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# IDS SECURES £1.5M FUNDING TO CARRY OUT REPAIRS AND IMPROVEMENT

**IDS has been allocated £1.5m from the Housing Corporation to carry out repairs and improvements on a number of its estates. The funding represents some 13% of the total repairs' allocation in the London region – a significant achievement thanks in part to the recognition of our proficiency in spending previous major repairs monies.**

IDS will match-fund the allocation with money from its own reserves. By 2010, all IDS properties will conform to the Decent Homes Standard criteria.

Over the next six years at **Stepney Green Court** in Tower Hamlets, 96 properties will have new kitchens installed.

Over the next five years 65 properties at **Evelina Mansions** in Southwark will receive new kitchens and the 11 flats at **Lesley Prince Court** will benefit from new windows and front entrance doors.



Improved kitchen

Evelyn Court in Hackney will benefit from a considerable improvements' programme over the next three years, including a redecoration programme to paint the outside and common areas of the blocks. Three colour schemes will be available and tenants will have the chance to vote for their favourite.

30 flats are currently being rewired. These works involve the complete replacement of the electrical installation within flats, resulting in a safer installation and extra sockets available. Works take place with tenants in-situ and most rewires are completed within a day.

Other work at Evelyn Court includes:

- replacing kitchens, bathrooms and rewiring in 15 void flats
- converting and enlarging six flats on the ground floor to create two 4-bedroom flats and two large 3-bedroom flats
- converting six 3-bedroom flats to create six large 2-bedroom flats
- converting six 2-bedroom flats to create six large 1-bedroom flats



Modernised bathroom

- replacing windows for a third of all flats

Kitchen and bathroom replacements will be limited to those properties whose current fixtures are more than 10 years old. Tenants will be notified at the beginning of each year and the work will be done in numerical order but as some of the work is highly disruptive to tenants in situ, priority is initially given to empty flats.

We appreciate that these works cause disruption and inconvenience to tenants; however, we hope you will be happy with the results, which aim to improve the estate and tenants' living conditions. We would, therefore, like to take this opportunity on behalf of IDS to thank you all for your co-operation and assistance during these works.



Double-glazed UPVC windows

## TENANT PARTICIPATION



Daniel Levy

**We are hoping to have a regular section in the newsletter that focuses on ways in which tenants are involved in the life and decision-making of IDS. For this edition, our Tenant Participation Officer, Ernest Lee, interviewed one of IDS' young tenants, Daniel. Ernest said, "This towering young man was tall not only in height but, based on his achievements to date, has a towering future ahead of him. I hope you enjoy getting to know him a little through this article".**

**TPO:** Hi, Daniel – tell me about yourself.

**DL:** I am 19 years old and have been living here at Navarino Mansions all my life. I was born, raised and schooled in Hackney.

**TPO:** What have you been doing recently?

**DL:** Well, I have just finished my BTEC National in Sports Science and First Aid. I have also completed my Level One coaching in Basketball and Football. Currently I am gaining some experience in administration on another course.

**TPO:** As a young man growing up in Hackney, are you involved in the community?

**DL:** Yes, I am involved in the community. I recently completed my first placement as a sessional youth worker during half-term in Basketball on an estate with young children.

**TPO:** How did you feel working with young children?

**DL:** Boy, I would have to say it was a good experience but it was kind of scary. The energy of the children

playing was great but it made me realise that, not long ago, I was as young as them wanting to join in and now here I am supervising them.

I also joined the IDS youth group MIH (Makin' It Happen) when it first started two years ago. I have started going back to the meetings now and I'm looking forward to the future. I feel it's a good group. MIH is allowing the voices of young people on our estates to be heard and we are also looking at ways of dealing with some of our needs as young people.

**TPO:** In wrapping up this interview, is there anything you would like to say to the younger children coming up behind you?

**DL:** There are various roads that young people face especially starting and going through secondary school. You need to be strong within yourself to know what is right from wrong and not let friends take you down the wrong path. If you have a goal, try and stay focused.



Tenants meeting at Evelyn Court to discuss the improvement programme and listen to the local beat officer talking about local action on anti-social behaviour. At the meeting lots of tenants indicated that they would like to sign-up for the decant programme and a number expressed an interest in sitting on the project partnering "core-groups" which will monitor the project performance of the work.



Tenant Participation Survey prize winner, Mrs Singh, and family receiving a portable DVD player. The survey was carried out with 20 % of our estate-based tenants – the results will be published in a future newsletter.

# MORE INVOLVED

## VIDEO SCREENING

**IDS youth group, MIH (Makin' It Happen), put on a video screening showcasing and celebrating their first two years' efforts and experience.**

The screening took place at the Rio Cinema, a local cinema in Hackney, which the youth group hired out for two hours in order to showcase their growth and development as young people coming together to make a difference on their estate and in their local community.

The event was attended by local young people, Cityzen, a consultancy group, which IDS has hired to work with the young people, various local agencies and, of course, members of MIH itself.

The event consisted of two videos being screened, both of which have been made by the MIH youth group. The first video was one of the group's first projects, which was to visit one of IDS' sheltered schemes for the elderly at Navarino Mansions. A number of interviews with the tenants helped the young people to learn about the estate in years gone by, to see how life was in those days and to get a perspective on how things have changed over the years.

