



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.



Hi!

Hayes Town

Spring 2025

Upcoming Schedule of Works

- Continuation of Envelope and Roofing works
- Continuation of Windows and Glazing
- Continuation of Masonry Brickwork to 2nd floor and above
- Continuation of Internal fit out to apartments

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

Recently Completed Works

- Completed RC frame
- Completed scaffold erection
- Completed Metsec Party walls and Boarding
- Progressing screed to 6th floor level

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



Community Engagement

Working in partnership with Schools

During October – November 2024, Higgins Partnerships staff attended a variety of curriculum workshops and careers fairs. We were pleased to have engaged with students at the following schools in the local community: Parkside Studio College, Bishops Ramsey Church of England School, Ruislip High School and Vyners School, Park Academy.

Our support provided young people with information to hear about various opportunities that are available to them on the project along with career pathways within the Construction Industry.



National Apprenticeship Week - 10th – 16th February 2025

Higgins Partnerships were pleased to attend Harrow, Uxbridge and Richmond College's (HRUC) Careers Fair during National Apprenticeship Week. We promoted our opportunities to students including work experience, apprenticeships and Management Trainee Programme and had engaging conversations with individuals exploring different career paths.

Hoarding Artwork Project with Botwell House Catholic Primary School

Higgins Partnerships were delighted to engage with Botwell House Catholic Primary School, to design creative artwork pieces for the hoarding of our Hayes Town Centre project. The pieces were created by the nursery and junior students and their themes included: What's Cooking, Hayes Town, Parks and Green Spaces, Littering, The Environment, Leisure and Physical Wellbeing.

The colourful artwork is displayed on the hoarding of our Hayes Town Centre project along Pump Lane. We thank would like to thank Botwell House Catholic Primary School and their students for creating their beautiful designs and we look forward to engaging with them again soon.



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:



Donations and Sponsorships

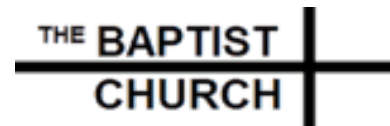
Coldharbour Lane Baptist Church Christmas Donation

In the lead-up to Christmas, our site team collected essential items, including food and toiletries which we donated to Coldharbour Lane Baptist Church for Hillingdon Foodbank, to support vulnerable residents in the community.



“Coldharbour Lane Baptist Church partnered with Higgins Partnerships to collect essential items, including food and toiletries which we donated to the local foodbank. We are grateful for their donations and support to help the local community.”

Pastor Emmanuel Ntusi



Austin Sewing Club Donation

We are pleased to be supporting the Austin Sewing Club ahead of an International Women’s Day and Eid Party that they are holding in April 2025. We have donated £140 which will allow them to buy fabrics to make garments for the event.



International Women’s Day



Hayes Town Centre Play Space Clean Up

Higgins Partnerships were delighted to be able to clean up the children’s play space on the Hayes Town Centre estate. Works included weeding, jet washing of play equipment and the re-painting of play equipment. We are looking to start re-painting works on Monday 31st March 2025.



Employment and Training

We have Apprenticeship, Jobs and Work Experience placement opportunities available on the project.

If you are interested in any of these opportunities, please send your CV to: CSR@Higginspartnerships.co.uk



Estate Matters

New Council Homes

The council is working to address the growing demand for housing by creating much-needed new homes in the borough. 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.

Did You Know?

The new homes will include:

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



Indicative Mechanical Ventilation with Heat Recovery (MVHR) unit

Did you know the council operate a cash incentive scheme to find a home in the open market

The council offers a one-off lump sum payment to assist you with buying a property on the open market that you could not otherwise afford without the benefit of receiving the cash incentive grant. You can buy a share in a property, and it can be anywhere in the United Kingdom.

To qualify for the scheme, you must:

- Have held a secure tenancy
- Currently have a clear rent account
- Be able to provide a mortgage in principle certificate - this can be obtained by visiting your bank, building society or mortgage provider.

Priority will be given to tenants occupying a property that have at least two bedrooms and who are living in overcrowded conditions.

