

Ince Central Estate

Project Team News

Newsletter No. 40

16 December 2009

This Newsletter comes from the Wigan and Leigh Housing Project Team who are organising the remediation work to resolve the land contamination.

Progress on Funding Bids to DEFRA - Phase 6

The Council has received some good news in that DEFRA have agreed to partly fund the works to the **contaminated** properties in Phase 6. Phase 6, where work is currently ongoing, is located at 1, Greenfield Avenue, 156 – 176a, Ince Green Lane, 2 – 24, Meadway and 2 – 12, The Grove. Those addresses classed as having no contaminants are receiving some environmental works such as fencing, patios etc.

DEFRA has funded approximately £6.8 million pounds towards the cost of site investigation, the pilot scheme and the remediation works to all 9 Phases over a seven year period. Any works, for example the Air Quality Monitoring, that DEFRA did not agree to fund has been paid for by the Council.

Key phone numbers for residents

Should residents have any enquiries regarding the soil contamination or environmental works, please contact the Residents Liaison Office at

**3 Meadway, Ince, Wigan, WN2 2BZ. Tel 0800 169 9132 or
07851 423927**

The office is manned by **Michelle Treece - Birch**, Casey's Resident Liaison Officer. **Larry Edelston** who is a Project Officer for Wigan and Leigh Housing may also be contacted via this office.

Should any incident occur outside normal office hours, at weekends or over the Christmas period, then please contact the following number:-

Casey – Out of hours for **emergencies** only - **07922 011263**
07840 929617

Completion of the soil contamination works

At the time of writing this newsletter the soil remediation works are due to be completed by Caseys by mid - February 2010, but this date is weather dependent.

In addition to finishing the soil remediation works, Caseys are contractually bound to complete the 12 month defects or "snagging" works to Phases 9, 4, 5 and 6. It is planned to carry out the snagging works for Phases 9 and 4 before Caseys physically leave the site in the early new year.

They will carry out the snagging works to properties in phase 5 by September 2010 and to properties in phase 6 by early 2011.

Should you have any queries regarding the end of the soil remediation scheme please do not hesitate to contact the Residents Liaison Office.

Planned Maintenance Work by BAAS Construction

On completion of the soil remediation work by Caseys, Wigan and Leigh Housing will be carrying out planned maintenance work to the tenanted properties on the estate. Planned maintenance includes the cleaning and maintenance of windows and the renewal (where necessary) and painting of doors. It will also include (where necessary) re-roofing, wall tie replacement and pointing.

BAAS Construction will be the contractor carrying out the scheme and they are already working in the area on the odd side of Ince Green Lane.

Your Local Residents Group

The Residents Liaison Group (RLG) has recently lost one of its valued members, Mrs Stella Allen. She will be sadly missed and we wish her family well at this difficult time.

The RLG continue to hold a monthly meeting with WALH, Mouchel and Casey. Should residents have any concerns regarding the remediation works do not hesitate to contact your local RLG Members :-

John Boardman, 73 The Grove	Lorraine Pritchard, 89 Bird Street
Martin Broadbelt, 30 Greenfield Avenue	

Please contact the Project Team on the Freephone Number **0800 328 4375** if you have any enquiries regarding this Newsletter.