

DELIVERING 1000 NEW COUNCIL HOMES IN BRENT

BUILDING FOR BRENT



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Issue No:5
Newsletter July 2023

Welcome to the Latest Watling Garden Estate Resident Newsletter



Welcome to Watling Gardens July Newsletter.

In this edition you will find updates on the work we have been doing on site to date along with advanced notice of upcoming works. Topics discussed in this newsletter include:

- ❖ Update On Programme
- ❖ Dust Suppression
- ❖ Noise Suppression
- ❖ Working Hours
- ❖ Launch Of Action Funder
- ❖ Social Value
- ❖ Resident Panel
- ❖ Drop-In Sessions



Update On Programme

Below are some important updates regarding the construction works taking place within your estate.

Demolition Of 1-11 Watling Gardens

The demolition of Flats 1-11, Watling Gardens is now complete.

Demolition Of 1-30 Claire Court

This has commenced and is currently ongoing. It is anticipated that this will be completed by the end of July.

Piling Commencement

Piling for the new block formerly 1-11 Watling Gardens will begin week commencing 17th July. The piling is anticipated to last between 6-8 weeks. Following on from this the piling will then commence on the area formerly known as 1-30 Claire Court.

Piling refers to the technique of driving or drilling deep, vertical structural elements known as piles into the ground. Piles are typically made of materials like concrete, steel, or timber and are used to transfer the loads from a building or structure to deeper, more stable layers of soil or rock. The main purpose of piling is to provide a solid foundation and support for the structure.

Due to the nature of the works, we would like to provide advanced notice of a few key things to expect during this period of time.

Noise & Vibrations:

Piling involves using heavy machinery to drive piles into the ground, which can generate some noise and vibrations. You may experience increased noise levels and vibrations during the piling process.

Please be assured that we are implementing control measures to every aspect of our site activities and limiting it wherever possible.

We are using quiet, high-quality machines called 360 excavators for the construction work. These machines have Euro class engines, which are designed to minimise noise and have silenced exhaust systems. The nature of works is carried out in phases with 'softer' works carried out in between so that the noise of breaking concrete is not constant throughout the day.

Demolition Of Claire Court



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Dust and Debris:

We want to ensure that during the works we make it as clean on the estate as possible. This involves using dust suppression techniques to minimise dust and debris.

Here are some of the implementations we have on site:

- ❖ **Water Suppression:** Water is applied to the construction site using sprayers, hoses, or misting systems to suppress dust particles. This helps to weigh down the dust and prevent it from becoming airborne.
- ❖ **Vacuum or Water-Based Equipment:** We use vacuum systems or water-based equipment, such as wet saws or water carts, to reduce dust emissions during specific activities like cutting, grinding, or drilling.
- ❖ **Dust Barriers and Screens:** The hoarding line is acting as a barrier/screen around the construction site to contain dust within the work area.
- ❖ **Good Site Maintenance:** We want to ensure residents that we are ensuring regular maintenance of the construction site, including sweeping, watering, and cleaning of surfaces. This can significantly reduce dust build-up. This includes good housekeeping practices to keep the site clean and minimise the potential for dust to be generated.
- ❖ **Appropriate Waste Management:** We are practising effective waste management techniques, including appropriate containment and removal of debris this can help prevent dust accumulation. Regular cleaning and disposal of construction waste minimise the potential for dust to be released into the air.



Construction Working Hours: Piling works often adhere to specific working hours as regulated by local authorities. Residents should expect that construction activities, including piling, may take place within these designated hours: Mon – Fri: 0800 – 1800 and Sat: 0800 – 1300.

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Public Out Off Bound Areas

Green, Amber & Red Zones – All Areas marked as Green, Amber & Red Zones across the estate are strictly out of bound and unsafe for residents to enter. These areas are for authorised personnel only.



REMINDER: Please do not touch or move any of the construction fencing that has been set up around the site. This fencing is there for yours and public safety as well as the safety of our construction workers.

Parking - The parking at Watling Gardens has been reduced to allow Hills Group to fence off certain areas for the scheduled redevelopment works. **Parking enforcement commenced on 8th April 2023 from 5am, arranged and overseen by the Watling Gardens TMO office.**

We would like to kindly remind residents:

- **Not to park in front of the gates that have been installed by Hill Group or push them back. Please note, permission to park in front of the gates during the day or overnight will not be granted as Hill Group have no jurisdiction over the parking.**
- **Not to park on the double yellow lines or in the emergency bays at any time. We need to ensure there is emergency access at all times for existing estate residents.**

We apologise for any inconvenience this may cause and appreciate your patience and cooperation during the construction period. We will do our best to ensure that the project is completed as quickly and efficiently as possible and ensure that visible signage is displayed around the estate.



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Social Value

What is Social Value?

As part of the Social Value programme the community is central to every project we deliver, our driving force is to ensure we make a positive contribution to the people living and working at our developments.