Grants range between £20,000- £30,000.

If you are a secure tenant and affected by the redevelopment proposals and wish to take up this cash incentive scheme, you will also be entitled to the home loss payment of £8,100 if you wish to take up this opportunity.

Further information can be found online at <https://www.hillingdon.gov.uk/article/8144/Hillingdons-Cash-Incentive-Scheme> or telephone: 01895 250 111.

Please note: There is a limited budget for the scheme, so grants will be allocated by eligibility and priority on a first come basis.

Downsizing

If you are interested in downsizing to smaller accommodation, please get in touch with the Regeneration Team on: **01895 556 461**.

Your Feedback Matters

If you have any questions surrounding your tenancy or neighbourhood, please call the housing team on: **01895 250 111**.

Why are some residents moving early?

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. Last September we met with residents living in phase 4 of the redevelopment area who qualify for housing under the landlord offer and required a one and two-bedroom accommodation.

The meeting was attended by council officers, the regeneration project team, independent tenant and leaseholder advisor Public Voice and interpreters. Following this session some residents expressed an interest to move early to some of the local rehousing opportunities to help speed up the redevelopment of the estate

New homes available for smaller households who wish to move early

Atlas Lodge Housing for over 55's is a state-of-the-art modern scheme with energy efficient flats for residents living independently. This development consists of 72 properties for resident age 55 and over. The block is owned and managed by Anchor Housing. Hillingdon residents have 100% nomination rights to move into one of these homes.



Atlas Lodge, Uxbridge

Cavenham Court, Hayes:



Cavenham Court, Kitchen Layout



Housing Matters

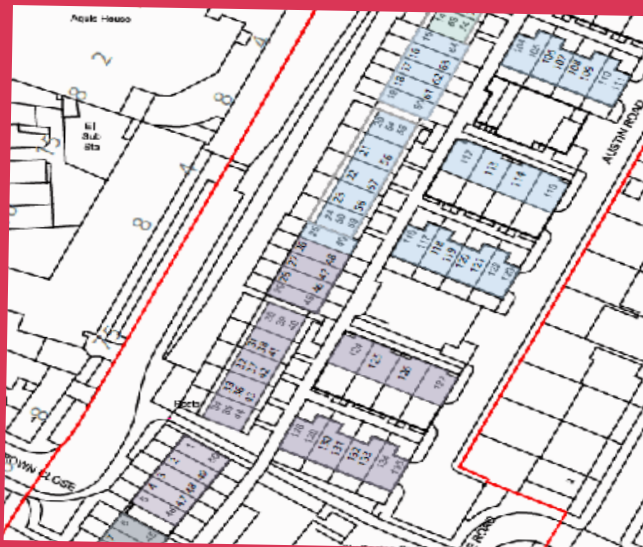
Preparations for demolition

The rehousing of the estate is a complex one. Currently we have a mixture of residents living on the estate. This includes secure and temporary accommodation households, resident leaseholders, non-resident leaseholders who rent their homes out privately to individuals. We also have some residents living in vacated homes under temporary accommodation while their cases are assessed.

Over the coming months you will notice a great deal of movement across the entire estate as we prepare areas two and three for demolition.

The council will continue to ensure all properties are secured on the day of vacation to maintain security on the estate. Regular patrols will also be in place by local policing and officers of the council.

Phase 2& 3 Area



Housing Repairs

We continue to carry out regular inspections across the estate to identify any potential dangers or risks.

You can also report a non-emergency repair at any time via the council's report it online tool. You can find out further details of what emergencies the service covers at www.hillingdon.gov.uk/repairsandmaintenance.

If you need an emergency repair at any time of the day or night, please call us straight away on: **01895 556 600**.

Closure of Car Park D

In preparation for demolition of phases two and three areas we will be closing Car Park D.

If you currently park in this block, please contact the tenancy management team on: **01895 250 111**.

The closure of this car park is likely to take place on **1st May 2025**.



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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

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 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 669 315



Terry Mobbs
Site Administrator
Phone: 07527 389 406



Site number: 020 8508 5555

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

Email: 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

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