered		£368		Approved
Beckford House – lobby upgrade	ordered		£1,932		
APPROVED			£249,999.00		
AWAITING APPROVAL			nil		
BUDGET			£250,000		

## **Report of Central Street Area Consultative Panel**

### **Capital Programme Update**

**Mike Rees**  
**Project Officer**

#### **2004/05 CAPITAL PROGRAMME**

##### **King Square tall blocks Programme.**

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

Constructor – Apollo London Limited.

Works are well underway on this project, which includes new windows, roof renewal, cyclical maintenance and concrete repairs.

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

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

Next steering group meeting scheduled for the 4<sup>th</sup> April 2006.

#### **2005/06 CAPITAL PROGRAMME**

##### **Contract 9**

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

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

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

Listed building approval for internal works has now been agreed.

Next steering group meeting scheduled for the 5<sup>th</sup> April 2006.

##### **Contract 10**

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

Constructor - Mansell

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

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

### **Contract 11**

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

Constructor: Apollo London Limited.

Planned Works: Cyclical Maintenance & Redecoration and Roof Repairs.

Work Commenced on site on the 7<sup>th</sup> November 2005.

### **Contract 12**

Blocks Included: 8-11 Cruikshank Street, 142-146 Farmington Rd, 18-28 Woodbridge Street and 15 Yardley Street.

Constructor: Frencon

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

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

### **Contract 13**

Blocks Included: Royley House, Coltash and George Gillett Court.

Constructor: Murphy

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

Works started on site on the 6<sup>th</sup> February 2006.

### **2005/06 TENANT COMPACT PROGRAMME**

Blocks to benefit from Tenant Compact Funding for improvements on their estate are as follows: - Pleydell Estate, Quaker Court, Redbrick Estate, St Luke's Estate, Stafford Cripps Estate, Wenlake Estate, Whitbread Estate,

Gambier House, Spa Green Estate, Brunswick Estate, Charles Rowan House, Finsbury Estate, Margery Street Estate & Weston Rise.

#### Pilot Leaves Maintenance Project

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

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

#### **2006/07 TENANT COMPACT PROGRAMME.**

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

#### **2006-2007 LEAVES/GUTTER PROGRAMME**

The 2006-2007 programme will include the following works:

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

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

#### **2006/2007 COMMUNITY SAFETY SCHEMES**

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

#### **2005/2006 PAVING & LIGHTING SCHEMES**

Blocks benefiting from this scheme include: Bevin Court and Claremont Close.

#### **2006/2007 PAVING & LIGHTING SCHEMES**

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

#### **EC1ND FUNDED SCHEMES**

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

Recent resources received from EC1ND will fund the following Projects.

Wenlake Estate Door Entry

Coltash Court Door Entry

**CENTRAL STREET CAPITAL PROGRAMME**

**CAPITAL PROGRAMME CURRENT SCHEMES ON SITE**

2004-2006 King Square – Turnpike, Macclesfield, Rahere, Telfer & Barnabas Hse		
Scheme	Major Works – Tall Block Repairs and internal works to Tenanted properties which also includes President House	
Constructor	Apollo London	
Out to Tender	N/A	
Tender return	N/A	
S20 Notice	8 <sup>th</sup> September 2004	
S20 Expiry	6 <sup>th</sup> October 2004	
	This Month	Last Month
SOS Date	22 <sup>nd</sup> Nov 2004	22 <sup>nd</sup> November 2004
Completion Date	4 <sup>th</sup> August 2006 (K&Bs)	06 <sup>th</sup> March 2006
Project Officer	Azom Choudhury	

2005 - 2006 St Luke's Estate Bath Court, Godfrey House, Newland Court,. Paterson Court		
Scheme	CCTV to Lifts & Cameras ( Funded by EC1 New Deal)	
Constructor	Cartell	
Out to Tender	March 2005	
Tender return	April 2005	
S20 Notice	April 2005	
S20 Expiry	May 2005	
	This Month	Last Month
SOS Date	7 <sup>th</sup> November 2005	To Be Advised
Completion Date	24 <sup>th</sup> March 2006	January 2006
Project Officer	Mike Rees	

