

# ANDOVER NEWS



## All Change

Welcome to the Andover Estate's very own newsletter. Included is the latest information on the planned works to the estate and will also include a programme for when the works are scheduled to commence.

On the back of the very successful kitchen, bathroom and window programme, our focus now turns to improving the outside environment of the Andover Estate. Many residents contributed to the consultation process which developed the Andover Estate Masterplan and following a lengthy planning permission and contractor selection process, I can confirm that planning permission has been approved and that Balfour Beatty were successful (subject to contract) in being awarded the Andover Environmental contract.

**Environment Work:** The environmental improvements are estate wide and the range of improvements includes work to all blocks on the Andover Estate. Work includes; road alterations for provision of speed table, provision of new paving where damaged, levelling of paving, provision of new lighting, alterations to paving and parking bays, diversion of gully's, manholes, concrete repairs, new brickwork to various areas, demolition and alterations to ramps, demolition to bin stores and link bridges, improved planting and landscaping.

**Security work to the Courtyard Blocks:** The proposed security works are to the 12 Courtyard blocks; the works include a new access control and fob key system for ground floor units. These works include for the supply and fitting of new steel security communal entrance doors and rear doors with screens, complete with magna locks, door entry panel and push to-exit buttons. The control panel will be linked to individual new handsets within each dwelling of the courtyard. In addition two access areas to the courtyard will be closed to secure the inner courtyard.

**Security works to Central Square:** A Concierge/Monitoring Station will be provided at Noll House, which will also monitor Didbin House and Docura House. Work includes reversing the existing lifts to Noll House and Didbin house. New entrances will be formed to the three blocks. The Central Square blocks will have cameras and video equipment to monitor access, both inside and outside of the building. 3 cameras will also be situated within the Central Square to monitor the outside & lines of sight on the estate.

The Project Team look forward to working with you over the next year and together we will deliver a project that achieves our aim of making Andover Estate a safe and welcoming environment for the residents and your visitors.



### The Project Team

- David Ronan  
Project Manager - Homes for Islington
- Albert Neal  
Project Officer - Homes for Islington

### Architects (Homes for Islington)

- Paul Tobin, Francis O'Brien, Fiona Monkman, Fred Leplat and Marc Linton

### Andover Tenants & Residents Association

### LINKS Association

Our telephone numbers are  
020 7527 3976 or 020 7527 3977

#### Regeneration Project Team Office



WE ARE  
HERE



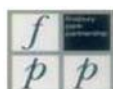
### What's in the newsletter:

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**Balfour Beatty**

**ANDOVER**  
Tenants and Residents Association



[www.homesforislington.org.uk](http://www.homesforislington.org.uk)



# WELCOME BACK BALFOUR BEATTY

**Balfour Beatty will be back to start work on the long awaited environmental scheme in July and they have managed to keep some of their original team from the kitchen and bathroom contract.**

Stuart Petts who is the Construction Manager is seen here with Jon Pepper and some of their team, Will, Robert, Samson and Eddie.

Balfour Beatty's office in Selden Walk will be open for business again in late June and Marie McCaffrey will be joining the team in August to help with keeping you all informed and making the necessary arrangements to allow the work to run smoothly.

Balfour are to hold joint briefing sessions with the Tollington Project Team in the afternoon and early evening in the community centre at various times throughout the duration of the contract. All residents will be invited to a session that deals with works that directly affect them.



## ANDOVER ESTATE ENVIRONMENTALS

Indicative Programme

	2008						2009					
	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Selden Walk	█	█	█	█								
Allerton Walk		█	█	█								
Bolton Walk					█	█						
Berkeley Walk		█	█	█								
Roth Walk					█	█						
Corker Walk				█	█	█						
Lazar Walk		█	█	█								
Tomlins Walk		█	█	█								
Falconer Walk							█	█				
Besant Walk								█	█			
Ray Walk									█	█		
Todds Walk										█	█	
Hanmer and Mingard Walks											█	█
Andover Walk												█
Old Andover (incorporating Yeovil, Methley, Barmouth, Andover, Chard & Rainford)												
Dibdin House		█	█	█	█	█	█					
Noll House		█	█	█	█	█	█					
Docura House		█	█	█	█	█	█					
Central Square												█

The Bars above represent the time Balfour Beatty will be working on each individual block. This does not mean that they will be working constantly from July until October in Selden Walk for instance, it means that they will start in July and will have completed everything by the end of October. Generally in each of the blocks Balfour Beatty will begin by removing general items such as bollards and planters and shrubbery prior to commencing the major demolition items. The removal of the links, ramps, stores and stairs will be the next phase of works to take place. This will be followed by the provision of the stairs and ramps, the building of the new refuse stores and chutes, the fitting of the door entry system where applicable and the realignment of parking and the fitting of the entrance gates and fencing. Balfour Beatty will only need to gain access to properties that are having a handset fitted for use with the new gates. During the works, residents will be kept fully informed.

