

Andover NEWS



It's the final Countdown

After several years of improvements inside the home, residents have welcomed the security and re-design works currently underway on the Andover Estate. Balfour Beatty started the improvements to the external environment in September 2008 and the works are scheduled to be completed in August 2009. On page two a programme of works and an indicative schedule of dates will let you see when the works will start and how much work has been done to date on each block. Balfour Beatty want to pass on their thanks for your co-operation and they very much look forward to delivering this final phase of works for you.

What's new

The Early Years Building, which occupied a large section of the central square area, has now been demolished. It was decided by the users of the building that the upkeep of it, along with the new local child care facilities, made the future use of the building no longer viable. Once the decision to vacate was made, Andover residents were very keen to ensure this building was demolished and that a better communal square was created. A new programme of works is currently being developed, which will see the central square totally transformed; in addition to the works already planned for this area, there will now be new landscaping and furniture to replace the site of the old building. The Tenant and Residents Association were successful in a bid to provide imaginative play equipment for the central square and the Housing Panel has approved funding to improve the front of the community centre. All of these works will totally transform the central square and provide a focus for all the residents of the Andover Estate to enjoy.

We hope you find this issue of the Andover News useful and informative. Whilst there are articles about the works planned for the estate, there is also information on how you and your neighbours can help tackle the problems that have dogged the estate for far too long. Working as one we have the opportunity to continue all the good work we have begun. Together we will make the estate a great place to live. Our Housing Management team, working with the Police, will be taking the initiative in tackling anti-social behaviour - this is where we need your help to maintain what has been achieved. Together we can do it!



The Project Team

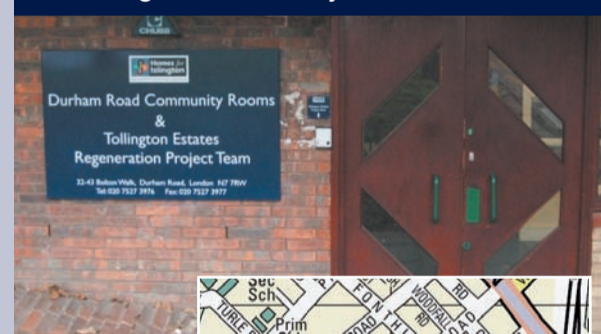
- **David Ronan**
Project Manager - Homes for Islington
Tel: 020 7527 3976
- **Albert Neal**
Project Officer - Homes for Islington
Tel: 020 7527 3977

Architects (Homes for Islington)

- **Paul Tobin, Fiona Monkman, Fred Leplat and Marc Linton**

Andover Tenants & Residents Association

Regeneration Project Team Office



**WE ARE
HERE**



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Balfour Beatty

ANDOVER
Tenants and Residents Association



www.homesforislington.org.uk



A message from Balfour Beatty

All of the management team at Balfour Beatty would like to thank the residents for their understanding and patience shown during the current phase of works.

We appreciate that we are causing disruption to your daily routines but assure you that we are doing our utmost to minimise the nuisance we cause.

Our first priority is Health and Safety and to this end we have no choice but to close off areas of the estate whilst we carry out some of our work.

We try to carry out the work as quickly as possible and return these areas to public use but, as with all projects, circumstances do not always permit this to happen as quickly as we would like.

We trust we can count on your continued support and understanding and that you will all be pleased with the end result.

May we take this opportunity to remind you that Balfour Beatty personnel working on this contract carry photo identification cards, which have a contact number for verification; this is one of the ways in which we ensure safety for all on our work sites.

Many of you, as residents, have got to know our Liaison Managers who have worked on the estate for the past five years. Their job is to keep you informed of the proposed works and to reduce the inconvenience to a minimum. They would welcome any questions you may have and are happy to discuss the works with you. They can be contacted in the following ways:

Marie on 0800 085 1168 or 07770 832 120 or if you prefer, call into our offices below 32 - 43 Selden Walk.

