

300 HARROW ROAD

NEWS

BRINGING YOU THE LATEST FROM THE 300 HARROW ROAD DEVELOPMENT



Artist's impression of 300 Harrow Road

BUILDING A CITY FOR ALL AT 300 HARROW ROAD

Welcome to the first edition of the 300 Harrow Road newsletter. This newsletter gives updates about the 300 Harrow Road project, and information about how to get in touch with us throughout the build.

Our construction partners, Willmott Dixon Construction, will be on site from December. Over the next few weeks, you will see our contractors bringing materials on site and beginning site investigations, in preparation for works to start early next year.

WHAT ARE WE BUILDING?

At 300 Harrow Road Westminster City Council and its development company Westminster Builds are creating 112 new homes for local people, half of which are affordable. These new homes contribute to the council's goal to build at least 1,850 new affordable homes by 2023.

We are also re-providing a brand-new home for the Harrow Road Nursery, alongside a new community centre, café, enterprise space, and improved green space next to the canal.

These works will also benefit the wider Harrow Road community, giving you new public spaces and providing many new affordable homes for local people. We are also working closely with our construction partners to create opportunities for employment, run community events, and support community benefits throughout the build.

As part of the first phase for this project, we are moving the staff and children at Harrow Road Nursery to a temporary site. The building at Westbourne Green will provide a space for Harrow Road Nursery over the next two to three years, as their new building is built as part of the 300 Harrow Road development.



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WORKS START AT 300 HARROW ROAD

From early December 2020 you can expect to see our team from Willmott Dixon setting up the site, putting up new fencing, and helping the Harrow Road Nursery move into their new building. This will help us prepare to clear the site before construction work begins.

The work is unlikely to be noisy or intrusive for neighbouring residents during this early phase, but if you have any questions or concerns please contact Willmott Dixon's resident liaison officer, **Joan Gallagher** on **07980 922222**



CONSIDERATE CONSTRUCTION

We know that construction can be disruptive, especially for people living close to construction sites. To ensure we work with residents throughout the process, our contractors sign up to the considerate construction scheme.

This means our team have made a formal commitment to respect the community, protect the environment, secure everyone's safety, and value their workforce. We as a council are also committed to working with contractors to ensure that noise and dust are well-managed, and residents are minimally affected.

If you would like to find out more about considerate construction, please visit **ccscheme.org.uk**

GETTING THE SITE READY

To prepare for enabling works in January 2021, we will:

- ▶ Dig to divert utilities (e.g. water, gas, electricity) to ensure these will not be impacted throughout construction
- ▶ Prune and remove trees. Please note that we will be planting new trees as part of the new landscaped area
- ▶ Create a new temporary space for loading vehicles to access the site via Harrow Road
- ▶ Suspend five parking spaces and install a temporary crossing on Cirencester Street

We will be in touch again before February 2021, which is when we will be demolishing the current nursery and community hall building.

If you have any questions or concerns about these works, please get in touch with the team at **300harrowroad@westminster.gov.uk** or contact your resident liaison officer using the information on page 3.

SITE WORKING HOURS

Normal working hours are **Monday to Friday, 7.30am – 6pm** and **Saturdays, 8am – 2pm.**

We will be in touch to give you notice if there will be any work taking place outside of these hours.

MEET THE TEAM

To keep the community safe and ensure we are working with guidance on social distancing, we are unable to meet residents face to face at this time. We hope that this will change soon, but in the meantime, we would like to introduce you to the team below.



Shama Sutar-Smith
Programme Director
at Harrow Road
Westminster
City Council



Simon Tong
Construction
Programme Manager
Westminster
City Council



Hani El-Falahi
Associate Director –
Employer's Agent
300 Harrow Road WSP



Annalee Jones
Community Engagement
and Communications
Westminster
City Council



Mark Chamberlain
Project Director
Willmott Dixon
Construction



Michelle Jeremiah
Architect
Child Graddon Lewis



Richard Molyneux
Operations Manager
Willmott Dixon
Construction



James Felstead
Director
Child Graddon
Lewis (Architects)

YOUR RESIDENT LIAISON OFFICERS

Your resident liaison officers are here to help! If you have any questions, comments or concerns about the works happening on site, they are available to listen and work alongside our contractors to address your query as quickly as possible.

We have two resident liaison officers on this project: one for the works at the temporary nursery, and another for the works on the main site.



**MAIN SITE AT
300 HARROW ROAD**
Joan Gallagher
RLO for Willmott Dixon

Joan will be your main point of contact for any questions or concerns about construction at 300 Harrow Road.

You can contact Joan during site hours at the details below.

Email: 300harrowrd.rlo@willmottdixon.co.uk
Phone: 07980 922222



**TEMPORARY NURSERY SITE
AT WESTBOURNE GREEN**
Helen McConnell
RLO for FM Conway

If you have any questions or concerns about the construction of the temporary nursery, Helen can be contacted during site hours at the details below.

Email: helen.mcconnell@fmconway.co.uk
Phone: 07917 518529

MEET THE CONTRACTOR EVENT

In the new year we will be running a series of meet the contractor events so you will have the chance to get to know our team on site as we begin construction.

