

# The Project



Higgins Partnerships has formed a development partnership with Hillingdon Council to jointly deliver the regeneration of Hayes Town Centre Estate and Avondale Drive Estate.

Following our meeting with residents on 25 April 2024, we are pleased to confirm that we have started to allocate the new homes located in the first phase and hope to see all 80 qualifying residents, living in Phases 2 and 3 of the redevelopment by the end of August 2024.

We are still on track to deliver the new homes at Hayes Town Centre in Autumn 2025. Residents will be given the opportunity to choose the final finishes for their new homes during late Summer.



COLLABORATIVE



RESPECTFUL



COMMITTED



RESPONSIBLE

# Hi!

## Hayes Town

July 2024

### Upcoming Schedule of Works (July 2024 - August 2024)

- 1 Groundwork and tarmac
- 2 Drainage and service works
- 3 Ground floor and Level 1 floor slab
- 4 Superstructure
- 5 Commencement of brickwork

Safety Awareness - Please do not enter the site while works are ongoing as there may be hidden dangers.

### Recently Completed Works (April 2024 - June 2024)

- 1 Completion of demolition works
- 2 Delivery of concrete crusher
- 3 Crushing of concrete from demolition works
- 4 Installation of piling mat
- 5 Commencement of piling works

We would like to thank you in advance for your patience and understanding.

# Community Engagement

## Moorcroft School Careers Event

Our RLO and Social Value Assistant attend this event which was aimed at students with Severe Learning Disabilities (SLD).

We promoted our Apprenticeships and Work Experience Placement opportunities during the event. The teachers were grateful that we attended the event as this gave the students a chance to learn about the variety of opportunities we have available.

We are looking forward to working with Moorcroft School in other ways.



## Hillingdon Autistic Care & Support (HACS) Reverse Careers Fair

Unlike traditional careers fair events where job seekers visit stalls to learn more about an employer, HACS' Reverse Careers Fair allowed learners and interns to showcase their talents, display job boards and talk to employers about the sector they are interested in. Our two volunteers spoke to students about our Management Trainee Programme, Apprenticeship and Work Experience opportunities available within Higgins Partnerships.

## Community Cookbook

Higgins Partnerships collaborated with Hillingdon Council to produce a community cookbook. We partnered with Minet Junior School and held an event for local families to share their cultural dishes and recipes with other families to help create the cookbook.

Higgins Partnerships will be producing 450 copies of the cookbook which will be distributed to families linked to the school.



[www.hi-higgins.co.uk](http://www.hi-higgins.co.uk)

You will find updates about the project on the Hi! Website, as well as community news and information about upcoming events and more.

You can also use the camera on your phone to scan the QR code here to visit the website:

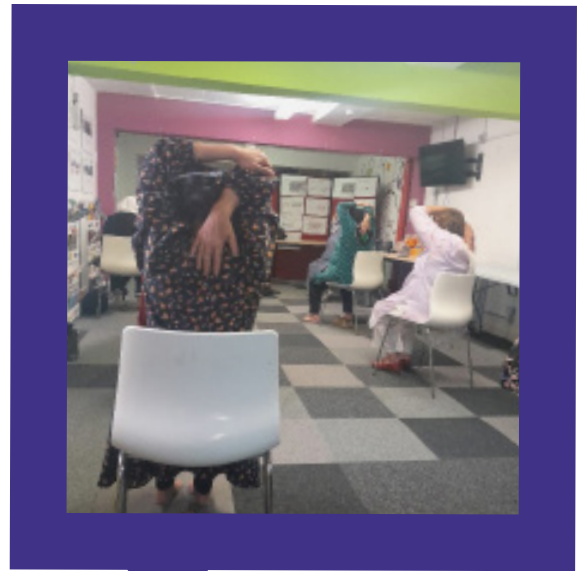
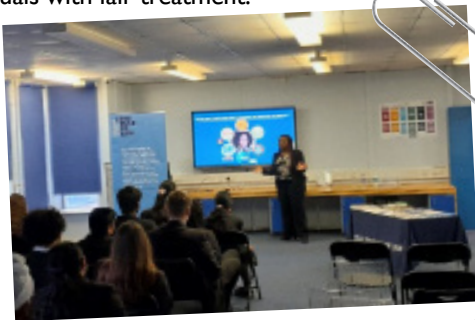


## Parkside Studio College Careers Talk and Rule of Law Event

In partnership with Bingham Centre for the Rule of Law, we held an event at Parkside Studio College to a group of 29 Year 9 and 10 students.

Our Social Value team delivered a careers talk which provided the students with an overview about our Hayes Town Centre and Avondale Drive projects together with helpful insight into the construction industry and our employment and training opportunities, along with CV and interview preparation tips.