2005-2006 Contract 9 – Spa Green Estate – Sadler, Tunbridge and Wells House		
Scheme	Creps, Windows, Roof repairs & tall Block	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	TBC	
S20 Notice	9/9/05	
S20 Expiry	9/10/05	
	This Month	Last Month
SOS Date	7th November 2005	Autumn 2005
Completion Date	1 <sup>st</sup> December 2006	Autumn 2006
Project Officer	Mike Rees	

2005-2006 Contract 10, Weston Rise, Foxcroft, Frearson, Hurst, Sharwood and Stelfox House		
Scheme	CREPS	
Constructor	Mansell	
Out to Tender	N/A – Framework	
Tender return	December 2005	
S20 Notice	December 2005	
S20 Expiry	January 2006	
	This Month	Last Month
SOS Date	February 2006	December 2005
Completion Date	January 2007	Autumn 2006
Project Officer	Jason Ross	

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

2005-2006  
Contract 11- Phase III  
Margery Street Estate - Bagnigge, Earlom, St Anns, St Helena & Spring House

Scheme	CREPS WINDOWS AND ROOFS	
Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	To Be Advised	
S20 Notice	1 <sup>st</sup> September 2005	
S20 Expiry	1 <sup>st</sup> <sup>th</sup> October 2005	
	This Month	Last Month
SOS Date	31 <sup>st</sup> October 2005	Autumn 2005
Completion Date	Autumn 2006	Autumn 2006
Project Officer	Jason Ross	

2005-2006  
Contract 12 - Street Properties -  
8-25 Cruickshank St, 142-146 Farringdon Rd, 8-28 Woodbridge St, 15 Yardley Street

Scheme	CREPS AND INTERNALS	
Constructor	To be Advised	
Out to Tender	Septemeber 2005	
Tender return	14 <sup>th</sup> October 2005	
S20 Notice	8 <sup>th</sup> November 2005	
S20 Expiry	7 <sup>th</sup> December 2005	
	This Month	Last Month
SOS Date	January 2006	December 2005
Completion Date	Autumn 2006	Autumn 2006
Project Officer	Azom Choudhury	

2005-2006  
Contract 13 – Coltash Court, George Gillett Court & Royley House

Scheme	Creps, Window Replacement & Roof Repairs	
Constructor	Murphy	
Out to Tender		
Tender return	AMP 11 <sup>th</sup> November 2005	
S20 Notice	11 <sup>th</sup> November 2005	
S20 Expiry	10 <sup>th</sup> December 2005	
	This Month	Last Month
SOS Date	6 <sup>th</sup> February 2006	Mid January 2006
Completion Date	February 2007	To Be Advised
Project Officer	Azom Choudhury	

## CAPITAL PROGRAMME FUTURE SCHEMES 2005 -2006

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

2005-2006 Finsbury Estate		
Scheme	CCTV upgrade	
Constructor	Cartell	
Out to Tender	November 2005	
Tender return	7 <sup>TH</sup> December 2005	
S20 Notice	To Be Advised	
S20 Expiry	To Be Advised	
	This Month	Last Month
SOS Date	20th February 2006	February 2006
Completion Date	April 2006	April 2006
Project Officer	Mike Rees	

**CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007**

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

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

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

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

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

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

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

2006-2007 Contract 26 Finsbury Estate – Joseph Trotter Close, Michael Cliff, Charles Townsend and Patrick Coman House		
Scheme	Windows, Roof (Michael Cliff and Charles Townsend Only) INTERNAL And Electrical Works	
Name Of Constructor	Apollo	
Out to Tender	N/A – Framework	
Tender return	To Be Advised	
S20 Notice	To Be Advised	
S20 Expiry	To Be Advised	
	This Month	Last Month
SOS Date	TBC	TBC
Completion Date	TBC	TBC
Project Officer	Mike Rees	<b>Page 42</b>

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Pleydell Estate – Supply and fit Lino to Galway and Grayson House			£2622.00	£0.00	<b>Order now placed works due to be complete by mid Feb</b>
Pleydell Estate – Repair broken parameter railings			£970.00	£4030.00	<b>BR to confirm if done with TMO</b>
Redbrick Estate – Supply 3 Estate Bins			£330.00	£0.00	TMO to Update <b>BR to chase TMO</b>
St Lukes Estate – Replace carpet with lino in Bath and Newland Court	23/06/05	27/06/05	£3018.75	£0.00	Due to be complete end of Feb 2006

