



Ince Central Estate

Residents Group Newsletter 19

10 March 2005

Progress Update

Soil Investigations

The Council is now getting very close to being able to advise residents on the outcome of their investigations.

Plans are being put in place to finalise the information and convert this into formats that can be shared with you.

Some final items of information are being gathered by the Council and once these have been received, it will be possible to set out a timetable for communicating the information to you and the impact that this will have on the estate.

The investigations to date have not been able to clarify all of the issues around contamination. In order to address this, it will be necessary for a **small** amount of further investigation to be conducted.

MP Activities

Ian McCartney MP has met with Environment Minister – Elliot Morley

MP. The Minister now awaits receipt of the Council's submission to DEFRA.

In addition Ian has also met with Housing Minister – Keith Hill MP to discuss wider issues relating to housing on the estate.

A further meeting with the Housing Minister will take place in the near future.

Pilot Study

The pilot study for the remediation work is currently being planned. The purpose of conducting a pilot at this stage is to explore foundation types, to gather information on the best methods to carry out a larger scale remediation exercise and to conduct air monitoring to ensure the health & safety of local residents. Two suitable properties (currently unoccupied) 44 and 46 The Grove, have been chosen as typical examples of properties on the estate.

Mouchel Parkman have been appointed to design the remediation

and P Casey & Co. Ltd have been appointed to carry out the physical works. They have recent experience on the High Legh Estate in Openshaw, Manchester where they carried out a remediation programme to over 200 homes. A brief presentation was made to the Residents Liaison Group on 2 March on their approach to remediating this estate.

Funding for the pilot is being sought from DEFRA and it is expected that works will commence on site during early summer.

Kitchen Installations

Tenants of Wigan & Leigh Housing will be aware that it has been agreed to install new kitchens to all of the properties. The contractor, Mears, has already been in touch with some residents to advise them that they will be calling to conduct surveys and plan their new kitchens. It is anticipated that these activities will begin in around 6 weeks.

Some residents have made enquiries about installing conservatories or extensions to their properties. The Community Protection Department are considering the implications of this and have agreed that they will provide some general guidance to residents in the near future.

Planned Activities

Visits

Discussions are taking place within the RLG about possible visits to nearby locations to look at

remediation projects to gauge the impact on the estate. With Casey's now involved on the Ince Central Estate, discussions are taking place with them about the possibility of a visit to the High Legh estate in Manchester.

The alternative is to visit a site being managed by Mouchel Parkman at Redditch near Birmingham. This is a former gasworks which is being remediated for housing. While this is not the same as what will happen at Ince, it will help to get an understanding of issues such as environmental safeguards and health & safety.

Stakeholder Workshop No 2

This is a meeting of the RLG with the key decision makers which is to be held to:

- bring everyone up to date with the outcome of the investigation
- receive the option appraisal report from Mouchel Parkman
- consider what this means for the estate; and
- decide on the way forward.

The workshop is planned to take place shortly after the information about contamination has been communicated to residents.

This is to give you the opportunity to let Temple know your views so we can feed this into the workshop and influence decisions. Participants at the workshop will leave with a full understanding of the decisions that need to be made and the implications of these decisions on the local community.

**Temple Attendance at
2 Pryce Avenue**

The following sets out Temple's availability during March:

Week Commencing 7 March

Wednesday 11.00 am – 5.00 pm
Thursday 9.30 am – 3.00 pm

Week commencing 14 March

Wednesday 11.00 am – 5.00 pm

Week commencing 21 March

Wednesday 11.00 am – 5.00 pm
Thursday 9.30 am – 3.00 pm

Week commencing 28 March

Wednesday 11.00 am – 5.00 pm
Thursday 9.30 am – 3.00 pm

Outside of these times we are contactable by telephone on the number at the end of the newsletter

Legal Briefing Workshop

The Council are currently seeking advice, at the request of the District Auditor, on the legal position in relation to their liabilities.

This will resolve the question of who will take the responsibility for any remediation work required.

In view of the potential impact on owner occupiers, the Council intends to provide a briefing session on the advice they have received and ensure all owners have the opportunity to attend to ask any questions they may have. A date and venue for this will be set once the council has received the final advice.

COUNSELLING SERVICE

The Primary Care Trust have now put in place specific arrangements for a counselling service for residents at Ince Central Estate in recognition of the high levels of stress being experienced by local residents.

Some local residents are already using this service and have found it to be very helpful in helping them manage the current uncertainties.

If you wish to access this service, please contact Temple at 2 Pryce Avenue or complete the slip opposite and return to Ince Clinic.

COUNSELLING REQUEST FORM

To request counselling please complete this form and hand it to a receptionist at Ince Clinic; the Counsellor will then contact you for an initial appointment.

NAME:.....

ADDRESS:.....

POST CODE.....

DATE OF BIRTH:.....

DAY TIME CONTACT NUMBER/S:

Work:.....

Home:.....

Mobile:.....

I would like the Counsellor to contact me for an initial appointment.

Signature:.....

Date:.....

**** Return to Ince Clinic ****



Temple Contact Details

If anyone has any comments regarding any information, Temple can be contacted at 2 Pryce Avenue every Wednesday (11.00-17.00) and Thursday (09.30-15.00) Tel 01942 239598

Alternatively, if residents need to contact Temple outside this time, they can use the freephone number 0800 328 4375 (Wigan Council) or Temple Head Office 01825 790964.