Our partner, Bingham Centre for the Rule of Law gave the students an insightful talk about the Rule of Law and explained why we have it and why it is important. The talk helped the students understand what justice is in relation to the law and its purpose to provide all individuals with fair treatment.



## Austin Sewing Club Yoga Sessions



Higgins Partnerships have sponsored six Yoga sessions for Austin Sewing Club, to promote health and wellbeing in the community. Austin Sewing Club have found the yoga sessions to

be beneficial for their health and wellbeing and we were pleased to have supported them with this. The Secretary for Austin Sewing Club commented, *“They felt significantly better after the yoga sessions, both physically and mentally. Their general wellbeing and stress levels have improved due to the yoga and breathing techniques.”*

## Pizza Event



**We will be holding a pizza event on Monday 29 July 2024 from 4pm – 7pm whereby each household will receive a pizza in exchange for a flyer. Please watch out for the flyer which will be delivered soon.**



*As part of our ongoing partnership with Brookhouse Youth Football Club and due to the success of last year’s football activity, we will be holding another football activity this year in August 2024. More information will be sent out shortly once finalised.*



Brook House Youth F.C.

## Have a catch up & a cuppa with Higgins

*Come along to our event, all local residents welcome!*

**TIME:** 10am - 12pm

**DATE:** Every Wednesday

**LOCATION:** The Hub,  
Silverdale Road, Hayes



# Employment and Training

Our regeneration commitments are not only to build new homes by creating a safe community that residents are proud to call home but create opportunities for employment and training through partnership working. If you would like to be considered for an opportunity on the development, please get in touch with Higgins Partnerships on: [CSR@higginspartnerships.co.uk](mailto:CSR@higginspartnerships.co.uk).

We are delighted to welcome the following new members of staff who recently joined both projects and who are local Hillingdon residents:



Tamire started at Higgins Partnerships in May 2024 as a General Building Operative. Tamire has said that he is "happy with the employment opportunity that he has secured. The locality is ideal because it saves money and time otherwise spent on transporting to a workplace."



Khalid joined Higgins Partnerships in May 2024 as a Site Management Trainee. He has expressed that he has "...felt welcomed into the team, everyone on site is friendly" and that he has experienced a good supporting network.



Rollan joined us in June 2024 as a Senior Site Manager. Rollan has commented, "That it has been a pleasure so far. It is a good environment to work in with strong support from Management."



Vardini also joined us in June 2024 as a Design Trainee Co-ordinator. As a Hillingdon resident, Vardini has said that, "It is a great feeling to be involved in the projects and regeneration of the borough that I live and work in."

## Estate Matters

One of our commitments made to residents include easing overcrowding living in later phases during the redevelopment while residents wait for new homes to be built. Since the start of the development, over five residents have moved into housing that is more suitable for their overall needs.

### Changing Lives

The following is feedback from a tenant who recently moved out of Skeffington Court who comments on how this has changed their life and that of their children.

### Has your family's quality of life improved since moving into more adequate accommodation?

"There has absolutely been a great improvement since been moved by the Regeneration team. It has been great, for my mental and physical health. I have more living space, it's much safer and more accessible to aid my disabilities."

Ms T Skeffington Court

# Downsizing

We have also worked and provided support to residents who live in accommodation larger than they need, to move to smaller accommodation. By moving to smaller accommodation, they have freed up a property for residents who need more space and with the ever-increasing cost of living, moving to a smaller home could help you save money on expensive monthly energy costs and reduce the amount of council tax you pay.

Qualifying residents who move to smaller accommodation are entitled to a cash incentive payment for downsizing and the home loss payment.

If you are interested in downsizing, please get in touch with the Regeneration team on:

**01895 556461**

We recently interviewed Gary, a Hayes Town Centre resident who recently moved into smaller accommodation:

## How long have you been with the Council?

"I have always been a Hillingdon Council tenant. I did a mutual exchange from Hartfield to Skeffington Court many years ago and at that time I was younger and in much better health. I exchanged to a top floor flat. Years later things changed, my health deteriorated and I became disabled and ended up in a wheelchair. I had been struggling for a while but with the help and support of the Regeneration team, I have been moved to a nice little bungalow which has the adaptations that suit my needs."

## Has your family's quality of life improved since moving into more adequate accommodation?

"It's much better. I'm able to access the property whereas before it was difficult accessing my flat because of the floor level and the lift not taking to my floor level. Just to have the ability to move around is a great improvement. I had to climb 14 stairs to get access to my flat. I now am in a ground floor level access property and I have outside space to move around with no problems getting around this property or getting out and about on my mobility scooter to access the shops and amenities in the area."

