

Welcome to our 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

April 2023



Find out more about our upcoming Easter Events...



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.



COLLABORATIVE



RESPECTFUL



COMMITTED



RESPONSIBLE

PRP



Higgins PARTNERSHIPS

Upcoming Schedule of Works (April – June 2023)

- 1 Soft stripping works; comprising of removing windows and doors will commence from April.
- 2 Demolition is forecast to start towards the end of May
- 3 Hoarding will be erected.
- 4 Disconnection / diversion of existing services will be carried out.

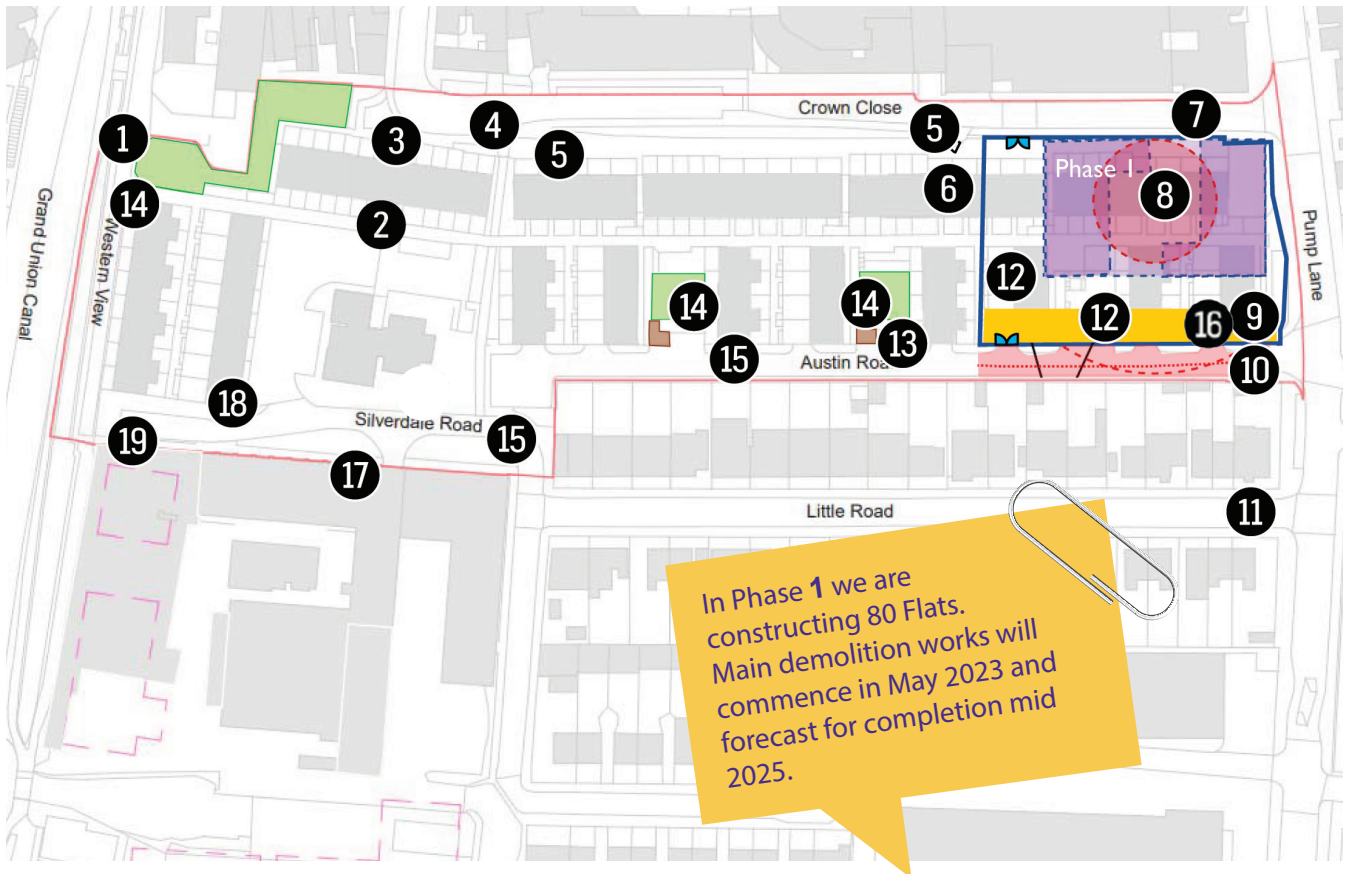
Recent Completed Works (January - March 2023)

- 1 Underground utility surveys.
- 2 Tree removal.



