For residents of Bridge House, Marian Court, Brooklime House, Chervil House, Foxglove Court, Orchid Court, Azalea Court, Marigold Court, Dunnock Mews, Goldcrest Mews and Tower Court

Hackney Council is regenerating your estates in partnership with Hackney Homes and the Six Estates Steering Group.

Report a repair
All repairs must be reported to the Housing Contact Centre on 020 8356 3691, Monday – Friday, 8am – 1pm. You can also report emergency repairs using this number, 24 hours a day, seven days a week.

Tenancy queries
020 8356 4440, Minicom number: 020 8356 3597 (both Mon–Fri, 9am – 5pm) Email: neighbourhoods@hackneyhomes.org.uk

Leaseholders should contact the Housing Contact Centre (see above) for estate management issues. All other queries except communal repairs are dealt with by the Leasehold & RTB Customer Services Team on 020 8356 2100 or email service.charges@hackneyhomes.org.uk

Regeneration update

In July, a government-appointed inspector conducted a public inquiry into why the Council believes it is necessary to compulsorily purchase properties at both Bridge House and Marian Court.

The inquiry provided an opportunity for the Council to present its case for why the regeneration was in the public interest, and for objectors to the Compulsory Purchase Order (CPO) to put forward their evidence against it.

The inspector will make recommendations to the Secretary of State for Communities and Local Government, who will decide the outcome, and it is anticipated that this decision will be made in early 2015.

Continued over the page…

Repairs and housing needs surgeries
Last Wednesday of every month 2-4pm, Clock House, 149 Stamford Hill N16 5LG; and first and second Friday of every month 2-4pm, Homerton Office, 92 Well Street E9 7JA
Regeneration update continued

A new contractor to carry out the demolition of Bridge House and to build new homes on the site will be selected by a panel of representatives from the Six Estates Steering Group and Council officers, and judged against rigorous criteria. It is expected that a final decision will be made in the New Year.

The re-housing of tenants and leaseholders from Bridge House and 46-75 Marian Court is under way, and when finished these blocks will be demolished to allow further phases of the regeneration to begin. Tenants and leaseholders from 1-45 Marian Court will be re-housed when Bridge House is ready for occupation, which is likely to be from 2017.

The Council has issued revised offers to all leaseholders based on a Royal Institute of Chartered Surveyors-appointed expert’s valuation.

Properties awaiting demolition on regeneration estates are being used for temporary accommodation, including at Bridge House and Marian Court. Previously, property guardians on short-term tenancies with no assessed housing need have used these homes, and in the current climate it is a fairer use of resources to allow households in need of temporary accommodation to use them instead. The Council is completely committed to buy back properties and re-house tenants by negotiation to avoid compulsory eviction.

Brooklime House and Chervil House update

Tenants are now settled in to the 20 tenanted homes and 11 leaseholders from the Six Estates regeneration programme have expressed interest in swapping where they live for one of the newly-built shared equity properties.

The remaining nine homes are being sold on a shared ownership basis by the Council’s sales agent, Metropolitan, to Hackney residents who have expressed interest through a Greater London Authority-accredited scheme for shared ownership – for more information visit: www.sharetobuy.com/firststeps

Parking

There is a parking scheme for Brooklime House and Chervil House with very limited spaces available, and residents who require a permit should contact the Neighbourhood Housing Office.

Please note that this parking scheme is shared with the existing Bridge House and in the next phase of the development priority will be given to blue badge holders and residents who have an existing permit.

Ward councillors

Bridge House, Marian Court, Brooklime House and Chervil House are all in Homerton ward, with ward councillors surgeries as follows:

Cllrs Robert Alan Chapman, Guy Nicholson, Sally Mulready
1st Fri each month
Roving surgery with all Homerton cllrs. Contact for further details.

Cllr Chapman
Call: 07821 330 532

Cllr Nicholson
3rd Fri each month
6.30-7.30pm, Banister House Community Hall, Homerton High Street, E9 6BP

Cllr Mulready
Call: 07930 575 913
The regeneration of the Six Estates may be over half way complete – but the programme’s Joint Project Team still needs the input of more residents to represent the interests and concerns of everyone.

Resident participation takes place through estate-based meetings on either a monthly or bi-monthly basis, and with a monthly joint project team of estates residents and Council officers to oversee key activities and progress. We are also considering other methods of residents’ participating including social media.

The Joint Project Team is made up of resident representatives George McGee; Mandy Baafi; Paul Weekes; Nicholas Corbett; Andrew Grillet and Tina Fagbohungbe (TRA chair) from the estates, as well as the Independent Tenants and Leaseholders Advisor, Source Partnership; Hackney Council’s project manager for the Six Estates regeneration, Alastair Gaskin, and project officer Tracy Nisbett.

There will be no minimum quorum for these meetings to go ahead, and Source Partnership will communicate key decisions to estate representatives, tenants and leaseholders, through a monthly bulletin.