## What do you think are residents priorities on the estate?

"The cleaning up of the estate and housing the overcrowded families into the right sized accommodation. It might be a slow process but it's getting there."

## Do you think the council are delivering on their commitments?

"Yes, because there is clear movement now. Families and individuals are being moved into new homes."

## What is your vision for the future?

"To live the best comfortable life that I can. Making the best of everything."



## New Council Homes

The Council has committed to building more homes for Hillingdon families due to the shortage of affordable homes. Some of these will be built on our regeneration of the Hayes Town Centre Estate to help reduce the council housing waiting list and minimise those residents living in temporary accommodation.

The regeneration programme has been made possible through significant grant funding from the Mayor of London.

Priority for new homes is for qualifying residents under the Landlord Offer. Thereafter homes will be available to residents on the council's housing register.

## Your Feedback Matters

We are aware that many residents located in the final phase area have told us they are concerned at the length of time they need to wait for the new homes.

The start of rehousing of this phase is currently programmed for 2028.

We want to reassure residents that the team are always looking at ways to speed up the development.

Over the coming weeks we will meet with qualifying residents living in the final phase, on a one to one basis to seek your views and review your housing circumstances.

## Did You Know?

### The new homes will include:

- Secure communal gardens
- Secure car parking
- Better natural surveillance
- Bicycle stores
- PV on roofs to reduce energy costs
- Electric car parking charging points

## Leaseholders

Resident leaseholders who choose to remain can buy one of the new homes being built in phase one. There is a range of affordable buying options available to resident leaseholders which includes:

- Buying property outright
- Shared equity
- Shared ownership

If you are a resident leaseholder and interested in buying one of the new homes please get in touch with Dave Saunders on 07761 757 815.

## Tenants in temporary accommodation provided by the council

If you were a temporary accommodation tenant at the time of the landlord offer in April 2021 and lived on the estate for twelve months before the issue, the council will offer a new council home for rent on the new estate that meets your need.

This offer is not open to lodgers or residents who are not considered to be a part of the tenanted households.

- As a temporary tenant you will become a new council tenant on Hayes Town Centre Estate, and you will be allocated a property to let at London Affordable Rent appropriate to that new home.
- You will be provided with an introductory tenancy for twelve months and if there are no issues with your tenancy during the trial period this will become a five-year fixed tenancy.
- If you choose to move off the estate, you will be given priority banding on the council choice based letting system six months before you move.
- You will be able to bid for properties you are interested in across the borough.
- The council is committed to offering continued support to residents living on the estate and to provide support with the moving day.
- The council will organise removals to move you to your new home on the estate.



## Duty of care

We understand that working closely with the community, residents and stakeholders is important. We always aim to limit disruption to all, whilst the works are in progress.

All machinery used is fitted with noise suppression devices where possible.

Deliveries are scheduled to avoid peak periods wherever possible.

Please note: Staff and Operatives will start to arrive on site from 7:30am, but will not commence works until 8:00am and works will cease by 6:00pm.

## Housing Matters

### Reporting a crime

If you wish to report any crime happening on the estate, you can do so anonymously through the charity Crimestoppers.

No one will know you have reported it.

Contact crimestoppers on [www.crimestoppers-uk.org/give-information](http://www.crimestoppers-uk.org/give-information) or **0800 555 111**

In an emergency call **999**

Police Officer for Avondale Estate:  
SNTXH-Townfield@met.police.uk  
Sean.Creaby@met.pnn.police.uk  
For queries relating to the regeneration please call **01895 556461**

For general housing management queries please call **01895 250111**

For the Independent Tenant and Leaseholder Advisor (ITLA) please contact Public Voice on **0800 169 8677** or email: **info@publicvoice.london**



## Project Key Contacts

Mark Collier  
Construction  
Manager  
Phone:  
07791 669315



Gemma Harling  
Resident Liaison  
Officer  
Phone:  
07739 630 527



Site number  
020 8508 5555

Site office location  
Austin Road, Hayes Town Centre,  
UB3 3DL

Email: [hayestowncentre@higginspartnerships.co.uk](mailto:hayestowncentre@higginspartnerships.co.uk)

Emergency out of hours  
contact 0871 750 3001

Site Working Hours  
8:00am – 6:00pm weekdays  
8.00am – 1.00pm on Saturdays

We will not be working on  
Sundays or Bank Holidays

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If you would like to receive this information in another language or larger font, please contact us on [CSR@Higginspartnerships.co.uk](mailto:CSR@Higginspartnerships.co.uk)