

Welcome to our introductory newsletter for the Hayes Town redevelopment. We will keep you updated with our quarterly newsletter on the build progress, what to expect in the near future and we will provide updates on any community engagement activities planned.

Hi!

Hayes Town

December 2022

Upcoming Schedule of Works

1 Initially we will be carrying out surveys and investigation works followed by installation of hoardings and disconnection of services, soft stripping prior to main demolition works commencing in the first quarter of 2023. We will also be diverting any services running through Phase 1 that are feeding existing flats.

2 We will be installing our site accommodation and removing some of the existing trees and shrubs prior to bird-nesting season. A temporary access ramp will also be installed for residents.

3 Prior to demolition we will be carrying out surveys.

4 Works are due to commence on Phase 1 in the first quarter of 2023 and forecast for completion in the first quarter of 2025.

We would like to thank residents in advance for your co-operation and understanding.

The Project

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

Higgins Group is a family-owned company established in 1961. The business has a strong reputation for creating and delivering high quality residential, mixed use developments which promote community, connectivity, and sustainability, whilst ensuring there is an effective and positive contribution to the local community and its residents.



COLLABORATIVE



RESPECTFUL



COMMITTED

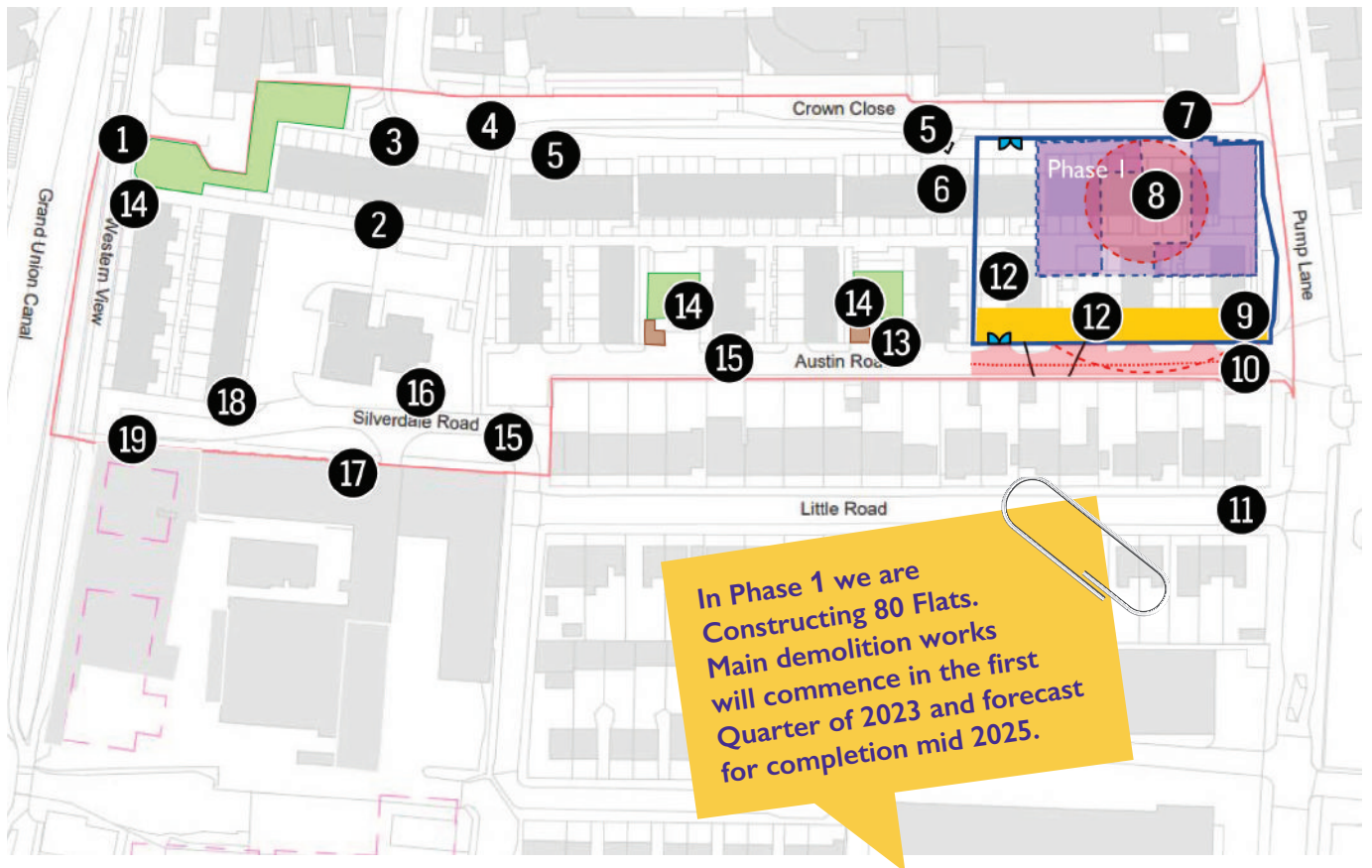


RESPONSIBLE

PRP



Higgins PARTNERSHIPS



- | | | |
|--|--|---|
| 1. Existing Amenity Space/ Playground | 7. One way Construction Traffic Route | 15. Existing Residents Access to Under Croft Parking Areas |
| 2. Primary 1st Floor Podium Pedestrian Routes About Estate | 8. Luffing Tower Crane | 16. RLO Office & Respite Area |
| 3. Residents Stair Cores (Ground to 2nd Floors) | 9. Site Accommodation & Welfare | 17. Existing Commercial Units Access & Refuse to be Maintained |
| 4. Ground floor Pedestrian Through Estate Route | 10. Carparking Bays Suspended to Facilitate two way access | 18. Existing Residents Meeting Hall |
| 5. Emergency Vehicle Access Only | 11. Estate Vehicle Routes | 19. Access Ramp (Silverdale Road Up to Canal Embankment Western View) |
| 6. Void/ Buffer Dwellings | 12. Unloading Areas | |
| | 13. Refuse Storage & Collection Points | |
| | 14. Existing Courtyard Amenity Areas | |

Considerate Constructors Scheme

This site will be registered with the Considerate Constructors Scheme (CCS). Over the duration of the project there will be a number of visits from a CCS Monitor.

Considerate Constructors Scheme (CCS) is a scheme which aims to improve the image of the construction industry by striving to promote and

achieve best practice. Higgins is a partner of CCS which demonstrates our commitment to the scheme and improving the image of construction. As a partner we agree to comply with the scheme's Code of Practice and require all our sites to register; they are then monitored at regular intervals over the project.

REGISTERED SITE

CONSIDERATE CONSTRUCTORS SCHEME

Three categories we are assessed on:

- 1** Respecting the Community
- 2** Care for the Environment
- 3** Value their workforce

Join us for our Design Sessions



Please come and join us for our Design Sessions as part of our Resident Consultation drop in Sessions.