Residents can participate via the estate meetings, and the monthly drop-in surgery at Marian Court (the second Wednesday of every month) and via contact with Source Partnership on Freephone 0800 616328 or carol@sourcepartnership.com. A list of key dates and meetings over the next three months is listed below.

Janet Egan, a long-standing resident representative, has stood down from the Joint Project Team due to moving away. We would like to thank her for her contribution over many years, giving up so much of her time to help ensure the interests of residents have been foremost during the regeneration.

**New TRA chair Tina**

We are pleased to announce the appointment of Tina Fagbohungbe as the new chair of the Alexandra Residents Association (ARA) representing residents from Finsbury Park Place.

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**Neighbourhood Housing Office for Bridge House, Marian Court, Brooklime House and Chervil House**

Homerton Neighbourhood Office, 92 Well Street, London E9 7JA
Opening hours
Monday–Friday, 9am – 5pm

Tenancy queries:
020 8356 3330
Monday–Friday, 9am – 5pm

Estate Officer:
Shekeisha Thompson Minicom number: 020 8356 7822
Monday–Friday, 9am – 5pm
Email: neighbourhoods@hackneyhomes.org.uk

**Water bills**

Water charges at Brooklime House and Chervil House are not included in the rent as these flats have their own water meters, so tenants must notify Thames Water as soon as they move in.

**Handbooks for Brooklime House and Chervil House tenants**

All new tenants of Brooklime House and Chervil House have been issued with a tenant’s handbook, which contains information about issues such as heating and repairs.

To view a copy online or download and print one from here: [www.hackney.gov.uk/Assets/Documents/BHHandbook.pdf](http://www.hackney.gov.uk/Assets/Documents/BHHandbook.pdf)

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**New ways to get you involved**

**Key dates and meetings**

<table>
<thead>
<tr>
<th>October</th>
<th>27th</th>
<th>Joint Project Team meeting (Tower Court returning residents are encouraged to attend as Tower Court will be a main item on the agenda) – Christopher Addison House, 6pm</th>
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<tbody>
<tr>
<td></td>
<td>29th</td>
<td>Alexandra Residents Association (ARA) meeting (representing residents from Finsbury Park Place) – Orchid Court Meeting Room, 6pm</td>
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<tr>
<td>November</td>
<td>3rd</td>
<td>Bridge Marian Brooklime Chervil Meeting – Marian Court Meeting Room, 6pm</td>
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<td></td>
<td>24th</td>
<td>Joint Project Team meeting – Christopher Addison House, 6pm</td>
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<td></td>
<td>26th</td>
<td>Alexandra Residents Association (ARA) meeting (representing residents from Finsbury Park Place) – Orchid Court Meeting Room, 6pm</td>
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<tr>
<td>December</td>
<td>15th</td>
<td>Joint Project Team meeting followed by Christmas Social – Christopher Addison House, 6pm</td>
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Finsbury Park Place: Foxglove, Orchid, Lavender, Azalea and Marigold courts

Tenants are now settled in while all 42 homes for sale have been sold. The new community room is due to open soon and will be managed by Alexandra Residents Association (ARA) in partnership with Hackney Homes.

ARA has funding left from the regeneration, which will go towards arranging social and community events for the community room once it is opened. Please look out for details on how to book the facility for a family occasion or social event in our next newsletter.

Ward councillors

Finsbury Park Place (Foxglove, Orchid, Lavender, Azalea and Marigold courts) is in Brownswood ward, with ward councillors surgeries as follows:

**Cllr Brian Bell**
1st Thurs each month
7-8pm, The Kings Crescent Estate Community Centre, Queens Drive, N4 2XD.

No surgery in August

**Cllr Clare Potter**
2nd Sat each month
10.30-11.30am, Alexandra Nationals Community Space, Finsbury Park Place, 302 Seven Sisters Road, N4 2PJ

Neighbourhood Housing Office for Finsbury Park Place: Foxglove, Orchid, Lavender, Azalea and Marigold courts

North West Neighbourhood Office Stoke Newington, Municipal Offices, Stoke Newington Church Street, London N16 0JR

Opening hours: Monday – Friday, 9am – 5pm.

Your Estate Officer is Patricia Agboifo

Your Tenant Resident Association chair is Tina Fagbohungbe

Report a repair

If you have moved into a new home in Foxglove, Orchid, Lavender, Azalea and Marigold Courts, please report any repairs issues to the Housing Contact Centre on 020 8356 3691, Monday-Friday, 8am-7pm and Saturday 9am-1pm. You can also report emergency repairs using this number, 24 hours a day, seven days a week.

Parking

Foxglove, Orchid, Lavender, Azalea and Marigold courts are car-free, meaning no allocated parking for your new home and you will not be able to apply for a parking permit for the area. You can apply for a permit for your visitors only – however, Blue Badge holders are exempt from this. The parking strategy for this development is currently being reviewed.

