

THE FUTURE OF HAYES TOWN CENTRE ESTATE SUMMER NEWSLETTER 2022



Since you voted 'YES' we have been pleased to continue delivering on our commitments to you.

So far in 2022, we have:

- secured planning permission
- started to move residents in phase one to make way for the development of the new estate
- organised a number of activities for residents, including a coach trip to similar redevelopments
- continued to meet with the Resident Engagement Panel
- helped find residents who are overcrowded a new home to suit their needs

Regeneration Hub

We would like to remind you that the Regeneration Hub is open and we are on the estate on Wednesdays and Thursdays between 10am and midday, and 2pm and 4pm, for residents to drop-in and see us for a coffee and chat.

Alongside the sessions for residents, we are also continuing to run a Sewing Club every Monday between 9am and 4.30pm.



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"Thank you so much for finding such a wonderful place for us to live. The service you provided is not just another job done, you made our dream come true and got us a home, where we as a family can live peacefully.

The care, attention and detail put in from you was outstanding. You listened and provided an excellent service."

"My moving experience was perfect. I would like to thank you for everything you have done for me and my son during this process."

Supporting residents in the first phase of demolition

Many residents in phase one have already found a new home and we are excited to continue supporting the moving out process. For those of you who have not yet found a new home, we are working hard to find the best solution for you and your family.

All residents in phase one will need to move out in preparation for the start of demolition later this year. We understand that choosing a new home is not an easy decision, but we would encourage you to continue cooperating with us so we can help you begin the move-out process as soon as possible.

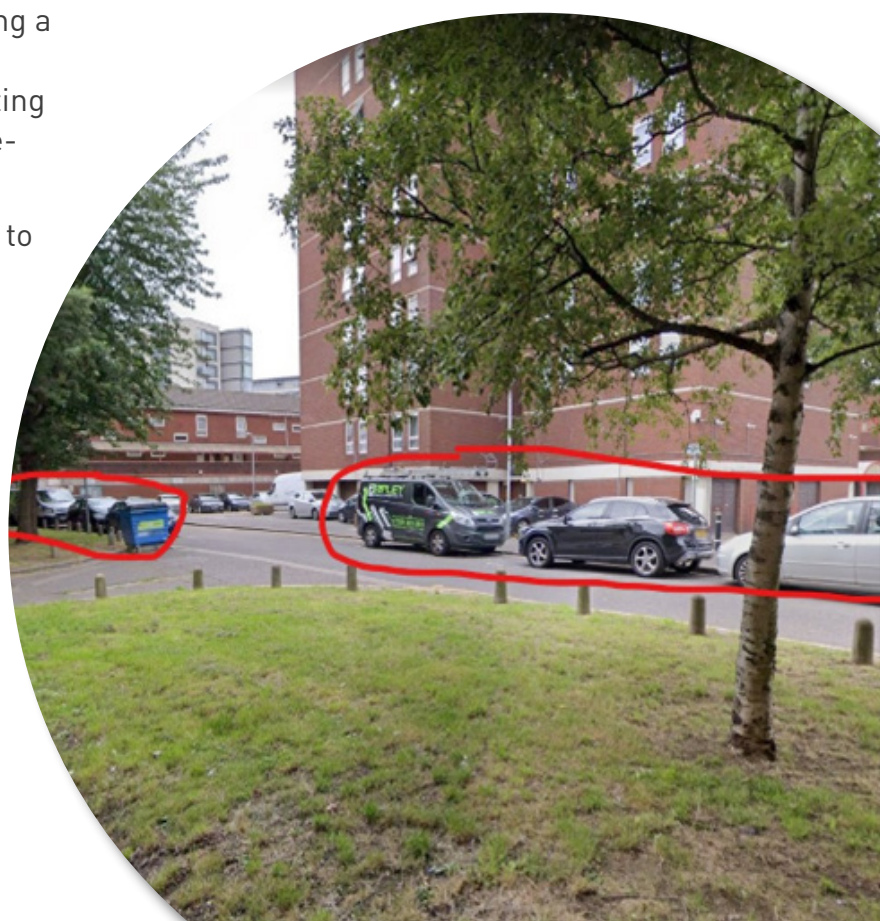
Council tenants in phase one with a 'Right to Return' will have the option to move away from the estate temporarily and will be guaranteed a new home on the estate once they have been built. We anticipate the first new homes will be ready to move into in autumn 2024.