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

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Door Entry Scheme Brunswick Estate Harold Laski & Wynatt Street	March 06		£53000		Tender due back on the 27 <sup>th</sup> Jan 2006-01-12 Works due to commence march 2006
Finsbury Estate – Supply Hard Surface warning Signs	Feb 06		£564.00		Artwork to be agreed
Margery St Estate – Replace communal flooring for Riceyman and St Phillips House	End of Feb		£15859.65		Order placed work due to be completed by the end of Feb
Spa Green Estate – Supply Plants	TBA		£3500.00		TMO to update
Spa Green Estate - Install CCTV	TBA		£12000.00		TMO to update
Spa Green Estate – Estate Map & Signs			£6200.00		TMO to clarify requirements

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

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

## COMPLETED TENANT COMPACT PROJECTS (CLERKENWELL)

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

## **Report of Holland Walk Area Consultative Panel**

### **Capital Programme Update**

**Tim Lowe**  
**Area Programme Manager**

#### **2004/05 CAPITAL PROGRAMME**

All projects from 2004/5 are now complete.

#### **2005/06 CAPITAL PROGRAMME**

##### **Contract No. 1**

The AMP will now be reached by 3<sup>rd</sup> March 2006 with the constructor, Kiers. Section 20 notice period will commence 24<sup>th</sup> March 2006. Advanced works to non leasehold properties began on 23<sup>rd</sup> January 2006.

##### **Contract No.3 (Hollins & McCall).**

The AMP has been reached with the constructor, Mulalley. Section 20 notice period has completed. Work has commenced and is progressing very well.

##### **Contract No. 4 (Blenheim).**

The AMP has been reached with the constructor, Apollo Limited. Section 20 notice period has completed. Four pilot flats were completed before Christmas and the main contract began on 9<sup>th</sup> January 2006.

##### **New Orleans Estate Phase 5.**

The AMP has now been agreed and the constructor, Murphy, is now on site and progressing well. It is intended to add by way of a change order new kitchens to all properties on the estate where the surveys indicate that they are needed.

##### **Hilldrop Crescent Phase 2.**

The AMP has been reached with the constructor, Mansell. Section 20 notice period has completed and works commenced on the 9<sup>th</sup> January 2006. It is intended to add, by way of a change order, new kitchens to all properties on the estate where the surveys indicate that they are needed.

#### **2006/07 CAPITAL PROGRAMME**

##### **Contract No. 14 (Margery Fry).**

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

made to commence the Kitchen and Bathroom renewals in April 2006. Budget value £3.6m.

#### **Contract No. 15 (Elthorne).**

The partnering team has now been established. The constructor is Murphy and the works are programmed to start in June 2006. All efforts are being made to commence the Kitchen and bathroom renewals in April 2006. Budget value £12m

#### **Contract No. 17 (Holland St Props).**

This project is to be competitively tendered as street properties are not included within the Framework arrangements. The project team has now been put in place. The works are programmed to start in June 2006. This project has delayed slightly due to the need to remove those properties the freehold is to be sold.

#### **2005/06 TENANT COMPACT PROGRAMME**

The 2005/6 Tenant Compact Programme is proceeding well and is on programme to complete by the end of the financial year.

#### **2006/07 TENANT COMPACT PROGRAMME.**

The first stage of the bidding process for 2006/7 has been completed by the ESO's and this information has already been forwarded to the various TRA's to either include with their own bids or not. In January the Sub-Panels agreed what schemes (both TRA and ESO bids) were to be priced by Kier. The Elthorne Sub-Panel has already prioritised their list and the Whittington Sub-Panel were to prioritise their bids on Tuesday 21<sup>st</sup> February 2006. Both Sub Panels priorities are to be ratified by the main Panel at its next meeting.

#### **2005/2006 COMMUNITY SAFETY SCHEMES**

A proposal was submitted to HFI for funding to improve areas on estates where there is anti social behaviour and vandalism. A bidding round was made and Holland Walk was successful with its bids.

All of the new door entry systems bid for are now complete and in service.

#### **2006/2007 COMMUNITY SAFETY SCHEMES**

The 2006/07 programme bids have been made and Holland Walk's successful bids are currently being produced and will be submitted to the Director of Operations by the end of October.

