



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!

Avondale Drive

October 2024

Upcoming Schedule of Works

- Continuation of RC frame
- Brickwork and blockwork
- Scaffold erection
- Installation of Metsec

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

Recently Completed Works

- Continuation of RC frame
- Sub structure brickwork
- Scaffold erection
- Blockwork to ground floor

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

Community Engagement

Brooke House Football Club Event

In August 2024, Higgins Partnerships held a football event at Minet Country Park for the residents of Hayes Town Centre and Avondale Drive. In collaboration with Brook House Football Club, three experienced coaches were provided to lead the activities, ensuring a professional and engaging experience for the children. Nine children attended the event, where they were taught various football drills and shooting techniques.

The coaches focused on building the children's skills and confidence, preparing them for a friendly game that took place toward the end of the session.

Skills Builder – End of Year Accelerator Report 2023 - 2024

As Skills Builder Partnership celebrate its 15th anniversary they have shared a report displaying the impact we had on our supported school, Minet Junior School through the Skills Builder Partnership Accelerator Programme that Higgins Partnerships sponsored for the 2023 – 2024 academic year.

Our sponsorship of **£2,500.00** has enabled Skills Builder Partnership to provide Minet Junior School with valuable activities, training and resources for their teachers and students, to help students develop their eight Essential Skills which form part of Skills Partnership's ethos and Universal Framework: Listening, Speaking, Problem Solving, Creativity, Staying Positive, Aiming High, Leadership and Teamwork. The data reports a positive impact where **Higgins Partnerships' sponsorship has allowed 420 learners to be taught, 30 teachers trained and 16 volunteers engaged.**



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:



The event not only provided an opportunity for physical exercise but also fostered community spirit and encouraged teamwork among the young participants.



Brook House F. C.

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



What's happening in your community

Black History Month Celebrations Comedy Shutdown Special

When? Friday 18th October

Where? The Beck Theatre, Hayes, UB3 2UE

Telephone **0343 310 0044** for further information.

Uxbridge & Hillingdon Fireworks Celebrations

When? Saturday 9th November

Where? Byron Park, Harrow, HA3 7QX

Visit hillingdonfireworks.co.uk for further information.



Say Hello to our new starter Karthy

Many of you have now met the new Housing Decant Officer, Karthika Vigneswaran.

Karthy joins the team with a wealth of communication and customer engagement experience. Karthy is available Tuesday mornings at the regular estate drop ins at the Wellings Office and can be contacted on **01895 556 461**.

Picture: Karthy 3rd right.

Estate Matters

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 estates 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 to residents on the council's housing register.

New Home Allocations – Making your new home your own

We have completed the process to allocate all the new homes located in phase I area. The next stage is for residents to have the opportunity to choose their kitchen cupboards and work top finishes, paint colours, bathroom tiles and floor finishes.

Residents who are moving to the new homes will receive a letter shortly inviting you to a residents' choice session with the developer Higgins Partnerships Resident Liaison Officer Gemma Harding. We are still on track for residents to move next **Summer 2025**.

Did You Know?

The new homes will include:

- Secure communal gardens
- Better natural surveillance
- Bicycle storages
- 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 of the landlord offer, the council will offer a new council home for rent on the new estate that meets your needs.

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 the 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 providing 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**.

Your Feedback Matters

We are aware that many residents located in the final phase area who are living in overcrowded conditions have told us they are concerned about the length of time they need to wait for the new homes. We have also received residents' complaints around dust and noise as new homes are built.

In August we held 2 sessions with residents located at Glenister House to talk about delays with the current programme and sought residents' views to help to shape the way forward.



We explained the delays were caused by government changes to the heights of all new buildings which has led to a complete redesign of the remaining phases on the estate.

Early feedback indicates almost 60% of residents living at Glenister House interested in early move to help speed up the redevelopment.

Over the coming weeks we will meet with qualifying residents at Glenister House, on a one-to-one basis to seek your views and review your housing circumstances.

Cash incentive scheme

The Council is offering 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 2 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, please get in touch with the Regeneration Team on: **01895 556 461**.

Help for private tenants to find accommodation

The council is aware there are residents living on the estate who are renting properties from a private landlord and affected by the redevelopment.

Many private tenants will manage to arrange alternative accommodation in their notice period given by their private landlord. But we are aware some tenants may find this challenging for various reasons.

The council is committed to offering relevant support and practical advice to enable affected tenants to find a replacement home. Therefore, the council will assist private tenants through the Homelessness Prevention Service to find alternative affordable private accommodation.

If you are a private renter and affected by the proposals and would like further advice or information, please contact Debbie Coetzee in the Homeless Prevention Team on

01895 556 666 or email direct dcoetzee@hillington.gov.uk.

Or alternatively you can call the estate Independent Resident & Leaseholder Advisors on **0800 317 066** or email info@ppcr.org.uk to seek further advice.

Further information can be found on the council website at <https://www.hillingdon.gov.uk/find-your-own-home>

Private renters' households on Band A & B on the housing register

In the interest of providing housing for those in the highest demonstrable housing need, while at the same time recognising the need to support sustainable communities, the council will reserve additional new council properties being built for those households on Band A & B who already live on the estate.

This means that where there are surplus new homes in a phase that meet your requirements you will be given priority to bid for the homes ahead of Band A & B households from elsewhere in the borough.

This offer only applies to private residents who are Band A & B on the council register, have been on the housing register and living on the estate for more than one year prior to the publication of the **Landlord Offer issued April 2021**.

This offer is not open to lodgers or residents who are not considered to be part of the tenant's household. You will be assessed for a property that fits your housing needs in line with the council social housing Allocation Policy.

If you would prefer to move off the estate, you will be given Priority banding on the councils choice based letting system 6 months before your move.

Resident Trip to Atlas Lodge

In September the project team arranged for residents aged 55 plus to visit a new build development located in Uxbridge where the council has 100% nomination rights to the new homes. Residents had an opportunity to view the homes. Several residents who attended the trip expressed an interest to move early to the scheme.

Feedback from resident:

“Dear Karthy, Thank you very much for kindly facilitating today’s visit for my mother (and other residents) to Atlas Lodge, Uxbridge. It was very well structured and very well organised.”

“Thank you for allowing us to join the free trip to Atlas Lodge - we would have really missed out on the opportunity of considering a peaceful place like this in the heart of Uxbridge.”

“We are very grateful for the household split option that you have provided to my son. It has resolved the overcrowded situation in our household as well as has helped him to kickstart his own independent life in so many better ways”.



Housing Matters Repairs

We continue to carry out regular inspections across the estate to identify any potential dangers or risks. The Council recently passed trada audit for fire door maintenance showing we are compliant with fire safety maintenance.

What is BM Trada accreditation?

The requirement under law is to assess, maintain and record fire door maintenance to all high rise blocks every three months.

Trada certification is not a requirement but

is a mark of excellence and competence in the field of fire door installation and maintenance. Contractors who earn this accreditation undergo rigorous training and testing to ensure they are well-versed in all aspects of fire door safety, including proper installation, maintenance and compliance with current regulations.

Every Fire door within a Highrise block is maintained under this scheme and is issued with a new certificate. In way of confirmation stickers being fitted to the doors or frames confirming who undertook the maintenance, when it was completed and when it is next due and is visible for all to see.



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



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

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