

## **Frequently Asked Questions: 300 Harrow Road**

This document answers your questions from our first 'Meet the contractor' event in February 2021 and frequently asked questions in our inbox over the past month.

If you have a question about the works at 300 Harrow Road, please get in touch with us at [300harrowroad@westminster.gov.uk](mailto:300harrowroad@westminster.gov.uk)

### **What are the site working hours?**

Site hours are:

- Monday to Friday, 8am to 6pm
- Saturdays 8am to 1pm (when required).

### **What benefits will you be delivering for the local community?**

We will deliver a brand-new community hall to replace the one currently on the site, and a new enterprise space, designed to give local businesses a place to start out and grow.

The ground floor space will also be home to a canal-side café, which will be open to the whole community.

The new canal-side landscaped area will enhance the space next to Regent's Canal and make it a more inviting place for people to come and relax.

### **How will you be stopping dust and debris from blowing around the area?**

The fencing that we have put up around the site provides a barrier for dust. If there are particularly dusty works, we will use water to 'suppress at source' – this means the dust will become damp and not have a chance to blow away from the work area.

### **Is there any asbestos in the buildings being removed? If so, how will you remove it safely?**

There is some asbestos in the buildings, but we are working with specialists to remove the asbestos in a controlled and safe way. All materials will be safely disposed of before the buildings are taken down. Please be assured that there is no risk to residents from this.

### **How can we keep updated on what is happening throughout the build?**

We have provided a site noticeboard which will be updated weekly with upcoming activity on the site, and we will keep our website updated regularly with relevant information. You can also attend our monthly contractor updates by registering your interest with us at [300harrowroad@westminster.gov.uk](mailto:300harrowroad@westminster.gov.uk)

**How will the development improve the wider area of Harrow Road?**

We will deliver a brand-new nursery and community hall to replace the ones previously on the site, and a new enterprise space, designed to give local businesses a place to start out and grow. There will also be a canal-side café, and new landscaped space next to Regent's Canal where people can come and relax.

**The site is close to Wilmcote House – how will you ensure residents' privacy throughout the build?**

We are placing the site cabins 15 metres away from Wilmcote House, and any windows facing the building will be frosted.

**How are you ensuring fire safety on the site?**

In the event of an emergency, Willmott Dixon's 24-hour site security team are able to give emergency vehicles access into the site if required.

**Have local businesses been made aware of the development?**

Local businesses were included in the consultation, receive newsletters, and were invited to the Zoom event earlier this month. If you are aware of a specific business that would like to speak to us please email us at [300harrowroad@westminster.gov.uk](mailto:300harrowroad@westminster.gov.uk) and we can arrange a time for our resident liaison officer to discuss the development.

**What is affordable housing?**

Affordable housing refers to both social housing and housing for intermediate rent. Social homes are also known as council homes. They are affordable and secure homes for people who cannot afford housing in their area.

Intermediate rent is affordable housing aimed at people who generally do not qualify for social rent, but struggle to afford market rent in Westminster. 300 Harrow Road will deliver both types of affordable housing.

**Who will be eligible to move into the new homes?**

A local lettings plan will apply to the homes.

For the homes for affordable rent, people who are eligible for either social rent in the area and on the housing waiting list will be prioritised for these homes.

If you are interested in renting an intermediate home, please register on our [homeownership website](#) where we also advertise homes available for discounted rent. You need to be working to be eligible for these homes. Local residents and local workers are prioritised.

**I have an issue with something happening on the site. Who should I contact about this?**

If you have a question or concern about something on site, please contact our Resident Liaison Officer Joan Gallagher. You can email her at [300HarrowRd.RLO@willmottdixon.co.uk](mailto:300HarrowRd.RLO@willmottdixon.co.uk) or call her during site hours on 07980 922222

If you have a question for the council regarding this project, please contact us at [300harrowroad@westminster.gov.uk](mailto:300harrowroad@westminster.gov.uk)

**Will there be any traffic disruption around the site?**

As part of the build we will be suspending parking in several areas around the site. These suspensions will vary in length and will happen at different points in the build.

We will notify nearby businesses and residents of any suspensions that may affect their day to day activity.

The streets that will be most affected by parking suspensions will be Harrow Road and Cirencester Street.

**Will there be any changes to the walkways and footpaths around the area?**

Residents will not be able to walk through the site during construction. Access to the canal can be gained by going around the perimeter of the hoardings.

A gantry will be put up on Harrow Road throughout the build to provide some shelter from the site on the main road.