#### **2005/2006 PAVING & LIGHTING SCHEMES**

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

### **2006/2007 PAVING & LIGHTING SCHEMES**

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

## CAPITAL PROGRAMME CURRENT SCHEMES

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

## CAPITAL PROGRAMME FUTURE SCHEMES 2005 –2006

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

Contract 3 (Hollins & McCall)		
Scheme	New Windows, Kitchens, CREP & new entryphones	
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	
	This Month	Last Month
SOS Date	10 <sup>th</sup> October 2005	5 <sup>th</sup> December 2005
Completion Date	21st October 2006	23rd October 2006
Project Officer	Kim Farrelly	

Contract 4 (Blenheim Court)		
Scheme	New UPVC windows, new roof, new Kitchen & bathrooms & External redecoration	
Constructor	Apollo	
Out to Tender	AMP – 19 <sup>th</sup> September 2005	
Tender return		
S20 Notice	28 <sup>th</sup> October 2005	
S20 Expiry	29 <sup>th</sup> September 2005	
	This Month	Last Month
SOS Date	15 <sup>th</sup> November 2005	9 <sup>th</sup> January 2006
Completion Date	17 <sup>th</sup> November 2006	13 <sup>th</sup> February 2007
Project Officer	Terry Rawles	

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

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	
	This Month	Last Month
SOS Date	9 <sup>th</sup> January 2006	31 <sup>st</sup> October 2005
Completion Date	18 <sup>th</sup> September 2006	21 <sup>st</sup> July 2006
Project Officer	Terry Rawles	

### CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

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

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

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

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

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

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

**Whittington Sub Panel- October 05**

<p><b>Moelwyn Hughes</b> Remove and replace glazing in communal FED</p> <p>Safety screens to 2<sup>nd</sup> and 4th floors</p>	15/06/05	18/08/05	<p>£230</p> <p>£10,350</p>		<p><b>COMPLETE</b></p> <p>Panel Chair now advises following further consultation works not to proceed. Screens have been manufactured and there is an abortive cost of <b>£6,000</b>. Panel needs to select a reserve scheme to utilise remaining resources.</p>
<p><b>Hilldrop Crescent</b> Install Wooden Bench</p>			£750		<b>COMPLETE</b>
<p><b>Melyn Close</b> S/F 4 columns and 8 Thorn pass light units</p> <p>Paving improvements phases 1+2</p>	29/04/05	25/06/05	£3,475		<b>COMPLETE</b>
	10/6/05	15/07/05	£6,474		<b>COMPLETE</b>
<p><b>Merchon House</b> M/S/F new front entrance doors with glazing and ironmongery</p>	Sept 05	End of Sept 05	£8,100		<b>COMPLETE</b>
<p><b>Lower Hilldrop Estate</b> S/F dog signs on estate as per original request</p> <p>Groundworks landscaping proposals</p>			<p>£2,029.75</p> <p>£10,000</p>		<p><b>COMPLETE</b></p> <p><b>Main grant agreed.</b> Tenant compact matched funding to ISP scheme</p>
<p><b>Belmore Lane</b> M/S/F 1 wide barrier gate fitted with locks</p>		15/10/05	£1,932		<p><b>COMPLETE</b></p> <p align="right"><b>Page 57</b></p>
<p><b>Upper Hilldrop Est</b> Leith House New door entry scheme</p>	7/10/05	17/10/05	£10,000		<b>COMPLETE</b>

<b>Wedmore Est</b> Tarmac repairs to main entrance	10/06/05	15/07/05	£862		<b>COMPLETE</b>
Water tank in garden linked to guttering			£600		<b>QUOTE PENDING</b>
Minor works to community centre	10/06/05	15/07/05	£3,000		<b>COMPLETE</b>
Upgrade playground	10/06/05	18/0/705	£7,496		<b>COMPLETE</b>
<b>Palmerston House</b> New door entry system	10/11/05	25/11/05	£11,754		<b>COMPLETE</b>
<b>Littlefield Close</b> Take up & remove existing block paving and supply and lay kerb around tree	10/06/05	15/07/05	£1,973		<b>COMPLETE</b>
<b>Tansley Close</b> Take up defective paving opposite car park and renew	10/06/05	15/07/05	£1,644		<b>COMPLETE</b>
<b>259 Camden Road</b> Take up defective paving opposite bin chamber and renew	10/06/05	15/07/05	£4,650		<b>COMPLETE</b>
<b>Girdleston Est</b>  Mark out 15 speed humps using thermoplastic rubber	10/6/05	15/07/05	£828		<b>COMPLETE</b>
118 Girdleston remove damages wall around brick planter and shore up, rebuild wall and remove debris	10/05/05	15/06/05	£2,104		<b>COMPLETE</b>
<b>1-12 Annesley Walk</b> Remove defective paving and form 4 tree pits with kerb edging and renew concrete surface	10/06/05	21/06/05	£2,104		<b>COMPLETE</b>

