



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.



Heating Ventilation System



Solar Panels



Windows fitted

Hi!

Avondale Drive

Summer 2025

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

The new homes are almost complete.

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.

The regeneration programme has been made possible through significant grant funding from the Mayor of London.

Priority for new homes on the estate 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 be energy efficient with solar panels on the roof to help reduce communal electricity costs.



However, you can go further by:

- ✓ Turning off standby mode for your appliances
- ✓ Change your light bulbs to LED
- ✓ Reduce the temperature on your washing machine to 30 degrees
- ✓ Use your washing machine and dishwasher at night
- ✓ Buy A-rated energy-efficient appliances

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.

"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

Get ready to move

Those of you who are moving to the new development it is now time to think about the items you wish to take with you and items you wish to dispose of or give away to charity.

We will be placing some skips on the estate for you to throw away any unwanted items. These will be located at Wellings House car park.

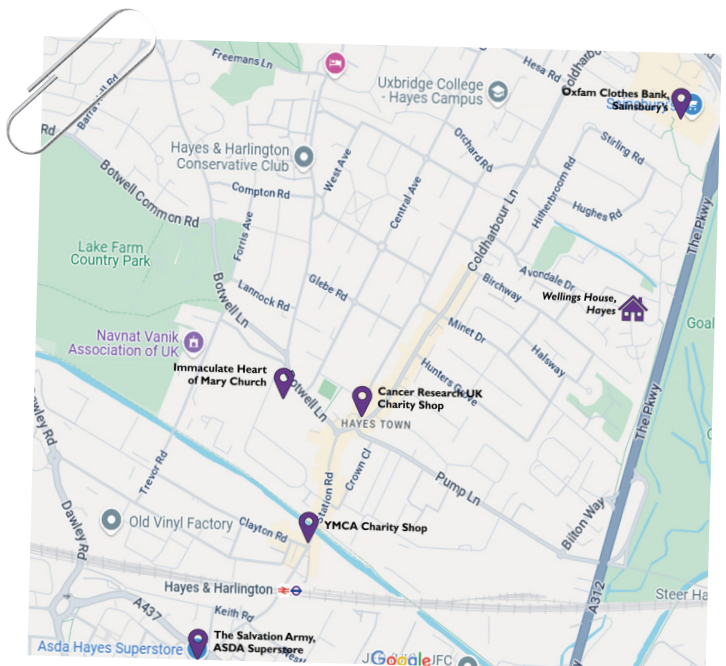
If you have bulky furniture, you no longer wish to take with you and is still in good condition, please contact Trinity who may be able to collect this for you to help a family in need.

Contact Trinity on **020 8797 9500** or

email: [**info@wearetrinity.org.uk**](mailto:info@wearetrinity.org.uk)

Further details can be found at:

www.wearetrinity.org.uk/furniture



Get the packing process started by checking your wardrobes and donating clothing to charity. There are several clothing banks located at supermarkets and various locations around Hayes.

Please see map above.

Extra help for vulnerable or elderly residents

If you are vulnerable or elderly, we will provide a packing service to support you with your move from helping you declutter to packing your goods our team will support you with every aspect of their home move. Including transferring utilities and services we can plan and organise the whole thing with you from start to finish. If you require this service, please get in touch with Fathia Ansah on **01895 556 461** or email:

AvondaleRedevelopment@Hillingdon.gov.uk



Two months before you move

- ✓ Have a clear out
- ✓ Start by packing non-essential items
- ✓ Ensure you label all boxes so they can be placed in the right rooms when you move

One month before you move

- ✓ View your new home
- ✓ Meet your new neighbours
- ✓ Pre-sign your new tenancy
- ✓ Notify your bank, hospital, doctors, broadband or telecommunication company of the new address you will be moving
- ✓ Arrange for redirection of your mail with Royal mail

Moving Day

A member of the regeneration project team and removal company will visit your home on the day

- ✓ Ensure all boxes are labelled and ready to go
- ✓ Take final photo of your utility meter and provide details to your energy supplier with your forwarding address
- ✓ Provide officers with all the keys for the vacating property

Viewing your new home

Since the ballot, where residents voted in favour of redevelopment the council has been working in partnership with residents and the Mayor for London to deliver affordable homes fit for the future.



The first phase of new homes is almost complete, and we will be arranging moving home sessions to provide residents with a clearer understanding of the new properties.

These sessions will include an overview of:

- The new property
- Energy and utilities
- Rents and service charges
- Tenancy agreements
- Refuse and collection days
- New property repairs and aftercare processes
- Moving home timetable

During the session's members of the regeneration, housing management team and independent advisors public Participation Consultation and Research (PPCR) will be on hand to answer any questions you may have.

