

# CARLTON VALE NEWS

Bringing you the latest development news from the Carlton Vale area.

## IN THIS ISSUE

Demolishing Carlton Dene  
Main Contractor Event  
Section 96A Application at  
Carlton Dene and Peebles House  
Maida Vale Community Fair  
Torridon House  
Activities and Food for Young People  
We are Opening Four New  
Housing Service Centres



## DEMOLISHING CARLTON DENE

**W**e are pleased to announce that we have completed the demolition of phase of the former Carlton Dene Care Home. We will now be moving on the next phase of the construction activity which will involve conducting ground investigation works to identify any obstructions to prevent foundations from being laid and piling.



## MAIN CONTRACTOR AWARD

We are pleased to announce that Lovell have successfully been appointed as our contractor to deliver the main contract. The next phase to the construction activity is scheduled to commence in October 2023. Lovell have over 50 years' experience as an affordable homes builder and will be delivering both phases of the new development.

We will arrange another 'meet the contractor' event for all our residents within the community to meet Westminster's development team and Lovell site team to ask questions about how we intend to deliver these new homes in a responsible and considerate way. A letter will be going out to everyone in September.

# LOVELL HOMES



## MAIDA VALE COMMUNITY FAIR

We are proud to announce the upcoming Maida Vale Community Fair! Set to take place on the picturesque Forty Tree Green open space, this vibrant event promises a day of excitement and enjoyment for all residents. Mark your calendars for Saturday, 2 September, from 12pm to 4pm, and get ready to immerse yourself in a celebration of community spirit, delicious food, refreshing drinks, captivating arts and crafts, and thrilling rides.

The Maida Vale Community Fair aims to foster unity and strengthen the bonds within our diverse neighbourhood. This eagerly anticipated event is open to everyone, bringing together people of all ages, backgrounds, and interests. Whether you're a long-time resident, a newcomer to the area, or just passing by, you are warmly invited to join in the festivities.

This is a celebration of everything that makes our neighbourhood special: the people, the talents, the flavors, and the sense of togetherness. It's an opportunity to forge new friendships, create lasting memories, and discover the hidden gems within our community.

## SECTION 96A APPLICATION AT CARLTON DENE AND PEEBLES HOUSE

Following the grant of planning permission in March 2022 for the redevelopment of Carlton Dene care home, we have submitted a Section 96A planning application for non-material amendments to the permitted scheme. The submission includes light touch adjustments to the design to ensure it is compliant with up-to-date Building Regulations in addition to converting the scheme to 100% social rent following the launch of Westminster's Truly Affordable Housing Programme.

The development will still deliver:

- 65 self-contained extra care homes for older people on the site of Carlton Dene
- 22 family-sized apartments for social rent on the site of Peebles House
- extra care residents will have their own private balconies, in addition to a shared green space
- local older people will be able to apply first for the extra care housing if they wish
- residents will gain access to both a brand-new café and hairdressers
- a greener site, with landscaping and spaces for children

The redevelopment of Carlton Dene, Westmead and Beachcroft Homes are part of a wider council strategy dating back to 2007 known as Specialist Housing Strategy for Older People Programme (SHSOP), which shows the increasing demand for Extra Care housing in the City.

## TORRIDON HOUSE

We have successfully completed the outside structure of the new housing block and we will continue with the completion of the town houses. Our contractors Osborne have also been busy engaging with the local community and recently supported St Augustine's school with mock interviews.



## ACTIVITIES AND FOOD FOR YOUNG PEOPLE

Summer holidays are just around the corner and there's lots to do for young people in Westminster. From drama, music, arts and crafts to sports and inclusive SEND activities, there's something for everyone! See what's available and join the fun.



# WE ARE OPENING FOUR NEW HOUSING SERVICE CENTRES

The first of four new Housing Service Centres was officially opened on Monday 5 June on the Mozart estate in Queen's Park. Residents are able to drop in and speak face-to-face with the housing team about a range of issues including repairs and maintenance, or seek advice if they need support with paying their bills. The centre on the Mozart Estate, Bruckner Street, in Queen's Park was the first initial rollout and three further facilities in Pimlico, Bayswater and Soho will be opened in the coming months ensuring residents across the borough benefit from the support our housing team has to offer.

Find out more here: [www.westminster.gov.uk/news/four-new-service-centres](http://www.westminster.gov.uk/news/four-new-service-centres)



## CARLTON DENE: CONTACT US



For more information about the scheme please visit [www.westminster.gov.uk/housing-renewal/carltondene](http://www.westminster.gov.uk/housing-renewal/carltondene)

You can also contact the project team directly by emailing [carltondene@westminster.gov.uk](mailto:carltondene@westminster.gov.uk)

## TORRIDON: CONTACT US



If you would like to find out more information about the scheme, then visit [www.westminster.gov.uk/housing-renewal/torridon](http://www.westminster.gov.uk/housing-renewal/torridon) or email the project team at [torridon@westminster.gov.uk](mailto:torridon@westminster.gov.uk)

For any construction enquiries please email Osborne's Resident Liaison Officer Sunny Adefarakan at [Sunny.Adefarakan@osborne.co.uk](mailto:Sunny.Adefarakan@osborne.co.uk) or phone him on **07425 789883**.