<b>Brecknock Est</b>					
<b>Play area</b> Create play area M/S/F 2 steel goal mouths in include netting to rear and M/S/F plastic coated chain link fencing.	13/06/05	18/07/05	£8,978		<b>COMPLETE</b>
Remove timber pergolas	10/06/05	21/06/05	£1,811		<b>COMPLETE</b>
<b>2 Blake House</b> Rebuild brickwork and fencing to close of shortcut on to estate	10/06/05	27/06/05	£2,256		<b>COMPLETE</b>
<b>Owen/Hingard/Carpenter Hetherington</b> Tarmac repairs – cut back straight edges, raise stopcock to correct alignment and overlay with red DBM			£4,290		Agreed to carry scheme forward in to 2006/07 as better to do it in one go.  Red Tarmac required.
<b>All Estates</b> S/F wall mounted signage	26/06/05	18/07/08	£9,235		<b>COMPLETE</b>

## **Report of Isledon Road Area Consultative Panel**

### **Capital Programme Update**

**Tim Lowe**  
**Area Programme Manager**

#### **2004/5 CAPITAL PROGRAMME.**

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

#### **2005/06 CAPITAL PROGRAMME.**

Albemarle Mansions. The maximum price has been agreed with the constructor, Murphy, and the main contract has already begun.

Contract No. 2 (Gillespie Road). The maximum price has been agreed with the constructor, Frencon. Section 20 notice period has completed. Works have commenced and are progressing well.

Tawney Court Phase 2. The maximum price has been agreed with the constructor, Diamondbuild Limited. Section 20 notice period has completed. Work will commence on 21st November 2005.

Crouch Hall Phase 2. The maximum price has been agreed with the constructor, Imperial Limited. Section 20 notice period has completed. Work commenced 14<sup>th</sup> November 2005 and is progressing well.

#### **2006/07 CAPITAL PROGRAMME.**

Contract No. 16 (Harvist) the constructor has been appointed and the project team is in place. The constructor is Mansell and the works are programmed to start in 10<sup>th</sup> May 2006. Value £12m.

#### **2005/06 TENANT COMPACT PROGRAMME.**

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

#### **2006/07 TENANT COMPACT PROGRAMME.**

The first stage of the bidding process for 2006/7 has been completed by the ESO's and this information has already been forwarded to the various TRA's to either include with their own bids or not. The January meeting agreed the TRA

&ESO bids to be priced and the next meeting due to be held on the 1<sup>st</sup> March will select the costed bids that are to proceed.

### **2005/2006 Community Safety Schemes**

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

New door entry system at Haden Court

New door entry system at Christie Court

New door entry system at Sussex Way

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

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

### **2006/2007 Community Safety Schemes**

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

### **2005/2006 Paving & Lighting Schemes**

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

### **2006/2007 Paving & Lighting Schemes**

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

## CAPITAL PROGRAMME CURRENT SCHEMES

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

Scheme	Harvist – Concierge Scheme	
Constructor	ADT	
Out to Tender	13/09/05	
Tender return	13/10/05	
S20 Notice	9 <sup>th</sup> November 2004	
S20 Expiry	9 <sup>th</sup> December 2004	
SOS Date	21 <sup>st</sup> February 2005	21 <sup>st</sup> February 2005
Completion Date	2 <sup>nd</sup> September 2005	2 <sup>nd</sup> September 2005
Project Officer	Lena Shah	

Albemarle Mansions		
Scheme	Full DHS refurb to dwelling 9-24 using 1-8 as decant properties after minimal works done. Specific works incl. New timber windows/K's&B's/Electrical/Entryphones.	
Constructor	Murphy	
Out to Tender	AMP – 15 <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	31 <sup>st</sup> October 2005
Completion Date	26 <sup>th</sup> January 2007	22 <sup>nd</sup> December 2006
Project Officer	Lena Shah	

