



OSBORNE

Residential - Andover Estate

Delivering 36 social tenure homes on infill land



“The new homes being built on the Andover Estate will provide genuinely affordable council housing that is desperately needed in Islington.”

Cllr Diarmaid Ward - Deputy Leader and Executive Member for Housing

PROJECT

36 Social Rent Homes

CUSTOMER

London Borough of Islington

LOCATION

Andover Estate

CONTRACT

2 Stage D&B

Need

To meet the shortfall in genuinely affordable homes for social rent, councils are seeking creative solutions to develop infill land within their towns and cities.

Islington Council has taken this approach to release land for housing as part of a four-phase plan. A plan which will provide over 200 genuinely affordable and social rent homes on the Andover Estate.

In Phase 1, which is currently in build, three infill plots are being developed for 36 new homes. Additional improvements include the conversion of garages into community office spaces funded by the Greater London Authority (GLA) and circa £3m of landscaping to simplify access and provide green spaces for residents to enjoy the outdoors.

The wide geographical spread of the activities across five areas of the estate and the proximity to people's homes, has needed skilful design and management, particularly during covid, to ensure everyone's needs are met.

Solution

Our early involvement started with a Pre-Construction Services Agreement (PCSA) which improved the risk profile and secured cost certainty for the council. As a result:

- The design incorporated a more efficient heating solution for the apartment blocks.
- Essential amenity space was provided by roof gardens.
- An early enabling package was progressed, in parallel with the council's internal governance process, so that critical funding dates could be met for completion of the office spaces.

From the outset of delivery our approach was to embed the team within the community and build relationships by:

- Appointing specialists NewmanFrancis to act as the Resident Liaison Officer (RLO) for everyday communication using door to door, a dedicated webpage, and a joint monthly Newsletter with the council.
- Planning logistics around the specific needs of close neighbours.
- Delivering social value, which included selecting an apprentice RLO from the estate using the NewmanFrancis 'Kick

start' programme and recruiting locally.

- Consulting and sharing information through the Residents Steering Group and two pre-covid public events.
- Producing a 'meet the contractor' video in response to Covid restrictions.

Outcome

Active communication and the partnership between Islington Council, the design and build team and the residents has overcome the challenge of developing infill land on a busy estate in a pandemic.

The scheme is on target to meet the client's budget and the 36 new homes for 100% social rent will be complete for 2023. Wider community benefits will be derived from new commercial spaces, safe open access routes and play areas for children.

Social value has been added through new skills linked to employment and apprenticeship roles which in turn supports Islington's masterplan to stimulate growth and improve lives for local people.

Following on from the Phase 1 infill development, we are assisting Islington Council as they identify further opportunities to release land for housing in the borough.