We aim to ensure the impact of this work is felt for generations to come through social, economic and environmental programmes designed to improve the prosperity and wellbeing of an area.

We provide apprenticeships and support training schemes to facilitate education and local job opportunities, opening our industry to a more diverse pool of talent. And by supporting charities and social enterprises, we help to tackle several issues faced by some of the most vulnerable and marginalised in our society.

So, while bricks and mortar can provide one of the most basic human rights – a home – we're also committed to building with the social and economic tools conducive to happy, thriving communities, now and in the future.

Employment & Training

We have produced a social value action plan which includes various initiatives to promote employment and training.

Our employment and training initiatives aim to support and empower residents, providing opportunities for personal and professional growth. We will be partnering with local businesses and organisations to offer training programs, apprenticeships, and employment opportunities.



Please keep an eye out for any upcoming Apprenticeship / Job roles which may arise within the Watling Gardens Development including training courses which Hill Group may also be able to provide.

Community Events

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Throughout the duration of the project, we will be planning a series of community events. These events will be advertised across the estate within upcoming newsletters / flyers or discussed during resident panel meetings.

We hope that these initiatives will contribute to the well-being and prosperity of your community.

Action Funder

Hill Group are working with an organisation called Action Funder to help deliver a comprehensive social value programme.

Action Funder is the funding platform for non-profits in the UK looking to secure grants from businesses and foundations. Launched a little over a year ago, the platform is now home to over 4,500 charities, community groups and community interest companies looking to get their projects funded quick and easy.

Hill have granted Action funder with a grant to fund community projects over the lifespan of the Watling Gardens redevelopment.



Action Funder will be reaching out to registered Organisations / Charities / Community groups within a proximity to the Watling Gardens Estate. The purpose of this is for these groups to then be able to apply for the funding for projects, programmes, and workshops they would like to see delivered to benefit the Watling Gardens Estate Residents.

Once the deadline for the funding is reached Hill Group and Brent Council will then look at any applications and award funding on the basis of the application and benefits to the residents of Watling gardens and the nearby surrounding area.

In previous projects the chosen charities were:

- Helping Homeless Believe- Hot Food Service
- Changes - Reducing Social Isolation and Improving Mental Wellbeing
- Alive Activities- Wellbeing through Community Gardening
- Autism Support- Family Wellbeing Activities
- The MAZI Project- Amazing Meal Boxes for vulnerable young people

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For residents / local community groups who want to know more about Action funder: They hold drop-in sessions online and residents can book themselves on to a session. The sessions are run on the last Thursday of every month from 12:30pm – 1pm. This can be accessed by typing in the following into the URL of your chosen device.

www.eventbrite.co.uk/e/securing-funding-on-actionfunder-tickets-438940792727

Joining The Resident Panel

The Resident Panel engages with the Development team and contractor on a 6–8-week basis. The group generally meets in the TMO hall for a 2-hour evening session and reviews a range of topics including social value discussions, construction on the estate of existing & new areas and anything else involving the redevelopment of Watling Gardens estate.

If you are interested in joining the resident panel, please email your name and address with a message that you are interested in joining to newcouncilhomes@brent.gov.uk and we will provide you with more details.

TMO Office Update & Next Resident Panel Session

Next Resident Panel Session - We have been advised by the TMO manager that currently the TMO community room is currently closed until further notice.

Due to the current closure of the community room, we are holding the next resident panel session online. To register your interest, you can email newcouncilhomes@brent.gov.uk or call Sarah Robbins on 07436 704072.

The online resident panel session will be hosted on Microsoft Teams. You can join on any device with an internet connection such a Smartphone or Tablet. Alternatively, you can also be dialled in with a provided telephone number.

The Session will be held on: Wednesday 26 July 6:00pm-8:00pm



Drop-In Sessions

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The online drop-in session will be hosted on Microsoft Teams. You can join on any device with an internet connection such as a Smartphone or Tablet. Alternatively, you can also be dialled in with a provided telephone number.

The online drop-in sessions will be held on the following dates & times:

Tuesday 25 July 10:00am-12:00pm

Thursday 3 August 6:00pm-8:00pm

We look forward to seeing and working with you all.



Key Contacts

Hill Group

Residents, for any queries, complaints or if you want to speak to somebody in relation to the development project your first point of call is the Hill Group 24-hour telephone line where you can speak to a member of the resident & community engagement services team. Additionally, you can email your query to the email address below.

By Phone: 0800 032 6760

Email: Residents@hill.co.uk

Brent TMO

For all everyday services on the estate that is not part of the redevelopment, the Council has delegated responsibility for managing the estate to the TMO. The TMO are the first port of call and residents must channel their queries via this route.

The TMO can help with queries such as car parking, housing repairs, communal area defects / repairs.

To contact the TMO office staff, please call: 020 8208 9005