Contract 2 (Gillespie Rd Works)		
Scheme	CREP/ROLECS/K&B's	
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	10 <sup>th</sup> October 2005	14 <sup>th</sup> November 2005
Completion Date	14 <sup>th</sup> July 2006	7 <sup>th</sup> May 2006
Project Officer	Kim Farrelly	

Tawney Court Ph2		
Scheme	CREP	
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	21 <sup>st</sup> November 2005	7 <sup>th</sup> November 2005
Completion Date	24 <sup>th</sup> April 2006	5 <sup>th</sup> May 2006
Project Officer	Kim Farrelly	

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	4 <sup>th</sup> September 2006	17 <sup>th</sup> July 2006
Project Officer	Terry Rawles	

### CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

Contract 16/06 (Harvist Estate)		
Scheme	New windows, roofs, Kitchens and bathrooms, External redecoration	
Constructor	Mansell	
Out to Tender	AMP – 12 <sup>th</sup> April 2006	
Tender return		
S20 Notice	24 <sup>th</sup> May 2006	
S20 Expiry	25 <sup>th</sup> June 2006	
	This Month	Last Month
SOS Date	10 <sup>th</sup> May 2006	No information available
Completion Date	7 <sup>th</sup> August 2005	No information available
Project Officer	Kim Farrelly	

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

Upgrade of existing CCTV system			£18,300		<b>COMPLETED</b>
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<b>Schemes</b>	<b>SOS Date</b>	<b>End Date</b>	<b>Budget Committed</b>	<b>Savings Made</b>	<b>Comments</b>
<b>Hamilton Road</b> S/F steel bollards to prevent illegal parking			£403		<b>COMPLETED</b>
<b>219-271 Hornsey Road</b> New door entry system	8/10/05	14/10/5	£41,107		<b>On site.</b>
<b>Herbert Chapman Court</b> New door entry system	18/10/05	18/11/05	£14,238		<b>On site</b>
<b>Andover Estate</b> Landscaping to various areas around the estate Noll/Dibdin/Docura			£16,118		<b>COMPLETED</b>
S/F railings to grass areas	07/06/05	21/07/05	£20,715		<b>COMPLETED</b>
Various blocks – s/f door restraints to bin chamber	07/06/05	15/07/05	£1794		<b>COMPLETED</b>
<b>Aubert Court</b> Replacement of defective chute cut off			£1000		QUOTE PENDING

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

## **Report of Lyon Street Area Consultative Panel**

### **Capital Programme Update**

**Lyn Edwards**  
**Area Project Officer**

#### **2005/06 CAPITAL PROGRAMME**

##### **Orkney House:**

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

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

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

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

##### **Decent Homes Standard Kitchens and Bathrooms**

(Pilot Scheme for Kitchens and Bathrooms)

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

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

##### **Bemerton Estate (Kitchens and Bathrooms)**

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

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

All the work will complete by the end of March this year.

##### **Decent Homes Standards (Full Range of Works)**

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

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

The contractor for this work is Kier Islington. Works to install kitchens and bathrooms has commenced at Russett Crescent and Sturmer Way.

### **2006/07 CAPITAL PROGRAMME**

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

### **2005/06 TENANT COMPACT PROGRAMME**

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

### **2006/07 TENANT COMPACT PROGRAMME**

On Thursday the 26<sup>th</sup> of January resident association members and a ward councillor went on a bus trip visits areas that had been suggested as requiring improvements within the compact scheme.

A meeting will be held with all representatives in the very near future to discuss and decide the improvements that they would wish to put forward for the scheme.

### **2005/2006 COMMUNITY SAFETY SCHEMES**

Russett Crescent and Sturmer Way.

Where there were gates that attracted vandalism and were not essential access or exit routes. Following consultation works are underway to install decorative grills to increase security of blocks.