This programme of Works is aimed at providing residents with an overview of the work scheduled for the Tollington Estates. However, this schedule is not definitive and the work proposed is subject to survey. The Tollington Project Team is keen to inform residents about all work that is planned for the estate, but we also ask residents to remember that this schedule may change.



The Andover Estate

## Better Play For Andover Estate



£50,000 of Lottery funding will go towards improving the play area on Mingard Walk. Groundwork, Homes for Islington and residents will need to work together to raise the remaining money, which is estimated at £50,000.

Residents will decide how they want the play area to be improved and will work with Groundwork to come up with a new design for it. Once it is opened Play Rangers will visit the play area to supervise play and offer organised activities and mobile play equipment, also funded by the Big Lottery. Initial meetings will take place with residents, Groundwork and Hfl to start to take forwards ideas for how the play area can be redesigned and Groundwork will make contact with all residents near the play area.

**If you would like more information about this project please contact Jessica Robinson at Groundwork on 020 7239 1389 or email [jessica.robinson@groundwork.org.uk](mailto:jessica.robinson@groundwork.org.uk)**

*and there's more...*

## Two more successful bids

As residents living in the north and south of the estate will know, there are other major works progressing near by. The largest of the local projects is the Hornsey Road Baths development. The Project Team was able to bid for S106 money. This is money that the developer has to pay to compensate for the impact the development will have on the area.

We are pleased to inform you that the bid we made on behalf of the residents of Andover was successful and £100,000 will be available to improve the immediate area bordering Hornsey Road Bath development. The works will include better lighting, paving, landscaping and improvements to the general area that will adjoin the Hornsey Road Bath development.

Residents living in the north of the estate will be aware that new homes are being built on the old redundant car park adjacent to Birnam Road. The new properties will uplift this area of the estate, which was previously an eyesore.

As part of the disposal of the site to Guinness Trust, the Project Team negotiated £150,000 of S106 funding to be

spent in the immediate area of the new development. Of this funding £30,000 will be spent by the developer to integrate the new housing with the immediate area, so this will include better paving and lighting. The remainder of the funding will be spent on the landscaping of the adjacent grassed area and improvements to the Old Andover blocks (Yeovil, Methley, Barmouth, Andover, Chard and Rainford). Our Landscape Architect will be developing the proposals and talking with residents.



# Further Regeneration Issues

## Keeping up appearances

Residents, Islington Council and Homes for Islington have invested a lot of time and money in improving the homes on the Tollington Estates. Together we have raised the image of the estates and through campaigning together we have attracted sufficient money to make improvements a reality. It is so important now that we continue to work together to ensure that the improvements that have been made are sustained. If you witness vandalism or antisocial behaviour and they affect your enjoyment of your home please do not hesitate to contact the Police or Homes for Islington and your call will be treated in the strictest of confidence.

### Metropolitan Police's Finsbury Park Ward Team:

Tel: 020 7421 0554 or 07717 432 750

Email: finsburyparkward-NI@met.police.uk

### Homes For Islington's Tenancy Management Advisor for the Tollington Estates

Tel: 020 7527 5308

## Turkish and Kurdish Group

Tollington Estate Bildiri sayfasina hosgeldiniz. Eger bu bildiri sayfasini anlamakta zorluk cekiyorsaniz lutfen **0790 5744756** numarayi arayip daha fazla bilgi alabilirsiniz.

Islingtonda oturan butun Turk ve Kurt halkina duyuru, eger gocmenlik ve konut problemleriniz varsa vede cesitli kurslara katilmak istiyorsaniz bu numaradan Gul'e ulasabilirsiniz - **0790 5744756** or **020 7527 3977**, Islington Turk ve Kurt Destek Gurubu.

Her persembe Saat 12den 4'e Kadar bu numaradan Gul Kocho

## HFI on the Web



The 'Getting it right' pages are Homes For Islington's online guide to major improvement

works on residential blocks in its Decent Homes programme. There is a page for each block included in the works programme and they will be updated with future works.

### What information is provided about each block?

- What works are being carried out
- Who the constructors are
- Start date and estimated completion date
- Contact information
- Information about meetings related to the works

To visit the site logon to [www.homesforislington.org.uk](http://www.homesforislington.org.uk) and click on the **Getting it Right** at the top of the page.

Our team is in the process of uploading these pages and should have all the blocks on the system by June.

# Finsbury Park Community Open Day

**Thursday 5th June between 3pm and 7pm.**

The Finsbury Park Neighbourhood Management group is hosting a community event at the Andover Community Centre on Thursday 5th June between 3pm and 7pm. You are invited to come along and find out about local services such as training providers, job opportunities, community safety, the police, housing information, recycling, libraries and much, much more.

There will also be free food and refreshments, a free prize draw, face painting and crèche facilities will be available.

If you would like more information, please contact Lee Farrow on **020 7527 5107** or [lee.farrow@finfuture.co.uk](mailto:lee.farrow@finfuture.co.uk)

*LOOK FORWARD TO SEEING YOU*