Given current guidance on social distancing, we are planning to run these events online, and offering appointments over the phone. However, if guidance changes, we will consider additional in-person meetings in line with social distancing rules. Keep an eye out for our flyer which will have more details on how to register or check our website at [westminster.gov.uk/300-harrow-road](https://www.westminster.gov.uk/300-harrow-road) for updates on these sessions in the new year.

CONTACT US

Email: 300harrowroad@westminster.gov.uk
Website: [westminster.gov.uk/300-harrow-road](https://www.westminster.gov.uk/300-harrow-road)
Phone: 07917 518529

INVESTING IN YOUR COMMUNITY

Your community is at the heart of these works at 300 Harrow Road. As part of ensuring this project will benefit you, we want to invest in your community throughout the construction process.

In these newsletters and on our website, we will update you on how to take advantage of the latest opportunities to benefit from community events, employment and training throughout the build.

We welcome your ideas for how our work could benefit the community throughout construction. Email us with your thoughts and suggestions at 300harrowroad@westminster.gov.uk

NEED HELP JOB-HUNTING DURING COVID-19?

COVID-19 has had a devastating impact on the employment prospects of many Westminster residents. From furlough to layoffs, the employment market has become increasingly unpredictable.

The council is offering to help residents through this difficult time with Westminster Employment Services' Jobs and Training. This is a free local recruitment service that offers employers the best talent in the local community. Working with Westminster Adult Education Service, they provide training to upskill, reskill and help residents to become employment ready.

A range of courses are currently offered including ways to build leadership skills, and how to enter a range of sectors such as construction, adult and child care, and the public sector.

To find out more about how WES Jobs and training can support you into work, please visit our website westminster.gov.uk/westminsteremployment-service or email weserm@westminster.gov.uk



CASE STUDY: OVERCOMING BARRIERS WITH WES

Local resident Kiya was referred to Westminster Employment Services (WES) through the council's Housing Services team after being registered as homeless. She had cut ties from her family in Dubai after refusing to return to an arranged marriage after her university studies, and found herself in London staying with friends after breaking up with her boyfriend.

Kiya met with Mary-Therese Nangle, a Personal Caseworker for the Homeless, Employment & Learning Project within WES. After graduating last year with an MSc in Structural Design, Construction Management with Sustainability, Kiya worked with Mary and her colleague Soyful to land a job as a graduate structural engineer.

She is enjoying her new job role and requires no further assistance. We wish her all the best for the exciting future ahead of her!



INTRODUCING OUR NEW TEMPORARY NURSERY



Progress on site at Westbourne Green

Since July 2020 we have been working on a new temporary home for Harrow Road nursery to keep it running while their brand-new space is being built.

In late December we are going to move the Harrow Road Nursery into its new temporary home at Westbourne Green. After bringing the buildings on site in October 2020, we have been working on the interior of the temporary nursery to make it a great space for staff and children.

The temporary nursery is located just a five-minute walk from the current site. When completed, the temporary nursery will include:

- ▶ Dedicated spaces for different age groups
- ▶ Buggy storage area
- ▶ Sensory room
- ▶ Parents' room
- ▶ Staff room
- ▶ Laundry room
- ▶ Outdoor play space

We will be helping nursery operator LEYF to move into the finished buildings in time for them to start classes there in the new year.

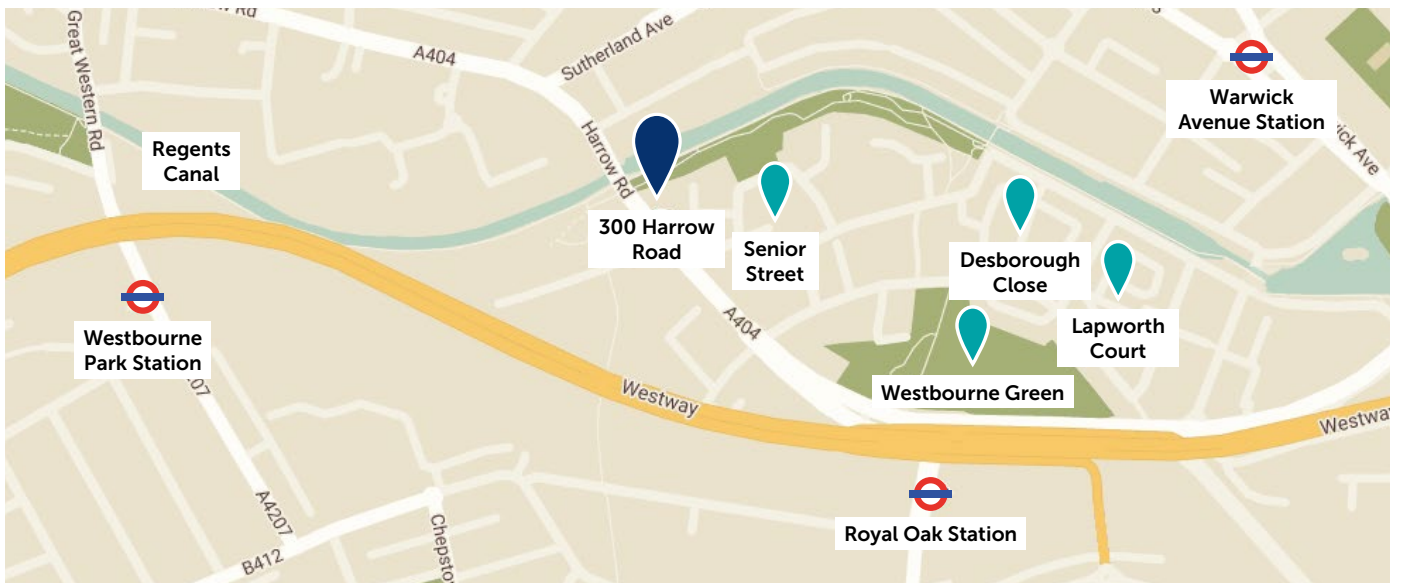
If you live close to the site and have any questions or concerns about the temporary building, please get in touch with us at 300harrowroad@westminster.gov.uk or contact your resident liaison officer, Helen McConnell at helen.mcconnell@fmconway.co.uk