Andover Estate environmentalals

Draft Programme	2008				2009							
	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST
Selden Walk				80% Complete								
Allerton Walk					75% Complete							
Bolton Walk					80% Complete							
Berkeley Walk					80% Complete							
Roth Walk						75% Complete						
Corker Walk							20% Complete					
Lazar Walk						50% Complete						
Tomlins Walk							60% Complete					
Falconer Walk							15% Complete					
Besant Walk								15% Complete				
Ray Walk								25% Complete				
Todds Walk									15% Complete			
Hanmer and Mingard Walks								10% Complete				
Andover Walk								5% Complete				
Old Andover (incorporating Yeovil, Methley, Barmouth, Andover, Chard & Rainford)									0% Complete			
Dibdin House								35% Complete				
Noll House									5% Complete			
Docura House								30% Complete				
Lifts								20% Complete				

The Bars above represent the time Balfour Beatty will be working on the individual blocks. This does not mean that they will be working constantly from September until April in Selden Walk for instance, it means that they will start in September and will have completed everything by the end of April.

In each of the blocks Balfour Beatty will begin by removing general items such as bollards and plants and shrubbery prior to commencing the more major elements of works. On the respective block the removal of the links, ramps, stores and stairs will be the next phase to take place followed by the replacement 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.



The Andover Estate

Security - making it work

The new secure entrances will have a sophisticated mechanism that not only allows us to secure the door with very strong 'magna locks', but also allows us to effectively manage the system. Unlike the old key operated system, our new system allows us to activate and deactivate individual fobs; so in the event that you lose a fob or if a resident has been misusing the entry system we will be able to deactivate the fob immediately.

The new concierge office, to be built at Noll House, will have personnel to manage and issue the fob keys locally. These personnel will also be monitoring CCTV cameras in and around the central square blocks. The concierge staff will work closely with the Anti-Social Behaviour team and the Police to ensure proper monitoring of the central square. The telephone numbers and contact details can be found on

page 4. We would ask residents to work with us and report incidents of anti-social behaviour.

The new security system is tried and tested on many other estates so, provided residents and their visitors use the system properly, the security to the block will be maintained for many years to come. Instructions are given to the resident at the time of collecting their fobs and conditions of use are explained. We know from experience that unauthorised people will not try to gain access to a block if they know that Police or council staff will be called and that residents of the block will report incidents. If we want to maintain security to the block we all need to be vigilant and report any suspicious people or activities immediately. Contact details for the appropriate response team are detailed in this newsletter under 'Keeping up appearances' on the back page.

Make your mark on the Central Square!

Artists Ben Coode-Adams and Celia Pym will be running some exciting events on the estate starting in May. They are looking for help, especially from younger residents, to come up with good ideas for fun features to put into Central Square, to turn it into a really wonderful space now that the Early Years Centre has gone, giving us the chance to put the heart back into the estate.

