



## New Homes in Phase 1

The new homes currently being built in Phase 1 are still on course to be ready for occupation late summer 2018.

The mix of new homes will be 13 x 1 beds, 30 x 2 beds, 20 x 3 beds and 8 x 4 beds.

Tenants in Phase 2 that want to stay on the estate and those Phase 1 tenants that completed a Request to Return form will be given the highest priority to be allocated one of these homes.

As we have stated before, there are more tenants with a 1 bed need than the number of 1 bed homes that are being built. Priority will be given to those tenants that are vulnerable through disability and then priority given to those that have lived on the estate the longest.

There is likely to be sufficient properties to allocate to all those tenants that need a 2 bed, 3 bed or 4 bed home.

We will be writing to all tenants in Phase 2 and Phase 1 Request to Returns in March to confirm the position regarding allocations to the new homes.

## Phase 3 (Target House) Needs and Preference Survey

To update our records we will be undertaking a new survey of Phase 3 tenants.

You should have received a letter that included a paper copy survey form and a prepaid envelope to return your completed form.

This survey will ask for information about who lives in your home and also your preference to either stay on the estate or move away.

## Resident Leaseholders

All resident leaseholders in Phases 2 and 3 have now been written to confirming their preference to stay on the estate or move away.

Meetings with each leaseholder will be arranged in the near future to discuss individual circumstances and how their chosen option can be progressed.

# Phase 1 On-Site Progress

Phase 1 of the project is progressing well. Over the last few months Lovell have been focussing on getting all the works done in the ground, working closely with Utility providers to get the infrastructure in place.

The planned works for the next 6 weeks are:

- Foundations to blocks B and D
- The crane erection
- Ongoing BT open reach and Virgin diversion
- New road layout

Ricky McGuirk is now back as Project Manager and he can be contacted at:

Email - [ricky.mcguirk@lovell.co.uk](mailto:ricky.mcguirk@lovell.co.uk)  
Telephone – **07970639441**



## The Project Programme & Phasing

### Phase 1

**(Phase 1 existing buildings)**

Construction has now started. The first phase is due to be completed in summer 2018.

### Phase 2

**(Crossbow House, 22-37, 39-42, 43-68 Sherwood Close)**

All residents to vacate by summer 2018 so construction can start in the autumn. The new homes are anticipated to be available by summer 2020.

### Phase 3

**(Target House)**

All residents to vacate by summer 2020 so construction can start in the autumn. We anticipate phase 3 will be completed by summer 2022.



# Community Investment Update

Neighbourhood Investment made a contribution of £2K towards the commissioning of an options appraisal of Dean Gardens which was undertaken by BDP Consultants. The options appraisal was inspired by local community organisations and local stakeholders, who in response to the significant ASB issues in the park, wanted to explore options that would create an accessible green space used by all members of the community; and that also addresses security and design issues which can result in criminal activity.

The delivery of the options appraisal consisted of:

- A mapping of existing use and stakeholders of the space
- A brief assessment of those options as identified by the Dean Gardens steering group
- Physical security improvement e.g. locking gates, CCTV, extending or removing fencing etc.
- Alternative options to provide non-physical security to the space e.g. increased patrols by police etc.

The Development Team and Neighbourhood Investment Team also supported the annual West Ealing Soundbite Festival in September 2016, which took place in Dean Gardens. Soundbite is an annual festival which attracts approximately 4000 people to the area. A contribution of £2K was made by Development and a face - painter was provided by the Neighbourhood Investment Team.

Neighbourhood Investment is currently exploring ways in which it can raise its profile in West Ealing and is establishing relationships with local groups and stakeholders. Neighbourhood Investment is currently a long standing member of the Dean Garden's Steering Group and has

entered into recent discussions with the Sherwood Close RSG about collaborative working in addressing local issues.

A Contribution of £2K was also made towards the West Ealing Christmas Fair which took place on 10th December, in Melbourne Avenue. The event consisted of music from local choirs and bands ;a variety of craft stalls & Christmas gifts; a nativity play and various activities for the local community.



Here are Adila and Natalie handing out Lovell goodies at the Soundbite Festival.

# Love London Working

In the previous edition of Closer we gave details on Love London Working, our new programme that helps to get people into work.

**Here's how Love London Working helped a resident of Southern Housing Association, Jamie:**

Southern Housing Group helped Jamie get ready for a new career in multi-trade construction, through a traineeship with Breyer Group.

Jamie, 22, spent four weeks with Breyer Group. He worked alongside Breyer operatives undertaking responsive works in customers' homes and communal areas, including roof tiling, plastering, felt roofing, and other repair work.

He said:

*"My experience included a good mixture of everything. Sometimes I had the chance to work on my own, especially when a job involved bricklaying principles, which I'd had experience with."*

*"My day began around 8am when we'd be sent an overview of all the jobs needed to be done that day, and go through any particular issues. I'd then be assigned someone to work with for the day, and we'd work our way through each job according to location."*

*"It's been really useful learning in a multi-trade environment. I'd never done roofing before, which was probably the trickiest part because there's a lot of health and safety involved. I once had to get onto four story high scaffolding which was shaky at first, but it definitely improved my fear of heights!"*

*"I really enjoyed my role – sometimes a bit too much! – because I like moving around a lot, being in a different environment, and doing different things. One day I plan to own my own house, so being able to fix things myself will come in really handy."*

*"I would advise people to take any traineeship opportunities they can get. Most places are looking for experienced candidates and they want you to be able to show that you're committed, and my time with Breyer has definitely helped me with that."*

Jamie is currently applying for a full time, multi-trade role with Breyer, and should hear back soon if he's successful. Regardless of the outcome, the Love London Working team will be on hand to help him find the right role.

Want to find out more? Then visit [www.lovelondonworking.com](http://www.lovelondonworking.com) or call 0300 100 0303



## Contact Us

If you would like to know more details about the redevelopment plans please contact Natalie Down on 0300 100 0303.

If you are an estate resident and have any questions about moving to the new homes or off the estate please call Desrine Vickers on 020 8825 6141