### **2006/2007 COMMUNITY SAFETY SCHEMES**

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

**CAPITAL PROGRAMME CURRENT SCHEMES**

Orkeney House		
Scheme	Security Works	
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	16 <sup>th</sup> January 2006	16 <sup>th</sup> January 2006
Project Officer	Lyn Edwards	

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

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

Orkney House Framework 2005/006		
Scheme	Component Renewal Programme	
Name Of Contractor	Kier	
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	31 <sup>st</sup> March 2006	
Project Officer	Lyn Edwards	

Lyon Street Contact 5 Package 18/06		
Scheme	Cyclical Maintenance and Component Renewal Programme.	
Name Of Contractor	Kier Islington	
Out to Tender		
Tender return	Expected Agreement of Agreed maximum price February 2006	
S20 Notice	Anticipated 26/4/06	
S20 Expiry	Anticipated 3/5/06	
	Last Month	This Month
SOS Date	Anticipated June 06	Anticipated June 06
Completion Date		
Project Officer	Lyn Edwards	

Schemes	SOS Date	End Date	Budget Committed	Savings Made	Comments
Bemerton Ball Court. Original Budget redirected.	TBA	TBA	25,494.00		Budget redirected for replacement fencing to Coatbridge and to increase William Street Ball Court Budget. Following full consultation with residents new fencing has been ordered for Coatbridge House
Field Court Entry Phone System and Fencing	TBA	TBA	£35,300		Planning permission granted for fencing. Following consultation with residents works should commence in the next few weeks.
Willow Court. Entry Phone System and Fencing	TBA	TBA	£31,000 for the proposed		Planning permission granted for fencing. Residents. Following consultation with residents works should commence in the next few weeks.
William Street Ball Crt	TBA	TBA	£10,000		This proposal requires clarification. Requested return of file from North Hydeside. Taken in error at hand over to HFI. This project now requires a further planning application.
Small Works Budget	TBA	TBA	£10,000		All works accessed and orders placed.
Tree Pruning	TBA	TBA	£10,000		Works accessed waiting for Green space inspections of proposals.
Parking restrictions, roadmarkings and signage	TBA	Sep 2005	£10,000		All works on order. Some signs already in place
Prospex Youth Work	TBA	TBA	£2,500		Works will take place March 2006

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

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

#### Estate Paving

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

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

# Report of Upper Street Area Consultative Panel

## Capital Programme Update

**Jenny Greenfield**  
**Area Programme Manager**

### 2004/05 CAPITAL PROGRAMME

**New North Road Contract** – this contract is complete and in defects, except for the new security system and doors at Baring Court. These works, funded from the 2005/06 Tenant Compact Budget, are due to start shortly.

### 2005/06 CAPITAL PROGRAMME

**Contract 6** - Allocated to Kier Islington, this project has an Agreed Maximum Price (AMP) and is awaiting legal clearance to get on site. The works include new windows to Highbury Station Road estate, Elizabeth Kenny House and Napier Terrace and Decent Homes works as required to tenanted units in all blocks. Some early works are being carried out to tenanted properties only.

**Contract 7** - Allocated to Murphy Ltd this project is soon to go to leasehold consultation. Some Decent Homes work to tenanted properties may start prior to the main contract going on site.

**Contract 8** – Allocated to Mansell Ltd this project has been split in to two phases to allow further consideration of works to Tyndale Mansions, which require extensive internal works. The rest of the contract should be out to leasehold consultation shortly. Again, some early works to the tenanted properties only in Wakelin House.

**Nightingale Park** – The redevelopment of the derelict area at the centre of the New River Green estate is on site and due for completion at the end of the year. This project also includes the areas around the base of Jersey and Guernsey Houses, Mull walk and Sark House.

### 2006/07 CAPITAL PROGRAMME

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

# UPPER STREET CAPITAL PROGRAMME

## CAPITAL PROGRAMME CURRENT SCHEMES

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

## CAPITAL PROGRAMME 2005 -2006

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

**Contract 7 Canonbury East**  
 Walkinshaw Court, Cedar Court, 1-5 Rotherfield Street, Downham Court, 49-57  
 Ecclesbourne Road, Lindsey Mews and Parker Court

Scheme	CREP, new windows decent homes standard works as necessary	
Constructor	Murphy & Sons	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	Early works 21.11.05 main start on site 09.01.06	Early works 09.01.06
Completion Date	31.12.06	Feb 07
Project Officer	Richard Berwick	

**Contract 8 St Mary's Area**  
 7-10 & 13-32 Richmond Grove, 1-9 & 13-18 Sebbon Street, Tressel Close,  
 Wakelin House, 273 Upper Street and Tyndale Mansions