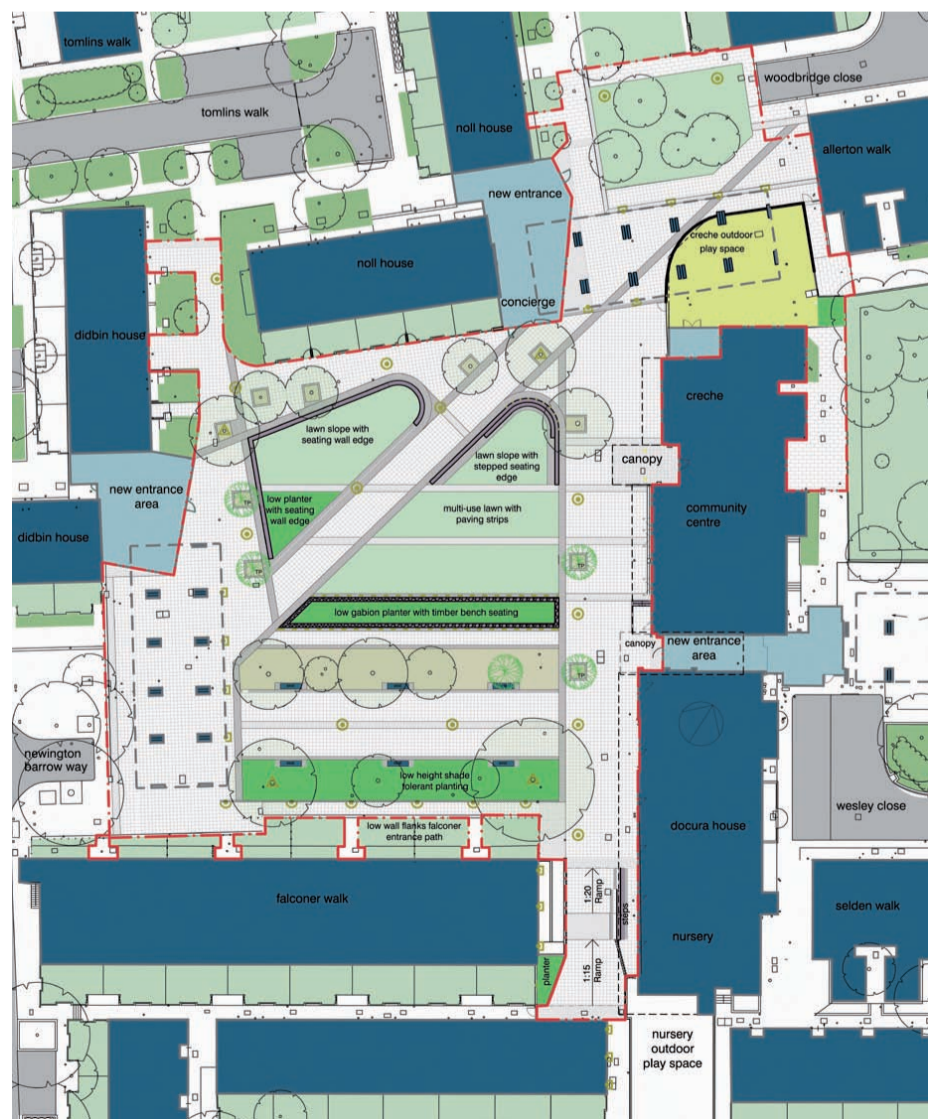
On Saturday **9 May**, Ben and Celia will be looking for helpers to take a 'snapshot' of the Andover Estate, gathering photographs and stories from residents. The event is all about living in the moment. If that moment could last forever, what would you want to remember? What games are you playing? What stories are you telling? Who is your best friend today?

Then on **26, 27, 28 May** Ben and Celia will be running all day workshops, in the Andover Community Centre turning these 'snapshots' into real, live things! With help your children will be building shelters and camps, obstacle courses, fairy castles and pirate ships. They will be jetting off to space and meeting mermaids. For older children there will be workshops on honing your moves, dressing neat, and embarrassing your parents. You can drop in for as long or as short a time as you want, and it's all free.

All this play has a serious aim though: ideas you give us during the events will be turned into permanent features in the square. So leave your mark in concrete, stainless steel and timber, in colours, words and pictures. What happens now will shape forever.

Keep your eyes open for posters confirming dates, times, and places.

This plan of the Central Square gives an overview of all the proposed works



Keeping up appearances

Residents, Islington Council and Homes for Islington have invested a lot of time and money in improving the homes on the Andover Estate. 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 anti-social behaviour and they affect your enjoyment of your home, please do not hesitate to contact the Police or Homes for Islington. 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

Anti-Social Behaviour Officer for Andover Estate

Sonia Mason Tel: 020 7527 5308

To report any anti-social behaviour out of hours please call 020 7527 7272

Bins



As all residents on the Andover Estate know, the bin and refuse arrangements have not worked properly for a number of years. Resident representatives wanted the re-design of the estate and courtyards to include provision for all bins to be stored out of sight. By building new enclosures (see picture above of new bin store) and increasing doorstep collections we are confident that this should stop the Andover being used for fly-tipping; as people living outside the estate have quite often used the bins that are left in the open.

All residents will be written to, outlining the new refuse and recycling arrangements.

New play area for Andover



The new play area on Mingard walk is nearly completed and thanks to Lottery and Play Builder funding, the old 'sunken' play area has been totally transformed into a new safe play facility, offering new play equipment and a safe surface. Many children and parents contributed to the design. Thank you to all that helped and we hope you enjoy this facility for many years to come.