You will get the opportunity to meet our new architects, PRP and the team and discuss exciting changes to the plan and learn more about future phases.

WHEN: Thursday 19th Jan

TIME: 10-12noon or 5-7pm

WHERE: At The Hub



Meet the Developer – Fun Day

It was fantastic to see so many members of the local community attend our Meet the Developer Fun Day at the end of October to celebrate the green light to start building the first new homes at Hayes Town Centre and Avondale Drive.

We also had the chance to talk about the plans and the training and employment roles that will be available across the developments.

Thank you to Hesa Clinic, BUILD, Met Police and H4All for being part of the event.



Job Opportunities

Awarded Highly Commended Large Employer of the Year at the National Apprenticeship Awards 2022, Higgins creates employment and training opportunities around its projects, helping residents receive the training they need to access roles, start their careers through apprenticeships, or retrain and upskill to enter the sector, creating a positive impact on the local economy and help to transform lives.

Over the project duration we will be recruiting for a number of site based roles including apprenticeships.

Resident Liaison Officer

We currently have an exciting opportunity for two Resident Liaison Officers to join our team.

The roles will involve providing communication between the site team and residents to ensure smooth progression of the developments.



If you are interested in any opportunities, please contact csr@higginspartnerships.co.uk



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.

Please drop in to site, 82 Austin Road and ask for Mark, our Construction Manager if you have any concerns or queries, full contact details are right, and we are available to help.

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

Deliveries are scheduled to avoid peak periods wherever possible.

Vehicle wheel washing facilities will be in place to avoid the transfer of mud to surrounding roads and pedestrian pathways.

Please note: Staff & Operatives will start to arrive on site from 7.30am, but will not commence works until 8.00am & works will cease by 6:00pm.

Housing Matters

Work complete

Skeffington Court – safety work to roof is now complete following the storm damage caused earlier this year. We are still on track to dismantle the scaffold around the block. This is likely to complete in December.

Once the scaffold is removed from site. The suspended parking bays outside the block will be in full operation.

Estate Maintenance

We are continuing to maintain the estate during the last 6 months we have completed;

Austin Road, Silverdale Road and Skeffington Court

Out of hours jobs: 48

Emergencies: 122

Routine Repairs: 312

Community News

The regeneration hub will close on Wednesday 21st December and reopen on Wednesday 4th January.

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 <https://crimestoppers-uk.org/give-information>

In an emergency call 999

Police Officer for Hayes Town:

Antony.J.Gray@met.police.uk

Kuljit.Marway@met.police.uk

For queries relating to the regeneration please call 01895 556461

For the contact centre 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



Jason Ludlow

Director of Production

Phone:
0208 508 5555



Site number

020 8508 5555

Email: Hayestowncentre
@higginspartnerships.co.uk

Emergency out of hours contact 0871 750 3001

Site Working Hours

08.00 – 18.00 weekdays

08.00 – 13.00 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, please contact us on CSR@Higginspartnerships.co.uk