

# 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 30 qualifying residents, living in Phase 2 of the redevelopment by the end of July 2024.

We are still on track to deliver the new homes at Avondale Drive next Summer 2025.



# Hi!

Avondale Drive

July 2024

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

- 1 Shuttering being installed
- 2 First floor slabs
- 3 Second floor slabs

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

## Recently Completed Works (April - June 2024)

- 1 Ground floor slab poured
- 2 All drainage installed
- 3 Column re-bars installed
- 4 Floor pads poured

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



COLLABORATIVE



RESPECTFUL



COMMITTED



RESPONSIBLE

# Community Engagement

## 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.



## Pizza Event

We will be holding a pizza event on Monday 22 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.



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



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.



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:



# 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."



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



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.



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."

## Have a catch up & a cuppa with Higgins

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

**TIME:** 10am - 12pm

**DATE:** Every Tuesday

**LOCATION:** 1 Wellings House, Avondale Drive, EB3 3PN



# Estate Matters

One of our commitments includes easing overcrowding in later phases during the redevelopment while residents wait for new homes to be built. Since the start of the development, over 5 families have moved into housing that is more suitable for their overall needs on existing estate.

## 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 Avondale Drive Estate to help reduce the council housing waiting lists 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 for borough 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 Phase 3 Glenister House, 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
- Better natural surveillance
- Bicycle stores
- PV on roofs to reduce energy costs

## 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 Avondale Drive 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.

## 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.



## 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](mailto:SNTXH-Townfield@met.police.uk)  
[Sean.Creaby@met.pnn.police.uk](mailto: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](mailto: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  
Flat 3 Wellings House,  
Avondale Drive

Email: [avondaledrive@higginspartnerships.co.uk](mailto:avondaledrive@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

Contact Higgins  
Head Office  
One Langston Road,  
Loughton, Essex IG10 3SD

Office number: 020 8508 5555

Web:  
[www.higginspartnerships.co.uk](http://www.higginspartnerships.co.uk)

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

Twitter handle:  
[@HigginsPartner](https://twitter.com/HigginsPartner)

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)