- 3 Services Isolation.

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



- | | | |
|---|---|---|
| 1. Existing amenity space/ playground | 7. One way construction traffic route | 15. Existing residents access to tender craft parking areas |
| 2. Primary 1st floor podium pedestrian routes around 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. Car parking 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

Christmas 2022 Charitable Giving

In the lead up to Christmas 2022, Higgins Partnerships supported The Care Pack charity with a donation of £1,550.00.

The Care Pack support London's rough sleepers particularly during the winter months, by distributing backpacks filled with essential items to help through the harsh weather conditions.



Community Charter

Higgins has run a Community Charter Workshop with the Resident Engagement Panel (REP), to help develop a Community Charter which will pledge our commitments during the regeneration.

Collaboration with the REP is helping us to develop a schedule of events and social value activities to benefit the community.



Design Workshops

The design consultation events with residents went well and we received positive feedback. One key benefit is that the proposals will result in council homes being delivered faster than originally planned, including 80 council homes being finished in 2025, located in phase 1.

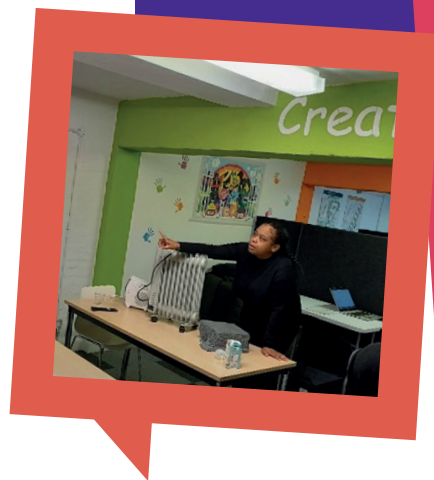
The design proposals are being worked up in more detail and will require planning permission to proceed. Residents who were unable to attend the consultation event are welcome to visit the Regeneration Hub at Hayes Town Centre Estate to see the proposals on the design boards.

Energy Café

On the 24th of January we were pleased to have held our first Energy Café event.

Residents were given information and tips about ways they can keep their home warm, reduce their energy bills, support available and ways that they can reduce their carbon footprint.

For further support please refer to the Help for Households website: <https://helpforhouseholds.campaign.gov.uk/>



HRUC Skills for Life Careers Fair

During National Apprenticeship Week (February 2023) Higgins Partnerships attended the Harrow, Richmond & Uxbridge College (HRUC) Skills for Life Careers Event.

The event provided students with an insight into the Construction Industry and apprenticeship roles which will become available through the regeneration.



Support for Local Communities

We are pleased to be supporting local community group, Austin Sewing Club through a donation of £1,265.00.

This donation will contribute towards the purchasing of materials which enable the weekly club to continue and along with helping them to run yoga classes and knitting classes which improve mental health and wellbeing for residents.

Open for residents to join!
11:00am-2:00pm Mondays at The Regeneration Hub (term time only).



Upcoming Easter Events

Come and join us...

Easter Bonnet Making Workshop

WHEN: Tuesday 4th April 2023

TIME: 4:00pm - 6:00pm

WHERE: The Regeneration Hub on Silverdale Road

Easter Egg Hunt

WHEN: Wednesday 5th April,

TIME: 3:30pm-4:30pm

WHERE: Avondale Drive children's play area



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.

We are delighted to announce that our new Resident Liaison Officer, Gemma joined Higgins Partnerships in January. Gemma is a local Hillingdon resident, and she is supporting the site team with day to day tasks, whilst acting as a point of contact to maintain the communication between the site team and residents.



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, we have a temporary office location at Flat 3, Wellings House, Avondale Road. Ask for Mark, our Construction Manager if you have any concerns or queries, full contact details can be found to the right of the page.

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 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 or 0800 555 111

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

Contact us
Leanne Richards
Tenancy Management Officer

Deepak Vaghela
Tenancy High Rise Officer
Skeffington Court

Contact: 01895 556666

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: 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, please contact us on CSR@Higginspartnerships.co.uk