We want to thank all the residents who have moved so far. Once all residents move, this will kick start the process of demolishing the block and building 80 new homes. The new homes will be a mixture of 1,2,3,4 bed flats and duplexes.

Supporting residents in later phases

We are committed to reducing overcrowding wherever possible and are delighted to have already helped three families from later phases in the redevelopment move to more suitable new homes.

We look forward to working with more families as suitable homes become available.



Improvements to the existing estate

We have been working to address a number of issues with the existing estate that have been raised by residents, including improving cleanliness and building maintenance.

So far, we have:

- Cleared all gutters around the estate with a spider crane (see right)
- Repaired the main entrance canopy shelter, removing a damaged panel
- Repaired a damaged fascia, soffit and the guttering to bin shed
- Cleared the overgrown greenery on canopy outside 112-115 Austin Road
- Repaired broken soffit board behind number 16
- Yellow safety markings to steps on Silverdale road (see right).



We are continuing to work to repair the damage to Skeffington Court caused by Storm Eunice earlier this year. We will soon be starting repairs to the roof that will take approximately three weeks to complete. Scaffolding (see above) will remain in place for a further 12 weeks.

We shall be extending the crash barrier around the base of Skeffington Court for resident safety during the works and installing security cameras and lighting to the scaffolding to maintain resident safety. Car parking bays will remain suspended and include a further six parking bays on Silverdale Road (see left).

We apologise for any inconvenience.

Estate inspections

We will also be introducing estate maintenance walkabouts with council officers and the new Resident Engagement Panel members. These will take place every three months to ensure we can quickly identify and resolve issues. These will run alongside continued fortnightly inspections.

Tenancy Management Officer (High Rise Living)

We are pleased to announce the council has appointed a new dedicated Tenancy Management Officer for High Rise Living.

They will be responsible for carrying out fire safety checks at Skeffington Court and will be your first point of contact for any issues. If you would like to get in touch, please email tenancymanagement@hillingdon.gov.uk.

Please note, this officer is for fire safety only. All your day to day housing management issues should be reported to your housing officer.

“Thank you for all your help and support moving us in a new property

We were extremely overcrowded in a one bedroom flat and with the help of the regeneration team we are now in a beautiful three bedroom home. ”

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BUILD Training

Are you interested in working in the construction industry?

BUILD offers training and careers support for young people in west London, to help them discover routes into the world of construction. This also includes:

- Plumbing
- Electrical installation
- Building maintenance
- Window and door installation
- CSCS Cards

If you are interested in getting involved, please do visit their website by scanning the QR code (aim your phone camera at the image on the right and follow the instructions on screen).



You can also contact BUILD by:

Phone: 0208 573 2002

Email: Contact@buildtraining.co.uk

Post: Industrial Unit, Silverdale Road,
Hayes, UB3 3BN

Coming soon

The council works with a number of different partners to provide support for local residents.

If you are interested in the following workshops please get in touch.

- Digital training
- Health and wellbeing
- Careers and employment

You can also complete our skills survey by popping into the Regeneration Hub.

If you would like to receive this information in another language please contact us.

اگر آپ یہ معلومات کسی دوسری زبان میں حاصل کرنا چاہتے ہیں تو برائے مہربانی ہم سے ٹیلیفون 0800 994 9323 پر رابطہ کریں.

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸੇ دوسری ਭਾਸ਼ਾ ਵਿੱਚ ਪ੍ਰਾਪਤ ਕਰਨਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੇ ਨਾਲ ਟੈਲੀਫੋਨ 0800 994 9323 'ਤੇ ਸੰਪਰਕ ਕਰੋ.

જો તમે આ માહિતી બીજી ભાષામાં પ્રાપ્ત કરવા માંગતા હો, તો કૃપા કરીને અમારો સંપર્ક કરો ટેલિફોન 0800 994 9323

यदि आप यह जानकारी किसी अन्य भाषा में प्राप्त करना चाहते हैं तो कृपया हमसे टेलीफोन 0800 994 9323 पर संपर्क करें

Hadii aad rabto macluumaad dheerad ah, oo habkale loo dhigey fadlan nala soo xidhiidh nambarka 0800 994 9323

Stay in touch

For the Regeneration Team, please call **01895 556 461** or email **HTCdevelopment@hillingdon.gov.uk**

If you are a leaseholder, please call Dave Saunders on 07761 757 815.

For independent advice call Public Voice on 0800 169 8677

For general housing management queries, please call 01895 250 111.

You can also find out more information about the project at www.hillingdon.gov.uk/hayes-tc-estate