Water bills

Water charges at Foxglove, Orchid, Lavender, Azalea and Marigold courts are not included in the rent as these flats have their own water meters, so tenants must notify Thames Water themselves – or face large, accumulated bills later.

Tenants’ handbook

All new households of Foxglove, Orchid, Lavender, Azalea and Marigold courts have been issued with a tenant’s handbook, which contains information about issues such as heating, and repairs in your new home. If yours has got lost during your move, you can view a copy online or download and print one from here: www.hackney.gov.uk/Assets/Documents/ANH-Handbook.pdf
Demolition began during the spring for the blocks that made up Tower Court, and work is now complete. After a planning application has been submitted, pending its approval, the Council and Six Estates Steering Group resident representatives will be able to start selecting development partners. The new homes are expected to be available from 2016/17.

Tower Court’s returning residents are invited to attend the Joint Project Meeting on Monday 27 October as Tower Court will be on the main agenda.

Snagging
We recognise that Lovell is taking far, far too long to resolve the snagging issues that you have raised, and the Council is pressuring Lovell to sort these out for you much more rapidly.

Large energy bills at Finsbury Park Place?
Some tenants have said that they are seeing very large energy bills – to help the Council take action on this and resolve the matter, please can you bring copies of your bills to the next meeting of the Alexandra Residents Association (see page three for details).

Ward councillors

Tower Court is in Springfield ward, with ward councillors surgeries as follows:

Cllr Simche Steinberger
2nd Mon each month, 4-5pm,
Stamford Hill Library, Portland Avenue, N16 6SB.

3rd Sun each month, 2.30-3.30pm,
Asda Parade, U Marka Ltd, 158 Clapton Common, E5 9AG

Cllr Michael Levy
1st & 3rd Sun each month (on a rota basis)
11.30am-12.30pm,
Webb Estate Community Hall, Clapton Common, E5 9BD

Cllr Harvey Odze
Mon 27 Oct, 7-9pm,
Wrens Park Comm. Hall, Springfield, E5 9LN
Call: 07790 902 513

Dunnock Mews and Goldcrest Mews

Dunnock Mews and Goldcrest Mews are in Hackney Downs ward, with ward councillor surgeries as follows:

Cllr Michael Desmond, Anna-Joy Rickard & Rick Muir

Cllr Desmond
1st Sun each month, 11am-12noon,
Luncheon Club, 19 Olympus Square, E5

Cllrs Rickard & Muir
2nd Sun each month, 11am-12noon,
Landfield Community Hall, Landfield Estate, Clapton, E5 8QZ.
Call: 07875 546 155

4th Sun each month
Roving surgery

Snagging

Large energy bills at Finsbury Park Place?

Ward councillors

Tower Court

Dunnock Mews and Goldcrest Mews

Ward councillors

Tower Court

Large energy bills at Finsbury Park Place?

Ward councillors

Tower Court

Large energy bills at Finsbury Park Place?

Ward councillors
Independent Tenants and Leaseholders’ Advisor

Source Partnership is your Independent Tenant and Leaseholder Advisor service (ITLA). Its role is to make sure that you are kept up to date with progress and that your interests are well-represented, throughout the process of the regeneration of the Six Estates, including:

- arranging monthly meetings, local to each estate, to ensure we keep in touch with you and update you on progress with plans
- monthly drop-in sessions, where appropriate, to provide individual advice
- training and capacity-building sessions for resident representatives who want to be involved in developer selection and management of the schemes
- attending meetings with the Council, often including resident representatives, to discuss particular proposals and progress, and to ensure that residents are at the heart of all decisions

Source Partnership’s approach is to work in partnership with residents, the Council, its officers and other partners. If you have any individual queries or want to know more about getting involved you can contact Carol Squires on Freephone 0800 616328 or by e-mail carol@sourcepartnership.com or by text to 07958 282961.

Message from Source Partnership: Adrian Ashby

It is our sad duty to inform you that Adrian Ashby from Source Partnership’s Independent Tenant and Leaseholder Advisor service (ITLA) has passed away. Residents will remember Adrian’s calm, sensible advice and friendly approach to resolving problems. Adrian had been with the Partnership for over 23 years, and his dedication and commitment had been an integral part of its success and growth. He had been a part of important work such as the Six Estates regeneration programme, as well as providing support to many tenants and leaseholders. Adrian will be dearly missed.

George McGee, Chair of the Six Estates Steering Group, said: “What a genuine person Adrian was, he will be dearly missed, our condolences go to his family. A fine and honourable man who will not be able to enjoy his retirement.”

Hackney Council Estate Regeneration team

The regeneration of the Six Estates is being delivered by Hackney Council, and by two full time members who you have seen recently in meetings, at events or on site at each of your estates. They are Alastair Gaskin, project manager, available on 020 8356 4788 and at alastair.gaskin@hackney.gov.uk and Tracy Nisbett, project officer, available on 020 8356 2762 and at tracy.nisbett@hackney.gov.uk