



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.



Cherwell Court will provide a mixture of one-, two- and three-bedroom units, alongside three four-bedroom duplexes for larger families.

Each home is equipped with modern kitchens and bathrooms and powered by air source heat pumps. Phase one will create 30 new homes for social rent, with a further 200 council homes in the pipeline.

Cllr Tuckwell said: *“Residents of the estates have played an integral role in shaping this project from the beginning, and I’m delighted that local families can now start moving into their new homes.”*



Winter 2025

The new block, Cherwell Court, on the Avondale Drive estate was officially opened on Wednesday 1 October by Cllr Jonathan Bianco, Deputy Leader of the Council, and Cllr Steve Tuckwell, Cabinet Member for Planning, Housing and Growth.



They were joined by long-term residents of the estate who have recently moved into their new properties, as well as Declan Higgins, Chief Executive Officer at Higgins Group, contractor for the project.



Design Session

What residents told us...



Feedback from the design session and from the drop in design event from local residents of Avondale Drive, Phase I.

“Lovely piece of work. Bravo to the team!!!”

“Well informed for the local community. Insightful consultation. Architectural design is welcomed.”

“The homes look good”



Resident feedback

“There has absolutely been an improvement since being moved by the regeneration team. It has been great, for my mental and physical health. I have more living space and more assessable to aid my disabilities.”

- Ms. T. Avondale Drive Estate Resident



Service improvements

You told the Council, we needed to provide a more enhanced removal service, so we have appointed two well established companies to support us with resident moves.



Early feedback from residents who have moved have told us the service has been excellent.

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:



News in Brief



Wellings House Demolition

In the last newsletter and at our residents' meetings and drop ins we reported about delays to the building programme at Wellings' House.

Many local authorities like Hillingdon are facing delays with their building programmes following changes made by central government to planning laws around and heights of buildings.

This change affects all new developments over 18 meters where the Government has ruled that second staircases are to be constructed in all new residential buildings.



The next phases will deliver a total of 266 new homes.

COMING SOON

Hoarding has been placed around Wellings House and the footpath around Wellings House is now closed. Please use alternative footpaths.

Glenister House

Since our meeting we have been working closely with remaining residents to secure alternative accommodation and giving the option to return to estate once the new home is built. All your tenancy rights will remain the same. Residents can choose to move on a temporary or permanent basis.

Please pop in and see us if you have any questions or concerns to the Regeneration Hub Hayes on Wednesdays and Thursdays between 10am - noon or 2pm - 4pm or call Fathia Ansah Regeneration Project Officer on **01895 556 461**.



Coffee Mornings

Our resident coffee mornings created a welcoming space for the community to:

- share their ideas and feedback on the development
- learn about project updates and progress
- connect with the council's estate and management team
- explore career pathways, including work experience and apprenticeship opportunities.

These sessions fostered stronger relationships, encouraged open dialogue, and helped residents feel informed and involved throughout the project.



Meet your neighbour event



“As a pensioner, the thought of moving filled me with anxiety. I was anxious about leaving my home for over 30 years but the incredible staff at Hillingdon made the transition seamless. Their kindness, patience, and support, from keeping me informed every step of the way to assisting with packing and documentation, eased my worries and ensured my transition was effortless. The team found a wonderful flat in Uxbridge, designed for senior living. Now, I am happily settled I feel healthier and more at ease, the move has positively impacted my health and wellbeing. I couldn't have done this without their help, and I am deeply grateful for their outstanding care and dedication.”

~ Avondale Drive Resident

Resident satisfaction with moving process

Some residents who have chosen to move have told us how they feel about the moving process and ways we can make improvements.

Our performance

Since the start of the redevelopment, we have:

- Moved over 93 per cent of council tenants to alternative accommodation that matches their household requirements.
- Carried out 308 repairs and estate improvements in 2024/25.
- Completed 48 community events delivering 928 volunteering hours and sponsoring/ donation £11,831 to worth while causes.
- For Phase 1, 214 local labour including 5 individuals were local Hillingdon residents from the estate, who gained apprenticeships, work experience, and employment opportunities.
- 95 per cent overall satisfaction with the service of the project team.
- 30 homes built, with 1 home for a disabled resident.

Safer neighbourhoods

We continue to work in partnership with the police and neighbourhood stakeholders to tackle anti-social behaviour in Hayes.

Christmas Shutdown

The project's site premises will be closed over the festive holidays from 6:00pm on Wednesday 24 December 2025 and we will re-open from 8:00am on Friday 2 January 2026. During this period, our out of hours service will still be available 24/7 should you need to make a call in the event of an emergency: **0208 289 5858**. We appreciate your ongoing patience and understanding. Everyone from Higgins wishes you all an amazing Christmas and New Year.



Our Performance

How we are delivering on our commitments

Ballot Commitment

Create a safe and secure new estate through better design.



Secure council and assured housing association tenants who wish to stay on the estate will be guaranteed an offer of a new home at social rent levels on the new estate.

We have housed over 93 per cent households.



We will make sure that resident leaseholders receive a fair deal and affordable options to assist you to buy one of the new homes on the estate.



We will begin the buy-back process for resident leaseholders early after a 'YES' vote and the council's Cabinet decision, if they wish.

The Council has now purchased all leasehold interests on the estate.



We will ensure that secure and assured tenants are provided with a home that matches their housing needs, which will mean that overcrowded families will be able to move to a larger home.



For residents taking a new home on the estate, we will take into consideration your preferences in terms of location, floor level and neighbours.

During the two viewing sessions of the new homes which took place back in June 2025. Residents got an overview of the new properties, energy and utilities, rents and service charges, tenancy agreement, refuse and collection days, new property repairs and aftercare processes and moving home timetables.



We will work with private tenants whose homes are affected on a one-to-one basis to provide support and guidance to secure an alternative home.



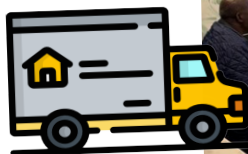
We have supported residents by providing 1-2-1 drop in session.

We will pay compensation and cover the cost of moving for all households that are eligible.



Vulnerable residents will receive additional practical help with moving.

We have worked in partnership with Age UK to support our most vulnerable residents.



All residents will have the opportunity to participate in the next stage of the design process.



We will build modern homes that are attractive, energy efficient and accessible.



We will make sure that all homes have private secure outside space, either a balcony or terrace, that is big enough to accommodate everyone in the household.



We will build a mixture of maisonettes and apartments and there will be a mixture of homes with separate or open plan kitchens.



All residents moving into one of the new homes on the estate will have the opportunity to personalise it with a choice of kitchens, floor coverings and paint colours.





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.

The Regeneration Hub Hayes will be closes on Thursday 11 December 2025 and reopens on Wednesday 7 January 2026

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.

Staying safe on the estate

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/ to 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 556 461**

For general housing management queries please call **01895 250 111**

For the Public Participation Consultation and Research (PPCR) please contact on: **0800 317 066**

or email: **info@ppcr.org.uk**

Project Key Contacts

Mark Collier

Construction Manager

Phone: 07791 669 315



Terry Mobbs

Site Administrator

Phone: 07527 389 406



Site number: 020 8508 5555

Site office location

Flat 3 Wellings House,
Avondale Drive, UB3 3PN

Email: avondaledrive@higginspartnerships.co.uk

Emergency out of hours contact: 0208 289 5858

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

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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