The second video focused on events in which the youth group have participated

such as conducting a peer research programme with young people on each IDS estate. This explored how young people feel growing up on the estate and what they believe is needed in the community to make things better. Activities that came out of the research included go-carting, a fun day for Evelyn Court tenants at Hackney Downs, half-term activities for the IDS estates in Hackney, and the Inbiz Award. The participants were able to share their personal views on what they have achieved.

Following the screening, was a Question-and-Answer session and the event ended with some light refreshments and an opportunity for the youth group to mingle and speak to the audience directly.



Richard Hawkins, IDS Housing Director, talking to some of the MIH youth group members

## WORK EXPERIENCE OPPORTUNITIES

**Vulcan Associates are employed by IDS to service and maintain fire alarm systems, primarily in our sheltered housing schemes. They employ three trainee engineers and are offering work experience to young people to cover when the trainees are on holiday. If you are interested in applying for a work experience placement, contact Sue Bagley at Vulcan Associates on:**

**020 8366 4877**



Learning the trade

## EARN £20 IN 90 MINUTES

**We are looking for two or three tenants to attend project progress meetings to review the standard of refurbishment works at Evelyn Court. There will be three or four meetings throughout the year and you will need to be able to attend them all. The meetings will be held during the day on the estate and will not last more than 90 minutes. You will receive £20 for each meeting attended. If you are interested, please contact Debbie on:**

**020 8800 9606**

## OUR WEBSITE – YOUR FEEDBACK

We are about to make some changes to the IDS website and would like to invite you to comment on how you would like to see it improved. In particular, we would like to have lots more information on tenant participation.

Please email your comments to [housing@ids.org.uk](mailto:housing@ids.org.uk).



# FIRST FAMILY DEVELOPMENT IN BARNET FOR IDS

**IDS is involved with the development of a stylish complex of 61 apartments in Hendon, NW4. Most of the properties are for private sale; however, in line with planning policy, there will be an element of affordable housing. IDS will have eight two-bedroom apartments available for rent to families on low incomes and three will be made available to key workers on shared ownership terms.**

The development, currently being marketed as 'The Edge', is situated on the corner of Greyhound Hill and Watford Way. The rented apartments will be allocated through Barnet's Choice Based Letting System and the shared ownership apartments will be sold by IDS. These are designed for key workers living or working locally. Key workers are those in front-line public services such as education, health and community safety. Key workers should contact IDS on 0208 800 9606 for further information.

Shared ownership is a part-buy, part-rent scheme available to first-time buyers who can't afford to buy a home of their own on the open market. Successful applicants will buy between 25% and 75% of the total value of their new home (depending on what they can afford) and pay IDS rent on the remainder.

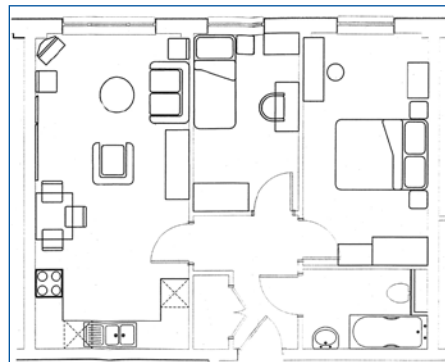
The Edge features fully fitted kitchens with electric cooker, hob and extractor; the apartments are carpeted and incorporate a Shabbat clock and other features suitable for the Jewish families IDS envisages will live at the development. There is

lift access to all floors, underground parking spaces are available and the development is within easy access of public transport.

The Edge is scheduled to be completed by the end of 2006.



Completed building (artist's impression)



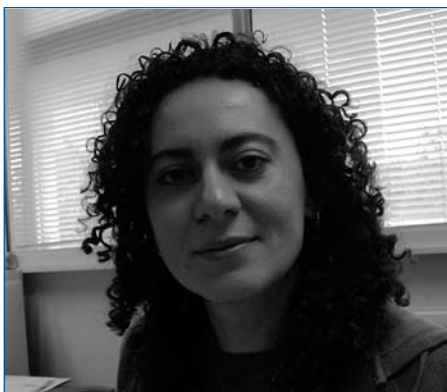
Plan of 2-bed apartment



Scheme under construction

## EXPERIENCING IDS THE ITALIAN WAY

**Carmela Peluso is an Italian architect who has been doing work-experience in the Technical Services team at IDS for the**



Carmela Pelusa

**last 12 weeks. Having arrived in London and undertaken a course in English, Carmela approached IDS through a mutual friend and arranged a three-month work placement to give her experience of working in an office here and also to observe the way in which housing associations operate in the UK.**

Carmela comes from Naples where she specialised in restoring ancient buildings. Her work has also taken her to Kosovo and Macedonia. In Kosovo, she worked on restoring an original Turkish Bath and, in Macedonia,

she was supervising the completion of projects providing hygiene and washing facilities and a multicultural centre for Romany people.

Carmela has found it exciting to work with an English team; she says, "The experience has opened my mind and the group dynamics have been great. Normally I am based on site but at IDS it was office-based which is unusual for me."

Carmela has done some valuable work during her time with the Technical Services team including measuring and drawing up new design layouts for Ajax House.