

Welcome to our introductory newsletter for the Avondale Drive 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!

Avondale Drive

December 2022

## Upcoming Schedule of Works

**1** We will be demolishing the garages adjacent to Minet School and hard standings and then we will be forming a new access road after demolition of the garages between Glenister and Fitzgerald House.

**2** We will also be installing our site accommodation and hoardings around the site.

**3** Prior to demolition we will be carrying out surveys.

**4** Works are due to commence 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



In Phase 1a we are constructing 30 Flats with soft and hard landscaping

- |   |   |  |
|---|---|--|
| 1. Luffing Tower Crane  | 7. Temporary Estate Vehicle Route                             | 13. New access route for residents access, emergency vehicles, refuse collection and delivery provisions to facilitate Phase 1a and 1b |
| 2. Site Accommodation & Welfare Units                         | 8. Existing Parking Areas                                     | 14. Construction Traffic Route   |
| 3. Minet Junior & Infant School                               | 9. Temporary Crossover  | 15. Pedestrian Footpath Maintained/ Open by Utilising Protective Gantry over Footpath  |
| 4. Temporary Access Road, Parking & Play Area                 | 10. Pedestrian Pavement Around Perimeter of Estate            | 16. Unloading Area/Requiring Parking Controls  |
| 5. Secondary Pedestrian Routes to Tower Blocks Rear Entrances | 11. Refuse Storage & Collection Points                        |  |
| 6. Existing Amenity Space/ Playground                         | 12. Primary Pedestrian Routes to Tower Blocks Front Entrances |  |

# 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: Tuesday 17th Jan

TIME: 4-7pm

WHERE: At Minet School



## 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

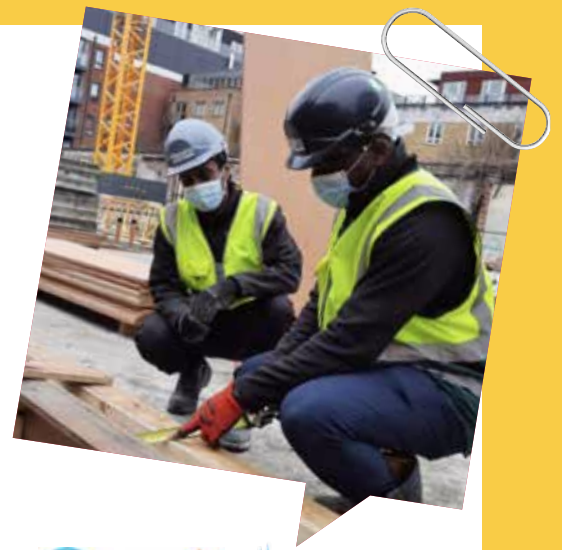
Awarded Highly Commended Large Employer of the Year at the National Apprenticeship Awards 2022, Higgins creates employment and training opportunities around its projects, helping residents receive the training they need to access roles, start their careers through apprenticeships, or retrain and upskill 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](mailto:csr@higginspartnerships.co.uk)



# 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**  
08.00 – 18.00 weekdays  
08.00 – 13.00 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

**Socials handle:**  
@HigginsPartner

## 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

### Car parking

We have terminated all the bays outside the garage area therefore residents can no longer park in these areas

### Community News

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

Join us on 21st from 10am to 12noon for a chat, coffee and mince pie before we close for the festive period.

### 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](http://www.crimestoppers-uk.org/give-information)

### 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 556461**

**For the contact centre please call**  
**01895 250111**

**For the Independent Tenant and Leaseholder Advisor (ITLA) please contact PPCR on 0800 317 066 or email: [info@ppcr.org.uk](mailto:info@ppcr.org.uk)**

**If you would like to receive this information in another language, please contact us on [CSR@Higginspartnerships.co.uk](mailto:CSR@Higginspartnerships.co.uk)**