

# THE FUTURE OF AVONDALE DRIVE ESTATE DECEMBER NEWSLETTER



## Season's greetings

As 2021 comes to an end, we wanted to give you a quick update on the redevelopment and reflect on a memorable year as we look ahead to 2022.

### Planning application submitted

We have now submitted a planning application for the redevelopment of Avondale Drive Estate, an important step in the project as we need to receive planning permission before any demolition and construction of the new homes can begin.

Thank you to everyone that attended our recent public consultation events. Your feedback continues to shape the design proposals that have been submitted.

The planning application is for the detailed designs for the first phase homes and outline information for future phases. As part of the

planning process, the council's planning department will be undertaking their own consultation with residents, neighbours, and stakeholders. You should receive a letter, or see a notice displayed around the estate, explaining how to get involved in this consultation if you want to.

We will be in touch in the new year to update you on how the planning application is progressing.

### Coffee morning with the regeneration team

Join us for coffee and mince pies on:

**Friday 17 December from 10am to 12noon**

at the Regeneration Hub (resident room) on Silverdale Road in Hayes town centre.

Please give us a call on **01895 556 461** if you would like to join us and remember to bring a face covering.





## Looking back on 2021 – what we have achieved so far...

### Residents vote 'YES' for regeneration

In spring 2021, eligible residents on the estate had the opportunity to vote on if they wanted the redevelopment to go ahead. 85% of eligible residents voted and we were delighted that 91% voted YES for redevelopment.

Thank you to everyone who got involved.

### Continued engagement with residents

Following the ballot result, we held a number of resident workshops and public consultations in summer and autumn to give you an opportunity to have your say on the more detailed design choices for the new estate.

The architects prepared models of the new homes for us to show residents, plus options for the different types of building materials and ideas for new landscaping and play areas.

We have really enjoyed these events and all the feedback you have given us throughout the year has been an important part of the design process.

### Resident Engagement Panel

We have now set up and hosted two meetings for the Resident Engagement Panel as part of our ongoing engagement with residents. This group is managed and chaired by your Independent Tenants and Leaseholder Advisors, PPCR.

The panel provides a platform for discussion between the residents, the council, and the developer (once appointed), giving residents the opportunity to give detailed feedback on the design proposals and housing matters.

The panel will be meeting regularly next year. Please do get in touch if you want to find out more about the panel and how you can get involved.

### Re-housing residents

Since the ballot result was announced, we have successfully helped 26 families move into homes that better suit their needs.

We have had lots of positive feedback from residents on their moves so far, and we are excited to continue working with more families in 2022.



***“Thank you so much to the staff who have helped me find a place of my own, a new-build flat at an affordable rent price.***

***Also, a big thank you helping my parents find a nice bungalow and helping them with the trouble of moving and settling in. Very kind and helpful throughout.”***

### **Regeneration Hub**

As you may know, we have been working on adapting the residents’ room on Hayes Town Centre Estate into a dedicated Regeneration Hub so that we have a nearby base to answer any questions you may have about the redevelopment.

The hub is open Wednesdays and Thursdays between 10am and 12pm, and 2pm and 4pm, for residents to drop-in and see us.

Please note that the Regeneration Hub will be closed to the public from Thursday 23 December and reopened on Wednesday 5 Jan 2022.

### **Do you have any community engagement ideas that you would like to bring to life?**

Please do get in touch with our team and share your ideas and we will work in partnership to deliver as many activities as possible to positively impact the lives of residents involved in the redevelopment.

### **Community support survey**

Alongside the regeneration, we would also like to work with you on new community projects to improve the lives of all residents.

To help us with this, we are asking all residents to complete a survey to make sure we deliver the right initiatives and activities for the community.

The survey focuses on important areas such as education, training and employment, health and wellbeing, and key areas of support for young people.

You can complete the survey on our website ([www.hillingdon.gov.uk/hayes-tc-estate](http://www.hillingdon.gov.uk/hayes-tc-estate)) or if you need support please pop along to the regeneration hub any Wednesday or Thursday between 10 to 12 & 2 to 4 pm, where a member of the project team will help you.

## What's happening in 2022

2022 promises to be another exciting year for the Avondale Drive Estate.

We will be continuing to engage with residents as the detailed designs for the later phases progress whilst preparing for the start of construction on the first phase at the end of the year.

### Study visits

We will be organising visits for residents to view similar redevelopments around London, giving you an opportunity to get an idea of what the new estate might feel like. Keep an eye on future newsletters for more details on these events.

### Start of demolition

We are still on track to start work on phase one of the redevelopment by the end of 2022.

Once we have planning permission and have selected a development partner in spring, we will start preparing for demolition, keeping residents updated on our progress with regular newsletters throughout the year.

### What activities would you like to see?

There will be lots of opportunities to get involved with the regeneration in 2022 and we are still working on our programme of events and activities.

Are there any events you would like us to organise? What about clubs and after-school activities? Get in touch and tell us your ideas and we will see what we can do.

In the meantime, we are wishing you a great holiday and look forward to seeing you in the new year.



## Stay in touch

For the Regeneration Team, please call **01895 556 461** or email **HTCredevelopment@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](http://www.hillingdon.gov.uk/hayes-tc-estate)

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 9323 994 0800 پر رابطہ کریں۔

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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

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