A previous nursery delivered by the architects of the 300 Harrow Road project, CGL



Example of LEYF nursery in similar building



WHAT ELSE IS GOING ON AROUND HARROW ROAD?

As part of the council's priority to make Westminster a City for All, we are carrying out several projects in the Harrow Road area. Some of these have already started, and some will begin throughout the 300 Harrow Road build:

- ▶ 11 new family-sized homes for social rent at Lapworth Court, Senior Street, and Desborough Close
- ▶ Fire safety works at Warwick Estate
- ▶ Harrow Road place plan: working to deliver immediate and longer-term improvements in the area

We will keep you up to date on the key milestones for these projects through this newsletter. For the latest information, visit our website at westminster.gov.uk/300-harrow-road-area



VISIT OUR NEW WEBSITE

For regular updates and the latest information please check our website: westminster.gov.uk/300-harrow-road



Council team visits fire safety works site at Warwick Estate

FIRE SAFETY IN YOUR NEIGHBOURHOOD

Westminster City Council is completing a series of building safety projects at the Warwick and Brindley estate towers. The projects include balcony resurfacing, replacement of fire doors and external wall re-insulation. Below is a summary of the projects:

- ▶ **Balcony resurfacing:** we have finished resurfacing the balconies on the six tower blocks. This work is now under the 12-month defects period, which means any issues with the work during this time will be referred to our contractor and they will come back to fix it
- ▶ **External wall insulation:** We plan to have the scaffold towers down before Christmas and complete all work by January 2021

- ▶ **Fire door replacement project:** We are restarting surveying and measuring fire doors and are contacting residents with details of how to book appointments

All works will be delivered to high standards that we have agreed with the contractor. Thank you for your continued cooperation throughout these works.

For more information, please visit the project website: westminster.gov.uk/yourhousing/warwick-and-brindley-estate-towers-fire-safety-projects

Hands



Face



Space





WE ARE HERE TO HELP DURING COVID-19

Westminster City Council is keeping our communities safe by ensuring everyone can access support.

If you or anyone you know needs help as a result of COVID-19, our Westminster Connects volunteers are ready to help. Our team can help with anything from safely delivering food and medicine, to having a chat over the phone.

You can refer someone to us or access this service yourself by

- ▶ emailing us at **westminsterconnects@westminster.gov.uk**
- ▶ filling out the form at **westminster.gov.uk/ask-help**
- ▶ calling us on **020 7641 1222** (8am–10pm, seven days a week)

For the latest information on the council's response to COVID-19, please visit our website: **westminster.gov.uk/coronavirus**

CONTACT US

Phone

300 Harrow Road:
07980 922222

Westbourne Green
Temporary Nursery:
07917 518529

Email

300harrowroad@westminster.gov.uk

Website

westminster.gov.uk/300-harrow-road

FEEDBACK

What would you like to hear more about? We would love to hear your feedback and welcome suggestions for future newsletters. Please email us at: **300harrowroad@westminster.gov.uk**

If you would prefer not to receive future copies let us know at any time by emailing **UNSUBSCRIBE@300harrowroad@westminster.gov.uk** quoting your mailing address.



LOOKING AFTER YOUR MENTAL HEALTH

We know that for many people the current coronavirus situation may result in feelings of anxiety, loneliness or depression.

It's completely normal to feel bored, frustrated or lonely. You might also feel low, worried, anxious, or concerned about your health or that of those close to you. It's important that you take care of your mind as well as your body and to get further support if you need it.

If you need support with your mental health and wellbeing or someone to talk to, please call your GP or visit our website: **westminster.gov.uk/mental-health-advice-support**



GETTING TESTED FOR COVID-19

Our semi-permanent, walk-through testing centres are open seven days a week, from 8am to 8pm. Find the locations on our website: **westminster.gov.uk/CovidTest**

For all testing sites, a test must be booked in advance at NHS online or by calling 119. You should only get a test if you have coronavirus symptoms or have been asked to get tested.