Scheme	CREP, windows, decent homes standard as necessary	
Constructor	Mansells Ltd	
Out to Tender	N/A Framework	
Tender return	N/A Framework	
S20 Notice		
S20 Expiry		
	Last Panel	This Panel
SOS Date	16.01.06	Early works 16.01.06/main works 23.05.06
Completion Date	To be agreed	
Project Officer	Richard Berwick	

## CAPITAL PROGRAMME FUTURE SCHEMES 2006 – 2007

### Package 7 2006/07

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

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

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

Schemes	Start On Site Date	End Date	Budget Committed	Savings Made	Comments
Baring Court - Door entry system upgrade works	Feb 06	To be advised	£37,600	Not known at this stage	Commissioned for inclusion in current capital works. Notice of Estimate due to be issued on 18/09/05
Birbrook House - Install new door entry system	To be advised	To be advised	£53,000	Not known at this stage	Specification being prepared
Bentham Court - To complete anti - social diversionary scheme	07/04/05	31/05/05	£665	None	Complete
Canonbury Court - Install 2no. extra lighting to groundfloor	30/06/05	30/06/05	£656	None	Installed in wrong location - To be relocated. Caxtons to advise of start date
77 Caldy Walk security works	21/11/05	16/02/06	£3,663	None	Complete
72-74 Cluse Ct - Replace wooden fencing with metal railings	29/07/05	30/07/05	£4,176	None	Complete
Falcon Ct - Renew external lighting system along walkway (Coughtree) to replace redundant system. To include conduits, 4no. fittings along walkway & one in the caretaker's shed	29/07/05	5/08/05	£3,048	None	Complete
Haslam Close - Renew boundary fencing (high railings with cranked tops).	05/09/05	To be advised	£9,936	Not known at this stage	Caxtons to advise of completion date
Haslam Close - Renew timber fencing at main entrance in railings	01/08/05	08/08/05	£5,313	None	Complete

Halton Rd - To undertake residents' consultation about landscape designs to forecourt area	07/04/05	To be advised	£6,901	Not known at this stage	Groundwork to deliver final report
Ilford House - Install new floor coverings to main entrances (foyer)	15/08/05	15/08/05	£2,450	None	Complete
25-26 Islay Walk - Install timber fencing to rear gardens to deter intruders	29//07/05	29/07/05	£1,955	None	Complete
Mersey Estate (Tranmere House) - Door entry system upgrade	24/07/05	22/08/05	£7,407	None	Complete
Mersey Estate (Widnes House) - Door entry system upgrade	24/07/05	22/08/05	£12,235	None	Complete
Mersey Estate (Tranmere House) - Upgrade lighting to	29/07/05	29/07/05	£446	None	Complete
Morgan Mansions (Blocks D & E) - Install ramp to facilitate refuse collection	29/07/05	29/07/05	£1,346	None	Complete
1- 13 Parker - Install hot water facility for caretaking	29/07/05	29/07/05	£874	None	Complete
Pickford Wharf & Junction Wharf - Replace short existing defective bollards with 4no. suitable ones	29/07/05	29/07/05	£1,035	None	Complete
Pickford Wharf - Install 2-3ft high hoop-top railings to communal shrub beds. Paint existing railing.	21.11.05	12.02.06	£4,416	None	Complete
Popham Community Centre - Weldmesh fencing renewal & lighting improvements	29/07/05	5/08/05	£6,623	None	Complete

Providence Ct - Install 2no. springy animals, 2no. pogo sticks & wet pou safety surface	To be advised	To be advised	£6,330	Not known at this stage	Awaiting checking
Richmond Grove - Bin chamber adaptations	To be advised	To be advised	£13,784	Not known at this stage	Works to be included in 2005- 06 Framework contract
Thesues Walk - Security works to 4No. void stairwells	To be advised	To be advised	£6,509	Not known at this stage	Caxtons to advise of start date
Thesues Walk - Install 7no. timber benches, 4no. railway benches, 3no. railway bins & paint railings	05/08/05	12/08/05	£9,965	None	Complete
Westcliff House - Door entry system upgrade	To be advised	To be advised	£49,667	Not known at this stage	Specification being prepared
APPROVED			£250,000.00		
AWAITING APPROVAL			nil		
BUDGET			£250,000		