These sessions will be held on the following days:

- Tuesday 24 June from 2pm - 4pm
- Thursday 26 June from 4pm - 6pm

The Regeneration Project Officer Fathia Ansah, call on **01895 556 461**. Weather permitting we will hold the session outside next to the play area.

Support by the team

As outlined in our commitments if you are moving to one of the new homes later this year you will be supported by a dedicated officer to help you every step of the way.

We will also organise:

- Removal van on the day of your move
- Disconnection and reconnection of your washing machine, fridge and cooker
- Redirection of your mail for up to six months
- Supply you with boxes and tape to support your move



Estate Management

We continue to manage and maintain the homes at Avondale Drive Estate. In the last quarter we have carried out repairs to residents' homes and communal areas in the following.

Property	Residential	Communal
Glenister House	58	9
Fitzgerald House	42	4
Wellington House	7	5

If you have a repair, please contact us on **01895 556600** or the easiest way to report this is online at www.hillingdon.gov.uk/requestrepair

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. Due to this, the council is revising our design plans to install this feature in blocks that will be built in the future on the estate and therefore a new planning application will need to be submitted.

This redesign has led to a significant delay to the timetable outlined on page 7 of the Landlord Offer April 2021 which residents voted on during the ballot.

What happens to the planning permission already granted?

We are aware that residents have provided valuable feedback about the design proposals for the estate, your comments are still valid and will be fed into the proposals.

Potential changes to programme

As several residents will move from Fitzgerald House to the new homes being built on the estate this provides the council with the opportunity to demolish Wellings and Fitzgerald House at the same time.

The demolition of these two blocks is subject to the revised planning application being submitted mentioned above.

How will residents be impacted?

Due to the delayed construction timetable this means residents of Glenister House will need to wait longer to move into the new homes. That will be constructed when Wellings House is demolished.

Early rehousing opportunities

Some residents living at Glenister House have chosen to move early to alternative accommodation available with the council and other housing providers. This is mainly for one and two-bedroom properties and specialist housing for older people.

If you are living at Glenister House and currently overcrowded, it is important that you register with Locata the councils' choices-based lettings scheme. Available properties are advertised in Locata magazine for residents to bid for.

Further details can be found on councils housing options website:

<https://www.hillingdon.gov.uk/social-housing>
or call: 018 95250 111

What happens next?

Our development partner Higgins are carrying out specialist surveys at Wellings House to prepare the block for demolition. Once demolished, new homes will be created. Qualifying residents living at Glenister House will have priority for these homes once built and residents exercising their right to return.

Coffee Mornings

Resident Drop-in Sessions:

- 10am - 12 noon (Every Tuesday)
- Wellings House, Avondale Drive, UB3 3PN

Drop in for refreshments and a chat

- Share ideas
- Learn about the development
- Meet with the councils estate and management team
- Find out more about our career work experience and apprenticeship opportunities



Sneak peak at play area



Timber Sheep Sculpture



Timber Platform / Decking



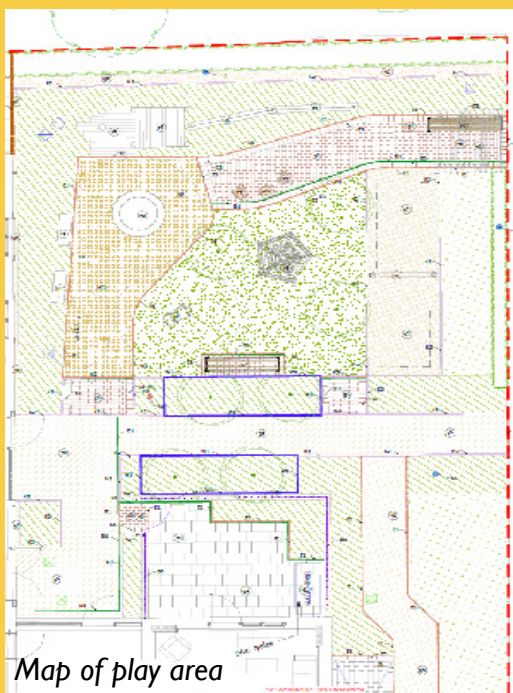
Elements Bench



Wooden Pairs



Arca Bin



Map of play area



Steel & Timber Structure



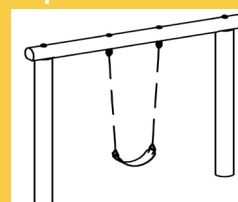
Rotating Plate



Timber Balancing Course through planting



Wooden Teepee



Toddlers Swing



Mixed Cube Seat



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.

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: 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

Head Office

One Langston Road,
Loughton, Essex IG10 3SD

Office number: 020 8508 5555

Web:

www.higginspartnerships.co.uk

Email:

info@higginspartnerships.co.uk

Twitter handle:

@HigginsPartner

If you would like to receive this information in another language or larger font, please contact us on CSR@higginspartnerships.co.uk