

Ince Central Estate

Residents Liaison Group News

Newsletter No. 31

12th April 2006

Residents Group View

This Newsletter comes from the **Residents Liaison Group** who are still meeting regularly with the Council to represent the interests of residents of the Estate.

We recognise that Wigan and Leigh Housing and the Council are providing you with a lot of information, when it becomes available, on how the project is progressing.

It is the intention of the Residents Liaison Group to continue to raise matters of concern with WALH and the Council on your behalf and to continue to press the authorities to make better progress with the remediation works.

As such, we will continue to produce the occasional newsletter which tells you of positive progress being made, but also to tell you where we feel things could be improved.

Progress Report

An important stage in the list of the many tasks to be carried out to begin the remediation of the estate has taken place. Following on from

Newsletter 30, which set out the phases within which work will be delivered, the residents of Phases 1 and 2 (60-94 Greenfield Avenue and 67-93 The Grove) have now had their determination notices served to legally confirm that the land where they live is contaminated.

The Council is currently preparing the determination notices for the remainder of the estate and once these are complete, will be serving these on all other occupants except where they have been notified that the property where they live is not built on contaminated land. However, those residents living adjacent to properties which are contaminated will receive notification as the guidance requires the Council to make interested parties aware .

Some preparatory work has also commenced in that any trees in the gardens of the first two phases have been removed to prevent birds nesting, so that once work begins, it will not be hindered.

You may also be aware that a new pathway with lighting has been laid

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between these two phases to provide access to the canal.

Good progress is being made on the structural survey work with visits to properties in phase 7 commencing in mid March and phase 8 beginning in April.

The clean up works are going to cost millions of pounds and work will take about 2 – 3 years to complete. The Council has made a bid for Government funds to carry out the first phases of the clean up. They are hoping to hear from the Government that the bid has been successful.

With the Government decision expected anytime now, the Council's Cabinet has agreed to commit Council funds to the project to pay for the following:

- Garden sheds, outbuildings and so on to be reinstated on a like for like basis.
- Disturbance payments to be made to residents where works are carried out to their gardens.
- Essential underpinning works to the small number of both Council and privately owned houses that need it.
- Private solicitors to advise residents on the agreement that must be signed to allow the Council access to do the work.

This will enable Casey's to start work on Phases 1 and 2 within a month of hearing from the Government.

The Council are aiming to complete the remainder of the clean up works by 2008.

Temple Group

The Residents Liaison Group has negotiated an arrangement with Wigan and Leigh Housing and the Council for continued support from Temple Group. This support will continue through the first phase and is intended to provide the Residents Liaison Group with technical advice and guidance. This support will primarily be provided by Tony Draper who will usually attend Pryce Avenue on the last Wednesday of each month (along with the Wednesday before this) between 10.30 AM to 5.00 PM. Detailed attendance dates are displayed at 10 Pryce Avenue.

It is still our intention that Temple act on behalf of any residents who have concerns about the determinations or the planned work. They should feel free to make contact to discuss their views and get accurate and up to date advice.

Temple have moved into 10 Pryce Avenue. Once works commence they will be joined by the resident liaison officer employed by Casey.

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Wigan & Leigh Housing

WALH are adding to their team of people who will actively support the residents through the remediation process, making sure that the contract runs smoothly. Gareth Evans and Graham Gorvin are both project officers for WALH. Once works commence, they will be based at 1 Kingsway. They will be joined there by Stephen Feetenby from Mouchel Parkman.

Contractor Appointments

You have previously been advised that Mouchel Parkman have been appointed by WALH to project manage the design and implementation of the remediation works. To assist in this they have appointed Stephen Feetenby who will act as a full time project manager once work commences.

Casey's have been appointed to deliver the physical remediation works. They are also planning ahead and have appointed Gareth Elsby as resident liaison officer.

The RLG recently met with all of the people who will be working on the estate to talk about the approach they will adopt and how they will work with residents effectively.

Defra

Defra is the Government Department that approves funding

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to allow remediation work to take place.

They are currently considering the 7 volumes of reports and information arising from the site investigations and the Council's conclusion that the majority of the estate is on contaminated land.

This will take some time. However, the RLG consider that residents have waited long enough. We have suffered inconvenience and delay and want this matter resolved quickly. We have written to Defra explaining our viewpoint and asking them to reach a conclusion without further delay. We will keep you informed when they respond.

Resident Liaison Group

The resident's liaison group currently consists of:

Stella Allen – 24 Anderton Street
John Boardman – 73 The Grove
Ray Boyd – 33 The Grove
Martin Broadbelt – 30 Greenfield Avenue
Karl Brooks – 92 Bird Street
Brian Delaney – 21 Leaway
Lorraine Pritchard – 89 Bird Street
Hayley Sneddon – 9 Loeminster Place

If you are interested in becoming part of the group, please contact any of the above named.



Stephen Feetenby
Project Manager
Mouchel Parkman



Gareth Elsby –
Resident Liaison Officer
PJ Casey

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